

# Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## Levy Authority Summary

Local Government Name: URBANDALE  
Local Government Number: 77G726

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
URBANDALE FAWN CREEK URBAN RENEWAL	77045	4
URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL	77047	10
URBANDALE NW MARKET CENTER URBAN RENEWAL	77061	11
URBANDALE WESTOVER URBAN RENEWAL	77065	3

**TIF Debt Outstanding:** 61,755,884

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:		Amount of 07-01-2019 Cash Balance Restricted for LMI
	3,496,480	0
TIF Revenue:	9,055,538	
TIF Sp. Revenue Fund Interest:	113,064	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
<b>Total Revenue:</b>	<b>9,168,602</b>	
Rebate Expenditures:	492,154	
Non-Rebate Expenditures:	4,028,817	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>4,520,971</b>	
TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:		Amount of 06-30-2020 Cash Balance Restricted for LMI
	8,144,111	0

**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 49,090,802

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

### Urban Renewal Area Data Collection

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE FAWN CREEK URBAN RENEWAL  
 UR Area Number: 77045  
 UR Area Creation Date: 06/1991  
 UR Area Purpose: see attached

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
URBANDALE CITY/URB SCH/URB SS/DC-G SCH DBT/96 FAWN CRK TIF INCR	770572	770574	0
URBANDALE CITY/URB SCH/URB SS/DC-G DBT/01 FAWN CRK AMD TIF INCR	770614	770615	0
URBANDALE CITY AG/URB SCH/URB SS/DC-G SCH D/96 FAWN CRK TIF INCR	770616	770617	0
URBANDALE CITY AG/URB SCH/URB SS/DC-G D/01 FAWN CRK AMD TIF INCR	770777	770778	0

### Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	226,380	178,511,020	0	0	0	-94,452	178,642,948	0	178,642,948
Taxable	127,073	101,604,897	0	0	0	-94,452	101,637,518	0	101,637,518
Homestead Credits									345

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2019 Cash Balance Restricted for LMI</b>
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>0</b>		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>0</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:</b>	<b>0</b>	<b>0</b>	<b>Amount of 06-30-2020 Cash Balance Restricted for LMI</b>
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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2020

## TIF Taxing District Data Collection

Local Government Name:	URBANDALE (77G726)
Urban Renewal Area:	URBANDALE FAWN CREEK URBAN RENEWAL (77045)
TIF Taxing District Name:	URBANDALE CITY/URB SCH/URB SS/DC-G SCH DBT/96 FAWN CRK TIF INCR
TIF Taxing District Inc. Number:	770574
TIF Taxing District Base Year:	1996
FY TIF Revenue First Received:	1999
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	06/1991
Economic Development	06/1991

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	177,709,620	0	0	0	-94,452	177,615,168	0	177,615,168
Taxable	0	101,148,756	0	0	0	-94,452	101,054,304	0	101,054,304
Homestead Credits									345

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	761,730	101,054,304	0	101,054,304	3,105,278

FY 2020 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	URBANDALE (77G726)
Urban Renewal Area:	URBANDALE FAWN CREEK URBAN RENEWAL (77045)
TIF Taxing District Name:	URBANDALE CITY/URB SCH/URB SS/DC-G DBT/01 FAWN CRK AMD TIF INCR
TIF Taxing District Inc. Number:	770615
TIF Taxing District Base Year:	2000
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	801,400	0	0	0	0	801,400	0	801,400
Taxable	0	456,141	0	0	0	0	456,141	0	456,141
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	132,450	456,141	0	456,141	14,017

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE FAWN CREEK URBAN RENEWAL (77045)  
 TIF Taxing District Name: URBANDALE CITY AG/URB SCH/URB SS/DC-G SCH D/96 FAWN CRK TIF INCR  
 TIF Taxing District Inc. Number: 770617

TIF Taxing District Base Year:	1996	UR Designation	
FY TIF Revenue First Received:	1999	Slum	No
Subject to a Statutory end date?	No	Blighted	07/1996
		Economic Development	07/1996

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	226,380	0	0	0	0	0	226,380	0	226,380
Taxable	127,073	0	0	0	0	0	127,073	0	127,073
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	226,380	0	0	0	0

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE FAWN CREEK URBAN RENEWAL (77045)  
 TIF Taxing District Name: URBANDALE CITY AG/URB SCH/URB SS/DC-G D/01 FAWN CRK AMD TIF INCR  
 TIF Taxing District Inc. Number: 770778

TIF Taxing District Base Year:	2000	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	10/2001

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL  
 UR Area Number: 77047  
 UR Area Creation Date: 11/1995  
 UR Area Purpose: see attached

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
URBANDALE CITY/URB SCH/URB SS/16 DWT NBRHD AMD TIF INCR	770301	770302	12,215,100
URBANDALE CITY AG/URB SCH/URB SS/16 DWT NBRHD AMD TIF INCR	770303	770304	0
URBANDALE CITY/URB SCH/URB WIND HTS SS/16 DWT NBRHD AMD TIF INCR	770305	770306	323,800
URBANDALE CITY AG/URB SCH/URB W HTS SS/16 DWT NBRHD AMD TIF INCR	770307	770308	0
URBANDALE CITY/WDM SCH/URB SS/16 DWT NBRHD AMD TIF INCR	770309	770310	1,331,000
URBANDALE CITY AG/WDM SCH/URB SS/16 DWT NBRHD AMD TIF INCR	770311	770312	0
URBANDALE CITY/URB SCH/URB SS/95 DWT NBRHD TIF INCR	770388	770389	1,787,040
URBANDALE CITY/URB SCH/URB WIND-HTS SS/95 DWT NBRHD TIF INCR	770390	770391	10,128,270
URBANDALE CITY/JOHNSTON SCH/URB SS/09 DWT NBRHD AMD TIF INCR	770752	770753	8,194,400
URBANDALE CITY/URB SCH/URB SS/09 DWT NBRHD AMD TIF INCR	770754	770755	5,981,700

## Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	24,798,800	181,520,940	0	0	-12,964	225,163,236	0	225,163,236
Taxable	0	14,114,994	163,368,846	0	0	-12,964	191,613,221	0	191,613,221
Homestead Credits									38

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** **348,719** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 1,102,269  
 TIF Sp. Revenue Fund Interest: 13,763  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 1,116,032**

Rebate Expenditures: 244,789  
 Non-Rebate Expenditures: 101,620  
 Returned to County Treasurer: 0  
**Total Expenditures: 346,409**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** **1,118,342** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL

### 75th & Douglas Ave Turnlanes

Description:	installation of turn lanes at 75th & Douglas Ave
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### DUNA Development Agreements

Description:	Economic Development incentive agreements
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

### Legal costs

Description:	legal costs incurred to maintain the plan documents
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

# Debts/Obligations For URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL

## 2018B GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	765,000
Interest:	150,850
Total:	915,850
Annual Appropriation?:	No
Date Incurred:	04/10/2018
FY of Last Payment:	2028

## Legal costs

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2015
FY of Last Payment:	2030

## Rebates to Discount Tire of IA

Debt/Obligation Type:	Rebates
Principal:	48,657
Interest:	0
Total:	48,657
Annual Appropriation?:	Yes
Date Incurred:	07/01/2018
FY of Last Payment:	2021

## Rebates to HyVee Inc

Debt/Obligation Type:	Rebates
Principal:	426,722
Interest:	0
Total:	426,722
Annual Appropriation?:	Yes
Date Incurred:	09/26/2017
FY of Last Payment:	2022

## Rebates to Urban Town Center LLC

Debt/Obligation Type:	Rebates
Principal:	416,789
Interest:	0
Total:	416,789
Annual Appropriation?:	Yes



Date Incurred:	09/26/2017
FY of Last Payment:	2023

## Rebates to ReMarc Enterprises

Debt/Obligation Type:	Rebates
Principal:	8,295
Interest:	0
Total:	8,295
Annual Appropriation?:	Yes
Date Incurred:	04/07/2020
FY of Last Payment:	2023

## 2020B GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,190,000
Interest:	218,381
Total:	1,408,381
Annual Appropriation?:	No
Date Incurred:	04/07/2020
FY of Last Payment:	2030

## Non-Rebates For URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL

TIF Expenditure Amount:	101,550
Tied To Debt:	2018B GO Bond
Tied To Project:	75th & Douglas Ave Turnlanes

TIF Expenditure Amount:	70
Tied To Debt:	Legal costs
Tied To Project:	Legal costs

## Rebates For URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL

### 4300 Merle Hay; Discount Tire

TIF Expenditure Amount:	20,659
Rebate Paid To:	Discount Tire Company of Iowa, Inc.
Tied To Debt:	Rebates to Discount Tire of IA
Tied To Project:	DUNA Development Agreements
Projected Final FY of Rebate:	2021

### 3303 86th; HyVee Training center

TIF Expenditure Amount:	137,761
Rebate Paid To:	Hy-Vee Inc
Tied To Debt:	Rebates to HyVee Inc
Tied To Project:	DUNA Development Agreements
Projected Final FY of Rebate:	2022

### 3701 86th; Urban Town Center

TIF Expenditure Amount:	86,369
Rebate Paid To:	Urban Town Center LLC
Tied To Debt:	Rebates to Urban Town Center LLC
Tied To Project:	DUNA Development Agreements
Projected Final FY of Rebate:	2023

## Jobs For URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL

Project:	DUNA Development Agreements
Company Name:	Discount Tire of Iowa, Inc.
Date Agreement Began:	06/20/2017
Date Agreement Ends:	12/31/2021
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	2,100,000
Total Estimated Cost of Public Infrastructure:	0

Project:	DUNA Development Agreements
Company Name:	Hy-Vee, Inc.
Date Agreement Began:	09/26/2017
Date Agreement Ends:	12/31/2022
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	15,925,080
Total Estimated Cost of Public Infrastructure:	0

Project:	DUNA Development Agreements
Company Name:	Urban Town Center, LLC
Date Agreement Began:	09/26/2017
Date Agreement Ends:	12/31/2023
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	4,200,000
Total Estimated Cost of Public Infrastructure:	0

Project:	DUNA Development Agreements
Company Name:	ReMarc Enterprises
Date Agreement Began:	04/07/2020
Date Agreement Ends:	12/31/2025
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	2,000,000
Total Estimated Cost of Public Infrastructure:	0

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2020

### TIF Taxing District Data Collection

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL (77047)  
 TIF Taxing District Name: URBANDALE CITY/URB SCH/URB SS/16 DWT NBRHD AMD TIF INCR  
 TIF Taxing District Inc. Number: 770302

TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,196,000	57,032,900	0	0	-5,556	71,925,344	0	71,925,344
Taxable	0	2,388,282	51,329,610	0	0	-5,556	61,738,836	0	61,738,836
Homestead Credits									19

