

# Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## Levy Authority Summary

Local Government Name: POLK COUNTY  
Local Government Number: 77

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
POLK COUNTY-POLK CITY NORTH (TOURN CLUB) URBAN RENEWAL	77063	5
POLK COUNTY SAYLORVILLE BUSINESS PARK URBAN RENEWAL	77070	1
POLK COUNTY NE 46TH AVE INDUSTRIAL URBAN RENEWAL	77085	1
POLK COUNTY WHITETAIL RIDGE RESIDENTIAL URBAN RENEWAL	77105	2
POLK COUNTY NORWOODVILLE URBAN RENEWAL	77106	2

**TIF Debt Outstanding: 19,685,614**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2021 Cash Balance Restricted for LMI</b>
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TIF Revenue:	1,831,677
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	53,767
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,885,444</b>

Rebate Expenditures:	1,007,041
Non-Rebate Expenditures:	849,919
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,856,960</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:</b>	<b>28,484</b>	<b>0</b>	<b>Amount of 06-30-2022 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 17,800,170**

# ♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## Urban Renewal Area Data Collection

Local Government Name: POLK COUNTY (77)  
 Urban Renewal Area: POLK COUNTY-POLK CITY NORTH (TOURN CLUB) URBAN RENEWAL  
 UR Area Number: 77063

UR Area Creation Date: 11/2001

UR Area Purpose: To stimulate, through developer rebates, private investment in Polk City. Specifically, a golf course and residential development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
POLK CITY/N-POLK SCH/MAD CEM/TOURN CLUB 14 RES PROJ 5 TIF INCR	770227	770228	2,672,622
POLK CITY/N-POLK SCH/MAD CEM/TOURN CLUB 14 RES PROJ 6 TIF INCR	770229	770230	847,165
POLK CITY/N-POLK SCH/MAD CEM/TOURN CLUB 14 COM PROJ 2 TIF INCR	770231	770232	666,000
POLK CITY/N-POLK SCH/MAD CEM/TOURN CLUB 15 RES PROJ 7 TIF INCR	770233	770234	451,460
POLK CITY/N-POLK SCH/MAD CEM/TOURN CLUB 03 COMMERCIAL TIF INCR	770775	770776	4,499,640

## Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,093,000	5,899,600	0	0	-1,852	12,990,748	0	12,990,748
Taxable	0	4,001,119	5,309,640	0	0	-1,852	9,308,907	0	9,308,907
Homestead Credits									9

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** 0 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 272,627  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 15,783  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 288,410**

Rebate Expenditures: 241,369  
 Non-Rebate Expenditures: 47,041  
 Returned to County Treasurer: 0  
**Total Expenditures: 288,410**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** 0 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For POLK COUNTY-POLK CITY NORTH (TOURN CLUB) URBAN RENEWAL

### Commercial - Golfcourse

Description:	Golf course
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

### Residential 5-6

Description:	Residential development, plats 5-6
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### LMI - Residential 5-6

Description:	LMI payment to Polk City, plats 5-6
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

### Commercial - Project 2

Description:	Commercial
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

### Residential 7

Description:	Residential development, plat 7
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### LMI - Residential 7

Description:	LMI payment to Polk City, plat 7
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For POLK COUNTY-POLK CITY NORTH (TOURN CLUB) URBAN RENEWAL

## Commercial - golf course

Debt/Obligation Type:	Rebates
Principal:	7,186,910
Interest:	0
Total:	7,186,910
Annual Appropriation?:	No
Date Incurred:	05/28/2003
FY of Last Payment:	2024

## Residential 5-6

Debt/Obligation Type:	Rebates
Principal:	360,028
Interest:	0
Total:	360,028
Annual Appropriation?:	No
Date Incurred:	11/25/2014
FY of Last Payment:	2024

## LMI - residential 5-6

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	88,615
Interest:	0
Total:	88,615
Annual Appropriation?:	No
Date Incurred:	11/24/2015
FY of Last Payment:	2024

