

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

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: 59,509,786

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:	12,242,741	0	Amount of 07-01-2021 Cash Balance Restricted for LMI
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TIF Revenue:	9,366,433
TIF Sp. Revenue Fund Interest:	92,528
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	9,458,961

Rebate Expenditures:	1,210,290
Non-Rebate Expenditures:	5,663,082
Returned to County Treasurer:	0
Total Expenditures:	6,873,372

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	14,828,330	0	Amount of 06-30-2022 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 37,808,084

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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/96 FAWN CRK TIF INCR	770572	770574	0
URBANDALE CITY/URB SCH/URB SS/01 FAWN CRK AMD TIF INCR	770614	770615	0
URBANDALE CITY AG/URB SCH/URB SS/96 FAWN CRK TIF INCR	770616	770617	0
URBANDALE CITY AG/URB SCH/URB SS/01 FAWN CRK AMD TIF INCR	770777	770778	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	165,800	188,923,760	0	0	0	-85,192	189,004,368	0	189,004,368
Taxable	139,322	106,570,718	0	0	0	-85,192	106,624,848	0	106,624,848
Homestead Credits									351

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:	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 06-30-2022:	0	0	Amount of 06-30-2022 Cash Balance Restricted for LMI
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Original 6/25/91, with amendments to add territory 7/30/1996 and 10/30/2001.
Blight & ED for original and 1996 amendment. ED only for 2001 amendment.

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

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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/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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	188,042,260	0	0	0	-85,192	187,957,068	0	187,957,068
Taxable	0	106,073,469	0	0	0	-85,192	105,988,277	0	105,988,277
Homestead Credits									351

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	822,310	105,988,277	0	105,988,277	3,223,214

FY 2022 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/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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	881,500	0	0	0	0	881,500	0	881,500
Taxable	0	497,249	0	0	0	0	497,249	0	497,249
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	132,450	497,249	0	497,249	15,122

FY 2022 TIF Revenue Received: 0

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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/96 FAWN CRK TIF INCR
 TIF Taxing District Inc. Number: 770617
 TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	07/1996
Economic Development	07/1996

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	165,800	0	0	0	0	0	165,800	0	165,800
Taxable	139,322	0	0	0	0	0	139,322	0	139,322
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	165,800	0	0	0	0

FY 2022 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/01 FAWN CRK AMD TIF INCR
 TIF Taxing District Inc. Number: 770778
 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 - 1/1/2020 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

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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	9,809,533
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	344,409
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	0
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	1,329,017
URBANDALE CITY/URB SCH/URB WIND-HTS SS/95 DWT NBRHD TIF INCR	770390	770391	6,615,998
URBANDALE CITY/JOHNSTON SCH/URB SS/09 DWT NBRHD AMD TIF INCR	770752	770753	1,936,601
URBANDALE CITY/URB SCH/URB SS/09 DWT NBRHD AMD TIF INCR	770754	770755	1,173,921

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	24,301,200	179,133,630	0	0	-11,112	224,456,618	0	224,456,618
Taxable	0	13,708,134	161,220,267	0	0	-11,112	189,114,501	0	189,114,501
Homestead Credits									37

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **858,544** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 641,906
 TIF Sp. Revenue Fund Interest: 2,590
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 644,496

Rebate Expenditures: 286,104
 Non-Rebate Expenditures: 238,450
 Returned to County Treasurer: 0
Total Expenditures: 524,554

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **978,486** **0** **Amount of 06-30-2022 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:	Yes
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

86th Street Preservation Phase II

Description:	Resurfacing 86th St from Hickman to Douglas
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL

2018B GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	620,000
Interest:	91,250
Total:	711,250
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 HyVee Inc

Debt/Obligation Type:	Rebates
Principal:	142,987
Interest:	0
Total:	142,987
Annual Appropriation?:	Yes
Date Incurred:	09/26/2017
FY of Last Payment:	2022

Rebates to Urban Town Center LLC

Debt/Obligation Type:	Rebates
Principal:	214,799
Interest:	0
Total:	214,799
Annual Appropriation?:	Yes
Date Incurred:	09/26/2017
FY of Last Payment:	2023

Rebates to ReMarc Enterprises

Debt/Obligation Type:	Rebates
Principal:	52,025
Interest:	0
Total:	52,025
Annual Appropriation?:	Yes
Date Incurred:	04/07/2020
FY of Last Payment:	2023