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	59,715,800	12,215,100	12,215,100	0	0

FY 2020 TIF Revenue Received: 394,455

### TIF Taxing District Data Collection

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL (77047)  
 TIF Taxing District Name: URBANDALE CITY AG/URB SCH/URB SS/16 DWT NBRHD AMD TIF INCR  
 TIF Taxing District Inc. Number: 770304

TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

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### TIF Taxing District Data Collection

Local Government Name:	URBANDALE (77G726)
Urban Renewal Area:	URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL (77047)
TIF Taxing District Name:	URBANDALE CITY/URB SCH/URB WIND HTS SS/16 DWT NBRHD AMD TIF INCR
TIF Taxing District Inc. Number:	770306
TIF Taxing District Base Year:	2015
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,517,700	0	0	0	-3,704	2,513,996	0	2,513,996
Taxable	0	1,433,027	0	0	0	-3,704	1,429,323	0	1,429,323
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	2,193,900	323,800	323,800	0	0

FY 2020 TIF Revenue Received: -13,502

### TIF Taxing District Data Collection

Local Government Name:	URBANDALE (77G726)
Urban Renewal Area:	URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL (77047)
TIF Taxing District Name:	URBANDALE CITY AG/URB SCH/URB W HTS SS/16 DWT NBRHD AMD TIF INCR
TIF Taxing District Inc. Number:	770308
TIF Taxing District Base Year:	2015
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL (77047)  
 TIF Taxing District Name: URBANDALE CITY/WDM SCH/URB SS/16 DWT NBRHD AMD TIF INCR  
 TIF Taxing District Inc. Number: 770310

TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	15,110,000	37,849,200	0	0	0	56,609,200	0	56,609,200
Taxable	0	8,600,310	34,064,280	0	0	0	45,402,090	0	45,402,090
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	55,278,200	1,331,000	1,331,000	0	0

FY 2020 TIF Revenue Received: 34,276

### TIF Taxing District Data Collection

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL (77047)  
 TIF Taxing District Name: URBANDALE CITY AG/WDM SCH/URB SS/16 DWT NBRHD AMD TIF INCR  
 TIF Taxing District Inc. Number: 770312

TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	0	0	0	0

FY 2020 TIF Revenue Received: 0



## TIF Taxing District Data Collection

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL (77047)  
 TIF Taxing District Name: URBANDALE CITY/URB SCH/URB SS/95 DWT NBRHD TIF INCR  
 TIF Taxing District Inc. Number: 770389

TIF Taxing District Base Year:	1995	<b>UR Designation</b>
FY TIF Revenue First Received:	1997	Slum No
Subject to a Statutory end date?	No	Blighted 11/1995
		Economic Development 11/1995

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,081,000	0	0	0	4,691,000	0	4,691,000
Taxable	0	0	1,872,900	0	0	0	3,830,400	0	3,830,400
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	2,903,960	1,787,040	1,787,040	0	0

FY 2020 TIF Revenue Received: 48,351

## TIF Taxing District Data Collection

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL (77047)  
 TIF Taxing District Name: URBANDALE CITY/URB SCH/URB WIND-HTS SS/95 DWT NBRHD TIF INCR  
 TIF Taxing District Inc. Number: 770391

TIF Taxing District Base Year:	1995	<b>UR Designation</b>
FY TIF Revenue First Received:	1997	Slum No
Subject to a Statutory end date?	No	Blighted 11/1995
		Economic Development 11/1995

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,481,900	17,472,600	0	0	-3,704	21,673,796	0	21,673,796
Taxable	0	1,412,654	15,725,340	0	0	-3,704	18,426,540	0	18,426,540
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	11,549,230	10,128,270	10,128,270	0	0

FY 2020 TIF Revenue Received: 298,420

## TIF Taxing District Data Collection

Local Government Name:	URBANDALE (77G726)
Urban Renewal Area:	URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL (77047)
TIF Taxing District Name:	URBANDALE CITY/JOHNSTON SCH/URB SS/09 DWT NBRHD AMD TIF INCR
TIF Taxing District Inc. Number:	770753
TIF Taxing District Base Year:	2008
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	11/2009
Economic Development	11/2009

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	493,200	30,662,600	0	0	0	31,155,800	0	31,155,800
Taxable	0	280,721	27,596,340	0	0	0	27,877,061	0	27,877,061
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	22,961,400	8,194,400	8,194,400	0	0

FY 2020 TIF Revenue Received: 204,242

## TIF Taxing District Data Collection

Local Government Name:	URBANDALE (77G726)
Urban Renewal Area:	URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL (77047)
TIF Taxing District Name:	URBANDALE CITY/URB SCH/URB SS/09 DWT NBRHD AMD TIF INCR
TIF Taxing District Inc. Number:	770755
TIF Taxing District Base Year:	2008
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	11/2009
Economic Development	11/2009

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	36,422,640	0	0	0	36,594,100	0	36,594,100
Taxable	0	0	32,780,376	0	0	0	32,908,971	0	32,908,971
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	30,612,400	5,981,700	5,981,700	0	0

FY 2020 TIF Revenue Received: 136,027

# ▲ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## Urban Renewal Area Data Collection

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE NW MARKET CENTER URBAN RENEWAL  
 UR Area Number: 77061  
 UR Area Creation Date: 11/2000  
 UR Area Purpose: see attached

