

# Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## Levy Authority Summary

Local Government Name: WEST DES MOINES  
Local Government Number: 77G727

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA	25023	13
WEST DES MOINES WESTOWN V URBAN RENEWAL AREA	25027	1
WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL AREA	25028	7
WEST DES MOINES WOODLAND HILLS URBAN RENEWAL AREA	25031	15
WEST DES MOINES COACHLIGHT DR URBAN RENEWAL AREA	25037	4
WEST DES MOINES 8300 MILLS CIVIC PKWY URBAN RENEWAL AREA	25042	2
WEST DES MOINES IOWA CLINIC URBAN RENEWAL AREA	25043	1
WEST DES MOINES GRAND PRAIRIE PARKWAY URBAN RENEWAL	25047	0
WEST DES MOINES 92nd STREET URA	25050	0
WEST DES MOINES SOUTH 81st STREET URA	25051	0
WEST DES MOINES MICROSOFT OSMIUM URBAN RENEWAL	61021	1
WEST DES MOINES MILLS PKWY URBAN RENEWAL	77058	1
WEST DES MOINES WESTOWN V URBAN RENEWAL	77076	2
WEST DES MOINES FULLER ROAD URBAN RENEWAL	77082	1
WEST DES MOINES 4125 WESTOWN PARKWAY URBAN RENEWAL	77087	1
WEST DES MOINES VAL-GATE URBAN RENEWAL	77090	3
WEST DES MOINES ALLUVION URBAN RENEWAL	77091	7
WEST DES MOINES HISTORIC URBAN RENEWAL	77097	2
WEST DES MOINES EP TRUE PARKWAY URBAN RENEWAL	77098	1
WEST DES MOINES MIDTOWN URBAN RENEWAL	77099	1
WEST DES MOINES GRAND RIDGE URBAN RENEWAL	77107	1
WEST DES MOINES 1525 GRAND URBAN RENEWAL	77110	1
WEST DES MOINES UNIVERSITY AVE CORRIDOR URBAN RENEWAL	77114	0
WEST DES MOINES OSMIUM URBAN RENEWAL	91002	1

**TIF Debt Outstanding:** 177,330,314

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:			Amount of 07-01-2021 Cash Balance Restricted for LMI
	8,464,815	657,134	
TIF Revenue:	22,054,482		
TIF Sp. Revenue Fund Interest:	38,480		
Property Tax Replacement Claims	1,046,816		
Asset Sales & Loan Repayments:	40,295		
<b>Total Revenue:</b>	<b>23,180,073</b>		
Rebate Expenditures:	1,967,815		
Non-Rebate Expenditures:	19,499,461		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>21,467,276</b>		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	10,177,612	638,517	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:** 145,685,426

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**Urban Renewal Area Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA  
 UR Area Number: 25023  
 UR Area Creation Date: 07/1999  
 UR Area Purpose: see attached plan documents

<b>Tax Districts within this Urban Renewal Area</b>	<b>Base No.</b>	<b>Increment No.</b>	<b>Increment Value Used</b>
WEST DES MOINES CITY/WAUKEE SCH/WDM MILLS PKWY URA 25023/99 TIF ORD 1384 INCREMENT	250185	250186	0
WEST DES MOINES CITY AG/WAUKEE SCH/WDM MILLS PKWY URA 25023/99 TIF ORD 1384 INCREMENT	250187	250188	0
WEST DES MOINES CITY/WAUKEE SCH/WDM MILLS PKWY URA 25023/03 TIF ORD 1560 SUB 1 INCREMENT	250274	250275	70,649,318
WEST DES MOINES CITY AG/WAUKEE SCH/WDM MILLS PKWY URA 25023/03 TIF ORD 1560 SUB 1 INCREMENT	250276	250277	0
WEST DES MOINES CITY/WAUKEE SCH/WDM MILLS PKWY URA 25023/03 TIF ORD 1560 SUB 3 INCREMENT	250288	250289	15,441,093
WEST DES MOINES CITY/WAUKEE SCH/WDM MILLS PKWY URA 25023/03 TIF ORD 1560 SUB 4 INCREMENT	250290	250291	3,178,009
WEST DES MOINES CITY AG/WAUKEE SCH/WDM MILLS PKWY URA 25023/03 TIF ORD 1560 SUB 3 INCREMENT	250298	250299	0
WEST DES MOINES CITY AG/WAUKEE SCH/WDM MILLS PKWY URA 25023/07 TIF ORD 1740 SUB 5 INCREMENT	250338	250339	0
WEST DES MOINES CITY AG/WAUKEE SCH/WDM MILLS PKWY URA 25023/08 TIF ORD 1800 SUB 6 INCREMENT	250359	250360	0
WEST DES MOINES CITY/WAUKEE SCH/WDM MILLS PKWY URA 25023/08 TIF ORD 1800 SUB 6 INCREMENT	250361	250362	21,707,870
WEST DES MOINES CITY AG/WAUKEE SCH/WDM MILLS PKWY URA 25023/08 TIF ORD 1824 SUB 7 INCREMENT	250363	250364	0
WEST DES MOINES CITY/WAUKEE SCH/WDM MILLS PKWY URA 25023/08 TIF ORD 1824 SUB 7 INCREMENT	250369	250370	29,975,455
WEST DES MOINES CITY/WAUKEE SCH/WDM MILLS PKWY URA 25023/07 TIF ORD 1740 SUB 5 INCREMENT	250514	250515	1,400,620

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

	<b>Agricultural</b>	<b>Residential</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Other</b>	<b>Military</b>	<b>Total</b>	<b>Gas/Electric Utility</b>	<b>Total</b>
Assessed	144,980	57,586,820	315,034,310	0	0	-38,892	385,507,348	0	385,507,348
Taxable	121,827	32,484,354	283,530,879	0	0	-38,892	324,724,756	0	324,724,756
Homestead Credits									52

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** **820,879** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 3,629,818  
 TIF Sp. Revenue Fund Interest: 4,436  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 3,634,254**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 2,808,430  
 Returned to County Treasurer: 0  
**Total Expenditures: 2,808,430**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** **1,646,703** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA

### S 88th St - Booneville to Grand Ave

Description:	Widening, signalization, and other improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Grand Ave - 1/2 mile W of S 88th

Description:	Widening, signalization, and other improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### S 60th/MCP to Grand

Description:	Widening, signalization, and other improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Sugar Creek Conveyance Impr.

Description:	Stormwater Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### S 60th - MCP to Grand Ph2

Description:	Widening, signalization, and other imprvoements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Johnson Creek Conveyance Improvements

Description:	Stormwater Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### S 88th St Grading

Description:	Widening, signalization, and other improvement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Grand Ave - S JCP to 88th

Description:	Construction of Grand Avenue
Classification:	Roads, Bridges & Utilities

Physically Complete:	No
Payments Complete:	No

**Johnson Creek Realignment**

Description:	Stormwater Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

**FY 22 Legal Fees**

Description:	Legal Fees for Plan Amendment
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes



## Debts/Obligations For WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA

### GO Series 2016B - Mills

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,710,000
Interest:	853,025
Total:	6,563,025
Annual Appropriation?:	No
Date Incurred:	06/15/2016
FY of Last Payment:	2024

### GO Series 2016B - Sub 7 Microsoft

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,775,000
Interest:	282,000
Total:	3,057,000
Annual Appropriation?:	No
Date Incurred:	06/15/2016
FY of Last Payment:	2031

### GO Series 2017B - Mills

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,115,000
Interest:	149,550
Total:	2,264,550
Annual Appropriation?:	No
Date Incurred:	08/22/2017
FY of Last Payment:	2024

### GO Series 2017E - Sub 7 Microsoft

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,705,000
Interest:	375,904
Total:	3,080,904
Annual Appropriation?:	No
Date Incurred:	08/22/2017
FY of Last Payment:	2029

### FY 22 Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	2,952
Interest:	0
Total:	2,952
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2022

### GO Series 2022A - Mills Sub 3

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0

Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/22/2022
FY of Last Payment:	2028

**GO Series 2021C - Mills Sub 9**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/23/2021
FY of Last Payment:	2039

# Non-Rebates For WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA

TIF Expenditure Amount:	373,605
Tied To Debt:	GO Series 2017E - Sub 7 Microsoft
Tied To Project:	S 88th St - Booneville to Grand Ave

TIF Expenditure Amount:	7,007
Tied To Debt:	GO Series 2017E - Sub 7 Microsoft
Tied To Project:	Grand Ave - 1/2 mile W of S 88th

TIF Expenditure Amount:	1,018,750
Tied To Debt:	GO Series 2016B - Mills
Tied To Project:	S 60th/MCP to Grand

TIF Expenditure Amount:	81,434
Tied To Debt:	GO Series 2016B - Sub 7 Microsoft
Tied To Project:	S 88th St Grading

TIF Expenditure Amount:	308,155
Tied To Debt:	GO Series 2016B - Sub 7 Microsoft
Tied To Project:	S 88th St - Booneville to Grand Ave

TIF Expenditure Amount:	154,082
Tied To Debt:	GO Series 2016B - Sub 7 Microsoft
Tied To Project:	Sugar Creek Conveyance Impr.

TIF Expenditure Amount:	527,455
Tied To Debt:	GO Series 2017B - Mills
Tied To Project:	S 60th - MCP to Grand Ph2

TIF Expenditure Amount:	110,555
Tied To Debt:	GO Series 2016B - Sub 7 Microsoft
Tied To Project:	Grand Ave - S JCP to 88th

TIF Expenditure Amount:	221,134
Tied To Debt:	GO Series 2017B - Mills
Tied To Project:	Grand Ave - S JCP to 88th

TIF Expenditure Amount:	3,661
Tied To Debt:	GO Series 2017B - Mills
Tied To Project:	Johnson Creek Realignment

TIF Expenditure Amount:	2,592
Tied To Debt:	FY 22 Legal Fees
Tied To Project:	FY 22 Legal Fees

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Note: For reporting purposes, City allocates all cash balances AND activity for Mills Pkwy URA to Dallas Co portion of the district.

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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:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA (25023)
TIF Taxing District Name:	WEST DES MOINES CITY/WAUKEE SCH/WDM MILLS PKWY URA 25023/99 TIF
ORD 1384 INCREMENT	
TIF Taxing District Inc. Number:	250186
TIF Taxing District Base Year:	1998
FY TIF Revenue First Received:	2004
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District	
statutorily ends:	2024

	UR Designation
Slum	No
Blighted	No
Economic Development	07/1999

### 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:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA (25023)
TIF Taxing District Name:	WEST DES MOINES CITY AG/WAUKEE SCH/WDM MILLS PKWY URA 25023/99
TIF ORD 1384 INCREMENT	
TIF Taxing District Inc. Number:	250188
TIF Taxing District Base Year:	1998
FY TIF Revenue First Received:	2004
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District	
statutorily ends:	2024

	UR Designation
Slum	No
Blighted	No
Economic Development	07/1999

### 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:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA (25023)
TIF Taxing District Name:	WEST DES MOINES CITY/WAUKEE SCH/WDM MILLS PKWY URA 25023/03 TIF
ORD 1560 SUB 1 INCREMENT	
TIF Taxing District Inc. Number:	250275
TIF Taxing District Base Year:	2002
FY TIF Revenue First Received:	2004
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District	
statutorily ends:	2024

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2003

### 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	10	179,000,010	0	0	0	179,000,020	0	179,000,020
Taxable	0	6	161,100,009	0	0	0	161,100,015	0	161,100,015
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	202,502	161,100,015	70,649,318	90,450,697	2,306,808

FY 2022 TIF Revenue Received: 2,275,991

### TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA (25023)
TIF Taxing District Name:	WEST DES MOINES CITY AG/WAUKEE SCH/WDM MILLS PKWY URA 25023/03
TIF ORD 1560 SUB 1 INCREMENT	
TIF Taxing District Inc. Number:	250277
TIF Taxing District Base Year:	2002
FY TIF Revenue First Received:	2004
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District	
statutorily ends:	2024

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2003

### 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:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA (25023)
TIF Taxing District Name:	WEST DES MOINES CITY/WAUKEE SCH/WDM MILLS PKWY URA 25023/03 TIF
ORD 1560 SUB 3 INCREMENT	
TIF Taxing District Inc. Number:	250289
TIF Taxing District Base Year:	2002
FY TIF Revenue First Received:	2004
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2003

### 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	46,850,610	172,500	0	0	0	59,803,240	0	59,803,240
Taxable	0	26,428,122	155,250	0	0	0	35,209,960	0	35,209,960
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	161,578	35,209,960	15,441,093	19,768,867	504,175

FY 2022 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA (25023)
TIF Taxing District Name:	WEST DES MOINES CITY/WAUKEE SCH/WDM MILLS PKWY URA 25023/03 TIF
ORD 1560 SUB 4 INCREMENT	
TIF Taxing District Inc. Number:	250291
TIF Taxing District Base Year:	2002
FY TIF Revenue First Received:	2004
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2003

### 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	10,736,200	1,366,040	0	0	-38,892	12,063,348	0	12,063,348
Taxable	0	6,056,226	1,229,436	0	0	-38,892	7,246,770	0	7,246,770
Homestead Credits									51

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	484,820	7,246,770	3,178,009	4,068,761	103,768

FY 2022 TIF Revenue Received: 35,721

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### TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA (25023)
TIF Taxing District Name:	WEST DES MOINES CITY AG/WAUKEE SCH/WDM MILLS PKWY URA 25023/03
TIF ORD 1560 SUB 3 INCREMENT	
TIF Taxing District Inc. Number:	250299
TIF Taxing District Base Year:	2002
FY TIF Revenue First Received:	2004
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2003

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	62,350	0	0	0	0	0	62,350	0	62,350
Taxable	52,393	0	0	0	0	0	52,393	0	52,393
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	62,350	0	0	0	0

FY 2022 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA (25023)
TIF Taxing District Name:	WEST DES MOINES CITY AG/WAUKEE SCH/WDM MILLS PKWY URA 25023/07
TIF ORD 1740 SUB 5 INCREMENT	
TIF Taxing District Inc. Number:	250339
TIF Taxing District Base Year:	2006
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2003