2020B GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,100,000

Interest:	171,700
Total:	1,271,700
Annual Appropriation?:	No
Date Incurred:	04/07/2020
FY of Last Payment:	2030

Non-Rebates For URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL

TIF Expenditure Amount:	99,300
Tied To Debt:	2018B GO Bond
Tied To Project:	75th & Douglas Ave Turnlanes

TIF Expenditure Amount:	0
Tied To Debt:	Legal costs
Tied To Project:	Legal costs

TIF Expenditure Amount:	139,150
Tied To Debt:	2020B GO Bond
Tied To Project:	86th Street Preservation Phase II

Rebates For URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL

3303 86th; HyVee Training center

TIF Expenditure Amount:	142,987
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:	143,117
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:	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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Original plan 1995 was Blight & ED. Amended & restated plan 2009 to add territory, making it mixed area. Amend #1 2012 to confirm mixed, no new territory. Amend #2 added territory & new ordinance in FY17. Amend #3 to remove territory & new ordinance 2022.

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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:	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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,609,800	62,007,690	0	0	-3,704	78,530,786	0	78,530,786
Taxable	0	2,600,340	55,806,921	0	0	-3,704	66,447,532	0	66,447,532
Homestead Credits									16

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	59,715,800	18,818,690	9,809,533	9,009,157	273,978

FY 2022 TIF Revenue Received: 296,524

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 - 1/1/2020 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

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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,855,700	0	0	0	-3,704	2,851,996	0	2,851,996
Taxable	0	1,610,882	0	0	0	-3,704	1,607,178	0	1,607,178
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	2,193,900	661,800	344,409	317,391	9,723

FY 2022 TIF Revenue Received: 10,715

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 - 1/1/2020 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

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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	13,530,000	37,159,830	0	0	0	54,589,830	0	54,589,830
Taxable	0	7,632,192	33,443,847	0	0	0	43,708,539	0	43,708,539
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	55,278,200	0	0	0	0

FY 2022 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 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 - 1/1/2020 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

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
FY TIF Revenue First Received:	1997
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	11/1995
Economic Development	11/1995

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	2,221,600	0	0	0	5,363,600	0	5,363,600
Taxable	0	0	1,999,440	0	0	0	4,120,291	0	4,120,291
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	2,903,960	2,459,640	1,329,017	1,130,623	34,383

FY 2022 TIF Revenue Received: 40,417

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
FY TIF Revenue First Received:	1997
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	11/1995
Economic Development	11/1995

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	2,772,000	18,947,700	0	0	-3,704	23,789,896	0	23,789,896
Taxable	0	1,563,664	17,052,930	0	0	-3,704	20,012,776	0	20,012,776
Homestead Credits									11

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	11,549,230	12,244,370	6,615,998	5,628,372	172,429

FY 2022 TIF Revenue Received: 198,520

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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	533,700	26,011,810	0	0	0	26,545,510	0	26,545,510
Taxable	0	301,056	23,410,629	0	0	0	23,711,685	0	23,711,685
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	22,961,400	3,584,110	1,936,601	1,647,509	51,069

FY 2022 TIF Revenue Received: 60,030

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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	32,785,000	0	0	0	32,785,000	0	32,785,000
Taxable	0	0	29,506,500	0	0	0	29,506,500	0	29,506,500
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	30,612,400	2,172,600	1,173,921	998,679	30,371

FY 2022 TIF Revenue Received: 35,700

▲ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

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	12,538,881
URBANDALE CITY/DC-GRIMES SCH/URB SS/00 NW MKT CTR TIF INCR	770580	770582	72,779,855
URBANDALE CITY/JOHNSTON SCH/URB SS/00 NW MKT CTR TIF INCR	770583	770585	75,150,171
URBANDALE CITY/URB SCH/URB SS/00 NW MKT CTR TIF INCR	770586	770588	99,957,632
URBANDALE CITY/WDM SCH/URB SS/00 NW MKT CTR TIF INCR	770589	770590	28,258,646
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/10 NW MKT CTR AMD TIF INCR	770809	770810	0
URBANDALE CITY/URB SCH/10 NW MKT CTR AMD TIF INCR	770811	770812	1,412,656

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	849,650	1,042,900	865,762,870	42,034,500	0	0	918,046,820	0	918,046,820
Taxable	713,965	588,293	779,186,583	37,831,050	0	0	823,960,799	0	823,960,799
Homestead Credits									4

