

February 15, 2021

The Honorable Kim Reynolds
Office of the Governor
State Capitol Building
Des Moines, Iowa 50319

W. Charles Smithson
Secretary of the Senate
State Capitol Building
Des Moines, Iowa 50319

Meghan Nelson
Chief Clerk of the House
State Capitol Building
Des Moines, Iowa 50319

RE: FY 2020 Annual Urban Renewal Report — Tax Increment Financing (TIF)

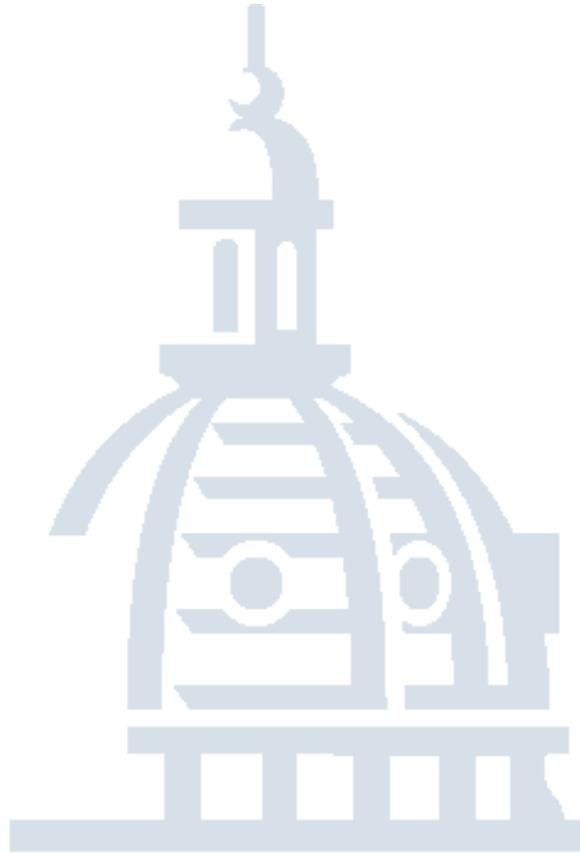
Pursuant to Iowa Code section [332.403\(3\)](#)(d), the Legislative Services Agency (LSA) respectfully submits the attached report titled **FY 2020 Annual Urban Renewal Report — Tax Increment Financing (TIF)** to the Governor and the General Assembly. The report was prepared in consultation with Department of Management (DOM) and summarizes the tax increment financing reports submitted by local governments on urban renewal areas in effect at any time during FY 2020.

Iowa Code section [332.403\(3\)](#)(c) also required that the DOM, in collaboration with the LSA, make publicly available on an Internet site by December 1, 2012, a searchable database of all such information required under Iowa Code section [331.403](#). This was completed and the website address is: <https://www.legis.iowa.gov/tif/public>.

Sincerely,

Timothy McDermott
Interim Director

**FY 2020 ANNUAL URBAN RENEWAL REPORT
TAX INCREMENT FINANCING (TIF)**



FISCAL SERVICES DIVISION

In consultation with

IOWA DEPARTMENT OF MANAGEMENT

FEBRUARY 15, 2021



Introduction

The Tax Increment Finance Reporting Act of 2012 ([2012 Acts, chapter 1124](#)) established new urban renewal and Tax Increment Financing (TIF) reporting requirements for counties, cities, and Rural Improvement Zones with Urban Renewal Areas in place during FY 2012 and subsequent fiscal years.

Tax increment financing is a financing mechanism for urban renewal. It involves dividing the property taxes paid from property within a designated area between the traditional taxing authorities (counties, cities, schools, etc.) and the taxing authority that created the TIF area.

The reporting requirements in [2012 Acts, chapter 1124](#) generally relate to the property tax implications of TIF:

- Information on the amount of property tax revenue diverted to TIF.
- Property tax rebates paid with TIF funds in the report fiscal year and planned for future fiscal years.
- Local government debt to be repaid with future TIF revenue.
- TIF Special Revenue Fund income, expenses, and balances.

The requirements also include:

- Reporting on characteristics of each TIF Taxing District and Urban Renewal Area.
- Low and moderate income (LMI) housing financial statistics when applicable.
- Data on development agreements that include job requirements and TIF expenditures.
- A financial analysis of any public buildings proposed for renovation or construction paid in whole or in part with TIF funding.

In addition, local governments must provide copies of maps, ordinances, and adopted plans in place for each Urban Renewal Area.

Reporting must be submitted electronically pursuant to instructions prescribed by the Department of Management (DOM) in consultation with the Legislative Services Agency (LSA). [2012 Acts, chapter 1124](#) further requires the LSA, in consultation with the DOM, to deliver an annual report to the Governor and the General Assembly summarizing and analyzing the information submitted in the local government reports. This document serves as the required annual report. **Appendix A** of this document provides basic information on TIF and a history of TIF reporting requirements.

The website for local government data entry, as well as for public access to the data, is found at: www.legis.iowa.gov/tif/la. See **Appendix B** for screenshots of the urban renewal reporting and public access website.

TIF Report Project — FY 2020 Summary

For the FY 2020 report, 445 local governments filed final urban renewal reports with the State by January 30, 2021. This represents completed reports from 90.1% of the expected 494 local governments. Of the 49 local governments without final reports, some have only failed to provide the report's governing body approval date. Highlighted findings from the FY 2020 report include:

- While 49 local governments did not provide final TIF reports with an included governing body approval date, most that did not complete the process are small cities, a number of which were not budgeted to collect any TIF property tax revenue in FY 2020. As of January 30, 2021, the city of Jefferson was the largest local government to not provide a completed report for FY 2020. Property tax values and rates indicate that Jefferson should have received about \$650,000 in TIF revenue from its 14 TIF increment areas.
- Any local government that is subject to the reporting requirement will not be able to certify its FY 2022 budget until a final urban renewal report has been filed with the DOM for the FY 2020 budget year. All local governments that had not filed the required information in time for last year's annual TIF report filed in time for FY 2021 budget certification.
- The reporting local governments had a total of \$193.2 million in TIF Special Revenue Fund balances at the end of FY 2020. That amount represents 50.8% of FY 2020 reported TIF revenue. The balance may only be expended on eligible urban renewal activities, or else it must be returned to the county for distribution to the regular local government property tax system.
- Reported FY 2020 TIF revenue totals \$336.0 million in property tax and \$8.4 million in property tax replacement claims. Respectively, these amounts are 96.1% and 144.8% of the Statewide expected totals, based on budgets filed with the DOM for FY 2020. Combining property tax replacement and property tax revenues, the difference between what was expected through local government property tax budgets (\$355.3 million) and what is shown in this annual TIF report (\$344.4 million) is \$10.9 million.
- Expenditures from TIF Special Revenue Funds on property tax rebates and debt payments totaled \$388.3 million, an increase of 4.6% compared to FY 2019.
- A statewide total of \$42,000 in unused TIF Special Revenue Fund revenue was returned to the local property tax system.
- Local governments reported a total of \$3.521 billion in outstanding debt that they expect to repay with future TIF revenue. The amount is an increase of \$3.0 million from the FY 2019 reported debt and represents 10.1 years of TIF property tax revenue at the budgeted FY 2020 TIF property tax revenue level of \$349.5 million.
- Just under 55.0% of the reported outstanding TIF debt has a repayment schedule that extends beyond FY 2030.
- TIF bond debt (general obligation and TIF revenue bonds) represents 62.7% of all outstanding TIF debt and 28.8% of the outstanding TIF debt is future tax rebates.
- Annual appropriation debt represents 43.8% of reported debt.
- A total of \$83.7 million in property tax rebates was paid with TIF funds in FY 2020.

- A total of \$304.6 million in TIF funds was used on nonrebate expenditures (debt repayments).
- Of the \$304.6 million of nonrebate expenditures, 39.9% was associated with bridge, road, and utility projects; 13.2% with administrative expenses; and 8.4% with public buildings.
- Two counties and 54 cities reported a total of \$13.6 million in LMI housing financial obligations that must be satisfied in future fiscal years.
- A total of 73 local governments reported a total of 310 development agreements in place in FY 2020. Those 73 agreements require the creation or retention of 30,488 jobs. Most projects financed with TIF revenue do not have specific job creation agreements or requirements.
- Less than 20.0% of TIF Taxing Districts were created with slum and/or blight conditions as a reason for the need to create the District. The majority (56.7%) of TIF Taxing Districts in Iowa were created on the exclusive finding of economic development need. Local governments have not provided a slum/blight/economic development designation for 1,077 Districts (28.3%).
- Over the years of the reporting requirement, a total of 32 cities and counties have reported public building projects that are expected to utilize TIF revenue. For the FY 2020 report, four local governments filed public building financial analyses documents, including one for a project approved in 2013. New and renovated public buildings projects financed in whole or in part with TIF revenue reported in the FY 2020 filing include:
 - Community park and community center building expansion (2013).
 - Courthouse renovation, conservation center, and ambulance garage.
 - Water system improvements including a new water tower.
 - Public works building.