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	18,160	0	0	0	0	0	18,160	0	18,160
Taxable	15,260	0	0	0	0	0	15,260	0	15,260
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	18,160	0	0	0	0

FY 2022 TIF Revenue Received: 0



### TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA (25023)
TIF Taxing District Name:	WEST DES MOINES CITY AG/WAUKEE SCH/WDM MILLS PKWY URA 25023/08
TIF ORD 1800 SUB 6 INCREMENT	
TIF Taxing District Inc. Number:	250360
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2031

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2008

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	55,410	0	0	0	0	0	55,410	0	55,410
Taxable	46,561	0	0	0	0	0	46,561	0	46,561
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	55,410	0	0	0	0

FY 2022 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA (25023)
TIF Taxing District Name:	WEST DES MOINES CITY/WAUKEE SCH/WDM MILLS PKWY URA 25023/08 TIF
ORD 1800 SUB 6 INCREMENT	
TIF Taxing District Inc. Number:	250362
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2031

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2008

#### 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	55,000,000	0	0	0	55,000,000	0	55,000,000
Taxable	0	0	49,500,000	0	0	0	49,500,000	0	49,500,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	313,100	49,500,000	21,707,870	27,792,130	708,796

FY 2022 TIF Revenue Received: 553,627

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### TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA (25023)
TIF Taxing District Name:	WEST DES MOINES CITY AG/WAUKEE SCH/WDM MILLS PKWY URA 25023/08
TIF ORD 1824 SUB 7 INCREMENT	
TIF Taxing District Inc. Number:	250364
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2013
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2033

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2008

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	9,060	0	0	0	0	0	9,060	0	9,060
Taxable	7,613	0	0	0	0	0	7,613	0	7,613
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	9,060	0	0	0	0

FY 2022 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA (25023)
TIF Taxing District Name:	WEST DES MOINES CITY/WAUKEE SCH/WDM MILLS PKWY URA 25023/08 TIF
ORD 1824 SUB 7 INCREMENT	
TIF Taxing District Inc. Number:	250370
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2013
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2033

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2010

### 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	0	75,947,080	0	0	0	75,947,080	0	75,947,080
Taxable	0	0	68,352,372	0	0	0	68,352,372	0	68,352,372
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	148,840	68,352,372	29,975,455	38,376,917	978,745

FY 2022 TIF Revenue Received: 764,479

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

## TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA (25023)
TIF Taxing District Name:	WEST DES MOINES CITY/WAUKEE SCH/WDM MILLS PKWY URA 25023/07 TIF
ORD 1740 SUB 5 INCREMENT	
TIF Taxing District Inc. Number:	250515
TIF Taxing District Base Year:	2006
FY TIF Revenue First Received:	2018
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2038

	UR Designation
Slum	No
Blighted	No
Economic Development	06/2018

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,548,680	0	0	0	3,548,680	0	3,548,680
Taxable	0	0	3,193,812	0	0	0	3,193,812	0	3,193,812
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	15,990	3,193,812	1,400,620	1,793,192	45,733

FY 2022 TIF Revenue Received: 0

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

## Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES WESTOWN V URBAN RENEWAL AREA  
 UR Area Number: 25027

UR Area Creation Date: 11/2009

UR Area Purpose: see attached plan documents

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEST DES MOINES CITY/WAUKEE SCH/WDM WESTOWN V URA 25027/09 TIF ORD 1848 INCREMENT	250377	250378	1,999,984

## 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	253,154,380	0	0	0	253,154,380	0	253,154,380
Taxable	0	0	227,838,942	0	0	0	227,838,942	0	227,838,942
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** **674,772** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 50,333  
 TIF Sp. Revenue Fund Interest: 1,536  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 15,643  
**Total Revenue: 67,512**

Rebate Expenditures: 562,878  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 562,878**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** **179,406** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

# Projects For WEST DES MOINES WESTOWN V URBAN RENEWAL AREA

## Merchants Bonding

Description:	Merchants Bonding Development Agreement
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

## Hy-Vee

Description:	Hy Vee Corporate Development Agreement
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

## Wolfe Eye Clinic

Description:	Wolfe Eye Clinic Development Agreement
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

## Penta Partners

Description:	Penta Partners Development Agreement
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

## Jai Hannuman

Description:	Jai Hanuman Development Agreement
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For WEST DES MOINES WESTOWN V URBAN RENEWAL AREA

### Ryan / Merchants Bonding

Debt/Obligation Type:	Rebates
Principal:	23,469
Interest:	0
Total:	23,469
Annual Appropriation?:	Yes
Date Incurred:	09/22/2014
FY of Last Payment:	2022

### Hy-Vee

Debt/Obligation Type:	Rebates
Principal:	200,731
Interest:	0
Total:	200,731
Annual Appropriation?:	Yes
Date Incurred:	03/09/2015
FY of Last Payment:	2025

### Wolfe Eye Clinic

Debt/Obligation Type:	Rebates
Principal:	114,702
Interest:	0
Total:	114,702
Annual Appropriation?:	Yes
Date Incurred:	06/25/2018
FY of Last Payment:	2026

### Jai Hannuman

Debt/Obligation Type:	Rebates
Principal:	134,398
Interest:	0
Total:	134,398
Annual Appropriation?:	Yes
Date Incurred:	08/05/2019
FY of Last Payment:	2026

### Penta Partners

Debt/Obligation Type:	Rebates
Principal:	89,578
Interest:	0
Total:	89,578
Annual Appropriation?:	Yes
Date Incurred:	07/15/2019
FY of Last Payment:	2026

# Rebates For WEST DES MOINES WESTOWN V URBAN RENEWAL AREA

## Merchants Bonding

TIF Expenditure Amount:	23,469
Rebate Paid To:	Merchants Bonding
Tied To Debt:	Ryan / Merchants Bonding
Tied To Project:	Merchants Bonding
Projected Final FY of Rebate:	2022

## Hy-Vee Corporate Offices

TIF Expenditure Amount:	200,731
Rebate Paid To:	Hy-Vee
Tied To Debt:	Hy-Vee
Tied To Project:	Hy-Vee
Projected Final FY of Rebate:	2022

## Wolfe Eye Clinic

TIF Expenditure Amount:	114,702
Rebate Paid To:	Wolfe Eye Clinic
Tied To Debt:	Wolfe Eye Clinic
Tied To Project:	Wolfe Eye Clinic
Projected Final FY of Rebate:	2026

## Penta Partners

TIF Expenditure Amount:	89,578
Rebate Paid To:	Penta Partners
Tied To Debt:	Penta Partners
Tied To Project:	Penta Partners
Projected Final FY of Rebate:	2026

## Jai Hannuman

TIF Expenditure Amount:	134,398
Rebate Paid To:	Jai Hannuman
Tied To Debt:	Jai Hannuman
Tied To Project:	Jai Hannuman
Projected Final FY of Rebate:	2024

**Jobs For WEST DES MOINES WESTOWN V URBAN RENEWAL AREA**

Project:	Merchants Bonding
Company Name:	Ryan Co. (landlord) & Merchants Bonding (tenant)
Date Agreement Began:	09/22/2014
Date Agreement Ends:	12/31/2022
Number of Jobs Created or Retained:	12
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	10,500,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Hy-Vee
Company Name:	Hy Vee
Date Agreement Began:	03/09/2015
Date Agreement Ends:	06/30/2025
Number of Jobs Created or Retained:	270
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	24,900,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Wolfe Eye Clinic
Company Name:	Wolfe Eye Clinic
Date Agreement Began:	06/25/2018
Date Agreement Ends:	06/30/2025
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	5,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Penta Partners
Company Name:	Penta Partners LLC
Date Agreement Began:	07/15/2019
Date Agreement Ends:	06/01/2026
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	6,349,850
Total Estimated Cost of Public Infrastructure:	0

Project:	Jai Hannuman
Company Name:	Jai Hanuman, LLC
Date Agreement Began:	08/05/2019
Date Agreement Ends:	06/01/2026
Number of Jobs Created or Retained:	13
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	3,000,000
Total Estimated Cost of Public Infrastructure:	0



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

Note1: For reporting purposes, all fin. activity of Westown V is allocated to Dallas Co. \$66,289 is xfer rev. from Polk FY 20.

Note2: City elected to limit plan length thru plan doc.

Note3: Jobs Wages = \$0 as all developers report to IEDA, not City

256 Characters Left

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

TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES WESTOWN V URBAN RENEWAL AREA (25027)
TIF Taxing District Name:	WEST DES MOINES CITY/WAUKEE SCH/WDM WESTOWN V URA 25027/09 TIF
ORD 1848 INCREMENT	
TIF Taxing District Inc. Number:	250378
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District	
statutorily ends:	2024

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2009

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	253,154,380	0	0	0	253,154,380	0	253,154,380
Taxable	0	0	227,838,942	0	0	0	227,838,942	0	227,838,942
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	216,767,500	36,386,880	1,999,984	34,386,896	876,986

FY 2022 TIF Revenue Received: 50,333

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

## Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL AREA  
 UR Area Number: 25028

UR Area Creation Date: 11/2009

UR Area Purpose: see attached plan documents

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEST DES MOINES CITY/WAUKEE SCH/WDM ASHWORTH CORRIDOR URA 25028/09 TIF ORD 1850 INCREMENT	250381	250382	30,420,684
WEST DES MOINES CITY AG/WAUKEE SCH/WDM ASHWORTH CORRIDOR URA 25028/09 TIF ORD 1850 INCREMENT	250383	250384	0
WEST DES MOINES CITY AG TAX EXEMPT/WAUKEE SCH/WDM ASHWORTH CORRIDOR URA 25028/16 TIF ORD 2163 INCREMENT	250442	250443	0
WEST DES MOINES CITY TAX EXEMPT/WAUKEE SCH/WDM ASHWORTH CORRIDOR URA 25028/09 TIF ORD 1850 INCREMENT	250444	250445	0
WEST DES MOINES CITY/WAUKEE SCH/WDM ASHWORTH CORRIDOR URA 25028/16 TIF ORD 2163 INCREMENT	250531	250532	28,953,681
WEST DES MOINES CITY AG/WAUKEE SCH/WDM ASHWORTH CORRIDOR URA 25028/16 TIF ORD 2163 INCREMENT	250533	250534	0
WEST DES MOINES CITY TAX EXEMPT/WAUKEE SCH/WDM ASHWORTH CORRIDOR URA 25028/16 TIF ORD 2163 INCREMENT	250539	250540	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	143,060	69,979,843	207,260,294	0	0	-18,520	277,555,273	0	277,555,273
Taxable	120,215	39,475,206	186,534,265	0	0	-18,520	226,239,819	0	226,239,819
Homestead Credits									103

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** **1,216,089** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 1,514,801  
 TIF Sp. Revenue Fund Interest: 4,070  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 4,750  
**Total Revenue: 1,523,621**

Rebate Expenditures: 827,139  
 Non-Rebate Expenditures: 864,606  
 Returned to County Treasurer: 0  
**Total Expenditures: 1,691,745**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** **1,047,965** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL AREA

### Newport Rebate

Description:	Newport Building
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

### Westfield Rebate

Description:	Westfield Building
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

### Ballenger Rebate

Description:	Ballenger Office Building
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

### LTR Pointe Rebate

Description:	LTR Pointe Office Building
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

### Ashworth - JCP to 81st

Description:	Ashworth Rd - JCP to 81st
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Ashworth - 81st to 88th

Description:	Ashworth Rd - 81st to 88th
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Ashworth - 88th to 98th

Description:	Ashworth Rd - 88th to 98th
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Ashworth & JCP Intersection

Description:	Intersection Impr. - Ashworth & JCP
Classification:	Roads, Bridges & Utilities

Physically Complete:	Yes
Payments Complete:	No

## Ashworth Interchange

Description:	Ashworth & I-80 Interchange
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Ashworth Bridge

Description:	Replace Ashworth Bridge over I-80
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## 76th St - S of Ashworth

Description:	Construction of 76th St S of Ashworth Rd
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Signal - 88th & Ashworth

Description:	Install Traffic Signal at Intersection of 88th & Ashworth
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## FY 2022 Legal Fees

Description:	Legal Fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL AREA

### Newport Building

Debt/Obligation Type:	Rebates
Principal:	129,209
Interest:	0
Total:	129,209
Annual Appropriation?:	Yes
Date Incurred:	08/22/2016
FY of Last Payment:	2025

### Westfield Building

Debt/Obligation Type:	Rebates
Principal:	623,359
Interest:	0
Total:	623,359
Annual Appropriation?:	Yes
Date Incurred:	01/23/2017
FY of Last Payment:	2026

### 2018 Series B Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	11,870,000
Interest:	2,861,540
Total:	14,731,540
Annual Appropriation?:	No
Date Incurred:	06/13/2018
FY of Last Payment:	2031

### Ballenger Building

Debt/Obligation Type:	Rebates
Principal:	41,069
Interest:	0
Total:	41,069
Annual Appropriation?:	Yes
Date Incurred:	08/06/2018
FY of Last Payment:	2025

### LTR Pointe Building

Debt/Obligation Type:	Rebates
Principal:	33,502
Interest:	0
Total:	33,502
Annual Appropriation?:	Yes
Date Incurred:	08/06/2018
FY of Last Payment:	2025

### FY 2022 Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	1,262

Interest:	0
Total:	1,262
Annual Appropriation?:	Yes
Date Incurred:	06/30/2022
FY of Last Payment:	2022

# Non-Rebates For WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL AREA

TIF Expenditure Amount:	135,334
Tied To Debt:	2018 Series B Bonds
Tied To Project:	Ashworth - JCP to 81st

TIF Expenditure Amount:	375,172
Tied To Debt:	2018 Series B Bonds
Tied To Project:	Ashworth - 81st to 88th

TIF Expenditure Amount:	119,269
Tied To Debt:	2018 Series B Bonds
Tied To Project:	Ashworth - 88th to 98th

TIF Expenditure Amount:	18,424
Tied To Debt:	2018 Series B Bonds
Tied To Project:	Ashworth & JCP Intersection

TIF Expenditure Amount:	48,191
Tied To Debt:	2018 Series B Bonds
Tied To Project:	Ashworth Interchange