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:	11,384,197	0	Amount of 07-01-2021 Cash Balance Restricted for LMI
TIF Revenue:	8,724,527		
TIF Sp. Revenue Fund Interest:	89,938		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	8,814,465		
Rebate Expenditures:	924,186		
Non-Rebate Expenditures:	5,424,632		
Returned to County Treasurer:	0		
Total Expenditures:	6,348,818		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	13,849,844	0	Amount of 06-30-2022 Cash Balance Restricted for LMI
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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 - 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/Parks facility

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

Aurora - 109th to Railroad

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

NW 54th paving

Description:	paving NW 54th Ave west of 100th
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Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
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:	Yes
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

Railroad crossings

Description:	Reconstruction of railroad crossings at streets
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Community Entrance Signage

Description:	Construction of monument signs
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Aurora/104th/Sutton/100th

Description:	Widening of Aurora Ave- NW Urb to Plum
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For URBANDALE NW MARKET CENTER URBAN RENEWAL

Rebates to R & R Realty Group

Debt/Obligation Type:	Rebates
Principal:	125,000
Interest:	0
Total:	125,000
Annual Appropriation?:	Yes
Date Incurred:	07/31/2007
FY of Last Payment:	2022

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

2017B GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,350,000
Interest:	536,700
Total:	5,886,700
Annual Appropriation?:	No
Date Incurred:	05/03/2017
FY of Last Payment:	2027

2018B GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,135,000
Interest:	606,200
Total:	4,741,200
Annual Appropriation?:	No
Date Incurred:	04/10/2018
FY of Last Payment:	2028

2019B GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	15,760,000
Interest:	2,401,150
Total:	18,161,150
Annual Appropriation?:	No
Date Incurred:	04/07/2019
FY of Last Payment:	2029

Rebates to Shade Saver

Debt/Obligation Type:	Rebates
Principal:	2,475

Interest:	0
Total:	2,475
Annual Appropriation?:	Yes
Date Incurred:	07/01/2018
FY of Last Payment:	2023

Rebates to Paragon South

Debt/Obligation Type:	Rebates
Principal:	2,037,081
Interest:	0
Total:	2,037,081
Annual Appropriation?:	Yes
Date Incurred:	11/21/2017
FY of Last Payment:	2031

Rebates to Deere & Company

Debt/Obligation Type:	Rebates
Principal:	5,373,703
Interest:	0
Total:	5,373,703
Annual Appropriation?:	Yes
Date Incurred:	12/05/2017
FY of Last Payment:	2032

Rebates to 8851 Northpark Drive, LLC

Debt/Obligation Type:	Rebates
Principal:	65,909
Interest:	0
Total:	65,909
Annual Appropriation?:	Yes
Date Incurred:	07/31/2018
FY of Last Payment:	2027

Rebates to 9400 Plum LLC

Debt/Obligation Type:	Rebates
Principal:	356,320
Interest:	0
Total:	356,320
Annual Appropriation?:	Yes
Date Incurred:	11/06/2018
FY of Last Payment:	2032

Rebates to Erikson Family LC

Debt/Obligation Type:	Rebates
Principal:	48,353
Interest:	0
Total:	48,353
Annual Appropriation?:	Yes
Date Incurred:	08/28/2018
FY of Last Payment:	2027

Rebates to Thomas Capital Advisors, LLC

Debt/Obligation Type:	Rebates
Principal:	23,925
Interest:	0

Total:	23,925
Annual Appropriation?:	Yes
Date Incurred:	01/16/2019
FY of Last Payment:	2025

Rebates to Source Allies, Inc

Debt/Obligation Type:	Rebates
Principal:	138,683
Interest:	0
Total:	138,683
Annual Appropriation?:	Yes
Date Incurred:	12/04/2018
FY of Last Payment:	2027

2020B GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	9,270,000
Interest:	1,442,263
Total:	10,712,263
Annual Appropriation?:	No
Date Incurred:	04/07/2020
FY of Last Payment:	2030

Rebates to Meredith Point LLC

Debt/Obligation Type:	Rebates
Principal:	312,762
Interest:	0
Total:	312,762
Annual Appropriation?:	Yes
Date Incurred:	10/08/2019
FY of Last Payment:	2026

Rebates to DRA Properties

Debt/Obligation Type:	Rebates
Principal:	268,281
Interest:	0
Total:	268,281
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:	83,778
Interest:	0
Total:	83,778
Annual Appropriation?:	Yes
Date Incurred:	04/07/2020
FY of Last Payment:	2028