Local Government Responses

For FY 2020, 494 cities, counties, and Rural Improvement Zones entered information into the online reporting system. A total of 49 of those local governments had not completed the process by the end of January 2021. With one exception, all county governments and all large cities completed the process, so the missing information from the unfinished reports likely does not impact the overall conclusions that may be drawn from the dataset. Local governments with Urban Renewal Areas are not allowed to certify their budgets for the upcoming fiscal year without first completing the most recent urban renewal report. For last year's reporting cycle, 26 local governments had not submitted completed reports in time for the annual report process.¹

Financial Summary

Local governments were asked to report FY 2020 revenue, expenditure, and fund balance information for all Urban Renewal Areas. For each local government, the amounts for all Areas should sum to the revenue, expenditures, and balances of that local government's TIF Special Revenue Fund. **Figure 1** presents total balance, revenue, and expenditure information across all TIF Special Revenue Funds as reported by local governments.

¹ Although 26 local governments had not filed FY 2019 TIF reports in time for last year's annual report, all local governments filed reports in time for certification of their FY 2021 budgets.

- **Beginning Balance** — Across all reporting entities, the beginning balance in TIF Special Revenue Funds totaled \$201.4 million, an increase of \$29.6 million compared to the FY 2019 total beginning balance. The beginning balance for FY 2020 was \$10.8 million above the ending balance for FY 2019. A significant portion of the difference between the FY 2019 ending balance and the FY 2020 beginning balance is traced to four local governments (Sun Valley Rural Improvement Zone, Huxley, Rock Valley, and Waukee). All four began FY 2020 with a balance that was more than \$1.0 million higher than the FY 2019 ending balance they reported last year. The large majority of local governments (378 of 475) reported FY 2020 beginning balances within \$1,000 of their reported FY 2019 ending balance.
- **TIF Property Tax Revenue** — Reported TIF property tax revenue for FY 2020 across all reporting entities totaled \$336.0 million. The DOM property tax and local government budget system indicates that FY 2020 TIF property tax revenue should total \$349.5 million, indicating that at least \$13.5 million (3.9%) in FY 2020 TIF property tax revenue was not reported.
- **Interest** — Interest on balances held within a TIF Special Revenue Fund is to be deposited to that Fund and used to repay TIF debt. The FY 2020 total interest reported across all entities was \$4.0 million, \$3.7 million lower than the \$7.7 million reported the previous year.² It should be noted that the destination of Fund balance interest continues to be an issue. There were 286 entities with TIF Special Revenue Fund beginning balances of \$10,000 or greater for FY 2020, but only 110 (38.5%) of those reported crediting any interest deposited to their TIF funds for FY 2020. Of the 40 entities with an FY 2020 ending balance of \$1.0 million or more, 10 reported no interest deposited to their TIF Special Revenue Funds in FY 2020, and another four reported interest that calculates to less than 0.5% of the ending balance amount. As a group, the 14 local governments reported just \$30,000 in interest on a combined balance of almost \$30.0 million. The 14 local governments and their FY 2020 TIF Special Revenue Fund ending balances are:
 - Altoona (\$5.3 million)
 - Fort Dodge (\$4.3 million)
 - Adair County (\$3.2 million)
 - Franklin County (\$2.6 million)
 - Carter Lake (\$2.2 million)
 - Blue Grass (\$1.7 million)
 - Polk City (\$1.7 million)
 - North Liberty (\$1.7 million)
 - Dyersville (\$1.6 million)
 - Floyd County (\$1.2 million)
 - Howard County (\$1.1 million)
 - Windsor Heights (\$1.0 million)
 - Tiffin (\$1.0 million)
 - Grimes (\$1.0 million)

² The FY 2019 interest amount listed in **Figure 1** is \$18.7 million, and reported FY 2020 interest totaled \$19.0 million. Two local governments included an estimated \$11.0 million in revenue for FY 2019 and \$15.0 million for FY 2019 that was not interest income.

- Property Tax Replacement Claims — Legislation enacted in 2013 ([SF 295](#) — Property Tax Modifications Act) reduced the percentage of commercial and industrial property value that is subject to property tax from 100.0% to 90.0%. That legislation created a State General Fund appropriation to reimburse local governments for the associated property tax revenue reduction. The DOM calculates that TIF Taxing Districts should have received \$5.8 million in replacement payments for FY 2020. The annual TIF reports indicate that \$8.4 million was received. A small number of local governments that reported TIF property tax revenue incorrectly as replacement claim revenue may explain the discrepancy.
- Asset Sales and Repayments — Proceeds from the sale of assets purchased with TIF funds and from other reimbursements and repayments are to be deposited to the TIF Special Revenue Fund and used to repay TIF debt. In FY 2020, \$16.7 million was deposited to the Special Revenue Fund.
- Rebates — Property tax rebates paid from TIF revenue totaled \$83.7 million in FY 2020, up from \$76.9 million for FY 2019.
- Nonrebate Expenditures — Nonrebate expenditures represent the repayment of TIF indebtedness. A total of \$304.6 million in nonrebate TIF debt was repaid in FY 2020, an increase of \$10.4 million compared to FY 2019.
- Returned to Property Tax System — Nine local governments reported a total of \$42,000 in excess TIF Special Revenue Funds being returned to the property tax system in FY 2020. Moneys returned to the property tax system in this manner are distributed to the regular property tax levy authorities.
- Ending Balance — The combined balance of all TIF Special Revenue Funds decreased \$8.2 million during FY 2020 compared to the amounts reported as beginning balances for the fiscal year. At \$193.2 million, the ending balance is an amount equal to 50.8% of reported FY 2020 TIF Special Revenue Fund total revenue.

Figure 1
TIF Special Revenue Funds Financial Summary
In Millions

	<u>FY 2012</u>	<u>FY 2013</u>	<u>FY 2014</u>	<u>FY 2015</u>	<u>FY 2016</u>	<u>FY 2017</u>	<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020</u>
Beginning Balance	\$ 104.5	\$ 101.9	\$ 99.5	\$ 107.7	\$ 129.3	\$ 156.3	\$ 180.4	\$ 171.8	\$ 201.4
TIF Property Tax Revenue	274.2	293.9	288.6	304.2	295.2	310.4	323.9	326.0	336.0
Interest	6.4	2.9	1.0	3.3	4.2	6.3	5.0	18.7	19.0
Property Tax Replacement Claims	0.0	0.0	0.0	2.6	14.8	14.3	4.6	12.6	8.4
Asset Sales & Repayments	19.6	31.5	33.6	19.1	19.1	45.3	31.7	34.0	16.7
Total Revenue	\$ 300.2	\$ 328.3	\$ 323.2	\$ 329.2	\$ 333.3	\$ 376.3	\$ 365.2	\$ 391.3	\$ 380.1
Rebates	61.6	69.8	62.2	60.1	63.3	67.0	69.6	76.9	83.7
Nonrebate Expenditures	229.1	264.0	249.4	256.5	252.5	303.8	307.9	294.2	304.6
Returned to Prop. Tax System	0.1	0.1	0.3	0.9	0.2	0.3	0.9	1.4	0.0
Total Expenditures	\$ 290.8	\$ 333.9	\$ 311.9	\$ 317.5	\$ 316.0	\$ 371.1	\$ 378.4	\$ 372.5	\$ 388.3
Ending Balance	\$ 113.9	\$ 96.3	\$ 110.8	\$ 119.4	\$ 146.6	\$ 161.5	\$ 167.2	\$ 190.6	\$ 193.2

Debt

The survey of local governments required information on all outstanding debts at the beginning of FY 2020 that were to be paid with TIF property tax revenue in FY 2020 and

future fiscal years. A total of 390 local governments reported a total of 3,243 debts outstanding (excludes any debts reported as \$0) totaling \$3.521 billion. Some entities reported debt repayments extending more than 30 years into the future. Nearly 55.0% of the debt repayment relates to debt schedules that extend beyond FY 2030. **Figure 2** provides a breakdown of the total TIF debt reported by all local governments.