TIF Expenditure Amount:	92,806
Tied To Debt:	2018 Series B Bonds
Tied To Project:	Ashworth Bridge

TIF Expenditure Amount:	47,530
Tied To Debt:	2018 Series B Bonds
Tied To Project:	76th St - S of Ashworth

TIF Expenditure Amount:	26,618
Tied To Debt:	2018 Series B Bonds
Tied To Project:	Signal - 88th & Ashworth

TIF Expenditure Amount:	1,262
Tied To Debt:	FY 2022 Legal Fees
Tied To Project:	FY 2022 Legal Fees



# Rebates For WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL AREA

## Newport Building

TIF Expenditure Amount:	129,209
Rebate Paid To:	Newport LLC
Tied To Debt:	Newport Building
Tied To Project:	Newport Rebate
Projected Final FY of Rebate:	2025

## LTR Pointe Building

TIF Expenditure Amount:	33,502
Rebate Paid To:	LTR Pointe
Tied To Debt:	LTR Pointe Building
Tied To Project:	LTR Pointe Rebate
Projected Final FY of Rebate:	2024

## Ballenger Building

TIF Expenditure Amount:	41,069
Rebate Paid To:	Ballenger
Tied To Debt:	Ballenger Building
Tied To Project:	Ballenger Rebate
Projected Final FY of Rebate:	2025

## Westfield Building

TIF Expenditure Amount:	623,359
Rebate Paid To:	Westfield LLC
Tied To Debt:	Westfield Building
Tied To Project:	Westfield Rebate
Projected Final FY of Rebate:	2026

## Jobs For WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL AREA

Project:	Newport Rebate
Company Name:	R&R Realty, Newport Bldg LLC, INTL FC Stone, and E-Path USA
Date Agreement Began:	08/22/2016
Date Agreement Ends:	12/31/2025
Number of Jobs Created or Retained:	103
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	11,780,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Westfield Rebate
Company Name:	R&R Realty and Westfield Building LLC
Date Agreement Began:	01/23/2017
Date Agreement Ends:	12/31/2026
Number of Jobs Created or Retained:	89
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	27,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Ballenger Rebate
Company Name:	Ballenger Real Estate LLC
Date Agreement Began:	08/06/2018
Date Agreement Ends:	06/30/2025
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	2,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	LTR Pointe Rebate
Company Name:	LTR Pointe, LLC
Date Agreement Began:	08/06/2018
Date Agreement Ends:	06/30/2025
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	925,000
Total Estimated Cost of Public Infrastructure:	0

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

## TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL AREA (25028)
TIF Taxing District Name:	WEST DES MOINES CITY/WAUKEE SCH/WDM ASHWORTH CORRIDOR URA
25028/09 TIF ORD 1850 INCREMENT	
TIF Taxing District Inc. Number:	250382
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	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	69,933,223	14,405,194	0	0	-18,520	84,510,493	0	84,510,493
Taxable	0	39,448,908	12,964,675	0	0	-18,520	52,523,716	0	52,523,716
Homestead Credits									102

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	26,685,000	52,523,716	30,420,684	22,103,032	563,704

FY 2022 TIF Revenue Received: 1,514,801

## TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL AREA (25028)
TIF Taxing District Name:	WEST DES MOINES CITY AG/WAUKEE SCH/WDM ASHWORTH CORRIDOR
URA 25028/09 TIF ORD 1850 INCREMENT	
TIF Taxing District Inc. Number:	250384
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	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	89,310	0	0	0	0	0	89,310	0	89,310
Taxable	75,048	0	0	0	0	0	75,048	0	75,048
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	89,310	0	0	0	0

FY 2022 TIF Revenue Received: 0

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

## TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL AREA (25028)
TIF Taxing District Name:	WEST DES MOINES CITY AG TAX EXEMPT/WAUKEE SCH/WDM ASHWORTH CORRIDOR URA 25028/16 TIF ORD 2163 INCREMENT
TIF Taxing District Inc. Number:	250443
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	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	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:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL AREA (25028)
TIF Taxing District Name:	WEST DES MOINES CITY TAX EXEMPT/WAUKEE SCH/WDM ASHWORTH CORRIDOR URA 25028/09 TIF ORD 1850 INCREMENT
TIF Taxing District Inc. Number:	250445
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	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	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

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

## TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL AREA (25028)
TIF Taxing District Name:	WEST DES MOINES CITY/WAUKEE SCH/WDM ASHWORTH CORRIDOR URA 25028/16 TIF ORD 2163 INCREMENT
TIF Taxing District Inc. Number:	250532
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:	2038

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2009

### 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	46,620	192,855,100	0	0	0	192,901,720	0	192,901,720
Taxable	0	26,298	173,569,590	0	0	0	173,595,888	0	173,595,888
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	142,910,950	49,990,770	28,953,681	21,037,089	536,519

FY 2022 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL AREA (25028)
TIF Taxing District Name:	WEST DES MOINES CITY AG/WAUKEE SCH/WDM ASHWORTH CORRIDOR URA 25028/16 TIF ORD 2163 INCREMENT
TIF Taxing District Inc. Number:	250534
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	53,750	0	0	0	0	0	53,750	0	53,750
Taxable	45,167	0	0	0	0	0	45,167	0	45,167
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	53,750	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL AREA (25028)
TIF Taxing District Name:	WEST DES MOINES CITY TAX EXEMPT/WAUKEE SCH/WDM ASHWORTH
CORRIDOR URA 25028/16 TIF ORD 2163 INCREMENT	
TIF Taxing District Inc. Number:	250540
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

### Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES WOODLAND HILLS URBAN RENEWAL AREA  
 UR Area Number: 25031

UR Area Creation Date: 06/2011

UR Area Purpose: see attached documents

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FKA WEST DES MOINES CITY/WAUKEE SCH/WDM WOODLAND HILLS URA 25031/11 TIF ORD 1935 SUB A INCREMENT	250446	250447	0
FKA WEST DES MOINES CITY/WAUKEE SCH/WDM WOODLAND HILLS URA 25031/11 TIF ORD 1935 SUB C INCREMENT	250448	250449	0
FKA WEST DES MOINES CITY/WAUKEE SCH/WDM WOODLAND HILLS URA 25031/11 TIF ORD 1935 SUB D INCREMENT	250450	250451	0
FKA WEST DES MOINES CITY/WAUKEE SCH/WDM WOODLAND HILLS URA 25031/11 TIF ORD 1935 SUB E INCREMENT	250452	250453	0
FKA WEST DES MOINES CITY/WAUKEE SCH/WDM WOODLAND HILLS URA 25031/11 TIF ORD 1935 SUB F INCREMENT	250454	250455	0
FKA WEST DES MOINES CITY/WAUKEE SCH/WDM WOODLAND HILLS URA 25031/11 TIF ORD 1935 SUB G INCREMENT	250456	250457	0
FKA WEST DES MOINES CITY/WAUKEE SCH/WDM WOODLAND HILLS URA 25031/11 TIF ORD 1935 SUB R-1 INCREMENT	250458	250459	0
FKA WEST DES MOINES CITY/WAUKEE SCH/WDM WOODLAND HILLS URA 25031/11 TIF ORD 1935 SUB R-2 INCREMENT	250460	250461	0
WEST DES MOINES CITY/WAUKEE SCH/WDM WOODLAND HILLS URA 25031/11 TIF ORD 1935 INCREMENT	250462	250463	55,497,908
FKA WEST DES MOINES CITY AG/WAUKEE SCH/WDM WOODLAND HILLS URA 25031/11 TIF ORD 1935 SUB F INCREMENT	250464	250465	0
FKA WEST DES MOINES CITY AG/WAUKEE SCH/WDM WOODLAND HILLS URA 25031/11 TIF ORD 1935 SUB G INCREMENT	250466	250467	0
FKA WEST DES MOINES CITY/WAUKEE SCH/WDM WOODLAND HILLS URA 25031/11 TIF ORD 1935 SUB B INCREMENT	250470	250471	0
FKA WEST DES MOINES CITY AG/WAUKEE SCH/WDM WOODLAND HILLS URA 25031/11 TIF ORD 1935 SUB B INCREMENT	250574	250575	0
WEST DES MOINES CITY AG/WAUKEE SCH/WDM WOODLAND HILLS URA 25031/18 TIF ORD 2315 INCREMENT	250596	250597	0
WEST DES MOINES CITY/WAUKEE SCH/WDM WOODLAND HILLS URA 25031/18 TIF ORD 2315 INCREMENT	250598	250599	16,428,753

### 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	259,670,330	419,300	0	0	-55,560	260,034,070	0	260,034,070
Taxable	0	146,478,528	377,370	0	0	-55,560	146,800,338	0	146,800,338
Homestead Credits									333

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** **1,132,005** **657,134** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 1,841,376  
 TIF Sp. Revenue Fund Interest: 3,890  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 1,845,266**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 1,945,409  
 Returned to County Treasurer: 0

**Total Expenditures:** **1,945,409**

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:</b>	<b>1,031,862</b>	<b>638,517</b>	<b>Amount of 06-30-2022 Cash Balance Restricted for LMI</b>
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## Projects For WEST DES MOINES WOODLAND HILLS URBAN RENEWAL AREA

### LMI Requirement

Description:	LMI Projects
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

### Booneville Road Paving

Description:	Booneville Road Reconstruction - S 88th to S 100th
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Booneville Sugar Creek Bridge

Description:	Replace Bridge over Sugar Creek on Booneville Rd
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

# Debts/Obligations For WEST DES MOINES WOODLAND HILLS URBAN RENEWAL AREA

## LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2014
FY of Last Payment:	2025

## 2019 D Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,350,000
Interest:	557,000
Total:	4,907,000
Annual Appropriation?:	No
Date Incurred:	06/03/2019
FY of Last Payment:	2025

## Non-Rebates For WEST DES MOINES WOODLAND HILLS URBAN RENEWAL AREA

TIF Expenditure Amount:	717,909
Tied To Debt:	LMI Requirement
Tied To Project:	LMI Requirement

TIF Expenditure Amount:	589,354
Tied To Debt:	2019 D Bonds
Tied To Project:	Booneville Road Paving

TIF Expenditure Amount:	638,146
Tied To Debt:	2019 D Bonds
Tied To Project:	Booneville Sugar Creek Bridge

# Income Housing For WEST DES MOINES WOODLAND HILLS URBAN RENEWAL AREA

Amount of FY 2022 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	717,909
<hr/>	
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	596,861
Grants, credits or other direct assistance to low and moderate income families:	568
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:	120,480
Other low and moderate income housing assistance:	0

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

### TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES WOODLAND HILLS URBAN RENEWAL AREA (25031)
TIF Taxing District Name:	FKA WEST DES MOINES CITY/WAUKEE SCH/WDM WOODLAND HILLS URA 25031/11 TIF ORD 1935 SUB A INCREMENT
TIF Taxing District Inc. Number:	250447
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2011

### 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:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES WOODLAND HILLS URBAN RENEWAL AREA (25031)
TIF Taxing District Name:	FKA WEST DES MOINES CITY/WAUKEE SCH/WDM WOODLAND HILLS URA 25031/11 TIF ORD 1935 SUB C INCREMENT
TIF Taxing District Inc. Number:	250449
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2011

### 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

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

### TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES WOODLAND HILLS URBAN RENEWAL AREA (25031)
TIF Taxing District Name:	FKA WEST DES MOINES CITY/WAUKEE SCH/WDM WOODLAND HILLS URA 25031/11 TIF ORD 1935 SUB D INCREMENT
TIF Taxing District Inc. Number:	250451
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2011

### 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:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES WOODLAND HILLS URBAN RENEWAL AREA (25031)
TIF Taxing District Name:	FKA WEST DES MOINES CITY/WAUKEE SCH/WDM WOODLAND HILLS URA 25031/11 TIF ORD 1935 SUB E INCREMENT
TIF Taxing District Inc. Number:	250453
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2011

### 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

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

### TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES WOODLAND HILLS URBAN RENEWAL AREA (25031)
TIF Taxing District Name:	FKA WEST DES MOINES CITY/WAUKEE SCH/WDM WOODLAND HILLS URA 25031/11 TIF ORD 1935 SUB F INCREMENT
TIF Taxing District Inc. Number:	250455
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2011

### 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:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES WOODLAND HILLS URBAN RENEWAL AREA (25031)
TIF Taxing District Name:	FKA WEST DES MOINES CITY/WAUKEE SCH/WDM WOODLAND HILLS URA 25031/11 TIF ORD 1935 SUB G INCREMENT
TIF Taxing District Inc. Number:	250457
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2011

### 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

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

### TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES WOODLAND HILLS URBAN RENEWAL AREA (25031)  
 TIF Taxing District Name: FKA WEST DES MOINES CITY/WAUKEE SCH/WDM WOODLAND HILLS URA  
 25031/11 TIF ORD 1935 SUB R-1 INCREMENT  
 TIF Taxing District Inc. Number: 250459  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 2014  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2011

#### 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: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES WOODLAND HILLS URBAN RENEWAL AREA (25031)  
 TIF Taxing District Name: FKA WEST DES MOINES CITY/WAUKEE SCH/WDM WOODLAND HILLS URA  
 25031/11 TIF ORD 1935 SUB R-2 INCREMENT  
 TIF Taxing District Inc. Number: 250461  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2011

#### 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: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES WOODLAND HILLS URBAN RENEWAL AREA (25031)  
 TIF Taxing District Name: WEST DES MOINES CITY/WAUKEE SCH/WDM WOODLAND HILLS URA  
 25031/11 TIF ORD 1935 INCREMENT  
 TIF Taxing District Inc. Number: 250463  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2025

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2011

#### 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	200,222,160	419,300	0	0	-51,856	200,589,604	0	200,589,604
Taxable	0	112,944,179	377,370	0	0	-51,856	113,269,693	0	113,269,693
Homestead Credits									268

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	30,390,160	113,269,693	55,497,908	57,771,785	1,473,382