## Commercial - project 2

Debt/Obligation Type:	Rebates
Principal:	167,777
Interest:	0
Total:	167,777
Annual Appropriation?:	No
Date Incurred:	11/25/2014
FY of Last Payment:	2024

## Residential 7

Debt/Obligation Type:	Rebates
Principal:	95,326
Interest:	0
Total:	95,326
Annual Appropriation?:	No
Date Incurred:	11/15/2016
FY of Last Payment:	2024

## LMI - residential 7

	Outstanding LMI Housing
Debt/Obligation Type:	Obligations
Principal:	32,670
Interest:	0
Total:	32,670
Annual Appropriation?:	No
Date Incurred:	11/15/2016
FY of Last Payment:	2024

## **Non-Rebates For POLK COUNTY-POLK CITY NORTH (TOURN CLUB) URBAN RENEWAL**

TIF Expenditure Amount:	41,684
Tied To Debt:	LMI - residential 5-6
Tied To Project:	LMI - Residential 5-6

TIF Expenditure Amount:	5,357
Tied To Debt:	LMI - residential 7
Tied To Project:	LMI - Residential 7

## Rebates For POLK COUNTY-POLK CITY NORTH (TOURN CLUB) URBAN RENEWAL

### Polk City North Golf Course

TIF Expenditure Amount:	147,238
Rebate Paid To:	Big Creek Development
Tied To Debt:	Commercial - golf course
Tied To Project:	Commercial - Golfcourse
Projected Final FY of Rebate:	2024

### Polk City North 5-6

TIF Expenditure Amount:	65,418
Rebate Paid To:	Big Creek Development
Tied To Debt:	Residential 5-6
Tied To Project:	Residential 5-6
Projected Final FY of Rebate:	2024

### Polk City Commercial 2

TIF Expenditure Amount:	20,306
Rebate Paid To:	Big Creek Development
Tied To Debt:	Commercial - project 2
Tied To Project:	Commercial - Project 2
Projected Final FY of Rebate:	2024

### Polk City North 7

TIF Expenditure Amount:	8,407
Rebate Paid To:	Big Creek Development
Tied To Debt:	Residential 7
Tied To Project:	Residential 7
Projected Final FY of Rebate:	2024

## Income Housing For POLK COUNTY-POLK CITY NORTH (TOURN CLUB) URBAN RENEWAL

Amount of FY 2022 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	47,041
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	47,041
Other low and moderate income housing assistance:	0



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TIF revenues were overcollected on residential projects 1-4; To correct this, TIF revenues on residential projects 5-6 were partially foregone to the extent of the overcollections. The overcollection is now rectified as of FYE 06/30/20.

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2022

### TIF Taxing District Data Collection

Local Government Name:	POLK COUNTY (77)
Urban Renewal Area:	POLK COUNTY-POLK CITY NORTH (TOURN CLUB) URBAN RENEWAL (77063)
TIF Taxing District Name:	POLK CITY/N-POLK SCH/MAD CEM/TOURN CLUB 14 RES PROJ 5 TIF INCR
TIF Taxing District Inc. Number:	770228
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	2020
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2001

#### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,737,900	0	0	0	0	4,737,900	0	4,737,900
Taxable	0	2,672,622	0	0	0	0	2,672,622	0	2,672,622
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	274,700	2,672,622	2,672,622	0	0

FY 2022 TIF Revenue Received: 80,672

### TIF Taxing District Data Collection

Local Government Name:	POLK COUNTY (77)
Urban Renewal Area:	POLK COUNTY-POLK CITY NORTH (TOURN CLUB) URBAN RENEWAL (77063)
TIF Taxing District Name:	POLK CITY/N-POLK SCH/MAD CEM/TOURN CLUB 14 RES PROJ 6 TIF INCR
TIF Taxing District Inc. Number:	770230
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	2020
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2001

#### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,505,100	0	0	0	-1,852	1,503,248	0	1,503,248
Taxable	0	849,017	0	0	0	-1,852	847,165	0	847,165
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	99,950	847,165	847,165	0	0

FY 2022 TIF Revenue Received: 25,385

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### TIF Taxing District Data Collection