Figure 2
FY 2020 TIF Debt Reported

Fiscal Year of Final Debt Payment	Millions of Dollars	% of Total
FY 2020	\$ 108.3	3.1%
FY 2021 - FY 2025	534.3	15.2%
FY 2026 - FY 2030	945.7	26.9%
FY 2031 - FY 2035	890.9	25.3%
FY 2036 - FY 2040	853.5	24.2%
FY 2041 & After	188.6	5.4%
Total	\$ 3,521.3	100.0%

The TIF debt was reported in six categories (see **Figure 3**):

- **General Obligation Bonds** — Bonds that are the obligation of the local government. These bonds are backed by unlimited property tax authority.
- **Internal Loans** — Debt owed to one of the funds of the local government itself. Generally, the debt is created when the local government pays a TIF expenditure from existing funds, and the debt is retired when TIF funds are transferred to reimburse the original funding source.
- **Other Debt** — Debt that is owed to other entities that is not internal loans, future tax rebates, or bond debt, such as bank loans.
- **Rebates** — Debt that is owed as part of a property tax rebate or development agreement between the local government and property owners. For the purposes of the annual urban renewal reports, the local governments are required to report all agreements with the assumption that all future rebate payments will be made. For instances where the value of the rebate for future years is not known, best estimates are to be used.
- **TIF Revenue Bonds** — Bonds that are the obligation of the local government but are only repayable from the specific TIF revenue pledged to the bonds. If the revenue from TIF is insufficient, the debt may not be fully repaid.
- **Low and Moderate Income (LMI) Housing** — Iowa Code section [403.22](#) requires local government urban renewal projects to include assistance for low-income and moderate-income housing if the project itself is in an economic development Urban Renewal Area and if the project provides or aids in the provision of public improvements related to housing and residential development. The amount of

required LMI assistance varies by city population. The Iowa Code does not specify when the expenditure on low-income and moderate-income housing assistance must occur. Therefore, local governments that are required to expend funds on LMI housing, but have yet to do so, reflect the obligation as an outstanding debt.

Figure 3
FY 2020 Reported Debt by Debt Type

Dollars in Millions

<u>Debt Type</u>	<u>Principal</u>	<u>Interest</u>	<u>Debt</u>	<u>% of Total</u>
General Obligation Bonds	\$ 1,659.3	\$ 401.9	\$ 2,061.2	58.5%
Internal Loans	184.0	3.4	187.4	5.3%
Other Debt	97.2	2.9	100.1	2.8%
Rebates	1,008.2	5.9	1,014.1	28.8%
TIF Revenue Bonds	109.2	35.7	144.9	4.1%
<u>Low and Mod. Income Housing</u>	<u>13.5</u>	<u>0.1</u>	<u>13.6</u>	<u>0.4%</u>
Total	\$ 3,071.4	\$ 449.9	\$ 3,521.3	100.0%

Annual Appropriation vs. Conventional Indebtedness. Annual appropriation debt differs from conventional indebtedness. While conventional indebtedness requires the periodic repayment of all principal and interest from the funding source pledged as the repayment source, annual appropriation debt documents specifically state that the local government reserves the right to not appropriate funds to make one or more debt payments. The documents that create the debt do not give the debt holder recourse to demand payment should the nonappropriation option be exercised. On a year-to-year basis, payments are at the discretion of the governing board or council.

As indicated in **Figure 4**, 43.8% of TIF debt statewide is reported as annual appropriation debt. Local governments are required to report annual appropriation debt with the assumption that all annual payments will be made by future boards and councils.

Figure 4
FY 2020 Debt by Appropriation Category

Dollars in Millions

<u>Appropriation Category</u>	<u>Principal</u>	<u>Interest</u>	<u>Debt</u>	<u>% of Total</u>
Conventional Debt	\$ 1,684.0	\$ 294.7	\$ 1,978.7	56.2%
<u>Annual Appropriation Debt</u>	<u>1,387.4</u>	<u>155.2</u>	<u>1,542.6</u>	<u>43.8%</u>
Total	\$ 3,071.4	\$ 449.9	\$ 3,521.3	100.0%

The 10 local governments with the largest dollar amount of TIF debt are listed in **Figure 5**, along with the final fiscal year for their longest debt schedule. The 10 local governments represent 52.3% of all TIF debt reported by all local governments utilizing TIF. To provide perspective on the size of each city's TIF debt, the right two columns of

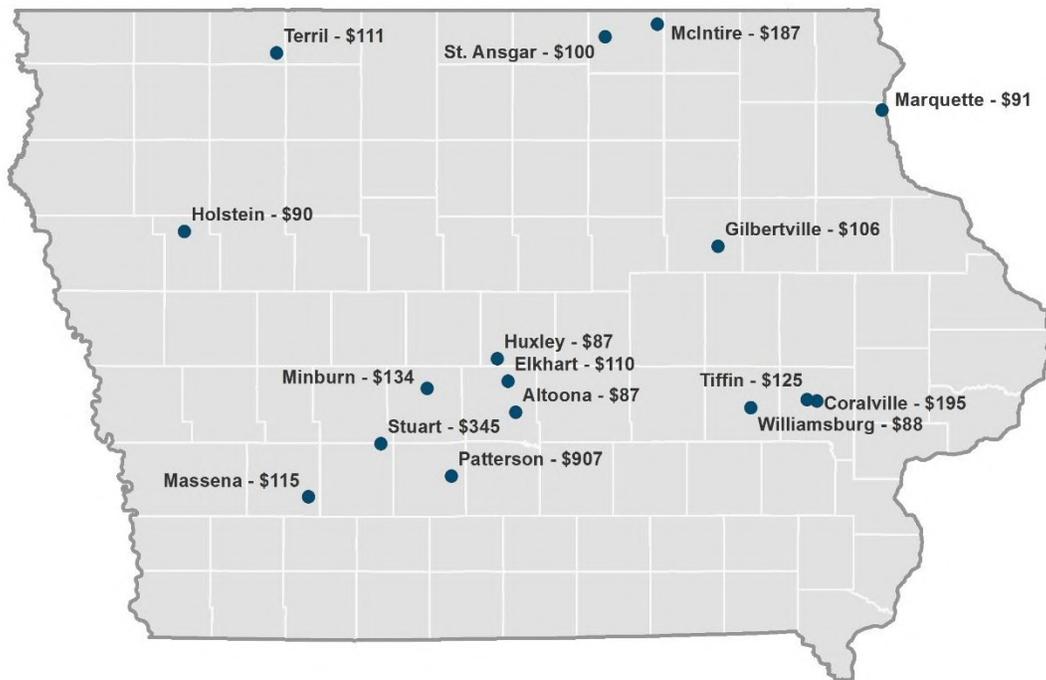
Figure 5 provide the taxable value of the city for property tax purposes and the TIF debt as a percentage of the taxed value of the city. The 10 cities represent 36.6% of the taxed value of all Iowa cities and 57.1% of all reported FY 2020 city TIF debt.

Figure 5
FY 2020 TIF Debt Reported
Dollars in Millions

Local Government	Conventional Debt	Annual Appropriation Debt	Total Debt	Latest Repayment Date Reported	Total FY 20 Taxable Value of City	TIF Debt as a % of City Taxed Value
Des Moines	\$ 134.4	\$ 401.7	\$ 536.1	FY 2050	\$ 8,637.4	6.2%
Coralville	115.6	245.2	360.8	FY 2047	1,851.5	19.5%
West Des Moines	197.9	23.5	221.4	FY 2037	5,732.0	3.9%
Cedar Rapids	146.7	3.8	150.5	FY 2043	7,172.8	2.1%
Dubuque	98.1	18.7	116.8	FY 2045	2,895.4	4.0%
Altoona	37.6	71.2	108.8	FY 2036	1,245.2	8.7%
Sioux City	102.9	0.4	103.3	FY 2035	3,128.5	3.3%
Davenport	35.6	51.1	86.7	FY 2037	4,757.2	1.8%
Waterloo	79.7	0.0	79.7	FY 2043	2,620.6	3.0%
Ankeny	64.2	12.3	76.5	FY 2030	3,842.2	2.0%

For all cities with reported TIF debt, the debt amount (remaining principal and projected interest) averaged \$30 per \$1,000 of city FY 2020 taxable value. Sixteen Iowa cities with reported TIF debt of more than \$80 per \$1,000 of city taxable value are shown on the following map.

Cities with More Than \$80 TIF Debt per \$1,000 Taxable Value



Bond Debt

General Obligation Bond Debt — Local governments reported 984 separate general obligation bond debts, with debt payments totaling \$2.061 billion and the longest payment schedule extending through FY 2047. The payment schedules of 56.9% of the reported debt extend to FY 2031 and beyond. The largest single bond debt listed was a city of Altoona debt for \$57.7 million in remaining principal and interest. This debt has a payment schedule that extends through FY 2036, and it is listed as an annual appropriation debt.

Tax Increment Financing Revenue Bond Debt — Local governments reported 84 separate TIF revenue bond debts, with debt payments totaling \$144.9 million and the longest payment schedule extending through FY 2040. The payment schedules of 60.7% of the reported debt extend to FY 2031 or beyond. The largest single bond debt listed was a city of Dubuque debt for \$34.0 million. This debt has a payment schedule that lasts through FY 2037, and it is not listed as an annual appropriation debt.