FY 2022 TIF Revenue Received: 1,841,376

### TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES WOODLAND HILLS URBAN RENEWAL AREA (25031)  
 TIF Taxing District Name: FKA WEST DES MOINES CITY AG/WAUKEE SCH/WDM WOODLAND HILLS  
 URA 25031/11 TIF ORD 1935 SUB F INCREMENT  
 TIF Taxing District Inc. Number: 250465  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2011

#### 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

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

### TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES WOODLAND HILLS URBAN RENEWAL AREA (25031)
TIF Taxing District Name:	FKA WEST DES MOINES CITY AG/WAUKEE SCH/WDM WOODLAND HILLS URA 25031/11 TIF ORD 1935 SUB G INCREMENT
TIF Taxing District Inc. Number:	250467
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2011

### 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:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES WOODLAND HILLS URBAN RENEWAL AREA (25031)
TIF Taxing District Name:	FKA WEST DES MOINES CITY/WAUKEE SCH/WDM WOODLAND HILLS URA 25031/11 TIF ORD 1935 SUB B INCREMENT
TIF Taxing District Inc. Number:	250471
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2011

### 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

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

### TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES WOODLAND HILLS URBAN RENEWAL AREA (25031)
TIF Taxing District Name:	FKA WEST DES MOINES CITY AG/WAUKEE SCH/WDM WOODLAND HILLS URA 25031/11 TIF ORD 1935 SUB B INCREMENT
TIF Taxing District Inc. Number:	250575
TIF Taxing District Base Year:	2012
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:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES WOODLAND HILLS URBAN RENEWAL AREA (25031)
TIF Taxing District Name:	WEST DES MOINES CITY AG/WAUKEE SCH/WDM WOODLAND HILLS URA 25031/18 TIF ORD 2315 INCREMENT
TIF Taxing District Inc. Number:	250597
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

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

### TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES WOODLAND HILLS URBAN RENEWAL AREA (25031)  
 TIF Taxing District Name: WEST DES MOINES CITY/WAUKEE SCH/WDM WOODLAND HILLS URA  
 25031/18 TIF ORD 2315 INCREMENT  
 TIF Taxing District Inc. Number: 250599  
 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	59,448,170	0	0	0	-3,704	59,444,466	0	59,444,466
Taxable	0	33,534,349	0	0	0	-3,704	33,530,645	0	33,530,645
Homestead Credits									65

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	3,835,230	33,530,645	16,428,753	17,101,892	436,158

FY 2022 TIF Revenue Received: 0

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

## Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES COACHLIGHT DR URBAN RENEWAL AREA  
 UR Area Number: 25037  
 UR Area Creation Date: 02/2017  
 UR Area Purpose: see attached plan documents

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEST DES MOINES CITY/WAUKEE SCH/WDM COACHLIGHT DR URA 25037/17 TIF ORD 2202 INCREMENT	250554	250555	12,973,333
WEST DES MOINES CITY AG/WAUKEE SCH/WDM COACHLIGHT DR URA 25037/17 TIF ORD 2202 INCREMENT	250556	250557	0
WEST DES MOINES CITY/WAUKEE SCH/WDM COACHLIGHT DR URA 25037/18 TIF ORD 2316 INCREMENT	250600	250601	57,026,667
WEST DES MOINES CITY AG/WAUKEE SCH/WDM COACHLIGHT DR URA 25037/18 TIF ORD 2316 INCREMENT	250602	250603	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	89,140	375,103,220	79,334,300	0	0	-161,124	501,388,486	0	501,388,486
Taxable	74,904	211,593,830	71,400,870	0	0	-161,124	314,648,971	0	314,648,971
Homestead Credits									750

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** 73,767 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 1,784,780  
 TIF Sp. Revenue Fund Interest: 325  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 1,785,105**

Rebate Expenditures: 296,096  
 Non-Rebate Expenditures: 1,455,764  
 Returned to County Treasurer: 0  
**Total Expenditures: 1,751,860**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** 107,012 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

# Projects For WEST DES MOINES COACHLIGHT DR URBAN RENEWAL AREA

## IMT Insurance and Hurd Parkways LLC

Description:	IMT Development Agreement
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

## Coachlight - JCP to 81st

Description:	Coachlight Drive & 77th - JCP to 81st
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Mills - JCP to 81st

Description:	Widening Mills Pkwy - JCP to 81st
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Parkways Turn Lane

Description:	Parkways RT Turn Lane from SB JCP
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## S 88th & Mills Reconstruction

Description:	Reconstruct S 88th and Mills
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Street Lighting

Description:	Street Lighting Mills Parkway
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Mills - 91st to Grand Prairie

Description:	Widening Mills Pkwy - 91st to Grand Prairie
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

# Debts/Obligations For WEST DES MOINES COACHLIGHT DR URBAN RENEWAL AREA

## GO Series 2018 C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,955,000
Interest:	1,857,235
Total:	7,812,235
Annual Appropriation?:	No
Date Incurred:	06/13/2018
FY of Last Payment:	2037

## IMT Insurance Rebates

Debt/Obligation Type:	Rebates
Principal:	296,096
Interest:	0
Total:	296,096
Annual Appropriation?:	Yes
Date Incurred:	08/07/2017
FY of Last Payment:	2025

## GO Series 2019 C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,355,000
Interest:	490,726
Total:	4,845,726
Annual Appropriation?:	No
Date Incurred:	06/03/2019
FY of Last Payment:	2031

## GO Series 2020 B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,845,000
Interest:	887,812
Total:	5,732,812
Annual Appropriation?:	No
Date Incurred:	09/03/2020
FY of Last Payment:	2032

## Non-Rebates For WEST DES MOINES COACHLIGHT DR URBAN RENEWAL AREA

TIF Expenditure Amount:	182,342
Tied To Debt:	GO Series 2018 C
Tied To Project:	Coachlight - JCP to 81st

TIF Expenditure Amount:	146,424
Tied To Debt:	GO Series 2018 C
Tied To Project:	Mills - JCP to 81st

TIF Expenditure Amount:	11,457
Tied To Debt:	GO Series 2018 C
Tied To Project:	Parkways Turn Lane

TIF Expenditure Amount:	561,699
Tied To Debt:	GO Series 2019 C
Tied To Project:	S 88th & Mills Reconstruction

TIF Expenditure Amount:	4,920
Tied To Debt:	GO Series 2018 C
Tied To Project:	Street Lighting

TIF Expenditure Amount:	507,268
Tied To Debt:	GO Series 2020 B
Tied To Project:	S 88th & Mills Reconstruction

TIF Expenditure Amount:	17,863
Tied To Debt:	GO Series 2018 C
Tied To Project:	Mills - 91st to Grand Prairie

TIF Expenditure Amount:	12,501
Tied To Debt:	GO Series 2019 C
Tied To Project:	Mills - 91st to Grand Prairie

TIF Expenditure Amount:	11,290
Tied To Debt:	GO Series 2020 B
Tied To Project:	Mills - 91st to Grand Prairie



# Rebates For WEST DES MOINES COACHLIGHT DR URBAN RENEWAL AREA

## IMT Insurance

TIF Expenditure Amount:	296,096
Rebate Paid To:	IMT Insurance
Tied To Debt:	IMT Insurance Rebates
Tied To Project:	IMT Insurance and Hurd Parkways LLC
Projected Final FY of Rebate:	2025

## **Jobs For WEST DES MOINES COACHLIGHT DR URBAN RENEWAL AREA**

Project:	IMT Insurance and Hurd Parkways LLC
Company Name:	IMT Insurance
Date Agreement Began:	08/07/2017
Date Agreement Ends:	06/30/2025
Number of Jobs Created or Retained:	33
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	25,000,000
Total Estimated Cost of Public Infrastructure:	7,000,000

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

Note: Jobs wages listed at \$0.00 because they are reported to the State, not the City

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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:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES COACHLIGHT DR URBAN RENEWAL AREA (25037)
TIF Taxing District Name:	WEST DES MOINES CITY/WAUKEE SCH/WDM COACHLIGHT DR URA 25037/17
TIF ORD 2202 INCREMENT	
TIF Taxing District Inc. Number:	250555
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	29,000,000	0	0	0	29,000,000	0	29,000,000
Taxable	0	0	26,100,000	0	0	0	26,100,000	0	26,100,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	151,180	26,100,000	12,973,333	13,126,667	334,776

FY 2022 TIF Revenue Received: 1,784,780

## TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES COACHLIGHT DR URBAN RENEWAL AREA (25037)
TIF Taxing District Name:	WEST DES MOINES CITY AG/WAUKEE SCH/WDM COACHLIGHT DR URA 25037/17 TIF ORD 2202 INCREMENT
TIF Taxing District Inc. Number:	250557
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	1,590	0	0	0	0	0	1,590	0	1,590
Taxable	1,336	0	0	0	0	0	1,336	0	1,336
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,590	0	0	0	0

FY 2022 TIF Revenue Received: 0

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

## TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES COACHLIGHT DR URBAN RENEWAL AREA (25037)
TIF Taxing District Name:	WEST DES MOINES CITY/WAUKEE SCH/WDM COACHLIGHT DR URA 25037/18
TIF ORD 2316 INCREMENT	
TIF Taxing District Inc. Number:	250601
TIF Taxing District Base Year:	2017
FY TIF Revenue First Received:	2020
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	375,103,220	50,334,300	0	0	-161,124	472,299,346	0	472,299,346
Taxable	0	211,593,830	45,300,870	0	0	-161,124	288,474,067	0	288,474,067
Homestead Credits									750

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	357,733,270	114,727,200	57,026,667	57,700,533	1,471,565

FY 2022 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES COACHLIGHT DR URBAN RENEWAL AREA (25037)
TIF Taxing District Name:	WEST DES MOINES CITY AG/WAUKEE SCH/WDM COACHLIGHT DR URA 25037/18 TIF ORD 2316 INCREMENT
TIF Taxing District Inc. Number:	250603
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	87,550	0	0	0	0	0	87,550	0	87,550
Taxable	73,568	0	0	0	0	0	73,568	0	73,568
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	87,550	0	0	0	0

FY 2022 TIF Revenue Received: 0

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

## Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES 8300 MILLS CIVIC PKWY URBAN RENEWAL AREA  
 UR Area Number: 25042  
 UR Area Creation Date: 04/2019  
 UR Area Purpose: See attached plan documents

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEST DES MOINES CITY/WAUKEE SCH/WDM 8300 MCP URA 25042/19 TIF ORD 2354 INCREMENT	250615	250616	6,344,154
WEST DES MOINES CITY AG/WAUKEE SCH/WDM 8300 MCP URA 25042/19 TIF ORD 2354 INCREMENT	250617	250618	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	8,030	0	7,049,060	0	0	0	7,057,090	0	7,057,090
Taxable	6,747	0	6,344,154	0	0	0	6,350,901	0	6,350,901
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** -742,951 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 175,418  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 175,418**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 1,142,250  
 Returned to County Treasurer: 0  
**Total Expenditures: 1,142,250**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** -1,709,783 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For WEST DES MOINES 8300 MILLS CIVIC PKWY URBAN RENEWAL AREA

### S 81st & Cascade Widening

Description:	S 81st & Cascade Ave Widening
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### S 85th St - Cascade to Mills

Description:	Construction of S 85th St from Cascade Ave to Mills Pkwy
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Sammons Rebate

Description:	Rebates to Sammons Financial Group
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

### Utility Relocation

Description:	Relocation of Utility Box
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

# Debts/Obligations For WEST DES MOINES 8300 MILLS CIVIC PKWY URBAN RENEWAL AREA

## GO URA Bonds Series 2019A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,945,000
Interest:	766,000
Total:	5,711,000
Annual Appropriation?:	No
Date Incurred:	07/03/2019
FY of Last Payment:	2026

## Sammons Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	03/18/2019
FY of Last Payment:	2036



## Non-Rebates For WEST DES MOINES 8300 MILLS CIVIC PKWY URBAN RENEWAL AREA

TIF Expenditure Amount:	333,455
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	S 81st & Cascade Widening

TIF Expenditure Amount:	655,769
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	S 85th St - Cascade to Mills

TIF Expenditure Amount:	153,026
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	Utility Relocation

## Rebates For WEST DES MOINES 8300 MILLS CIVIC PKWY URBAN RENEWAL AREA

### Sammons Financial Group

TIF Expenditure Amount:	0
Rebate Paid To:	Midland Financial dba Sammons
Tied To Debt:	Sammons Rebate
Tied To Project:	Sammons Rebate
Projected Final FY of Rebate:	2036

## Jobs For WEST DES MOINES 8300 MILLS CIVIC PKWY URBAN RENEWAL AREA

Project:	Sammons Rebate
	Sammons Financial Group &
Company Name:	Midland National Life
Date Agreement Began:	03/18/2019
Date Agreement Ends:	06/30/2039
Number of Jobs Created or Retained:	605
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	55,000,000
Total Estimated Cost of Public Infrastructure:	6,000,000

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

Jobs wages are not reported to the city.