2021A GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,305,000
Interest:	203,994
Total:	1,508,994
Annual Appropriation?:	No
Date Incurred:	04/20/2021
FY of Last Payment:	2026

Rebates to Anderson Holdings

Debt/Obligation Type:	Rebates
Principal:	176,807
Interest:	0
Total:	176,807
Annual Appropriation?:	Yes
Date Incurred:	10/09/2018
FY of Last Payment:	2027

Rebates to Premier Tech Prairie

Debt/Obligation Type:	Rebates
Principal:	144,210
Interest:	0
Total:	144,210
Annual Appropriation?:	Yes
Date Incurred:	09/09/2021
FY of Last Payment:	2030

Rebates to Worldwide Integrated Supply Chain Solutions

Debt/Obligation Type:	Rebates
Principal:	2,049,000
Interest:	0
Total:	2,049,000
Annual Appropriation?:	Yes
Date Incurred:	11/02/2021
FY of Last Payment:	2036

2022B GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,410,000
Interest:	360,153
Total:	2,770,153
Annual Appropriation?:	No

Date Incurred:	04/19/2022
FY of Last Payment:	2027

Non-Rebates For URBANDALE NW MARKET CENTER URBAN RENEWAL

TIF Expenditure Amount:	346,688
Tied To Debt:	2018B GO Bond
Tied To Project:	100th St Interchange/ramps

TIF Expenditure Amount:	110,056
Tied To Debt:	2018B GO Bond
Tied To Project:	104th Reconstruction Hickman to Douglas

TIF Expenditure Amount:	102,744
Tied To Debt:	2018B GO Bond
Tied To Project:	86th St. Preservation

TIF Expenditure Amount:	68,878
Tied To Debt:	2018B GO Bond
Tied To Project:	Public Works/Parks facility

TIF Expenditure Amount:	49,133
Tied To Debt:	2018B GO Bond
Tied To Project:	Street Lights

TIF Expenditure Amount:	45,421
Tied To Debt:	2019B GO Bond
Tied To Project:	Sidewalks

TIF Expenditure Amount:	499,631
Tied To Debt:	2019B GO Bond
Tied To Project:	104th Reconstruction Hickman to Douglas

TIF Expenditure Amount:	22,711
Tied To Debt:	2019B GO Bond
Tied To Project:	Traffic signals

TIF Expenditure Amount:	1,703,288
Tied To Debt:	2019B GO Bond
Tied To Project:	Public Works/Parks facility

TIF Expenditure Amount:	0
Tied To Debt:	Legal costs
Tied To Project:	Legal expenses

TIF Expenditure Amount:	806,081
Tied To Debt:	2017B GO Bond
Tied To Project:	100th St Interchange/ramps

TIF Expenditure Amount:	78,642
Tied To Debt:	2017B GO Bond
Tied To Project:	Aurora - 109th to Railroad

TIF Expenditure Amount:	98,303
Tied To Debt:	2017B GO Bond
Tied To Project:	NW 54th paving

TIF Expenditure Amount:	1,155,089
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Tied To Debt:	2020B GO Bond
Tied To Project:	Public Works/Parks facility
TIF Expenditure Amount:	23,816
Tied To Debt:	2020B GO Bond
Tied To Project:	Sidewalks
TIF Expenditure Amount:	11,907
Tied To Debt:	2020B GO Bond
Tied To Project:	Railroad crossings
TIF Expenditure Amount:	114,853
Tied To Debt:	2021A GO Bond
Tied To Project:	Sidewalks
TIF Expenditure Amount:	102,763
Tied To Debt:	2021A GO Bond
Tied To Project:	Aurora/104th/Sutton/100th
TIF Expenditure Amount:	60,448
Tied To Debt:	2021A GO Bond
Tied To Project:	Community Entrance Signage
TIF Expenditure Amount:	24,180
Tied To Debt:	2021A GO Bond
Tied To Project:	Railroad crossings

Rebates For URBANDALE NW MARKET CENTER URBAN RENEWAL

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

4451 NW Urb;Interstate Acres plat 11 lot 1

TIF Expenditure Amount:	8,030
Rebate Paid To:	A.M. Anderson Properties
Tied To Debt:	Rebates to R & R Realty Group
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:	0
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:	10,031
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

9501 Northpark

TIF Expenditure Amount:	537,872
Rebate Paid To:	Deere & Co
Tied To Debt:	Rebates to Deere & Company
Tied To Project:	NW Market Center Rebates - Office space
Projected Final FY of Rebate:	2032