Local Government Name:	POLK COUNTY (77)
Urban Renewal Area:	POLK COUNTY-POLK CITY NORTH (TOURN CLUB) URBAN RENEWAL (77063)
TIF Taxing District Name:	POLK CITY/N-POLK SCH/MAD CEM/TOURN CLUB 14 COM PROJ 2 TIF INCR
TIF Taxing District Inc. Number:	770232
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	2016
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2001

#### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	900,000	0	0	0	900,000	0	900,000
Taxable	0	0	810,000	0	0	0	810,000	0	810,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	234,000	666,000	666,000	0	0

FY 2022 TIF Revenue Received: 18,330

### TIF Taxing District Data Collection

Local Government Name:	POLK COUNTY (77)
Urban Renewal Area:	POLK COUNTY-POLK CITY NORTH (TOURN CLUB) URBAN RENEWAL (77063)
TIF Taxing District Name:	POLK CITY/N-POLK SCH/MAD CEM/TOURN CLUB 15 RES PROJ 7 TIF INCR
TIF Taxing District Inc. Number:	770234
TIF Taxing District Base Year:	2014
FY TIF Revenue First Received:	2020
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2001

#### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	850,000	0	0	0	0	850,000	0	850,000
Taxable	0	479,480	0	0	0	0	479,480	0	479,480
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	398,540	451,460	451,460	0	0

FY 2022 TIF Revenue Received: 13,486

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### TIF Taxing District Data Collection

Local Government Name:	POLK COUNTY (77)
Urban Renewal Area:	POLK COUNTY-POLK CITY NORTH (TOURN CLUB) URBAN RENEWAL (77063)
TIF Taxing District Name:	POLK CITY/N-POLK SCH/MAD CEM/TOURN CLUB 03 COMMERCIAL TIF INCR
TIF Taxing District Inc. Number:	770776
TIF Taxing District Base Year:	2002
FY TIF Revenue First Received:	2005
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2024

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2001

### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	4,999,600	0	0	0	4,999,600	0	4,999,600
Taxable	0	0	4,499,640	0	0	0	4,499,640	0	4,499,640
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	88,537	4,499,640	4,499,640	0	0

FY 2022 TIF Revenue Received: 134,754

## Urban Renewal Area Data Collection

Local Government Name: POLK COUNTY (77)  
 Urban Renewal Area: POLK COUNTY SAYLORVILLE BUSINESS PARK URBAN RENEWAL  
 UR Area Number: 77070

UR Area Creation Date: 09/2005

UR Area Purpose: To foster economic development by providing direct financial assistance to developers as an incentive to construct improvements in a new 40-acre business park located at the intersection of NE 58th and NE 14/Hwy 69 in unincorporated Polk County

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SAYLOR TWP/SAYDEL SCH/POLK-CO SAYLORVILLE BUS PK 05 TIF INCR	770678	770679	26,630,996

## Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	32,841,000	0	0	0	32,841,000	0	32,841,000
Taxable	0	0	29,556,900	0	0	0	29,556,900	0	29,556,900
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** 0 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 663,216  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 1,773  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 664,989**

Rebate Expenditures: 664,989  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 664,989**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** 0 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For POLK COUNTY SAYLORVILLE BUSINESS PARK URBAN RENEWAL

### Saylorville Business Park

Description:	Developer rebates to Graham Warehouse 2 L.P.
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For POLK COUNTY SAYLORVILLE BUSINESS PARK URBAN RENEWAL

## Developer Rebate

Debt/Obligation Type:	Rebates
Principal:	6,484,226
Interest:	0
Total:	6,484,226
Annual Appropriation?:	No
Date Incurred:	11/15/2016
FY of Last Payment:	2037

## Legal fees

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/12/2019
FY of Last Payment:	2021

## Non-Rebates For POLK COUNTY SAYLORVILLE BUSINESS PARK URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Legal fees
Tied To Project:	Saylorville Business Park
TIF Expenditure Amount:	0
Tied To Debt:	Developer Rebate
Tied To Project:	Saylorville Business Park