256 Characters Left

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:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES 8300 MILLS CIVIC PKWY URBAN RENEWAL AREA (25042)
TIF Taxing District Name:	WEST DES MOINES CITY/WAUKEE SCH/WDM 8300 MCP URA 25042/19 TIF ORD 2354 INCREMENT
TIF Taxing District Inc. Number:	250616
TIF Taxing District Base Year:	2019
FY TIF Revenue First Received:	2022
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2042

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2019

## 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	7,049,060	0	0	0	7,049,060	0	7,049,060
Taxable	0	0	6,344,154	0	0	0	6,344,154	0	6,344,154
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	37,940	6,344,154	6,344,154	0	0

FY 2022 TIF Revenue Received: 175,418

## TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES 8300 MILLS CIVIC PKWY URBAN RENEWAL AREA (25042)
TIF Taxing District Name:	WEST DES MOINES CITY AG/WAUKEE SCH/WDM 8300 MCP URA 25042/19 TIF ORD 2354 INCREMENT
TIF Taxing District Inc. Number:	250618
TIF Taxing District Base Year:	2019
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	8,030	0	0	0	0	0	8,030	0	8,030
Taxable	6,747	0	0	0	0	0	6,747	0	6,747
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	8,030	0	0	0	0

FY 2022 TIF Revenue Received: 0

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

## Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES IOWA CLINIC URBAN RENEWAL AREA  
 UR Area Number: 25043

UR Area Creation Date: 05/2019

UR Area Purpose: See attached plan documents

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEST DES MOINES CITY/WAUKEE SCH/WDM IOWA CLINIC URA 25043/19 TIF ORD 2366 INCREMENT	250621	250622	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	0	28,077,540	0	0	0	28,077,540	0	28,077,540
Taxable	0	0	25,269,786	0	0	0	25,269,786	0	25,269,786
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** -7,943      **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: 7,943  
**Total Revenue:** 7,943

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**

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

### TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES IOWA CLINIC URBAN RENEWAL AREA (25043)
TIF Taxing District Name:	WEST DES MOINES CITY/WAUKEE SCH/WDM IOWA CLINIC URA 25043/19 TIF
ORD 2366 INCREMENT	
TIF Taxing District Inc. Number:	250622
TIF Taxing District Base Year:	1900
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	28,077,540	0	0	0	28,077,540	0	28,077,540
Taxable	0	0	25,269,786	0	0	0	25,269,786	0	25,269,786
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	0	25,269,786	0	25,269,786	644,468

FY 2022 TIF Revenue Received: 0

**Urban Renewal Area Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES GRAND PRAIRIE PARKWAY URBAN RENEWAL  
 UR Area Number: 25047

UR Area Creation Date: 04/2021

UR Area Purpose: see attached plan docs

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
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**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	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:</b>	<b>-3,816</b>	<b>0</b>	<b>Amount of 07-01-2021 Cash Balance Restricted for LMI</b>
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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 06-30-2022:</b>	<b>-3,816</b>	<b>0</b>	<b>Amount of 06-30-2022 Cash Balance Restricted for LMI</b>
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# Projects For WEST DES MOINES GRAND PRAIRIE PARKWAY URBAN RENEWAL

## Johnson Creek Realignment

Description:	Realigning Johnson Creek - N of Raccoon River Dr
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## GPP - Mills to Stagecoach

Description:	Grand Prairie Pkwy - Mills Pkwy to Stagecoach Dr
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Grand Ave - Environmental

Description:	Grand Ave - Acquisition of Wetland Credits
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Booneville Rd - 100th to 115th

Description:	Booneville Rd - S 100th St to S 115th St
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Grand Ave - GPP to 115th

Description:	Grand Ave - S Grand Prairie Pkwy to S 115th
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## GPP - Stagecoach to Booneville

Description:	Grand Prairie Pkwy - Stagecoach Dr to Booneville Rd
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## GPP - Booneville to Grand

Description:	Grand Prairie Pkwy - Booneville Rd to Grand Ave
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## GPP - Grand to RR Drive

Description:	Grand Prairie Pkwy - Grand Ave to Raccoon River Dr
Classification:	Roads, Bridges & Utilities

Physically Complete:	No
Payments Complete:	No

**115th - Booneville to Grand**

Description:	S 115th St - Booneville Rd to Grand Ave
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

# Debts/Obligations For WEST DES MOINES GRAND PRAIRIE PARKWAY URBAN RENEWAL

## GO Bonds Series 2021B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/23/2021
FY of Last Payment:	2040

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

## Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES 92nd STREET URA  
 UR Area Number: 25050

UR Area Creation Date: 03/2022

UR Area Purpose: See attached plan documents

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
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## 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	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
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
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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>

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

## Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES SOUTH 81st STREET URA  
 UR Area Number: 25051

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
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## 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	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

<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:	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:	4,306
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>4,306</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:</b>	<b>-4,306</b>	<b>0</b>	<b>Amount of 06-30-2022 Cash Balance Restricted for LMI</b>
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## Projects For WEST DES MOINES SOUTH 81st STREET URA

### FY 22 Legal Fees

Description:	FY 22 Legal Fees
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For WEST DES MOINES SOUTH 81st STREET URA

### FY 22 Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	4,306
Interest:	0
Total:	4,306
Annual Appropriation?:	Yes
Date Incurred:	06/30/2022
FY of Last Payment:	2022

## Non-Rebates For WEST DES MOINES SOUTH 81st STREET URA

TIF Expenditure Amount:	4,306
Tied To Debt:	FY 22 Legal Fees
Tied To Project:	FY 22 Legal Fees



## Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES MICROSOFT OSMIUM URBAN RENEWAL  
 UR Area Number: 61021

UR Area Creation Date: 11/2016

UR Area Purpose: see attached plan documents - note that for purposes of this report, all financial activity for the Osmium URA is reported with the Warren County portion

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEST DES MOINES CITY/ WINTERSET SCH/ MSOFT OSMIUM TIF INCR	610237	610238	5,406,750

## 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	6,007,500	0	0	0	6,007,500	0	6,007,500
Taxable	0	0	5,406,750	0	0	0	5,406,750	0	5,406,750
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**

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

This URA involves both Warren and Madison Counties. For purposes of this report, all financial information is consolidated in Warren County.

256 Characters Left

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

**TIF Taxing District Data Collection**

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES MICROSOFT OSMIUM URBAN RENEWAL (61021)
TIF Taxing District Name:	WEST DES MOINES CITY/ WINTERSET SCH/ MSOFT OSMIUM TIF INCR
TIF Taxing District Inc. Number:	610238
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	6,007,500	0	0	0	6,007,500	0	6,007,500
Taxable	0	0	5,406,750	0	0	0	5,406,750	0	5,406,750
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	66,800	5,406,750	5,406,750	0	0

FY 2022 TIF Revenue Received: 0

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

## Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES MILLS PKWY URBAN RENEWAL  
 UR Area Number: 77058

UR Area Creation Date: 07/1999

UR Area Purpose: see attached plan documents

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
W DES MOINES CITY/WDM SCH/14 AMD #5 99 MILLS PKWY TIF INCR	770885	770886	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	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
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**

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

For reporting purposes, West Des Moines maintains one cash balance for both the Polk and Dallas portions of this area. All activity is reported in Dallas County.

256 Characters Left

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

## TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES MILLS PKWY URBAN RENEWAL (77058)  
 TIF Taxing District Name: W DES MOINES CITY/WDM SCH/14 AMD #5 99 MILLS PKWY TIF INCR  
 TIF Taxing District Inc. Number: 770886

TIF Taxing District Base Year: 2013

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

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

## Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES WESTOWN V URBAN RENEWAL  
 UR Area Number: 77076

UR Area Creation Date: 11/2009

UR Area Purpose: see attached plan documents

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
W DES MOINES CITY/WDM SCH/09 WESTOWN V TIF INCR	770750	770751	0
W DES MOINES CITY AG/WDM SCH/09 WESTOWN V TIF INCR	770813	770814	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	0	34,946,000	0	0	0	34,946,000	0	34,946,000
Taxable	0	0	31,451,400	0	0	0	31,451,400	0	31,451,400
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**

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

Note 1: For reporting purposes, all financial activity for Westown V URA is reported with the Dallas County portion of the district.

Note 2: Although not required by Section 403, CC has elected to limit plan

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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: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES WESTOWN V URBAN RENEWAL (77076)  
 TIF Taxing District Name: W DES MOINES CITY/WDM SCH/09 WESTOWN V TIF INCR  
 TIF Taxing District Inc. Number: 770751  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2032

	UR Designation
Slum	No
Blighted	No
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	34,946,000	0	0	0	34,946,000	0	34,946,000
Taxable	0	0	31,451,400	0	0	0	31,451,400	0	31,451,400
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	18,842,800	16,103,200	0	16,103,200	488,098

FY 2022 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES WESTOWN V URBAN RENEWAL (77076)  
 TIF Taxing District Name: W DES MOINES CITY AG/WDM SCH/09 WESTOWN V TIF INCR  
 TIF Taxing District Inc. Number: 770814  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2032

	UR Designation
Slum	No
Blighted	No
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	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

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

## Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES FULLER ROAD URBAN RENEWAL  
 UR Area Number: 77082  
 UR Area Creation Date: 03/2010  
 UR Area Purpose: see attached plan documents

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
W DES MOINES CITY/WDM SCH/10 FULLER ROAD TIF INCR	770825	770826	1,143,465

## 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	30,212,690	32,702,800	0	0	62,915,490	0	62,915,490
Taxable	0	0	27,191,421	29,432,520	0	0	56,623,941	0	56,623,941
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** -1,371      0      **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 34,659  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 2,672  
**Total Revenue:** 37,331

Rebate Expenditures: 34,659  
 Non-Rebate Expenditures: 116  
 Returned to County Treasurer: 0  
**Total Expenditures:** 34,775

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** 1,185      0      **Amount of 06-30-2022 Cash Balance Restricted for LMI**

# Projects For WEST DES MOINES FULLER ROAD URBAN RENEWAL

## Innovative Injection Technology

Description:	I2T Development Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## FY 22 Legal Fees

Description:	Legal Fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

## I2T and Triple J Logistics

Description:	I2T and Triple J Development Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For WEST DES MOINES FULLER ROAD URBAN RENEWAL

### I2T Development Agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	09/19/2016
FY of Last Payment:	2026

### FY 22 Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	116
Interest:	0
Total:	116
Annual Appropriation?:	Yes
Date Incurred:	06/30/2022
FY of Last Payment:	2022

### I2T & Triple J Development Agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/19/2021
FY of Last Payment:	2028

## Non-Rebates For WEST DES MOINES FULLER ROAD URBAN RENEWAL

TIF Expenditure Amount:	116
Tied To Debt:	FY 22 Legal Fees
Tied To Project:	FY 22 Legal Fees

## Rebates For WEST DES MOINES FULLER ROAD URBAN RENEWAL

### I2 Technologies

TIF Expenditure Amount:	34,659
Rebate Paid To:	I2 Technologies
Tied To Debt:	I2T Development Agreement
Tied To Project:	Innovative Injection Technology
Projected Final FY of Rebate:	2026

**Jobs For WEST DES MOINES FULLER ROAD URBAN RENEWAL**

Project:	Innovative Injection Technology
Company Name:	Innovative Injection Technology (I2T)
Date Agreement Began:	09/16/2016
Date Agreement Ends:	06/30/2026
Number of Jobs Created or Retained:	186
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	10,700,000
Total Estimated Cost of Public Infrastructure:	0

Project:	I2T and Triple J Logistics
Company Name:	Innovation Injection Technologies and Triple J Logistics
Date Agreement Began:	07/19/2021
Date Agreement Ends:	06/30/2028
Number of Jobs Created or Retained:	60
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	3,000,000
Total Estimated Cost of Public Infrastructure:	0

## TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES FULLER ROAD URBAN RENEWAL (77082)  
 TIF Taxing District Name: W DES MOINES CITY/WDM SCH/10 FULLER ROAD TIF INCR  
 TIF Taxing District Inc. Number: 770826  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2013  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2033

	UR Designation
Slum	No
Blighted	No
Economic Development	03/2010

## 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	0	30,212,690	32,702,800	0	0	62,915,490	0	62,915,490
Taxable	0	0	27,191,421	29,432,520	0	0	56,623,941	0	56,623,941
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	42,714,370	20,201,120	1,143,465	19,057,655	577,649

FY 2022 TIF Revenue Received: 34,659



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

## Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES 4125 WESTOWN PARKWAY URBAN RENEWAL  
 UR Area Number: 77087

UR Area Creation Date: 09/2013

UR Area Purpose: URA was terminated on 11/1/21

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
W DES MOINES CITY/WDM SCH/13 4125 WESTOWN PARKWAY TIF INCR	770865	770866	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	0	11,500,000	0	0	0	11,500,000	0	11,500,000
Taxable	0	0	10,350,000	0	0	0	10,350,000	0	10,350,000
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**

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

Area was terminated via ordinance on 10/18/2021

256 Characters Left

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:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES 4125 WESTOWN PARKWAY URBAN RENEWAL (77087)
TIF Taxing District Name:	W DES MOINES CITY/WDM SCH/13 4125 WESTOWN PARKWAY TIF INCR
TIF Taxing District Inc. Number:	770866
TIF Taxing District Base Year:	2014
FY TIF Revenue First Received:	2016
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2037

	UR Designation
Slum	No
Blighted	No
Economic Development	09/2013

## 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	11,500,000	0	0	0	11,500,000	0	11,500,000
Taxable	0	0	10,350,000	0	0	0	10,350,000	0	10,350,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,508,000	9,992,000	0	9,992,000	302,864

FY 2022 TIF Revenue Received: 0

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

## Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES VAL-GATE URBAN RENEWAL  
 UR Area Number: 77090

UR Area Creation Date: 10/2014

UR Area Purpose: see attached plan documents

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
W DES MOINES CITY/DM SCH/14 VAL-GATE TIF INCR	770879	770880	0
W DES MOINES CITY/WDM SCH/14 VAL-GATE TIF INCR	770881	770882	0
W DES MOINES CITY/WDM SCH/URB WIND-HTS SS/14 VAL-GATE TIF INCR	770883	770884	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	695,300	21,473,474	5,252,167	0	0	27,420,941	0	27,420,941
Taxable	0	392,213	19,326,128	4,726,950	0	0	24,445,291	0	24,445,291
Homestead Credits									2

**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**

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

### TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES VAL-GATE URBAN RENEWAL (77090)
TIF Taxing District Name:	W DES MOINES CITY/DM SCH/14 VAL-GATE TIF INCR
TIF Taxing District Inc. Number:	770880
TIF Taxing District Base Year:	0
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	8,300	0	0	0	8,300	0	8,300
Taxable	0	0	7,470	0	0	0	7,470	0	7,470
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	0	7,470	0	7,470	244

FY 2022 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES VAL-GATE URBAN RENEWAL (77090)
TIF Taxing District Name:	W DES MOINES CITY/WDM SCH/14 VAL-GATE TIF INCR
TIF Taxing District Inc. Number:	770882
TIF Taxing District Base Year:	0
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	695,300	21,217,674	5,252,167	0	0	27,165,141	0	27,165,141
Taxable	0	392,213	19,095,908	4,726,950	0	0	24,215,071	0	24,215,071
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	0	24,215,071	0	24,215,071	733,973