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
URBANDALE CITY/DC-GRIMES SCH/00 NW MKT CTR TIF INCR	770577	770579	13,062,240
URBANDALE CITY/DC-GRIMES SCH/URB SS/00 NW MKT CTR TIF INCR	770580	770582	69,035,070
URBANDALE CITY/JOHNSTON SCH/URB SS/00 NW MKT CTR TIF INCR	770583	770585	62,095,088
URBANDALE CITY/URB SCH/URB SS/00 NW MKT CTR TIF INCR	770586	770588	96,573,120
URBANDALE CITY/WDM SCH/URB SS/00 NW MKT CTR TIF INCR	770589	770590	25,443,420
URBANDALE CITY AG/DC-GRIMES SCH/00 NW MKT CTR TIF INCR	770578	770600	0
URBANDALE CITY AG/DC-GRIMES SCH/URB SS/00 NW MKT CTR TIF INCR	770581	770601	0
URBANDALE CITY AG/JOHNSTON SCH/URB SS/00 NW MKT CTR TIF INCR	770584	770602	0
URBANDALE CITY AG/URB SCH/URB SS/00 NW MKT CTR TIF INCR	770587	770603	0
URBANDALE CITY AG/URB SCH/DC-G SCH DBT/10 NW MKT CTR AMD T INCR	770809	770810	0
URBANDALE CITY/URB SCH/DC-G SCH DBT/10 NW MKT CTR AMD TIF INCR	770811	770812	1,430,103

## Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,229,290	1,006,500	761,186,700	33,030,600	0	0	803,779,790	0	803,779,790
Taxable	690,027	572,880	685,068,030	29,727,540	0	0	721,553,502	0	721,553,502
Homestead Credits									4

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:</b>	<b>3,147,761</b>	<b>0</b>	<b>Amount of 07-01-2019 Cash Balance Restricted for LMI</b>
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TIF Revenue:	7,953,269
TIF Sp. Revenue Fund Interest:	99,301
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>8,052,570</b>

Rebate Expenditures:	247,365
Non-Rebate Expenditures:	3,927,197
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>4,174,562</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:</b>	<b>7,025,769</b>	<b>0</b>	<b>Amount of 06-30-2020 Cash Balance Restricted for LMI</b>
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# Projects For URBANDALE NW MARKET CENTER URBAN RENEWAL

## NW Market Center Rebates - Office space

Description:	TIF rebates on Commercial Office Space
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

## NW Market Center Rebates - Warehouses

Description:	TIF rebates on Commercial Warehouse space
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

## NW Market Center Rebates - land value swap

Description:	agreement with DCG schools for 14 parcels in Aurora Bus Park due to redistricting w/ Urb schools
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

## NW Market Center Rebates - Development Agreements

Description:	Agreements for infrastructure construction within the TIF area by developers
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Traffic signals

Description:	installation of new signals
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Legal expenses

Description:	Legal costs for amending plan & bond issue costs
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

## Public Works facility

Description:	Construction of salt storage, fueling station, design building
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Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

## Aurora - 109th to Railroad

Description:	reconstruction of Aurora Ave from 109th St to railroad crossing
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## NW 54th paving

Description:	paving NW 54th Ave west of 100th
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## 100th St Interchange/ramps

Description:	Construction of interchange ramps at I-35/80
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## 104th Reconstruction Hickman to Douglas

Description:	Reconstruction of 104th St from Hickman to Douglas
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## 86th St. Preservation

Description:	Improvements and overlay of 86th Street from I-35 to Hickman
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Street Lights

Description:	Installation of LED street lights
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Sidewalks

Description:	Installation of sidewalks along arterials
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For URBANDALE NW MARKET CENTER URBAN RENEWAL

### Rebates to Anderson Properties

Debt/Obligation Type:	Rebates
Principal:	290,542
Interest:	0
Total:	290,542
Annual Appropriation?:	Yes
Date Incurred:	07/01/2007
FY of Last Payment:	2021

### Rebates to DCG schools

Debt/Obligation Type:	Rebates
Principal:	25,814
Interest:	0
Total:	25,814
Annual Appropriation?:	Yes
Date Incurred:	06/01/2003
FY of Last Payment:	2020

### Rebates to R & R Realty Group

Debt/Obligation Type:	Rebates
Principal:	375,000
Interest:	0
Total:	375,000
Annual Appropriation?:	Yes
Date Incurred:	07/31/2007
FY of Last Payment:	2022

### Rebates to Delta Dental

Debt/Obligation Type:	Rebates
Principal:	34,154
Interest:	0
Total:	34,154
Annual Appropriation?:	Yes
Date Incurred:	07/01/2012
FY of Last Payment:	2021

### Rebates to DICE Building, LLC

Debt/Obligation Type:	Rebates
Principal:	4,249
Interest:	0
Total:	4,249
Annual Appropriation?:	Yes

Date Incurred:	07/01/2013
FY of Last Payment:	2020

## Legal costs

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/01/2014
FY of Last Payment:	2030

## Rebates to PJJP LLC

Debt/Obligation Type:	Rebates
Principal:	7,166
Interest:	0
Total:	7,166
Annual Appropriation?:	Yes
Date Incurred:	07/01/2015
FY of Last Payment:	2020

## 2017B GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	6,855,000
Interest:	996,500
Total:	7,851,500
Annual Appropriation?:	No
Date Incurred:	05/03/2017
FY of Last Payment:	2027

## 2018B GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,090,000
Interest:	1,003,450
Total:	6,093,450
Annual Appropriation?:	No
Date Incurred:	04/10/2018
FY of Last Payment:	2028