Internal Loan Debt

Local governments reported 686 internal loans totaling \$187.4 million, with 89 loans extending to FY 2031 or beyond. The city of Cedar Falls has the single largest internal loan debt. This \$11.6 million debt was incurred in FY 2009 and has a listed final payment year of FY 2031.

Other Debt

Local governments reported 191 debts categorized as “other,” with future debt payments totaling \$100.1 million. The largest single loan in this category is a \$19.9 million debt listed by the city of Des Moines. This annual appropriation debt has a payment schedule ending in FY 2028. Of the total outstanding debts classified as other debt, 18 have a payment schedule extending to FY 2031 or beyond.

Rebate Debt

Local governments reported 1,214 separate rebate agreements with rebate debt outstanding. The rebate debt totals \$1.014 billion, with the longest rebate agreement extending through FY 2045. Reported rebate debt increased \$50.3 million (5.2%) from FY 2019 to FY 2020. Of the total outstanding rebate agreement debt, 58.8% has a payment schedule extending to FY 2031 or beyond. The largest rebate agreement (\$55.4 million) is a city of Des Moines agreement with Kum & Go. The agreement was entered into in 2015 and extends through FY 2040.

Low and Moderate Income Housing Debt

A total of 56 local governments (54 cities and 2 counties) reported 84 separate debts associated with LMI housing obligations. The LMI debt obligations total \$13.6 million. A total of \$6.1 million (45.5%) of this LMI debt carries an incurred year of 2014 or earlier.

FY 2020 Rebate Expenditures

A total of 223 local governments reported \$83.7 million in rebate payments issued from TIF revenue to taxpayers during FY 2020. Nineteen cities issued 68.7% of the FY 2020 rebated tax dollars. The list of the 19 local governments rebating \$1.0 million or more is found in **Figure 6**.

Local Government	Tax Rebate Total	# of Rebate Agreements
Des Moines	\$ 20.7	60
Cedar Rapids	4.3	31
Johnston	3.1	13
Davenport	2.8	12
Altoona	2.8	10
West Des Moines	2.7	6
Dubuque	2.5	29
Waterloo	2.1	44
Coralville	1.9	10
Ankeny	1.8	15
Muscatine	1.8	12
Bettendorf	1.6	16
Iowa City	1.6	4
Sioux City	1.4	11
Grimes	1.4	11
Clinton	1.3	4
LeClaire	1.3	23
Council Bluffs	1.3	9
Norwalk	1.1	6
204 Other Local Governments	26.2	691
Total	\$ 83.7	1,017

Figure 7 provides a list of companies/entities receiving \$1.0 million or more in TIF-financed property tax rebates in FY 2020, as reported by the local governments. The 11 rebate entities listed individually represent 20.1% of all rebate amounts reported for FY 2020.

Rebated To:	Rebate Amount Reported	% of Total	Location
Pioneer/DuPont Pioneer	\$ 2.5	3.0%	Johnston/Spencer
City of Des Moines	2.2	2.6%	Des Moines
Principal Life Insurance Company	2.1	2.5%	Des Moines
Wellmark	1.7	2.0%	Des Moines
Microsoft	1.5	1.8%	West Des Moines
Nationwide Mutual Insurance Company	1.5	1.8%	Des Moines
Frew Development Group, LLC	1.4	1.7%	Cedar Rapids
New England Development	1.4	1.7%	Altoona
Davis Brown	1.3	1.6%	Des Moines
Wells Fargo Financial	1.2	1.4%	Des Moines
Citizens First Bank — Valley Bluff	1.2	1.4%	Clinton
995 Other Rebate Agreements	66.9	79.9%	Various
Total	\$ 83.7	100.0%	

Nonrebate Projects

Local governments reported a total of 2,282 nonrebate projects financed through TIF Special Revenue Funds in FY 2020. Local governments were required to categorize projects according to the expenditure type and also specify whether the project was physically complete by the end of FY 2020. Of those projects, 1,622 were listed as physically complete and 660 were in progress. **Figure 8** provides a breakdown of projects by status and by FY 2020 expenditure amount. Note that the expenditure amounts represent the payments made in FY 2020 and do not reflect the entire cost of the projects.

The category of Roads, Bridges, and Utilities represents 42.7% of the number of projects and 39.9% of project expenditures for the year. In terms of percentage of nonrebate expenditures, the second most common category is Administrative Expenses (13.2%), followed by Public-Owned Buildings (8.4%).

Figure 8
FY 2020 Projects Reported by Project Category
Dollars in Millions

TIF Projects by Category	Ongoing	Complete	Total	FY 2020 Expenditure Total	% of \$ Total *
Acquisition of Property	27	100	127	\$ 14.9	4.9%
Administrative Expenses	134	143	277	40.1	13.2%
Agribusiness	1	18	19	0.9	0.3%
Commercial, Apartments/Condos/Residential	3	16	19	1.0	0.3%
Commercial, Hotels/Conference Centers	12	19	31	8.2	2.7%
Commercial, Office Properties	9	35	44	6.5	2.1%
Commercial, Retail	33	74	107	17.7	5.8%
Commercial, Warehouses & Distribution	7	16	23	1.2	0.4%
Commercial, Medical	2	7	9	0.3	0.1%
Industrial/Manufacturing	22	63	85	10.7	3.5%
Lake & Related Improvements	16	2	18	1.3	0.4%
Low and Moderate Income Housing	35	28	63	3.1	1.0%
Main Street Iowa Program	7	11	18	1.0	0.3%
Mixed-Use Property	21	31	52	11.5	3.8%
Public-Owned Buildings	20	107	127	25.5	8.4%
Recreational Facilities	24	91	115	12.7	4.2%
Residential	30	57	87	6.7	2.2%
Roads, Bridges, and Utilities	245	729	974	121.6	39.9%
Water/Waste Treatment Plants	12	75	87	19.7	6.5%
Total	660	1,622	2,282	\$ 304.6	100.0%

* Percentages may not add to 100.0% due to independent rounding.

Public Building Analysis

Iowa Code section [403.5\(2\)\(b\)](#) requires municipalities to analyze other funding options available when proposing to finance public buildings with TIF funds. The specific language reads:

If the proposed urban renewal plan or proposed urban renewal project within the urban renewal area includes the use of taxes resulting from [TIF]...for a public building...the municipality shall include with the proposed plan notification an analysis of alternative development options and funding for the urban renewal area or urban renewal project and the reasons such options would be less feasible than the proposed urban renewal plan or proposed urban renewal project. A copy of the analysis required in this subparagraph shall be included with the [annual urban renewal report].

The requirement applies to TIF proposals to finance public buildings beginning July 1, 2012. For this annual report, three cities and one county filed new public building financial analysis documents. The following describes the documents filed this year.

- Johnston — The city project was approved in 2013. The project involves the creation of a community park in an area that once was a wastewater treatment lagoon. The project also includes the construction of an addition to the existing city-owned Crown

Point Community Center. The cost of the entire project is estimated to be \$5.4 million. The city plans to finance the project through fund raising, grants, the city general fund property tax levy, and TIF property tax revenue. The city cites the future use of the new area by schools, nonprofit entities, and residents of the surrounding area as justification for the use of TIF funds.

- Madison County — The county has three planned projects that involve public buildings, and the county intends to borrow funds externally and/or internally and then repay all or a portion of the loans using TIF property tax revenue. The projects are:
 - Madison County Courthouse — The project involves historical preservation and other restoration and improvement construction work. The use of TIF revenue for the project will not exceed \$2.3 million.
 - Madison County Conservation Center — The project is the construction of an environmental learning center at Pammel Park. The use of TIF revenue for the project will not exceed \$1.8 million.
 - Madison County Ambulance Garage — The county will undertake the construction of a new ambulance garage located in the city of Winterset. The use of TIF revenue for the project will not exceed \$3.0 million.

The county's alternative financing analysis for the three projects discusses local option sales tax (fully allocated to other projects in the county), the county's general property tax levies (fully committed to county operations), general reserves (unsound fiscal practice), and debt service levy (not feasible without TIF revenue to lessen the burden on taxpayers). The county states that the courthouse and conservation center projects will involve fundraising efforts and that grant applications are being considered for a portion of the courthouse project costs.