# Rebates For POLK COUNTY SAYLORVILLE BUSINESS PARK URBAN RENEWAL

## 5635 NE 14th, Des Moines

TIF Expenditure Amount:	664,989
Rebate Paid To:	Graham Warehouse 2 L.P.
Tied To Debt:	Developer Rebate
Tied To Project:	Saylorville Business Park
Projected Final FY of Rebate:	2035

**TIF Taxing District Data Collection**

Local Government Name: POLK COUNTY (77)  
 Urban Renewal Area: POLK COUNTY SAYLORVILLE BUSINESS PARK URBAN RENEWAL (77070)  
 TIF Taxing District Name: SAYLOR TWP/SAYDEL SCH/POLK-CO SAYLORVILLE BUS PK 05 TIF INCR  
 TIF Taxing District Inc. Number: 770679  
 TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received: 2018  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2037

UR Designation	
Slum	No
Blighted	No
Economic Development	No

**TIF Taxing District Value by Class - 1/1/2020 for FY 2022**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	32,841,000	0	0	0	32,841,000	0	32,841,000
Taxable	0	0	29,556,900	0	0	0	29,556,900	0	29,556,900
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	51,180	29,556,900	26,630,996	2,925,904	73,061

FY 2022 TIF Revenue Received: 663,216

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## Urban Renewal Area Data Collection

Local Government Name: POLK COUNTY (77)  
 Urban Renewal Area: POLK COUNTY NE 46TH AVE INDUSTRIAL URBAN RENEWAL  
 UR Area Number: 77085

UR Area Creation Date: 04/2008

UR Area Purpose: To stimulate, through public involvement and commitment, private investment in the expansion of industrial development.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SAYLOR TWP/SAYDEL SCH/POLK CO NE 46TH AVE INDUSTRIAL TIF INCR	770851	770852	1,697,754

## Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	14,403,770	0	0	14,403,770	0	14,403,770
Taxable	0	0	0	12,963,393	0	0	12,963,393	0	12,963,393
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** 0 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 42,394  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 42,394**

Rebate Expenditures: 42,394  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 42,394**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** 0 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For POLK COUNTY NE 46TH AVE INDUSTRIAL URBAN RENEWAL

### Transform

Description:	Tax rebates to Transform, Ltd.
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For POLK COUNTY NE 46TH AVE INDUSTRIAL URBAN RENEWAL

## Transform rebate

Debt/Obligation Type:	Rebates
Principal:	51,973
Interest:	0
Total:	51,973
Annual Appropriation?:	No
Date Incurred:	11/07/2012
FY of Last Payment:	2023

## Non-Rebates For POLK COUNTY NE 46TH AVE INDUSTRIAL URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Transform rebate
Tied To Project:	Transform

## Rebates For POLK COUNTY NE 46TH AVE INDUSTRIAL URBAN RENEWAL

### 1600 block of NE 46th Avenue, Des Moines

TIF Expenditure Amount:	42,394
Rebate Paid To:	Transform, Ltd
Tied To Debt:	Transform rebate
Tied To Project:	Transform
Projected Final FY of Rebate:	2023

## **Jobs For POLK COUNTY NE 46TH AVE INDUSTRIAL URBAN RENEWAL**

Project:	Transform
Company Name:	Transform. Ltd
Date Agreement Began:	08/05/2008
Date Agreement Ends:	06/30/2023
Number of Jobs Created or Retained:	205
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	9,334,445
Total Estimated Cost of Public Infrastructure:	0



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## TIF Taxing District Data Collection

Local Government Name:	POLK COUNTY (77)
Urban Renewal Area:	POLK COUNTY NE 46TH AVE INDUSTRIAL URBAN RENEWAL (77085)
TIF Taxing District Name:	SAYLOR TWP/SAYDEL SCH/POLK CO NE 46TH AVE INDUSTRIAL TIF INCR
TIF Taxing District Inc. Number:	770852
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2013
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

## TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	14,403,770	0	0	14,403,770	0	14,403,770
Taxable	0	0	0	12,963,393	0	0	12,963,393	0	12,963,393
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	2,633,550	11,770,220	1,697,754	10,072,466	251,514

FY 2022 TIF Revenue Received: 42,394

## Urban Renewal Area Data Collection

Local Government Name: POLK COUNTY (77)  
 Urban Renewal Area: POLK COUNTY WHITETAIL RIDGE RESIDENTIAL URBAN RENEWAL  
 UR Area Number: 77105

UR Area Creation Date: 11/2017

UR Area Purpose: To stimulate, through public involvement and commitment, private investment in new housing and residential development within the Whitetail Ridge urban renewal area of Polk City

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
POLK CITY/N-POLK SCH/MAD CEM/17 WHITETAIL RIDGE RES TIF INCR	770255	770256	4,063,799
POLK CITY AG/N-POLK SCH/MAD CEM/17 WHITETAIL RIDGE RES TIF INCR	770257	770258	0

## Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,207,400	0	0	0	-1,852	7,205,548	0	7,205,548
Taxable	0	4,065,651	0	0	0	-1,852	4,063,799	0	4,063,799
Homestead Credits									5

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** 0 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 123,914  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 123,914**

Rebate Expenditures: 58,289  
 Non-Rebate Expenditures: 37,141  
 Returned to County Treasurer: 0  
**Total Expenditures: 95,430**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** 28,484 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

# Projects For POLK COUNTY WHITETAIL RIDGE RESIDENTIAL URBAN RENEWAL

## Whitetail Ridge Phase 1

Description:	Developer rebates
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

## Whitetail Ridge Phase 1 LMI

Description:	LMI set-aside
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For POLK COUNTY WHITETAIL RIDGE RESIDENTIAL URBAN RENEWAL

### Developer Rebates

Debt/Obligation Type:	Rebates
Principal:	1,464,435
Interest:	0
Total:	1,464,435
Annual Appropriation?:	No
Date Incurred:	11/13/2018
FY of Last Payment:	2030

### LMI

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	561,138
Interest:	0
Total:	561,138
Annual Appropriation?:	No
Date Incurred:	11/13/2018
FY of Last Payment:	2030

### Legal fees

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/14/2017
FY of Last Payment:	2030

**Non-Rebates For POLK COUNTY WHITETAIL RIDGE RESIDENTIAL  
URBAN RENEWAL**

TIF Expenditure Amount:	37,141
Tied To Debt:	LMI
Tied To Project:	Whitetail Ridge Phase 1 LMI

# Rebates For POLK COUNTY WHITETAIL RIDGE RESIDENTIAL URBAN RENEWAL

## Whitetail Ridge residential - legal fees

TIF Expenditure Amount:	0
Rebate Paid To:	Polk County
Tied To Debt:	Developer Rebates
Tied To Project:	Whitetail Ridge Phase 1
Projected Final FY of Rebate:	2021

## Whitetail Ridge residential - developer rebates

TIF Expenditure Amount:	58,289
Rebate Paid To:	MJR Developments
Tied To Debt:	Developer Rebates
Tied To Project:	Whitetail Ridge Phase 1
Projected Final FY of Rebate:	2030

# Income Housing For POLK COUNTY WHITETAIL RIDGE RESIDENTIAL URBAN RENEWAL

Amount of FY 2022 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	17,043
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

### TIF Taxing District Data Collection

Local Government Name:	POLK COUNTY (77)
Urban Renewal Area:	POLK COUNTY WHITETAIL RIDGE RESIDENTIAL URBAN RENEWAL (77105)
TIF Taxing District Name:	POLK CITY/N-POLK SCH/MAD CEM/17 WHITETAIL RIDGE RES TIF INCR
TIF Taxing District Inc. Number:	770256
TIF Taxing District Base Year:	2017
FY TIF Revenue First Received:	2020
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2030

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2017

### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,207,400	0	0	0	-1,852	7,205,548	0	7,205,548
Taxable	0	4,065,651	0	0	0	-1,852	4,063,799	0	4,063,799
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	36,750	4,063,799	4,063,799	0	0