## 2019B GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	18,960,000
Interest:	3,728,842
Total:	22,688,842
Annual Appropriation?:	No
Date Incurred:	04/07/2019
FY of Last Payment:	2029

## Rebates to Shade Saver

Debt/Obligation Type:	Rebates
Principal:	33,367
Interest:	0
Total:	33,367
Annual Appropriation?:	Yes
Date Incurred:	07/01/2018
FY of Last Payment:	2023

### Rebates to Paragon South

Debt/Obligation Type:	Rebates
Principal:	1,284,076
Interest:	0
Total:	1,284,076
Annual Appropriation?:	Yes
Date Incurred:	11/21/2017
FY of Last Payment:	2031

### Rebates to Deere & Company

Debt/Obligation Type:	Rebates
Principal:	4,123,700
Interest:	0
Total:	4,123,700
Annual Appropriation?:	Yes
Date Incurred:	12/05/2017
FY of Last Payment:	2032

### Rebates to 8851 Northpark Drive, LLC

Debt/Obligation Type:	Rebates
Principal:	89,155
Interest:	0
Total:	89,155
Annual Appropriation?:	Yes
Date Incurred:	07/31/2018
FY of Last Payment:	2027

### Rebates to 9400 Plum LLC

Debt/Obligation Type:	Rebates
Principal:	543,423
Interest:	0
Total:	543,423
Annual Appropriation?:	Yes
Date Incurred:	11/06/2018
FY of Last Payment:	2032

### Rebates to Erikson Family LC

Debt/Obligation Type:	Rebates
Principal:	56,415
Interest:	0
Total:	56,415



Annual Appropriation?:	Yes
Date Incurred:	08/28/2018
FY of Last Payment:	2027

## **Rebates to Thomas Capital Advisors, LLC**

Debt/Obligation Type:	Rebates
Principal:	50,635
Interest:	0
Total:	50,635
Annual Appropriation?:	Yes
Date Incurred:	01/16/2019
FY of Last Payment:	2025

## **Rebates to Source Allies, Inc**

Debt/Obligation Type:	Rebates
Principal:	89,335
Interest:	0
Total:	89,335
Annual Appropriation?:	Yes
Date Incurred:	12/04/2018
FY of Last Payment:	2027

## **2020B GO Bond**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	10,065,000
Interest:	1,838,559
Total:	11,903,559
Annual Appropriation?:	No
Date Incurred:	04/07/2020
FY of Last Payment:	2030

## **Rebates to Meredith Point LLC**

Debt/Obligation Type:	Rebates
Principal:	792,402
Interest:	0
Total:	792,402
Annual Appropriation?:	Yes
Date Incurred:	10/08/2019
FY of Last Payment:	2026

## **Rebates to DRA Properties**

Debt/Obligation Type:	Rebates
Principal:	256,950
Interest:	0
Total:	256,950
Annual Appropriation?:	Yes
Date Incurred:	10/08/2019
FY of Last Payment:	2026

## Rebates to Unity Center Pointe

Debt/Obligation Type:	Rebates
Principal:	181,519
Interest:	0
Total:	181,519
Annual Appropriation?:	Yes
Date Incurred:	04/07/2020
FY of Last Payment:	2028

## Rebates to IA Bankers Insurance

Debt/Obligation Type:	Rebates
Principal:	1,630,270
Interest:	0
Total:	1,630,270
Annual Appropriation?:	Yes
Date Incurred:	04/07/2020
FY of Last Payment:	2034

## Rebates to 8860 Northpark Dr LLC

Debt/Obligation Type:	Rebates
Principal:	125,667
Interest:	0
Total:	125,667
Annual Appropriation?:	Yes
Date Incurred:	04/07/2020
FY of Last Payment:	2028

## Non-Rebates For URBANDALE NW MARKET CENTER URBAN RENEWAL

TIF Expenditure Amount: 345,537  
 Tied To Debt: 2018B GO Bond  
 Tied To Project: 100th St Interchange/ramps

TIF Expenditure Amount: 109,691  
 Tied To Debt: 2018B GO Bond  
 Tied To Project: 104th Reconstruction Hickman to Douglas

TIF Expenditure Amount: 102,402  
 Tied To Debt: 2018B GO Bond  
 Tied To Project: 86th St. Preservation

TIF Expenditure Amount: 68,650  
 Tied To Debt: 2018B GO Bond  
 Tied To Project: Public Works facility

TIF Expenditure Amount: 48,970  
 Tied To Debt: 2018B GO Bond  
 Tied To Project: Street Lights

TIF Expenditure Amount: 45,105  
 Tied To Debt: 2019B GO Bond  
 Tied To Project: Sidewalks

TIF Expenditure Amount: 496,153  
 Tied To Debt: 2019B GO Bond  
 Tied To Project: 104th Reconstruction Hickman to Douglas

TIF Expenditure Amount: 22,552  
 Tied To Debt: 2019B GO Bond  
 Tied To Project: Traffic signals

TIF Expenditure Amount: 1,691,432  
 Tied To Debt: 2019B GO Bond  
 Tied To Project: Public Works facility

TIF Expenditure Amount: 13,430  
 Tied To Debt: Legal costs  
 Tied To Project: Legal expenses

TIF Expenditure Amount: 806,285  
 Tied To Debt: 2017B GO Bond  
 Tied To Project: 100th St Interchange/ramps

TIF Expenditure Amount: 78,662  
 Tied To Debt: 2017B GO Bond  
 Tied To Project: Aurora - 109th to Railroad