FY 2022 TIF Revenue Received: 0

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

### TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES VAL-GATE URBAN RENEWAL (77090)
TIF Taxing District Name:	W DES MOINES CITY/WDM SCH/URB WIND-HTS SS/14 VAL-GATE TIF INCR
TIF Taxing District Inc. Number:	770884
TIF Taxing District Base Year:	0
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	247,500	0	0	0	247,500	0	247,500
Taxable	0	0	222,750	0	0	0	222,750	0	222,750
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	0	222,750	0	222,750	6,838

FY 2022 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES ALLUVION URBAN RENEWAL  
 UR Area Number: 77091

UR Area Creation Date: 05/2014

UR Area Purpose: See attached plan documents

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
W DES MOINES CITY/WDM SCH/15 ALLUVION TIF INCR	770887	770888	67,500,000
W DES MOINES CITY/WDM SCH/16-09-19 ALLUVION ORD 2170 TIF INCR	770889	770890	104,030,100
W DES MOINES CITY/WDM SCH/16-11-28 ALLUVION ORD 2185 TIF INCR	770891	770892	47,736,432
W DES MOINES CITY/WDM SCH/16-11-28 ALLUVION ORD 2186 TIF INCR	770893	770894	0
W DES MOINES CITY AG/WDM SCH/16-11-28 ALLUVION ORD 2186 TIF INCR	770895	770896	0
W DES MOINES CITY/WDM SCH/20-01-06 ALLUVION ORD 2401 TIF INCR	770953	770954	0
W DES MOINES CITY AG/WDM SCH/20-01-06 ALLUVION ORD 2401 TIF INCR	770955	770956	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	89,250	901,500	244,182,680	0	0	0	245,173,430	0	245,173,430
Taxable	74,998	508,530	219,764,412	0	0	0	220,347,940	0	220,347,940
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** **5,646,355** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 6,646,101  
 TIF Sp. Revenue Fund Interest: 24,192  
 Property Tax Replacement Claims 524,086  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 7,194,379**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 5,028,475  
 Returned to County Treasurer: 0  
**Total Expenditures: 5,028,475**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** **7,812,259** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For WEST DES MOINES ALLUVION URBAN RENEWAL

### Microsoft Alluvion Dev Agree

Description:	Microsoft Alluvion Data Center
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### Mid Am Transmission Lines

Description:	Relocate Mid Am Transmssion Lines
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Maffit Lake Road

Description:	Maffitt Lake Road - Vets to Solteria
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Pine Ave

Description:	Pine - S 8th to End of pvmt
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Pine Ave

Description:	Pine - East Corp Limit to Soltera
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Solteria Ave

Description:	Solteria - Willow Creek Dr to Pine
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Solteria Ave

Description:	Solteria - White Crane to County Line
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Trail Study

Description:	Study relocation of Great Western Trail
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No



## White Crane Rd

Description:	White Crane - Solteria to Corp Limit
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Army Post Road ASR

Description:	Aquafier Storage Reservoir
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Water Mains & Booster Station

Description:	Water Mains 1A1/1A2 & Booster Station
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Veterans Parkway

Description:	Veterans Parkway - Maffitt to Adams
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## FY 22 Legal Fees

Description:	Legal Fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

## SE Public Safety Station Land

Description:	Acquire Land for future Public Safety Station
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

## Salix St

Description:	Salix - Veterans Pkwy to SE 1st
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## SE 1st Watermain

Description:	Watermain from SE 1st to Willow Creek Dr
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## SE County Line Rd - E of Vets

Description:	SE County Line Rd - Soteria to Veterans Pkwy
Classification:	Roads, Bridges & Utilities

Physically Complete:	No
Payments Complete:	Yes

**Microsoft Ginger East Dev Agree**

Description:	Microsoft Ginger East Data Center
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

**SE County Line Rd - W of Vets**

Description:	SE County Line Rd - Veterans Pkwy to SE Orilla Rd
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

**SE Adams St - Vets to Orilla**

Description:	SE Adams St - Veterans Pkwy to SE Orilla Rd
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

# Debts/Obligations For WEST DES MOINES ALLUVION URBAN RENEWAL

## 2015 Series A Tax Exempt Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	15,915,000
Interest:	2,181,476
Total:	18,096,476
Annual Appropriation?:	No
Date Incurred:	04/07/2015
FY of Last Payment:	2029

## 2015 Series B Taxable Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	6,390,000
Interest:	433,251
Total:	6,823,251
Annual Appropriation?:	No
Date Incurred:	04/07/2015
FY of Last Payment:	2025

## 2016 Series D Tax Exempt Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	8,235,000
Interest:	1,252,600
Total:	9,487,600
Annual Appropriation?:	No
Date Incurred:	11/16/2016
FY of Last Payment:	2030

## FY 22 Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	3,650
Interest:	0
Total:	3,650
Annual Appropriation?:	Yes
Date Incurred:	06/30/2020
FY of Last Payment:	2020

## 2022 Series B Tax Exempt Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/22/2022
FY of Last Payment:	2033

## 2022 Series C Taxable Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0

Total:	0
Annual Appropriation?:	No
Date Incurred:	06/22/2022
FY of Last Payment:	2029

**Non-Rebates For WEST DES MOINES ALLUVION URBAN RENEWAL**

TIF Expenditure Amount:	175,151
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Maffit Lake Road

TIF Expenditure Amount:	81,516
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Maffit Lake Road

TIF Expenditure Amount:	263,198
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Pine Ave

TIF Expenditure Amount:	122,493
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Pine Ave

TIF Expenditure Amount:	74,298
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Pine Ave

TIF Expenditure Amount:	34,579
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Pine Ave

TIF Expenditure Amount:	164,374
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Solteria Ave

TIF Expenditure Amount:	76,500
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Solteria Ave

TIF Expenditure Amount:	143,756
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Solteria Ave

TIF Expenditure Amount:	66,905
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Solteria Ave

TIF Expenditure Amount:	2,951
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Trail Study

TIF Expenditure Amount:	1,373
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Trail Study

TIF Expenditure Amount:	272,213
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Army Post Road ASR

TIF Expenditure Amount:	126,689
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Army Post Road ASR

TIF Expenditure Amount:	109,263
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Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Water Mains & Booster Station
TIF Expenditure Amount:	50,851
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Water Mains & Booster Station
TIF Expenditure Amount:	471,410
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Veterans Parkway
TIF Expenditure Amount:	219,396
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Veterans Parkway
TIF Expenditure Amount:	183,223
Tied To Debt:	2015 Series B Taxable Bonds
Tied To Project:	Mid Am Transmission Lines
TIF Expenditure Amount:	3,650
Tied To Debt:	FY 22 Legal Fees
Tied To Project:	FY 22 Legal Fees
TIF Expenditure Amount:	304,950
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	SE Public Safety Station Land
TIF Expenditure Amount:	141,925
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	SE Public Safety Station Land
TIF Expenditure Amount:	17,819
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Salix St
TIF Expenditure Amount:	8,293
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Salix St
TIF Expenditure Amount:	28,322
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	SE 1st Watermain
TIF Expenditure Amount:	13,181
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	SE 1st Watermain
TIF Expenditure Amount:	204,555
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	SE County Line Rd - E of Vets
TIF Expenditure Amount:	95,201
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	SE County Line Rd - E of Vets
TIF Expenditure Amount:	1,523,215
Tied To Debt:	2015 Series B Taxable Bonds
Tied To Project:	Microsoft Alluvion Dev Agree
TIF Expenditure Amount:	28,168
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	SE County Line Rd - W of Vets

TIF Expenditure Amount:	13,110
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	SE County Line Rd - W of Vets

TIF Expenditure Amount:	4,059
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	SE Adams St - Vets to Orilla

TIF Expenditure Amount:	1,888
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	SE Adams St - Vets to Orilla

**Jobs For WEST DES MOINES ALLUVION URBAN RENEWAL**

Project:	Microsoft Alluvion Dev Agree
Company Name:	Microsoft Corp
Date Agreement Began:	12/18/2014
Date Agreement Ends:	12/31/2034
Number of Jobs Created or Retained:	84
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,126,218,400
Total Estimated Cost of Public Infrastructure:	61,750,000

Project:	Microsoft Ginger East Dev Agree
Company Name:	Microsoft Corp
Date Agreement Began:	01/18/2022
Date Agreement Ends:	06/01/2033
Number of Jobs Created or Retained:	20
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,500,000,000
Total Estimated Cost of Public Infrastructure:	11,000,000



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

Microsoft wages in jobs tab listed as \$0 because these are reported to IEDA, not the City.

256 Characters Left

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

### TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES ALLUVION URBAN RENEWAL (77091)  
 TIF Taxing District Name: W DES MOINES CITY/WDM SCH/15 ALLUVION TIF INCR  
 TIF Taxing District Inc. Number: 770888  
 TIF Taxing District Base Year: 2014  
 FY TIF Revenue First Received: 2017  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2037

	UR Designation
Slum	No
Blighted	No
Economic Development	05/2014

### 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	75,000,000	0	0	0	75,000,000	0	75,000,000
Taxable	0	0	67,500,000	0	0	0	67,500,000	0	67,500,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	209,400	67,500,000	67,500,000	0	0

FY 2022 TIF Revenue Received: 6,646,101

### TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES ALLUVION URBAN RENEWAL (77091)  
 TIF Taxing District Name: W DES MOINES CITY/WDM SCH/16-09-19 ALLUVION ORD 2170 TIF INCR  
 TIF Taxing District Inc. Number: 770890  
 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	115,589,000	0	0	0	115,589,000	0	115,589,000
Taxable	0	0	104,030,100	0	0	0	104,030,100	0	104,030,100
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,937,000	104,030,100	104,030,100	0	0

FY 2022 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES ALLUVION URBAN RENEWAL (77091)
TIF Taxing District Name:	W DES MOINES CITY/WDM SCH/16-11-28 ALLUVION ORD 2185 TIF INCR
TIF Taxing District Inc. Number:	770892
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	53,040,480	0	0	0	53,040,480	0	53,040,480
Taxable	0	0	47,736,432	0	0	0	47,736,432	0	47,736,432
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	620,000	47,736,432	47,736,432	0	0

FY 2022 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES ALLUVION URBAN RENEWAL (77091)
TIF Taxing District Name:	W DES MOINES CITY/WDM SCH/16-11-28 ALLUVION ORD 2186 TIF INCR
TIF Taxing District Inc. Number:	770894
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	678,300	0	0	0	0	678,300	0	678,300
Taxable	0	382,625	0	0	0	0	382,625	0	382,625
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	688,160	0	0	0	0

FY 2022 TIF Revenue Received: 0

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

## TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES ALLUVION URBAN RENEWAL (77091)
TIF Taxing District Name:	W DES MOINES CITY AG/WDM SCH/16-11-28 ALLUVION ORD 2186 TIF INCR
TIF Taxing District Inc. Number:	770896
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	46,450	0	0	0	0	0	46,450	0	46,450
Taxable	39,033	0	0	0	0	0	39,033	0	39,033
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	46,450	0	0	0	0

FY 2022 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES ALLUVION URBAN RENEWAL (77091)
TIF Taxing District Name:	W DES MOINES CITY/WDM SCH/20-01-06 ALLUVION ORD 2401 TIF INCR
TIF Taxing District Inc. Number:	770954
TIF Taxing District Base Year:	2019
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	223,200	553,200	0	0	0	776,400	0	776,400
Taxable	0	125,905	497,880	0	0	0	623,785	0	623,785
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	776,400	0	0	0	0

FY 2022 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES ALLUVION URBAN RENEWAL (77091)
TIF Taxing District Name:	W DES MOINES CITY AG/WDM SCH/20-01-06 ALLUVION ORD 2401 TIF INCR
TIF Taxing District Inc. Number:	770956
TIF Taxing District Base Year:	2019
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	42,800	0	0	0	0	0	42,800	0	42,800
Taxable	35,965	0	0	0	0	0	35,965	0	35,965
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	42,800	0	0	0	0

FY 2022 TIF Revenue Received: 0

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

## Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES HISTORIC URBAN RENEWAL  
 UR Area Number: 77097  
 UR Area Creation Date: 04/2017  
 UR Area Purpose: see attached plan documents

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
W DES MOINES CITY/WDM SCH/19 DEC HISTORIC ORD 2399 TIF INCR	770957	770958	3,039,992
W DES MOINES CITY AG/WDM SCH/19 DEC HISTORIC ORD 2399 TIF INCR	770959	770960	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	5,901,100	34,358,260	639,000	0	-1,852	42,841,648	0	42,841,648
Taxable	0	3,328,782	30,922,434	575,100	0	-1,852	36,137,440	0	36,137,440
Homestead Credits									27

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** -3,091      0      **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 92,079  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 92,079**

Rebate Expenditures: 86,534  
 Non-Rebate Expenditures: 1,887  
 Returned to County Treasurer: 0  
**Total Expenditures: 88,421**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** 567      0      **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For WEST DES MOINES HISTORIC URBAN RENEWAL

### Steffes Holdings Dev. Agree

Description:	Andersen Windows Building Expansion
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### The Foundry Dev. Agree

Description:	The Foundry Renovation
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### Dalton Partners Dev. Agree.