- Osage — The city plans to make improvements to its water system to increase water flow and pressure in the southeast portion of the city. To this end, the city intends to construct a new well, well pump house, and water tower. It is anticipated that the city will finance the project with borrowed funds or from internal advances from other city accounts. The city will repay the borrowed funds using up to \$2.0 million in TIF property tax revenue. The city's analysis discusses local option sales tax (reduced due to COVID-19 commercial closures and also fully allocated to other projects in the city), the city's \$8.10 general levy (fully committed to city operations), the capital improvement levy (successful referendum not feasible at this time), debt service levy (an undue burden on the citizens and anticipated to be needed for other city projects in the future), water revenues (water costs cannot be raised enough to cover the cost of the project), and utility surpluses (no water or sewer account surpluses available).
- Templeton — The city intends to issue a general obligation note and use the proceeds for the acquisition, furnishing, and equipping of a new public works building. The city will repay the note with up to \$330,000 in TIF property tax revenue. The city's analysis discusses local option sales tax (fully allocated to other projects in the city but will be considered if additional funds become available), the city's \$8.10 general levy (fully committed to city operations), the capital improvement levy (successful referendum not feasible at this time), debt service levy (using TIF revenue will lessen the burden on taxpayers), water revenues (water costs cannot be raised enough to cover the cost of the project), and utility surpluses (no water or sewer account surpluses available).

Documents filed with the State in compliance with the public building analysis requirements are available on the TIF [website](#).

Low and Moderate Income Housing

Iowa's TIF-enabling legislation requires that local governments providing TIF-financed public improvements related to housing or residential development also expend funds assisting LMI housing.³ The LMI housing requirement is a scheduled percentage of TIF expenditures equal to the percentage of the countywide population that falls into the LMI category. The specified percentage schedule varies depending on the population of the municipality. Municipalities with a population of 5,000 or less may not have any required set-aside, while municipalities with a population exceeding 15,000 have a required set-aside of at least 10.0% and often higher. The TIF report project asked local governments to report:

- The FY 2020 expenditures for public infrastructure related to housing (expenditures that trigger the LMI housing set-aside requirement).
- The FY 2020 expenditures that satisfy FY 2019 or previous year LMI set-aside expenditure requirements.
- Outstanding LMI financial obligations that must be satisfied in future fiscal years. Although the law requires LMI housing expenditures in some TIF circumstances, it does not require that the expenditures occur within the same year the requirement is triggered. Therefore, a build-up of required LMI set-aside balance may develop.

A total of 31 local governments reported \$2.7 million in TIF Special Revenue Fund expenditures related to LMI housing during FY 2020.

Two counties and 54 cities reported a total of \$13.6 million in LMI financial obligations that must be satisfied with TIF revenue in future fiscal years. Six local governments, Winterset, Spirit Lake, DeWitt, Dike, Polk County, and Milford, represent 50.0% of the total outstanding LMI housing obligation.

Jobs Development Agreements

All local governments that have entered into development agreements with TIF funding and job creation requirements were asked to report specific information related to those agreements. A total of 73 local governments reported 310 development agreements in place in FY 2020. Those agreements required the creation of 30,488 total jobs. Of those jobs, 69.9% were associated with agreements in eight cities (Des Moines, Dubuque, Davenport, West Des Moines, Urbandale, Sioux City, Coralville, and Cedar Rapids).

Current agreements requiring the creation of at least 700 jobs include:

- Nationwide Insurance (3,149 jobs, Des Moines)
- Paragon Development Companies (1,500 jobs, Urbandale)

³ The LMI housing requirement only applies to economic development Urban Renewal Areas. Slum and/or blight Urban Renewal Areas do not have an LMI requirement.

- Athene/Aviva (1,288 jobs, West Des Moines)
- Seaboard Triumph Foods (1,110 jobs, Sioux City)
- Prestage Foods of Iowa, LLC (922 jobs, Wright County)
- Sammons Financial (800 jobs, West Des Moines)
- Von Maur (725 jobs, Davenport)

The reporting requirements also include statistics related to the annual total salary required and public and private capital investment involved in the project. However, while all but six of the projects reported the number of jobs associated with the project, 181 of the development agreements did not report annual wage requirements. Private capital investment for the 282 projects reporting a capital investment amount totaled \$5.399 billion.

In total, 111 development projects provided information on jobs, wages, and private capital investment. For those 111 projects, required jobs equal 13,625, annual wages equal \$676.7 million, and private capital investment equals \$1.597 billion. This equates to an average of \$117,211 in capital investment and \$49,666 in annual wages per required job.

In addition, the report allowed for the reporting of other governmental financial incentive programs that also assisted in financing the project. Of the 310 development agreements listed, 115 projects include at least one other State or local financial assistance program. Three projects, Nationwide Insurance (Des Moines), Windsor Windows (Norwalk), and IBM (Dubuque), recorded additional government funding from six other State, local, and federal programs.

Across all reported projects, the most popular additional programs were the Iowa Economic Development Authority High Quality Jobs Program, the Rebuild Iowa's Sound Economy (RISE) Program, local property tax abatement, community college job training through Iowa Code chapter [260E](#), and the Targeted Jobs Withholding Tax Credit Pilot Project. Local governments were not required or asked to report the dollar value of assistance provided through other governmental financial assistance programs.

TIF Taxing District Information

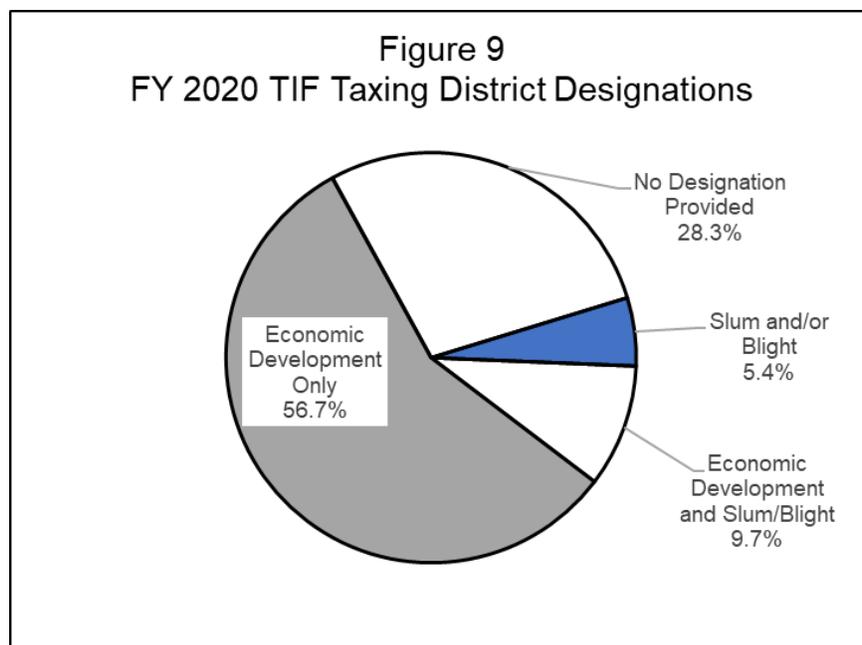
For the purposes of this report, a TIF Taxing District is the combination of properties that make up the base district and the increment district for a particular TIF area. To receive TIF revenue, a TIF Taxing District must be included within the DOM property tax dataset. The FY 2020 DOM dataset contains a total of 3,810 city, county, and Rural Improvement Zone TIF Taxing Districts. The reporting requirements for each TIF Taxing District include:

- Confirmation of the TIF base year.
- The fiscal year TIF revenue was first received for the District.
- Whether the District is subject to a statutory end date, and if so, the fiscal year in which the District will end.

- Whether the District is established on a finding of slum, blight, or economic development conditions, or a combination of those conditions. A date is required for each type of affirmative finding.
- Confirmation of the Frozen Base Value for the District.
- Unused increment value. Using the Frozen Base Value and the value of the TIF increment, the TIF reporting system calculates the value of any unused increment taxable value and unused increment tax dollars. Using the assessed value of the District and the Frozen Base Value, along with the value of rollbacks and military exemptions, the system calculates the maximum increment value for the District. The system then subtracts the actual increment value used from the maximum to determine if there is any unused increment value.
- The TIF property tax dollars received by the District in FY 2020.

The following statistics related to the TIF area designation are based on the TIF Taxing Districts that reported through the FY 2020 TIF annual report process.

- TIF Taxing District designation:
 - Slum, Blight, or Both = 205
 - Economic Development and Slum/Blight = 369
 - Economic Development Only = 2,159
 - No designation entered = 1,077



- Total FY 2020 TIF property tax revenue received, as reported by local governments through the TIF annual report, totals \$336.0 million. The budgeted FY 2020 TIF property tax revenue for all city, county, and Rural Improvement Zone TIF Taxing Districts is \$349.5 million, making the reported number 96.1% of the expected total.

Over the nine fiscal years of this annual report, the TIF tax revenue reporting percentage has ranged from 94.5% to 99.0%.