8851 Northpark

TIF Expenditure Amount:	21,886
Rebate Paid To:	8851 Northpark LLC
Tied To Debt:	Rebates to 8851 Northpark Drive, LLC
Tied To Project:	NW Market Center Rebates - Office space
Projected Final FY of Rebate:	2027

4401 NW Urbandale Dr

TIF Expenditure Amount:	43,190
Rebate Paid To:	Anderson Holdings
Tied To Debt:	Rebates to R & R Realty Group
Tied To Project:	NW Market Center Rebates - Office space
Projected Final FY of Rebate:	2027

9400 Plum

TIF Expenditure Amount:	30,918
Rebate Paid To:	Iowa Savings Bank
Tied To Debt:	Rebates to 9400 Plum LLC
Tied To Project:	NW Market Center Rebates - Office space
Projected Final FY of Rebate:	2032

10800 Meredith

TIF Expenditure Amount:	46,269
Rebate Paid To:	Source Allies
Tied To Debt:	Rebates to Source Allies, Inc
Tied To Project:	NW Market Center Rebates - Office space
Projected Final FY of Rebate:	2027

2435 106th

TIF Expenditure Amount:	12,906
Rebate Paid To:	Erickson Family LC
Tied To Debt:	Rebates to Erikson Family LC
Tied To Project:	NW Market Center Rebates - Office space
Projected Final FY of Rebate:	2027

2601 104th

TIF Expenditure Amount:	88,084
Rebate Paid To:	DRA Properties
Tied To Debt:	Rebates to DRA Properties
Tied To Project:	NW Market Center Rebates - Office space
Projected Final FY of Rebate:	2027

Jobs For URBANDALE NW MARKET CENTER URBAN RENEWAL

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

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

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

Project:	NW Market Center Rebates -
Company Name:	Development Agreements
Date Agreement Began:	8851 Northpark Drive, LLC
Date Agreement Ends:	07/31/2018
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:	1,554,700
	0

Project:	NW Market Center Rebates -
Company Name:	Development Agreements
Date Agreement Began:	Anderson Holdings LLC
Date Agreement Ends:	10/09/2018
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:	3,050,000
	0

Project:	NW Market Center Rebates -
Company Name:	Development Agreements
Date Agreement Began:	9400 Plum LLC
Date Agreement Ends:	11/06/2018
Number of Jobs Created or Retained:	12/31/2031
	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
Project:	NW Market Center Rebates - Development Agreements
Company Name:	Premier Tech Prairie LLC
Date Agreement Began:	09/09/2021
Date Agreement Ends:	12/31/2030
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	675,000
Total Estimated Cost of Public Infrastructure:	0
Project:	NW Market Center Rebates - Development Agreements
Company Name:	Worldwide Integrated Supply Chain Solutions, Inc.
Date Agreement Began:	11/02/2021
Date Agreement Ends:	12/31/2035
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	13,200,000
Total Estimated Cost of Public Infrastructure:	0

▲ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Original plan 2000-ED only. Amend 10/2010-add territory & blight finding for specified portions of original plan area. Amended 2012 & 2014. Amended & restated 2015; amend #1 1/2018; amend #2 1/2019; amend #3 4/2021. Public Building Analysis in section IX.

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

▲ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	30,960,200	0	0	0	30,960,200	0	30,960,200
Taxable	0	0	27,864,180	0	0	0	27,864,180	0	27,864,180
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	0	27,864,180	12,538,881	15,325,299	460,974

FY 2022 TIF Revenue Received: 377,161

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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	218,429,670	8,790,000	0	0	227,219,670	0	227,219,670
Taxable	0	0	196,586,703	7,911,000	0	0	204,497,703	0	204,497,703
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	65,486,660	161,733,010	72,779,855	88,953,155	2,690,111

FY 2022 TIF Revenue Received: 2,193,132

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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/JOHNSTON SCH/URB SS/00 NW MKT CTR TIF INCR
TIF Taxing District Inc. Number:	770585
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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	181,130,800	2,747,500	0	0	186,115,200	0	186,115,200
Taxable	0	0	163,017,720	2,472,750	0	0	167,000,378	0	167,000,378
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	8,504,040	167,000,378	75,150,171	91,850,207	2,847,147

FY 2022 TIF Revenue Received: 2,254,847

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
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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	719,500	309,956,550	27,637,000	0	0	344,433,050	0	344,433,050
Taxable	0	405,865	278,960,895	24,873,300	0	0	308,371,060	0	308,371,060
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	122,304,980	222,128,070	99,957,632	122,170,438	3,715,330