Description:	St Kilda's Restaurant
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### Willie T Dev. Agree

Description:	Cat Cafe Restaurant
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### Junction House 329 Dev Agree

Description:	New Construction of Multi-Use Building
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

### First National Bank Dev Agree

Description:	First National Bank
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### Taxium LLC Dev Agree

Description:	New Construction of Multi-Use Building
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

### Junction Dev Catalyst Dev Agree

Description:	New Construction of Multi-Use Building
--------------	--

	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	No
Payments Complete:	No

**FY 22 Legal Fees**

Description:	Legal Fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

**111 5th St LLC**

Description:	New Restaurant Building
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No



# Debts/Obligations For WEST DES MOINES HISTORIC URBAN RENEWAL

## Steffes Dev. Agreement

Debt/Obligation Type:	Rebates
Principal:	17,132
Interest:	0
Total:	17,132
Annual Appropriation?:	Yes
Date Incurred:	04/03/2017
FY of Last Payment:	2024

## Foundry Dev. Agreement

Debt/Obligation Type:	Rebates
Principal:	69,402
Interest:	0
Total:	69,402
Annual Appropriation?:	Yes
Date Incurred:	04/17/2017
FY of Last Payment:	2023

## Dalton Partners Dev. Agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	04/15/2019
FY of Last Payment:	2027

## Willie T Dev Agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	12/16/2019
FY of Last Payment:	2027

## Junction House 329 Dev Agree

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	04/06/2020
FY of Last Payment:	2031

## Legal Fees FY 22

Debt/Obligation Type:	Internal Loans
Principal:	1,887
Interest:	0

Total:	1,887
Annual Appropriation?:	Yes
Date Incurred:	06/30/2022
FY of Last Payment:	2022

## First National Bank

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/07/2021
FY of Last Payment:	2029

## Taxium LLC

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/07/2021
FY of Last Payment:	2029

## Junction Dev Catalyst LLC

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/07/2021
FY of Last Payment:	2029

## 111 5th St

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/16/2022
FY of Last Payment:	2034

## Non-Rebates For WEST DES MOINES HISTORIC URBAN RENEWAL

TIF Expenditure Amount:	1,887
Tied To Debt:	Legal Fees FY 22
Tied To Project:	FY 22 Legal Fees

## Rebates For WEST DES MOINES HISTORIC URBAN RENEWAL

### Steffes Holdings

TIF Expenditure Amount:	17,132
Rebate Paid To:	Steffes Holdings
Tied To Debt:	Steffes Dev. Agreement
Tied To Project:	Steffes Holdings Dev. Agree
Projected Final FY of Rebate:	2024

### The Foundry

TIF Expenditure Amount:	69,402
Rebate Paid To:	The Foundry dba The Hall
Tied To Debt:	Foundry Dev. Agreement
Tied To Project:	The Foundry Dev. Agree
Projected Final FY of Rebate:	2023

## Jobs For WEST DES MOINES HISTORIC URBAN RENEWAL

Project:	Steffes Holdings Dev. Agree
Company Name:	Steffes Holdings LLC
Date Agreement Began:	04/03/2017
Date Agreement Ends:	06/30/2024
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	550,000
Total Estimated Cost of Public Infrastructure:	0

Project:	The Foundry Dev. Agree
Company Name:	The Foundry LLC, Tenex Adventures 2, LLC
Date Agreement Began:	04/17/2017
Date Agreement Ends:	06/30/2024
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	4,700,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Dalton Partners Dev. Agree.
Company Name:	St Kilda
Date Agreement Began:	04/15/2019
Date Agreement Ends:	06/30/2027
Number of Jobs Created or Retained:	16
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,500,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Willie T Dev. Agree
Company Name:	Willie T, LLC
Date Agreement Began:	03/02/2020
Date Agreement Ends:	06/30/2027
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	655,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Junction House 329 Dev Agree
Company Name:	Junction House 329, LLC
Date Agreement Began:	04/06/2020
Date Agreement Ends:	06/30/2035
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	3,400,000
Total Estimated Cost of Public Infrastructure:	0

Project:	First National Bank Dev Agree
Company Name:	First National Bank Ames, Iowa
Date Agreement Began:	06/07/2021
Date Agreement Ends:	06/30/2029
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,928,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Taxium LLC Dev Agree
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Company Name:	Taxium LLC
Date Agreement Began:	06/07/2021
Date Agreement Ends:	06/30/2029
Number of Jobs Created or Retained:	15
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	4,900,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Junction Dev Catalyst Dev Agree
	Junction Development Catalyst
Company Name:	LLC
Date Agreement Began:	06/07/2021
Date Agreement Ends:	06/30/2029
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	2,640,000
Total Estimated Cost of Public Infrastructure:	0

Project:	111 5th St LLC
Company Name:	111 5th St LLC
Date Agreement Began:	05/16/2022
Date Agreement Ends:	06/30/2034
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,400,000
Total Estimated Cost of Public Infrastructure:	0

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

All rebates are subject to the payment of property taxes

256 Characters Left

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:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES HISTORIC URBAN RENEWAL (77097)
TIF Taxing District Name:	W DES MOINES CITY/WDM SCH/19 DEC HISTORIC ORD 2399 TIF INCR
TIF Taxing District Inc. Number:	770958
TIF Taxing District Base Year:	2018
FY TIF Revenue First Received:	2021
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2038

	UR Designation
Slum	No
Blighted	No
Economic Development	04/2017

## 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	5,901,100	34,358,260	639,000	0	-1,852	42,841,648	0	42,841,648
Taxable	0	3,328,782	30,922,434	575,100	0	-1,852	36,137,440	0	36,137,440
Homestead Credits									27

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	37,274,990	5,568,510	3,039,992	2,528,518	76,641

FY 2022 TIF Revenue Received: 92,079

## TIF Taxing District Data Collection

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES HISTORIC URBAN RENEWAL (77097)
TIF Taxing District Name:	W DES MOINES CITY AG/WDM SCH/19 DEC HISTORIC ORD 2399 TIF INCR
TIF Taxing District Inc. Number:	770960
TIF Taxing District Base Year:	2018
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



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

## Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES EP TRUE PARKWAY URBAN RENEWAL  
 UR Area Number: 77098

UR Area Creation Date: 10/2017

UR Area Purpose: See attached plan documents

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
W DES MOINES CITY/WDM SCH/17 EP TRUE PARKWAY TIF INCR	770343	770344	1,912,482

## 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	14,367,300	0	0	0	14,367,300	0	14,367,300
Taxable	0	0	12,930,570	0	0	0	12,930,570	0	12,930,570
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** -9,426      0      **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 57,969  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 5,820  
**Total Revenue:** 63,789

Rebate Expenditures: 57,969  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures:** 57,969

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** -3,606      0      **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For WEST DES MOINES EP TRUE PARKWAY URBAN RENEWAL

### Ridgway Properties

Description:	Bike World and other Retail Tenants
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For WEST DES MOINES EP TRUE PARKWAY URBAN RENEWAL

### Ridgway Development Agreement

Debt/Obligation Type:	Rebates
Principal:	57,969
Interest:	0
Total:	57,969
Annual Appropriation?:	Yes
Date Incurred:	11/13/2017
FY of Last Payment:	2023

## **Rebates For WEST DES MOINES EP TRUE PARKWAY URBAN RENEWAL**

### **Bike World**

TIF Expenditure Amount:	57,969
Rebate Paid To:	Ridgway Properties
Tied To Debt:	Ridgway Development Agreement
Tied To Project:	Ridgway Properties
Projected Final FY of Rebate:	2023

## **Jobs For WEST DES MOINES EP TRUE PARKWAY URBAN RENEWAL**

Project:	Ridgway Properties
	Ridgway Properties dba Bike
Company Name:	World
Date Agreement Began:	11/13/2017
Date Agreement Ends:	06/30/2025
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	2,500,000
Total Estimated Cost of Public Infrastructure:	0

## TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES EP TRUE PARKWAY URBAN RENEWAL (77098)  
 TIF Taxing District Name: W DES MOINES CITY/WDM SCH/17 EP TRUE PARKWAY TIF INCR  
 TIF Taxing District Inc. Number: 770344  
 TIF Taxing District Base Year: 2017  
 FY TIF Revenue First Received: 2021  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2038

	UR Designation
Slum	No
Blighted	No
Economic Development	06/2018

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	14,367,300	0	0	0	14,367,300	0	14,367,300
Taxable	0	0	12,930,570	0	0	0	12,930,570	0	12,930,570
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	11,682,000	2,685,300	1,912,482	772,818	23,425

FY 2022 TIF Revenue Received: 57,969

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

## Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES MIDTOWN URBAN RENEWAL  
 UR Area Number: 77099

UR Area Creation Date: 09/2017

UR Area Purpose: see attached plan documents

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
W DES MOINES CITY/WDM SCH/17 MIDTOWN TIF INCR	770345	770346	450,005

## 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	47,215,140	162,000	0	0	72,477,140	0	72,477,140
Taxable	0	0	42,493,626	145,800	0	0	59,581,926	0	59,581,926
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** -2,281      0      **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 12,970  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue:** 12,970

Rebate Expenditures: 6,680  
 Non-Rebate Expenditures: 382  
 Returned to County Treasurer: 0  
**Total Expenditures:** 7,062

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** 3,627      0      **Amount of 06-30-2022 Cash Balance Restricted for LMI**

# Projects For WEST DES MOINES MIDTOWN URBAN RENEWAL

## Businessolver Development Agreement

Description:	Businessolver Development Agreement
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

## JCG Holdings 8th St PH 1

Description:	JCG Development Agreement PH 1
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

## Legal Fees FY 22

Description:	Legal Fees FY 21
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

## JCG Holdings 8th St PH 2

Description:	JCG Development Agreement PH 2
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No



# Debts/Obligations For WEST DES MOINES MIDTOWN URBAN RENEWAL

## Businessolver Development Agreement

Debt/Obligation Type:	Rebates
Principal:	6,680
Interest:	0
Total:	6,680
Annual Appropriation?:	Yes
Date Incurred:	11/13/2017
FY of Last Payment:	2022

## Legal Fees FY 22

Debt/Obligation Type:	Internal Loans
Principal:	382
Interest:	0
Total:	382
Annual Appropriation?:	Yes
Date Incurred:	06/30/2022
FY of Last Payment:	2022

## JCG Holdings 8th St PH 1

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	02/15/2021
FY of Last Payment:	2029

## JCG Holdings 8th ST PH 2

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	02/15/2021
FY of Last Payment:	2029

## Non-Rebates For WEST DES MOINES MIDTOWN URBAN RENEWAL

TIF Expenditure Amount:	382
Tied To Debt:	Legal Fees FY 22
Tied To Project:	Legal Fees FY 22

## Rebates For WEST DES MOINES MIDTOWN URBAN RENEWAL

### 1025 Ashworth Rd

TIF Expenditure Amount:	6,680
Rebate Paid To:	Businessolver, Inc.
Tied To Debt:	Businessolver Development Agreement
Tied To Project:	Businessolver Development Agreement
Projected Final FY of Rebate:	2022

**Jobs For WEST DES MOINES MIDTOWN URBAN RENEWAL**

Project:	Businessolver Development
Company Name:	Agreement
Date Agreement Began:	Businessolver
Date Agreement Ends:	11/13/2017
Number of Jobs Created or Retained:	06/30/2025
Total Annual Wages of Required Jobs:	40
Total Estimated Private Capital Investment:	0
Total Estimated Cost of Public Infrastructure:	4,000,000
	0

Project:	JCG Holdings 8th St PH 1
Company Name:	JCG Holdings LLC
Date Agreement Began:	02/15/2021
Date Agreement Ends:	06/30/2029
Number of Jobs Created or Retained:	7
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	9,802,250
Total Estimated Cost of Public Infrastructure:	0

Project:	JCG Holdings 8th St PH 2
Company Name:	JCG Holdings
Date Agreement Began:	02/15/2021
Date Agreement Ends:	06/30/2029
Number of Jobs Created or Retained:	7
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	6,385,000
Total Estimated Cost of Public Infrastructure:	0

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

Rebates are subject to their payment of property taxes

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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: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES MIDTOWN URBAN RENEWAL (77099)  
 TIF Taxing District Name: W DES MOINES CITY/WDM SCH/17 MIDTOWN TIF INCR  
 TIF Taxing District Inc. Number: 770346  
 TIF Taxing District Base Year: 2016  
 FY TIF Revenue First Received: 2019  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2039

	UR Designation
Slum	No
Blighted	No
Economic Development	09/2017

## 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	0	47,215,140	162,000	0	0	72,477,140	0	72,477,140
Taxable	0	0	42,493,626	145,800	0	0	59,581,926	0	59,581,926
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	60,090,900	12,386,240	450,005	11,936,235	361,794

FY 2022 TIF Revenue Received: 12,970

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

## Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES GRAND RIDGE URBAN RENEWAL  
 UR Area Number: 77107

UR Area Creation Date: 10/2018

UR Area Purpose: See attached plan documents

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
W DES MOINES CITY/WDM SCH/18 GRAND RIDGE TIF INCR	770927	770928	647,988

## 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	6,972,000	0	0	0	6,972,000	0	6,972,000
Taxable	0	0	6,274,800	0	0	0	6,274,800	0	6,274,800
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** **6,723** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 19,641  
 TIF Sp. Revenue Fund Interest: 25  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 19,666**

Rebate Expenditures: 19,641  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 19,641**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** **6,748** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For WEST DES MOINES GRAND RIDGE URBAN RENEWAL

### Gilbert and Cook

Description:	Gilbert and Cook Development Agreement
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No



# Debts/Obligations For WEST DES MOINES GRAND RIDGE URBAN RENEWAL

## Gilbert and Cook Dev Agree

Debt/Obligation Type:	Rebates
Principal:	19,641
Interest:	0
Total:	19,641
Annual Appropriation?:	Yes
Date Incurred:	02/04/2019
FY of Last Payment:	2023

## Rebates For WEST DES MOINES GRAND RIDGE URBAN RENEWAL

### Gilbert & Cook

TIF Expenditure Amount:	19,641
Rebate Paid To:	Gilbert & Cook
Tied To Debt:	Gilbert and Cook Dev Agree
Tied To Project:	Gilbert and Cook
Projected Final FY of Rebate:	2023

## **Jobs For WEST DES MOINES GRAND RIDGE URBAN RENEWAL**

Project:	Gilbert and Cook
Company Name:	Gilbert and Cook
Date Agreement Began:	02/04/2019
Date Agreement Ends:	06/30/2023
Number of Jobs Created or Retained:	25
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	500,000
Total Estimated Cost of Public Infrastructure:	0

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

## TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES GRAND RIDGE URBAN RENEWAL (77107)  
 TIF Taxing District Name: W DES MOINES CITY/WDM SCH/18 GRAND RIDGE TIF INCR  
 TIF Taxing District Inc. Number: 770928  
 TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received: 2021  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2018

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	6,972,000	0	0	0	6,972,000	0	6,972,000
Taxable	0	0	6,274,800	0	0	0	6,274,800	0	6,274,800
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	0	6,274,800	647,988	5,626,812	170,552