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TIF Expenditure Amount:	98,328
Tied To Debt:	2017B GO Bond
Tied To Project:	NW 54th paving

## Rebates For URBANDALE NW MARKET CENTER URBAN RENEWAL

### Dallas Center Grimes School - land swap

TIF Expenditure Amount:	25,814
Rebate Paid To:	Dallas Center Grimes School District
Tied To Debt:	Rebates to DCG schools
Tied To Project:	NW Market Center Rebates - land value swap
Projected Final FY of Rebate:	2020

### 4301 NW Urbandale Dr; Interstate Acres Plat 11 lots 3 & 4

TIF Expenditure Amount:	13,193
Rebate Paid To:	Mark Anderson Properties LC
Tied To Debt:	Rebates to Anderson Properties
Tied To Project:	NW Market Center Rebates - Office space
Projected Final FY of Rebate:	2021

### 8900 Northpark Dr; Northpark Business Center Lot5

TIF Expenditure Amount:	21,963
Rebate Paid To:	Delta Dental of Iowa
Tied To Debt:	Rebates to Delta Dental
Tied To Project:	NW Market Center Rebates - Office space
Projected Final FY of Rebate:	2021

### 12140 Meredith Dr; Crossroads Bus Park Plat 5 lot1

TIF Expenditure Amount:	4,249
Rebate Paid To:	DICE Building LLC
Tied To Debt:	Rebates to DICE Building, LLC
Tied To Project:	NW Market Center Rebates - Office space
Projected Final FY of Rebate:	2020

### Paragon office park employment incentive

TIF Expenditure Amount:	125,000
Rebate Paid To:	R & R Realty
Tied To Debt:	Rebates to R & R Realty Group
Tied To Project:	NW Market Center Rebates - Development Agreements
Projected Final FY of Rebate:	2022

### 2770 100th; Ashland Park plat 5 lot 4; Midwest Tile

TIF Expenditure Amount:	7,171
Rebate Paid To:	PJJP, LLC
Tied To Debt:	Rebates to PJJP LLC
Tied To Project:	NW Market Center Rebates - Warehouses
Projected Final FY of Rebate:	2020

### **4451 NW Urb;Interstate Acres plat 11 lot 1**

TIF Expenditure Amount:	20,510
Rebate Paid To:	A.M. Anderson Properties
Tied To Debt:	Rebates to Anderson Properties
Tied To Project:	NW Market Center Rebates - Office space
Projected Final FY of Rebate:	2022

### **10800 Douglas; Walnut Ridge Plat 4 lot 3**

TIF Expenditure Amount:	13,347
Rebate Paid To:	Shade Saver Inc.
Tied To Debt:	Rebates to Shade Saver
Tied To Project:	NW Market Center Rebates - Office space
Projected Final FY of Rebate:	2023

### **4020 121st Street Handle University**

TIF Expenditure Amount:	16,118
Rebate Paid To:	Thomas Capital Advisors
Tied To Debt:	Rebates to Thomas Capital Advisors, LLC
Tied To Project:	NW Market Center Rebates - Development Agreements
Projected Final FY of Rebate:	2024

## Jobs For URBANDALE NW MARKET CENTER URBAN RENEWAL

Project:	NW Market Center Rebates - Development Agreements
Company Name:	Paragon Development Companies
Date Agreement Began:	11/24/2015
Date Agreement Ends:	06/30/2022
Number of Jobs Created or Retained:	1,500
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	0
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	Deere and Company
Date Agreement Began:	12/05/2017
Date Agreement Ends:	12/31/2031
Number of Jobs Created or Retained:	374
Total Annual Wages of Required Jobs:	40,003,808
Total Estimated Private Capital Investment:	29,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	Paragon South, LLC
Date Agreement Began:	11/21/2017
Date Agreement Ends:	12/31/2032
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	4,500,000
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	8851 Northpark Drive, LLC
Date Agreement Began:	07/31/2018
Date Agreement Ends:	12/31/2026
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,554,700
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	Anderson Holdings LLC
Date Agreement Began:	10/09/2018
Date Agreement Ends:	12/31/2026
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	3,050,000
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	9400 Plum LLC
Date Agreement Began:	11/06/2018
Date Agreement Ends:	12/31/2031
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	2,177,756
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	Source Allies, Inc.
Date Agreement Began:	12/04/2018
Date Agreement Ends:	12/31/2025
Number of Jobs Created or Retained:	105
Total Annual Wages of Required Jobs:	8,574,300
Total Estimated Private Capital Investment:	1,771,800
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	Thomas Capital Advisors LLC
Date Agreement Began:	01/16/2019
Date Agreement Ends:	12/31/2024
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	3,078,885
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	Erickson Family LC
Date Agreement Began:	08/28/2018
Date Agreement Ends:	12/31/2026
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,623,000
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	DRA Properties, LC
Date Agreement Began:	10/08/2019
Date Agreement Ends:	12/31/2025
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	5,125,422
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	Meredith Pointe LLC
Date Agreement Began:	10/08/2019
Date Agreement Ends:	12/31/2026



Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	4,825,000
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	Meredith Pointe LLC
Date Agreement Began:	10/08/2019
Date Agreement Ends:	12/31/2026
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	4,100,000
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	Unity Center Pointe, LLC
Date Agreement Began:	04/07/2020
Date Agreement Ends:	12/31/2028
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	4,755,000
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	Iowa Bankers Insurance & Services Inc.
Date Agreement Began:	04/07/2020
Date Agreement Ends:	12/31/2024
Number of Jobs Created or Retained:	195
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	19,600,000
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	8860 Northpark Drive LLC
Date Agreement Began:	04/07/2020
Date Agreement Ends:	12/31/2027
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,850,000
Total Estimated Cost of Public Infrastructure:	0