- Fiscal Year 2020 TIF commercial and industrial property tax reimbursement claim revenue received, as reported by local governments through the TIF annual report, totals \$8.4 million. Budgeted FY 2020 TIF property tax reimbursement revenue for all city, county, and Rural Improvement Zone TIF Taxing Districts is \$5.8 million. A review of the TIF report dataset indicates that a small number of local governments reported TIF property tax revenue as commercial and industrial replacement revenue.
- Across all 3,810 city, county, and Rural Improvement Zone TIF Taxing Districts reporting for FY 2020:
 - 1,802 utilize some or all of the available increment value as follows:
 - 945 (24.8%) utilize 100.0% of the available increment.
 - 822 (21.6%) utilize some, but not all, of the available increment.
 - 35 (0.9%) utilize increment in excess of the calculated maximum.
 - 575 (15.1%) do not use any of the available increment value.
 - 1,433 (37.6%) have no increment value available and therefore cannot receive TIF revenue. Within this category, 16 Taxing Districts with no TIF increment value available were reported as having collected TIF tax revenue.
 - The total unused increment value equals \$14.661 billion in taxed value.

Public Access to the TIF Dataset

The electronic format chosen for the TIF reporting project is advantageous to allowing public access to the data reported by local governments.

To view and download the information, a user may access the TIF website located at legis.iowa.gov/tif/la and click on the red box titled “Public TIF Reports Page.” See **Appendix B** for screenshots of the urban renewal reporting and public access website.

From there, the website takes the user to a list of all local governments with active Urban Renewal Areas. Access to the FY 2012 through FY 2020 reports is provided through tabs near the top of the page. Counties are listed first, followed by cities, and then Rural Improvement Zones. All levy authorities are listed in alphabetical order within those categories. An alphabetical filter near the top provides access to local governments by the first letter of their name.

The following information is available through the website:

- For each local government with an approved report, a link on the right allows access to a PDF version of the report.
- On the same line and between the name of the local government and the report name, there is a red triangle. Clicking here provides access to PDF copies of the urban renewal plans, maps, and ordinances provided by that local government.

- A link at the top left of the page (TIF Public Data Access) allows access to publicly available data from local government TIF reports. The webpage is maintained by the DOM.
- A link at the top left of the page (Public Building Analysis) provides a list of TIF projects that utilize TIF revenue for the design, repair, or construction of public buildings.

LSA STAFF CONTACT: Jeff Robinson (515.281.4614) jeff.robinson@legis.iowa.gov

APPENDIX A

TIF History and Background

Basic Urban Renewal and TIF History

- Commonly referred to by its acronym of “TIF” but officially part of Iowa’s “urban renewal” law, property tax increment financing is simply a financing option for urban renewal activities that utilize property tax revenue to address slum and blight conditions and/or promote economic development.
- Authorization for urban renewal activities is found in Iowa Code chapter [403](#). This Iowa Code chapter was enacted in 1957 ([SF 184](#)).
- Tax increment financing was added as a financing mechanism for urban renewal in 1969 ([HF 562](#)).
- Cities and counties may establish TIF areas.
- Rural Improvement Zones (Iowa Code chapter [357H](#)) — A Rural Improvement Zone (RIZ) is an area designated by a county around a private development lake. Tax increment financing funds may be collected and utilized for development projects within the RIZ.
- Three versions of Iowa tax increment financing that are not covered by the reporting requirement include:
 - Industrial New Jobs Training (Iowa Code chapter [260E](#)) — Allows a community college, in conjunction with a qualified employer, to utilize income tax withholding to finance job training.
 - Local Option Sales Tax TIF (Iowa Code section [423B.10](#)) — Allows cities to capture and utilize local option sales tax revenue for development activities within an Urban Renewal Area.
 - Targeted Jobs Withholding Tax TIF (Iowa Code section [403.19A](#)) — Allows specific cities to utilize income tax withholding from qualified jobs within an Urban Renewal Area to finance development activities.

Basic Urban Renewal and TIF Process

- Local governments designate a specific geographic area (or areas) as an Urban Renewal Area.
- Urban Renewal Areas are designated as either “slum and/or blighted” or as “economic development.” They may also receive more than one designation.
- The local government generally does not need the permission of the other taxing authorities to establish a TIF Taxing District.
- A tax “base” is established for the area to account for the assessed value prior to the designation. The tax revenue from the base value remains with the traditional taxing authorities. However, under certain circumstances (usually the impact of taxable value rollbacks), the base value declines and in some instances goes to zero, leaving the traditional taxing authorities with no revenue from the entire TIF Taxing District.
- In future years, any increased assessed value above the base is referred to as “increment” value. The TIF authority may access the taxes generated from the

increment value. If the TIF authority accesses the increment revenue, that revenue does not go to the traditional taxing authorities.

- Debt levies, the school Physical Plant and Equipment Levy (PPEL), and (for FY 2014 and after) the Instructional Support Levy (ISL) are not included in the division of revenue.
- The TIF authority is not required to access the entire increment value.
- The increment is not limited to new construction value. The increment also includes any increased value due to revaluation of existing property, including the common impact of property value inflation.
- Once designated, the geographic area of the TIF Taxing District may be amended by the municipality.
- Urban Renewal Areas created prior to 1995 and any TIF Taxing Districts created on a finding of slum or blight are not required to expire. Since 1995, economic development Urban Renewal Areas are limited to 20 years in duration, but only if the TIF Taxing District was also designated slum or blighted when originally established.
- Through the action of the school aid formula, TIF creates a direct impact on the State General Fund. The taxable value in TIF increment areas is not included in the school aid calculation. Therefore, the property tax portion of school finance is lower and the State General Fund portion is higher than would otherwise be the case. For FY 2020, the direct General Fund impact was an increase in the State school aid appropriation of \$63.6 million.
- Local government TIF projects also receive State funds through the State General Fund appropriation for commercial and industrial property tax replacement. For FY 2020, the portion of the General Fund appropriation that went to TIF financing totaled \$5.8 million. Unlike the school aid impact described above, the TIF increment designation does not increase the overall General Fund appropriation, as the commercial and industrial property tax value would be reimbursed by the State with or without the TIF increment designation.

Previous TIF Reporting Requirements

- In 1999, the General Assembly ([HF 776](#)) enacted language requiring municipalities to report TIF activity annually to the State. The report was required to include detailed information on each TIF area and the associated projects.
- In 2003 ([SF 453](#)), the 1999 reporting requirements were removed and replaced by a requirement of a semiannual report detailing outstanding TIF obligations. Debt reports were filed in 2003 and 2005.
- In [HF 2777](#), the 2006 General Assembly enacted language requiring more detailed accounting of TIF revenue and expenditures. The report was made part of the budget documents and budget process.
- In [HF 2460](#), the 2012 General Assembly replaced the budget process reporting with the required reporting that is the subject of this annual report.
- Previous LSA documents on the topic of TIF include:
 - [FY 2012 Through FY 2019 Annual LSA TIF Reports](#)
 - [2005 TIF Debt Report](#)
 - [2003 City TIF Report](#)

- [2003 County TIF Report](#)
- [1997 TIF Report](#)
- [1993 TIF Report](#)

FY 2020 TIF Statistics⁴

- For FY 2020, 480 local governments had Urban Renewal Areas listed in the Department of Management property valuation database. Of that number, 391 had increment value and therefore received FY 2020 TIF property tax revenue.
- There were 890 active Urban Renewal Areas in Iowa (the Areas have a base value, increment value, or both). Another 202 Areas are in the database but do not have taxable value. Of the 890 active Urban Renewal Areas, 707 Areas had an increment value and therefore generated TIF revenue in FY 2020.
- Of the 707 Areas that generated TIF revenue, 117 did not have a taxable base value, meaning that with the exception of any TIF-exempt debt levies, the entire property tax revenue generated by the Area went to TIF.
- The largest active FY 2020 Urban Renewal Area in the State by taxable value was the Metro Center Merged Area in downtown Des Moines. That Area generated \$30.4 million in TIF revenue in FY 2020. A total of 81 Urban Renewal Areas generated \$1.0 million or more in FY 2020 TIF increment revenue.
- While in general, property tax revenue generated from the tax increment value is TIF revenue and therefore not shared with the traditional taxing bodies, debt levies and two school finance levies are exempt from TIF diversion. Across all TIF increments in FY 2020, 17.0% of all incremental property tax revenue⁵ was not diverted to TIF but instead was remitted to the traditional taxing bodies as a result of the exempt levies.
- A total of 391 local governments⁶ received TIF revenue in FY 2020, including:
 - 338 cities
 - 48 counties
 - 5 Rural Improvement Zones
 - No community colleges

Figure 10 depicts the amount of property tax dollars statewide that financed TIF from FY 1982 through FY 2020 (bars, left axis). The TIF finance total reached \$100.0 million by FY 2000, \$191.0 million by FY 2005, \$272.0 million by FY 2010, and \$349.5 million in FY 2020. In addition to the property tax dollars, TIF now also receives commercial and industrial property tax replacement payments from the State General Fund. Statewide, the reimbursement payments for TIF Taxing Districts totaled \$5.8 million in FY 2020.