FY 2022 TIF Revenue Received: 3,007,266

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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
 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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	121,203,750	2,860,000	0	0	124,063,750	0	124,063,750
Taxable	0	0	109,083,375	2,574,000	0	0	111,657,375	0	111,657,375
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	61,266,760	62,796,990	28,258,646	34,538,344	1,031,360

FY 2022 TIF Revenue Received: 843,840

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
 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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	177,690	0	0	0	0	0	177,690	0	177,690
Taxable	149,314	0	0	0	0	0	149,314	0	149,314
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	77,080	100,610	0	100,610	2,466

FY 2022 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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	65,320	0	0	0	0	0	65,320	0	65,320
Taxable	54,889	0	0	0	0	0	54,889	0	54,889
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	65,320	0	0	0	0

FY 2022 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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	405,110	0	0	0	0	0	405,110	0	405,110
Taxable	340,416	0	0	0	0	0	340,416	0	340,416
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	405,110	0	0	0	0

FY 2022 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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	42,290	0	0	0	0	0	42,290	0	42,290
Taxable	35,537	0	0	0	0	0	35,537	0	35,537
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	42,290	0	0	0	0

FY 2022 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/10 NW MKT CTR AMD TIF 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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	159,240	0	0	0	0	0	159,240	0	159,240
Taxable	133,809	0	0	0	0	0	133,809	0	133,809
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	159,240	0	0	0	0

FY 2022 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/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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	323,400	4,081,900	0	0	0	4,405,300	0	4,405,300
Taxable	0	182,428	3,673,710	0	0	0	3,856,138	0	3,856,138
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,266,064	3,139,236	1,412,656	1,726,580	52,226

FY 2022 TIF Revenue Received: 48,281

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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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,600,000	18,854,580	0	0	0	25,392,580	0	25,392,580
Taxable	0	3,158,927	16,969,122	0	0	0	20,761,199	0	20,761,199
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: 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 06-30-2022: 0 0 **Amount of 06-30-2022 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:	146,757
Interest:	0
Total:	146,757
Annual Appropriation?:	Yes
Date Incurred:	12/04/2018
FY of Last Payment:	2026

Rebates to 7501, LLC

Debt/Obligation Type:	Rebates
Principal:	171,732
Interest:	0
Total:	171,732
Annual Appropriation?:	Yes
Date Incurred:	09/22/2020
FY of Last Payment:	2027

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

Project:	Westover Development
Company Name:	Agreements
Date Agreement Began:	7501, LLC
Date Agreement Ends:	09/22/2020
Number of Jobs Created or Retained:	12/31/2027
Total Annual Wages of Required Jobs:	1
Total Estimated Private Capital Investment:	0
Total Estimated Cost of Public Infrastructure:	1,250,000
	0

Project:	Westover Development
Company Name:	Agreements
Date Agreement Began:	7501, LLC
Date Agreement Ends:	09/22/2020
Number of Jobs Created or Retained:	12/31/2027
Total Annual Wages of Required Jobs:	1
Total Estimated Private Capital Investment:	0
Total Estimated Cost of Public Infrastructure:	675,000
	0

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

The land purchase allowed for under this District was funded with a 2005 Taxable GO bond, however the bond was serviced through Hotel Motel revenues, not by TIF, so the project is listed but no associated TIF debt. New DAs approved in FY19 and FY21.

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

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

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
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	08/2004
Economic Development	08/2004

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	6,129,000	0	0	0	6,129,000	0	6,129,000
Taxable	0	0	5,516,100	0	0	0	5,516,100	0	5,516,100
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	4,051,000	2,078,000	0	2,078,000	67,321

FY 2022 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
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	08/2004
Economic Development	08/2004

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	5,600,000	6,495,080	0	0	0	13,033,080	0	13,033,080
Taxable	0	3,158,927	5,845,572	0	0	0	9,637,649	0	9,637,649
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	11,067,310	1,965,770	0	1,965,770	58,700

FY 2022 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

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
FY TIF Revenue First Received:	2009
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	08/2004
Economic Development	08/2004

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	6,230,500	0	0	0	6,230,500	0	6,230,500
Taxable	0	0	5,607,450	0	0	0	5,607,450	0	5,607,450
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	6,562,500	0	0	0	0

FY 2022 TIF Revenue Received: 0