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2020

# ▲ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## TIF Taxing District Data Collection

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)  
 TIF Taxing District Name: URBANDALE CITY/DC-GRIMES SCH/00 NW MKT CTR TIF INCR  
 TIF Taxing District Inc. Number: 770579

TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	10/2010
Economic Development	11/2000

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	29,027,200	0	0	0	29,027,200	0	29,027,200
Taxable	0	0	26,124,480	0	0	0	26,124,480	0	26,124,480
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	26,124,480	13,062,240	13,062,240	394,434

FY 2020 TIF Revenue Received: 394,434

## TIF Taxing District Data Collection

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)  
 TIF Taxing District Name: URBANDALE CITY/DC-GRIMES SCH/URB SS/00 NW MKT CTR TIF INCR  
 TIF Taxing District Inc. Number: 770582

TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	10/2010
Economic Development	11/2000

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	195,250,300	8,285,500	0	0	203,535,800	0	203,535,800
Taxable	0	0	175,725,270	7,456,950	0	0	183,182,220	0	183,182,220
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	65,436,840	138,098,960	69,035,070	69,063,890	2,096,487

FY 2020 TIF Revenue Received: 2,095,612

## ▲ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

### TIF Taxing District Data Collection

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)  
 TIF Taxing District Name: URBANDALE CITY/JOHNSTON SCH/URB SS/00 NW MKT CTR TIF INCR  
 TIF Taxing District Inc. Number: 770585

TIF Taxing District Base Year:	1999		<b>UR Designation</b>
FY TIF Revenue First Received:	2003	Slum	No
Subject to a Statutory end date?	No	Blighted	10/2010
		Economic Development	11/2000

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	136,183,500	0	0	0	138,350,200	0	138,350,200
Taxable	0	0	122,565,150	0	0	0	124,190,175	0	124,190,175
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	8,296,840	124,190,175	62,095,088	62,095,087	1,926,742

FY 2020 TIF Revenue Received: 1,699,515

### TIF Taxing District Data Collection

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)  
 TIF Taxing District Name: URBANDALE CITY/URB SCH/URB SS/00 NW MKT CTR TIF INCR  
 TIF Taxing District Inc. Number: 770588

TIF Taxing District Base Year:	1999		<b>UR Designation</b>
FY TIF Revenue First Received:	2003	Slum	No
Subject to a Statutory end date?	No	Blighted	10/2010
		Economic Development	11/2000

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	703,600	287,487,100	22,065,100	0	0	315,415,800	0	315,415,800
Taxable	0	400,475	258,738,390	19,858,590	0	0	282,867,455	0	282,867,455
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	122,269,548	193,146,252	96,573,120	96,573,132	2,967,578

FY 2020 TIF Revenue Received: 2,957,252

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## TIF Taxing District Data Collection

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)  
 TIF Taxing District Name: URBANDALE CITY/WDM SCH/URB SS/00 NW MKT CTR TIF INCR  
 TIF Taxing District Inc. Number: 770590

TIF Taxing District Base Year:	1999	<b>UR Designation</b>	
FY TIF Revenue First Received:	2003	Slum	No
Subject to a Statutory end date?	No	Blighted	10/2010
		Economic Development	11/2000

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	109,473,600	2,680,000	0	0	112,153,600	0	112,153,600
Taxable	0	0	98,526,240	2,412,000	0	0	100,938,240	0	100,938,240
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	61,266,760	50,886,840	25,443,420	25,443,420	768,685

FY 2020 TIF Revenue Received: 762,738

## TIF Taxing District Data Collection

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)  
 TIF Taxing District Name: URBANDALE CITY AG/DC-GRIMES SCH/00 NW MKT CTR TIF INCR  
 TIF Taxing District Inc. Number: 770600

TIF Taxing District Base Year:	1999	<b>UR Designation</b>	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	10/2010
		Economic Development	11/2000

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	235,340	0	0	0	0	0	235,340	0	235,340
Taxable	132,101	0	0	0	0	0	132,101	0	132,101
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	77,080	132,101	0	132,101	3,260

FY 2020 TIF Revenue Received: 0

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### TIF Taxing District Data Collection

Local Government Name:	URBANDALE (77G726)
Urban Renewal Area:	URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)
TIF Taxing District Name:	URBANDALE CITY AG/DC-GRIMES SCH/URB SS/00 NW MKT CTR TIF INCR
TIF Taxing District Inc. Number:	770601
TIF Taxing District Base Year:	1999
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	10/2010
Economic Development	11/2000

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	86,320	0	0	0	0	0	86,320	0	86,320
Taxable	48,452	0	0	0	0	0	48,452	0	48,452
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	115,140	0	0	0	0

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	URBANDALE (77G726)
Urban Renewal Area:	URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)
TIF Taxing District Name:	URBANDALE CITY AG/JOHNSTON SCH/URB SS/00 NW MKT CTR TIF INCR
TIF Taxing District Inc. Number:	770602
TIF Taxing District Base Year:	1999
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	10/2010
Economic Development	11/2000

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	612,310	0	0	0	0	0	612,310	0	612,310
Taxable	343,704	0	0	0	0	0	343,704	0	343,704
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	612,310	0	0	0	0