⁴ The FY 2020 TIF statistics presented in this portion of the report are from the DOM Property Valuation System and not from the TIF Annual Urban Renewal Report.

⁵ For FY 2020, TIF increments generated a total of \$420.9 million in property tax revenue. Of that amount, \$349.5 million (8.0%) was used to finance TIF, and \$71.4 million (17.0%) was directed to local governments through property tax levies that are exempt from TIF.

⁶ There are 480 local governments with TIF Taxing Districts in the DOM Property Valuation System. However, 89 of those had no TIF increment value and therefore received no TIF revenue from FY 2020 property taxes.

The black line in **Figure 10** (right axis) depicts the percentage of all property taxes paid in the State, including the State reimbursement for commercial and industrial property taxes, that financed TIF from FY 1982 through FY 2020. The graph shows that a significant change in the slope of the line started in FY 1994, and that the increase was fairly consistent, reaching 6.2% in FY 2009. Since FY 2009, the percentage growth in tax dollars supporting TIF grew more slowly than the overall property tax base, a situation that resulted in a modest decrease in the percentage of total property tax dollars dedicated to TIF (5.7% in FY 2020). This decline was the result of acceleration in the taxable value growth of agricultural and residential property, two classes of property that are not a significant part of TIF finance. Green bar segments depicted for FY 2015 through FY 2020 represent commercial and industrial property tax replacement claims directed to local government TIF accounts.

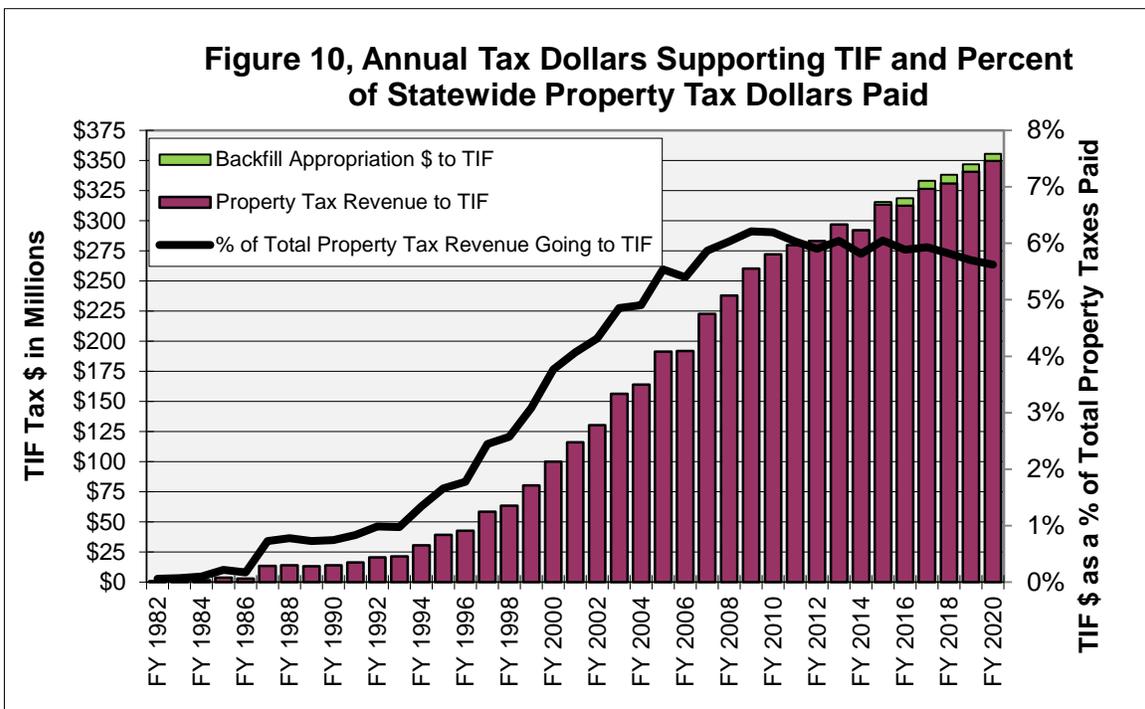


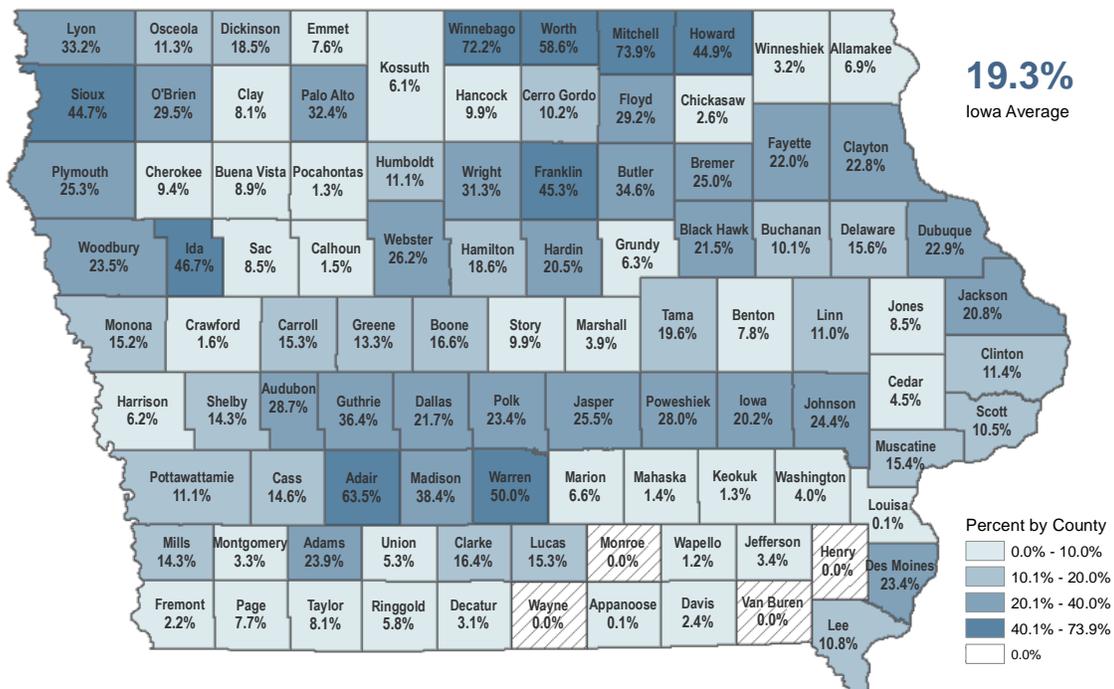
Figure 11 provides a breakdown of FY 2020 property tax revenue by property tax class, with tax payments divided into the amount that goes to regular local government finance and the amount that is devoted to TIF. Statewide, 19.1% of all property tax paid on industrial property, and 15.4% paid on commercial property, is devoted to TIF. For the remaining property classes combined, the percent of property tax revenue that is devoted to TIF is 2.1%. Across all property classes and including the State reimbursement to local governments for property tax replacement claims associated with the 10.0% rollback for commercial and industrial property, the FY 2020 overall TIF portion of the property tax revenue stream totals 5.6%.

Figure 11, FY 2020 Property Tax
Dollars in Millions

Class	Total Property Tax	Regular Property Tax	TIF Increment Property Tax	% of Property Tax Dedicated to TIF
Residential	\$ 3,254.3	\$ 3,168.5	\$ 85.8	2.6%
Agricultural	857.4	856.4	1.0	0.1%
Commercial	1,285.8	1,088.4	197.4	15.4%
Multiresidential	161.2	150.6	10.6	6.6%
Industrial	286.9	232.1	54.8	19.1%
Other	325.0	325.0	0.0	0.0%
Total Property Tax	\$ 6,170.6	\$ 5,821.0	\$ 349.6	5.7%
Prop. Tax Replacement	\$ 152.1	\$ 146.3	\$ 5.8	3.8%
Total	\$ 6,322.7	\$ 5,967.3	\$ 355.4	5.6%

The following map shows the percent of total commercial and industrial taxable value within each county that is TIF increment value. As TIF increment value, the nondebt portion of property taxes paid is used for the purposes of TIF and is therefore not available for regular local government finance.