FY 2022 TIF Revenue Received: 123,914

### TIF Taxing District Data Collection

Local Government Name:	POLK COUNTY (77)
Urban Renewal Area:	POLK COUNTY WHITETAIL RIDGE RESIDENTIAL URBAN RENEWAL (77105)
TIF Taxing District Name:	POLK CITY AG/N-POLK SCH/MAD CEM/17 WHITETAIL RIDGE RES TIF INCR
TIF Taxing District Inc. Number:	770258
TIF Taxing District Base Year:	2017
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 - 1/1/2020 for FY 2022

	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 2022	0	0	0	0	0

FY 2022 TIF Revenue Received: 0



## Urban Renewal Area Data Collection

Local Government Name: POLK COUNTY (77)  
 Urban Renewal Area: POLK COUNTY NORWOODVILLE URBAN RENEWAL  
 UR Area Number: 77106

UR Area Creation Date: 05/2018

UR Area Purpose: To stimulate, through public involvement and commitment, private investment in new economic development (commercial and/or industrial) and to remediate blighting influences

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DELAWARE TWP/SAYDEL SCH/18 POLK CO NORWOODVILLE TIF INCR	770901	770902	31,095,520
DELAWARE TWP/SE-POLK SCH/18 POLK CO NORWOODVILLE TIF INCR	770903	770904	1,500

## Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,100	67,370,400	5,004,140	34,831,900	0	-103,712	107,858,528	0	107,858,528
Taxable	924	38,003,199	4,503,726	31,348,710	0	-103,712	74,262,272	0	74,262,272
Homestead Credits									392

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** 0 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 729,526  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 36,211  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 765,737**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 765,737  
 Returned to County Treasurer: 0  
**Total Expenditures: 765,737**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** 0 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For POLK COUNTY NORWOODVILLE URBAN RENEWAL

### Norwoodville Urban Renewal

Description:	Sanitary sewer and street improvements
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For POLK COUNTY NORWOODVILLE URBAN RENEWAL

### Sanitary sewer & street expense

Debt/Obligation Type:	Internal Loans
Principal:	3,192,516
Interest:	0
Total:	3,192,516
Annual Appropriation?:	No
Date Incurred:	11/12/2019
FY of Last Payment:	2039

**Non-Rebates For POLK COUNTY NORWOODVILLE URBAN RENEWAL**

TIF Expenditure Amount:	765,737
Tied To Debt:	Sanitary sewer & street expense
Tied To Project:	Norwoodville Urban Renewal

### TIF Taxing District Data Collection

Local Government Name:	POLK COUNTY (77)
Urban Renewal Area:	POLK COUNTY NORWOODVILLE URBAN RENEWAL (77106)
TIF Taxing District Name:	DELAWARE TWP/SAYDEL SCH/18 POLK CO NORWOODVILLE TIF INCR
TIF Taxing District Inc. Number:	770902
TIF Taxing District Base Year:	2017
FY TIF Revenue First Received:	2020
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	05/2018
Economic Development	05/2018

#### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,100	67,354,100	5,004,140	34,831,900	0	-103,712	107,842,228	0	107,842,228
Taxable	924	37,994,005	4,503,726	31,348,710	0	-103,712	74,253,078	0	74,253,078
Homestead Credits									392

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	76,850,420	31,095,520	31,095,520	0	0

FY 2022 TIF Revenue Received: 729,485

### TIF Taxing District Data Collection

Local Government Name:	POLK COUNTY (77)
Urban Renewal Area:	POLK COUNTY NORWOODVILLE URBAN RENEWAL (77106)
TIF Taxing District Name:	DELAWARE TWP/SE-POLK SCH/18 POLK CO NORWOODVILLE TIF INCR
TIF Taxing District Inc. Number:	770904
TIF Taxing District Base Year:	2017
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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	16,300	0	0	0	0	16,300	0	16,300
Taxable	0	9,194	0	0	0	0	9,194	0	9,194
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	14,800	1,500	1,500	0	0

FY 2022 TIF Revenue Received: 41