FY 2020 TIF Revenue Received: 0

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## TIF Taxing District Data Collection

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)  
 TIF Taxing District Name: URBANDALE CITY AG/URB SCH/URB SS/00 NW MKT CTR TIF INCR  
 TIF Taxing District Inc. Number: 770603

TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	10/2010
Economic Development	11/2000

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	77,710	0	0	0	0	0	77,710	0	77,710
Taxable	43,621	0	0	0	0	0	43,621	0	43,621
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	77,722	0	0	0	0

FY 2020 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)  
 TIF Taxing District Name: URBANDALE CITY AG/URB SCH/DC-G SCH DBT/10 NW MKT CTR AMD T INCR  
 TIF Taxing District Inc. Number: 770810

TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	10/2010
Economic Development	10/2010

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	217,610	0	0	0	0	0	217,610	0	217,610
Taxable	122,149	0	0	0	0	0	122,149	0	122,149
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	217,610	0	0	0	0

FY 2020 TIF Revenue Received: 0

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## TIF Taxing District Data Collection

Local Government Name:	URBANDALE (77G726)
Urban Renewal Area:	URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)
TIF Taxing District Name:	URBANDALE CITY/URB SCH/DC-G SCH DBT/10 NW MKT CTR AMD TIF INCR
TIF Taxing District Inc. Number:	770812
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	10/2010
Economic Development	10/2010

## TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	302,900	3,765,000	0	0	0	4,067,900	0	4,067,900
Taxable	0	172,405	3,388,500	0	0	0	3,560,905	0	3,560,905
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,207,694	2,860,206	1,430,103	1,430,103	43,718

FY 2020 TIF Revenue Received: 43,718



## Urban Renewal Area Data Collection

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE WESTOVER URBAN RENEWAL  
 UR Area Number: 77065  
 UR Area Creation Date: 08/2004  
 UR Area Purpose: See attached plan.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
URBANDALE CITY/DM SCH/URB WIND-HTS SS/04 WESTOVER TIF INCR	770647	770648	0
URBANDALE CITY/WDM SCH/URB SS/04 WESTOVER TIF INCR	770649	770650	0
URBANDALE CITY/WDM SCH/URB WIND-HTS SS/04 WESTOVER TIF INCR	770651	770652	0

## Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,820,000	19,141,300	0	0	0	24,740,300	0	24,740,300
Taxable	0	2,743,447	17,227,170	0	0	0	20,554,867	0	20,554,867
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** 0 0 **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 0  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 0**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 0**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** 0 0 **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For URBANDALE WESTOVER URBAN RENEWAL

### Westover Development Agreements

Description:	Economic Development incentive agreements
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For URBANDALE WESTOVER URBAN RENEWAL

### Rebates to Hickman Storage LLC

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	12/04/2018
FY of Last Payment:	2026

## Jobs For URBANDALE WESTOVER URBAN RENEWAL

Project:	Westover Development
Company Name:	Agreements
Date Agreement Began:	Hickman Storage LLC
Date Agreement Ends:	12/04/2018
Number of Jobs Created or Retained:	12/31/2026
Total Annual Wages of Required Jobs:	1
Total Estimated Private Capital Investment:	0
Total Estimated Cost of Public Infrastructure:	2,000,000
	0

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2020

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### TIF Taxing District Data Collection

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE WESTOVER URBAN RENEWAL (77065)  
 TIF Taxing District Name: URBANDALE CITY/DM SCH/URB WIND-HTS SS/04 WESTOVER TIF INCR  
 TIF Taxing District Inc. Number: 770648

TIF Taxing District Base Year:	2003		<b>UR Designation</b>
FY TIF Revenue First Received:	2006	Slum	No
Subject to a Statutory end date?	No	Blighted	08/2004
		Economic Development	08/2004

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,549,600	0	0	0	5,549,600	0	5,549,600
Taxable	0	0	4,994,640	0	0	0	4,994,640	0	4,994,640
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	4,051,000	1,498,600	0	1,498,600	53,935

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE WESTOVER URBAN RENEWAL (77065)  
 TIF Taxing District Name: URBANDALE CITY/WDM SCH/URB SS/04 WESTOVER TIF INCR  
 TIF Taxing District Inc. Number: 770650

TIF Taxing District Base Year:	2003		<b>UR Designation</b>
FY TIF Revenue First Received:	2007	Slum	No
Subject to a Statutory end date?	No	Blighted	08/2004
		Economic Development	08/2004

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,820,000	7,600,300	0	0	0	13,199,300	0	13,199,300
Taxable	0	2,743,447	6,840,270	0	0	0	10,167,967	0	10,167,967
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	11,067,310	2,131,990	0	2,131,990	64,411

FY 2020 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE WESTOVER URBAN RENEWAL (77065)  
 TIF Taxing District Name: URBANDALE CITY/WDM SCH/URB WIND-HTS SS/04 WESTOVER TIF INCR  
 TIF Taxing District Inc. Number: 770652

TIF Taxing District Base Year:	2003	UR Designation	
FY TIF Revenue First Received:	2009	Slum	No
Subject to a Statutory end date?	No	Blighted	08/2004
		Economic Development	08/2004

## TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,991,400	0	0	0	5,991,400	0	5,991,400
Taxable	0	0	5,392,260	0	0	0	5,392,260	0	5,392,260
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	6,562,500	0	0	0	0

FY 2020 TIF Revenue Received: 0