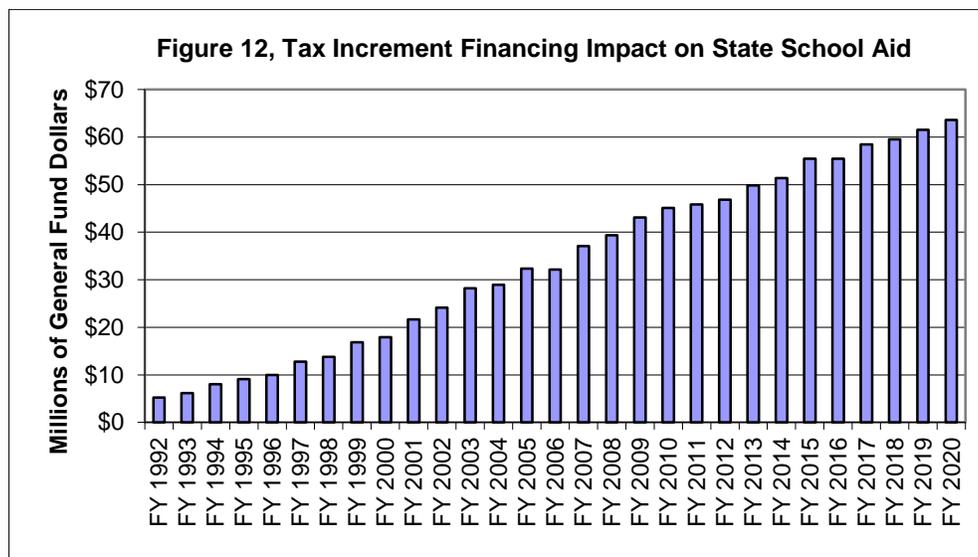
Percent of Commercial/Industrial Taxed Value in a TIF Increment by County



TIF Impact on the State General Fund

Tax increment financing directly impacts the State General Fund through the following two appropriations:

- Property Tax Replacement Claims** — Modifications to Iowa’s property tax system enacted in 2013 ([SF 295](#)) resulted in a State General Fund commitment to replace property tax revenue reductions associated with commercial and industrial taxable value reductions mandated in that Act. A portion of the value for those two property classes is located within TIF increments. State General Fund reimbursement for property included within TIF increment areas totaled \$5.8 million in FY 2020.
- School Finance** — Iowa’s method of financing K-12 education requires a combination of property tax and State General Fund moneys. One portion of property tax financing for schools requires all taxed property value in the State to contribute a base \$5.40 per \$1,000 of value to school finance. While all taxed value within a TIF increment is assessed this base \$5.40 levy, the tax revenue raised does not go to school finance but instead is paid to the local government that created the TIF Taxing District. The TIF increment funds raised by the \$5.40 that do not go to school finance are replaced, dollar-for-dollar, by the State General Fund moneys through action of Iowa’s school funding formula. For FY 2020, the statewide total State General Fund backfill of the \$5.40 levy totaled \$63.6 million, a \$2.0 million increase from the FY 2019 level. The FY 1992 through FY 2020 history of the backfill amount is depicted in **Figure 12**.



APPENDIX B

Urban Renewal Reporting and Public Access

Website Screenshot 1

dom.iowa.gov/citizens

The screenshot shows the Iowa Department of Management website. At the top left is the logo, and to its right is the text "Iowa Department of Management" with a search bar. Below this is a navigation bar with links: Home, About Us, Citizens, State Agencies, Cities, Counties, Schools, Other Authorities. The main content area is titled "Citizen Resource Page" and includes a "Home" link. A large image of a green sign with "Iowa" on it is featured. Below the image is a welcome message: "Welcome to the resource page for citizens. From here you can access news, upcoming events, documents, online resources and information for citizens." To the left of the main content is a sidebar with several blue buttons: "Explore State Budget Recs", "Explore City Budgets", "Explore School Budgets", "Explore Other Local Budgets", "Explore Urban Renewal Report" (highlighted with a red arrow), and "Subscribe to News". The main content area is divided into several sections: "RECENT NEWS" with two news items from 01/15/2019 and 11/15/2018; "ONLINE RESOURCES" with links to State Checkbook, State Data, Results Iowa, Iowa Grants, and Property Valuation System; "UPCOMING EVENTS" with a message "No upcoming events found."; "FORMS" with links to State Appeal Board Claim Form and Affidavit, and City Property Tax Rates - FY2019; "CURRENT BUDGET BRIEF" with a link to FY 2020-2021 Budget in Brief; "LATEST GENERAL FUND RECEIPTS" with a link to December 2018 General Fund Receipts; "TAXABLE VALUATION HISTORY" with a link to Iowa Taxable Valuation History by Class; and "INFORMATION" with a link to What is the purpose of the Taxpayer Transparency and Taxation Disclosure Acts? and a "Read more" button. On the right side, there is a "GENERAL OVERVIEW OF PROPERTY VALUATION SYSTEM" section with a video player showing a date of Nov 6, 2018 11:1. Below that is a "KEY DATASETS" section with links to Assessed Property Values By Tax District and Year, Consolidated Property Tax Rates by Tax District And Fiscal Year, Levy Authority Rates By Fiscal Year, State of Iowa Accountable Government Act Reports and Plans, and Taxable Property Values By Tax District and Year. At the bottom of the page is a footer with links: State of Iowa, Governor's Office, Policies, Adobe PDF Reader, Contact us, Parking.

APPENDIX B
Urban Renewal Reporting and Public Access
Website Screenshot 2
Public Access to Reports
www.legis.iowa.gov/tif/la



APPENDIX B Urban Renewal Reporting and Public Access Website Screenshot 3

www.legis.iowa.gov/tif/public

Click here to access publicly available TIF reports and summarized information.

Click here to access individual public building analysis reports.

Click here to access reports from each available year.

TIF Public Data Access | **Public Building Analysis** | Levy Authority Manager Login

[FY12 LSA Report](#) | [FY13 LSA Report](#) | [FY14 LSA Report](#) | [FY15 LSA Report](#) | [FY16 LSA Report](#) | [FY17 LSA Report](#) | [FY18 LSA Report](#)

AY 2017/FY 2019 | AY 2016/FY 2018 | AY 2015/FY 2017 | AY 2014/FY 2016 | AY 2013/FY 2015 | AY 2012/FY 2014
 AY 2011/FY 2013 | AY 2010/FY 2012

Filter: ABCDEFGHIJKLMNOPQRSTUVWXYZ

County Reports

Select the ▼ to access additional TIF documentation for each local government

Levy Authority	LA Code	LA Report File
ADAIR COUNTY	01	TIF-01-2017_11-17-2019.pdf
ADAMS COUNTY	02	TIF-02-2017_08-27-2019.pdf
AUDUBON COUNTY	05	TIF-05-2017_08-26-2019.pdf
BENTON COUNTY	06	TIF-06-2017_09-10-2019.pdf
BOONE COUNTY	08	TIF-08-2017_12-02-2019.pdf
BREMER COUNTY	09	TIF-09-2017_10-25-2019.pdf
BUTLER COUNTY	12	TIF-12-2017_10-24-2019.pdf
CALHOUN COUNTY	13	TIF-13-2017_09-09-2019.pdf
CARROLL COUNTY	14	TIF-14-2017_11-05-2019.pdf
CASS COUNTY	15	TIF-15-2017_08-23-2019.pdf
CEDAR COUNTY	16	TIF-16-2017_08-27-2019.pdf
CERRO GORDO COUNTY	17	TIF-17-2017_11-13-2019.pdf
CHEROKEE COUNTY	18	TIF-18-2017_08-26-2019.pdf
CLAYTON COUNTY	22	TIF-22-2017_09-04-2019.pdf
DALLAS COUNTY	25	TIF-25-2017_11-14-2019.pdf
DICKINSON COUNTY	30	TIF-30-2017_08-26-2019.pdf
DUBUQUE COUNTY	31	TIF-31-2017_10-17-2019.pdf
FAYETTE COUNTY	33	TIF-33-2017_08-26-2019.pdf
FLOYD COUNTY	34	TIF-34-2017_11-25-2019.pdf
FRANKLIN COUNTY	35	TIF-35-2017_12-03-2019.pdf
FREMONT COUNTY	36	TIF-36-2017_09-06-2019.pdf
GREENE COUNTY	37	TIF-37-2017_11-19-2019.pdf
GRUNDY COUNTY	38	TIF-38-2017_10-31-2019.pdf
GUTHRIE COUNTY	39	TIF-39-2017_11-18-2019.pdf
HAMILTON COUNTY	40	TIF-40-2017_08-28-2019.pdf
HARDIN COUNTY	42	TIF-42-2017_08-27-2019.pdf
HARRISON COUNTY	43	TIF-43-2017_11-14-2019.pdf
HOWARD COUNTY	45	TIF-45-2017_08-27-2019.pdf
IDA COUNTY	47	TIF-47-2017_08-23-2019.pdf
IOWA COUNTY	48	TIF-48-2017_08-28-2019.pdf
JASPER COUNTY	50	TIF-50-2017_12-19-2019.pdf

Click on red triangles to view PDF copies of TIF plans, maps, and ordinances.

Click here for PDF copies of reports submitted by local governments.