FY 2022 TIF Revenue Received: 19,641

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

## Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES 1525 GRAND URBAN RENEWAL  
 UR Area Number: 77110

UR Area Creation Date: 05/2019

UR Area Purpose: See attached plan documents

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
W DES MOINES CITY/WDM SCH/19 1525 GRAND TIF INCR	770935	770936	2,514,577

## 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	3,500,000	0	0	0	3,500,000	0	3,500,000
Taxable	0	0	3,150,000	0	0	0	3,150,000	0	3,150,000
Homestead Credits									0

<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:	76,218
TIF Sp. Revenue Fund Interest:	6
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	3,467
<b>Total Revenue:</b>	<b>79,691</b>

Rebate Expenditures:	76,219
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>76,219</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:</b>	<b>3,472</b>	<b>0</b>	<b>Amount of 06-30-2022 Cash Balance Restricted for LMI</b>
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## Projects For WEST DES MOINES 1525 GRAND URBAN RENEWAL

### Mercy Clinic Dev Agreement

Description:	Mercy Clinic
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For WEST DES MOINES 1525 GRAND URBAN RENEWAL

### Mercy Clinic Dev Agree

Debt/Obligation Type:	Rebates
Principal:	76,219
Interest:	0
Total:	76,219
Annual Appropriation?:	Yes
Date Incurred:	05/20/2019
FY of Last Payment:	2026

## **Rebates For WEST DES MOINES 1525 GRAND URBAN RENEWAL**

### **1525 Grand Ave**

TIF Expenditure Amount:	76,219
Rebate Paid To:	RB WDM LLC (Mercy Clinic)
Tied To Debt:	Mercy Clinic Dev Agree
Tied To Project:	Mercy Clinic Dev Agreement
Projected Final FY of Rebate:	2026



## **Jobs For WEST DES MOINES 1525 GRAND URBAN RENEWAL**

Project:	Mercy Clinic Dev Agreement
Company Name:	RB WDM LLC dba Mercy Clinic
Date Agreement Began:	05/20/2019
Date Agreement Ends:	06/30/2026
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	3,500,000
Total Estimated Cost of Public Infrastructure:	0

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

### TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES 1525 GRAND URBAN RENEWAL (77110)  
 TIF Taxing District Name: W DES MOINES CITY/WDM SCH/19 1525 GRAND TIF INCR  
 TIF Taxing District Inc. Number: 770936  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 2022  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2039

	UR Designation
Slum	No
Blighted	No
Economic Development	06/2019

### 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	3,500,000	0	0	0	3,500,000	0	3,500,000
Taxable	0	0	3,150,000	0	0	0	3,150,000	0	3,150,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	443,068	3,056,932	2,514,577	542,355	16,439

FY 2022 TIF Revenue Received: 76,218

## Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES UNIVERSITY AVE CORRIDOR URBAN RENEWAL  
 UR Area Number: 77114

UR Area Creation Date: 02/2021

UR Area Purpose: See plan documents

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
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## 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	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:</b>	<b>-4,732</b>	<b>0</b>	<b>Amount of 07-01-2021 Cash Balance Restricted for LMI</b>
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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:	1,404
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,404</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:</b>	<b>-6,136</b>	<b>0</b>	<b>Amount of 06-30-2022 Cash Balance Restricted for LMI</b>
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# Projects For WEST DES MOINES UNIVERSITY AVE CORRIDOR URBAN RENEWAL

## FY 22 Legal Fees

Description:	FY 22 Legal Fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

## Claim Doc

Description:	Claim Doc Development Agreement
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For WEST DES MOINES UNIVERSITY AVE CORRIDOR URBAN RENEWAL

### FY 22 Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	1,404
Interest:	0
Total:	1,404
Annual Appropriation?:	Yes
Date Incurred:	06/30/2022
FY of Last Payment:	2022

## **Non-Rebates For WEST DES MOINES UNIVERSITY AVE CORRIDOR URBAN RENEWAL**

TIF Expenditure Amount:	1,404
Tied To Debt:	FY 22 Legal Fees
Tied To Project:	FY 22 Legal Fees

## **Jobs For WEST DES MOINES UNIVERSITY AVE CORRIDOR URBAN RENEWAL**

Project:	Claim Doc
Company Name:	Claim Doc, LLC
Date Agreement Began:	05/17/2021
Date Agreement Ends:	06/30/2026
Number of Jobs Created or Retained:	54
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	4,000,000
Total Estimated Cost of Public Infrastructure:	0

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

Wages related to created jobs under the HQJ program are legally are reported to State of Iowa, not the City of West Des Moines, so all data reported at \$0 on this report.

256 Characters Left

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



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

## Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES OSMIUM URBAN RENEWAL  
 UR Area Number: 91002

UR Area Creation Date: 11/2016

UR Area Purpose: see attached plan documents

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEST DES MOINES\NORWALK SCH\OSMIUM TIF INC	910347	910348	207,752,310

## 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	230,835,900	0	0	0	230,835,900	0	230,835,900
Taxable	0	0	207,752,310	0	0	0	207,752,310	0	207,752,310
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:</b>	<b>-330,164</b>	<b>0</b>	<b>Amount of 07-01-2021 Cash Balance Restricted for LMI</b>
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TIF Revenue:	6,118,319
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	522,730
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>6,641,049</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	6,246,432
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>6,246,432</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:</b>	<b>64,453</b>	<b>0</b>	<b>Amount of 06-30-2022 Cash Balance Restricted for LMI</b>
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## Projects For WEST DES MOINES OSMIUM URBAN RENEWAL

### Veterans Pkwy - Adams to 50th

Description:	Veterans Parkway - SE Adams to SE 50th
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Veterans Pkwy - 50th to 60th

Description:	Veterans Parkway - SE 50th to SW 60th
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Veterans Pkwy - 60th to Wild Rose

Description:	Veterans Parkway - SW 60th to Wild Rose Lane
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### GPP - Madison to RR Drive

Description:	Grand Prairie Parkway - Madison Ave to Raccoon River Drive, incl Bridge
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### GPP - Veterans Pkwy to Madison

Description:	Grand Prairie Parkway - Veterans Parkway to Madison Ave
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### SW 60th St - Vets Pkwy going South

Description:	SW 60th St - from Veterans Parkway to the South
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### SE 50th St & Adams St

Description:	Temp Paving SE 50th and Adams Streets
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Grand Prairie Grade Separation

Description:	Grand Prairie Parkway - Grade Separation at Raccoon River Drive
Classification:	Roads, Bridges & Utilities

Physically Complete:	No
Payments Complete:	No

## Middle Creek Sewer Extension

Description:	Extend Middle Creek Sewer to Osmium Site
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Environmental

	Environmental associated with Roads - Wetlands and Other Requirements
Description:	
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Fiber

Description:	Fiber Planning
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Clearing

Description:	Clearing costs for Roadways
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Johnson Creek Realignment

Description:	Realignment of Johnson Creek around Roadways
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Veterans Parkway Enhancements

Description:	Roadway Features
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Microsoft Development Agreement

Description:	Microsoft Osmium Data Center
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

## Veterans Pkwy - Wild Rose to GPP

	Veterans Parkway - Wild Rose Lane to Grand Prairie Parkway
Description:	
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For WEST DES MOINES OSMIUM URBAN RENEWAL

## GO URA Bonds Series 2018D

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	15,675,000
Interest:	4,841,556
Total:	20,516,556
Annual Appropriation?:	No
Date Incurred:	05/14/2018
FY of Last Payment:	2036

## GO URA Bonds Series 2018E

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	10,480,000
Interest:	1,051,369
Total:	11,531,369
Annual Appropriation?:	No
Date Incurred:	12/10/2018
FY of Last Payment:	2026

## GO URA Bonds Series 2019A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	7,225,000
Interest:	1,369,400
Total:	8,594,400
Annual Appropriation?:	No
Date Incurred:	06/03/2019
FY of Last Payment:	2028

## GO URA Bonds Series 2017C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	8,030,000
Interest:	1,585,477
Total:	9,615,477
Annual Appropriation?:	No
Date Incurred:	07/24/2017
FY of Last Payment:	2032

## GO URA Bonds Series 2017D

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	25,255,000
Interest:	6,755,278
Total:	32,010,278
Annual Appropriation?:	No
Date Incurred:	07/24/2017
FY of Last Payment:	2036

# Non-Rebates For WEST DES MOINES OSMIUM URBAN RENEWAL

TIF Expenditure Amount: 92,401  
Tied To Debt: GO URA Bonds Series 2017C  
Tied To Project: Veterans Pkwy - Adams to 50th

TIF Expenditure Amount: 217,759  
Tied To Debt: GO URA Bonds Series 2017D  
Tied To Project: Veterans Pkwy - Adams to 50th

TIF Expenditure Amount: 84,518  
Tied To Debt: GO URA Bonds Series 2018D  
Tied To Project: Veterans Pkwy - Adams to 50th

TIF Expenditure Amount: 149,309  
Tied To Debt: GO URA Bonds Series 2017C  
Tied To Project: Veterans Pkwy - 50th to 60th

TIF Expenditure Amount: 351,873  
Tied To Debt: GO URA Bonds Series 2017D  
Tied To Project: Veterans Pkwy - 50th to 60th

TIF Expenditure Amount: 136,572  
Tied To Debt: GO URA Bonds Series 2018D  
Tied To Project: Veterans Pkwy - 50th to 60th

TIF Expenditure Amount: 91,043  
Tied To Debt: GO URA Bonds Series 2017C  
Tied To Project: Veterans Pkwy - 60th to Wild Rose

TIF Expenditure Amount: 214,558  
Tied To Debt: GO URA Bonds Series 2017D  
Tied To Project: Veterans Pkwy - 60th to Wild Rose

TIF Expenditure Amount: 83,276  
Tied To Debt: GO URA Bonds Series 2018D  
Tied To Project: Veterans Pkwy - 60th to Wild Rose

TIF Expenditure Amount: 59,630  
Tied To Debt: GO URA Bonds Series 2017C  
Tied To Project: Veterans Pkwy - Wild Rose to GPP

TIF Expenditure Amount: 140,530  
Tied To Debt: GO URA Bonds Series 2017D  
Tied To Project: Veterans Pkwy - Wild Rose to GPP

TIF Expenditure Amount: 54,543  
Tied To Debt: GO URA Bonds Series 2018D  
Tied To Project: Veterans Pkwy - Wild Rose to GPP

TIF Expenditure Amount: 88,023  
Tied To Debt: GO URA Bonds Series 2017C  
Tied To Project: GPP - Veterans Pkwy to Madison

TIF Expenditure Amount: 207,443  
Tied To Debt: GO URA Bonds Series 2017D  
Tied To Project: GPP - Veterans Pkwy to Madison

TIF Expenditure Amount: 80,514

Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	GPP - Veterans Pkwy to Madison
TIF Expenditure Amount:	238,113
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	GPP - Madison to RR Drive
TIF Expenditure Amount:	561,156
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	GPP - Madison to RR Drive
TIF Expenditure Amount:	217,800
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	GPP - Madison to RR Drive
TIF Expenditure Amount:	47,333
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	SW 60th St - Vets Pkwy going South
TIF Expenditure Amount:	111,549
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	SW 60th St - Vets Pkwy going South
TIF Expenditure Amount:	43,295
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	SW 60th St - Vets Pkwy going South
TIF Expenditure Amount:	28,559
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	SE 50th St & Adams St
TIF Expenditure Amount:	67,305
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	SE 50th St & Adams St
TIF Expenditure Amount:	26,123
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	SE 50th St & Adams St
TIF Expenditure Amount:	2,675
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	Grand Prairie Grade Separation
TIF Expenditure Amount:	6,304
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	Grand Prairie Grade Separation
TIF Expenditure Amount:	2,447
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	Grand Prairie Grade Separation
TIF Expenditure Amount:	42,395
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	Middle Creek Sewer Extension
TIF Expenditure Amount:	99,911
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	Middle Creek Sewer Extension

TIF Expenditure Amount:	38,778
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	Middle Creek Sewer Extension
TIF Expenditure Amount:	13,720
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	Environmental
TIF Expenditure Amount:	32,333
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	Environmental
TIF Expenditure Amount:	12,549
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	Environmental
TIF Expenditure Amount:	6,104
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	Fiber
TIF Expenditure Amount:	14,385
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	Fiber
TIF Expenditure Amount:	5,583
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	Fiber
TIF Expenditure Amount:	2,098
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	Clearing
TIF Expenditure Amount:	4,945
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	Clearing
TIF Expenditure Amount:	1,919
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	Clearing
TIF Expenditure Amount:	11,440
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	Veterans Parkway Enhancements
TIF Expenditure Amount:	26,962
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	Veterans Parkway Enhancements
TIF Expenditure Amount:	10,465
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	Veterans Parkway Enhancements
TIF Expenditure Amount:	1,317,494
Tied To Debt:	GO URA Bonds Series 2018E
Tied To Project:	Microsoft Development Agreement
TIF Expenditure Amount:	127,108
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	Veterans Pkwy - Adams to 50th
TIF Expenditure Amount:	205,392
Tied To Debt:	GO URA Bonds Series 2019A

Tied To Project:	Veterans Pkwy - 50th to 60th
TIF Expenditure Amount:	125,240
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	Veterans Pkwy - 60th to Wild Rose
TIF Expenditure Amount:	82,029
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	Veterans Pkwy - Wild Rose to GPP
TIF Expenditure Amount:	121,087
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	GPP - Veterans Pkwy to Madison
TIF Expenditure Amount:	327,553
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	GPP - Madison to RR Drive
TIF Expenditure Amount:	65,112
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	SW 60th St - Vets Pkwy going South
TIF Expenditure Amount:	39,286
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	SE 50th St & Adams St
TIF Expenditure Amount:	3,680
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	Grand Prairie Grade Separation
TIF Expenditure Amount:	58,319
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	Middle Creek Sewer Extension
TIF Expenditure Amount:	18,873
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	Environmental
TIF Expenditure Amount:	8,397
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	Fiber
TIF Expenditure Amount:	2,886
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	Clearing
TIF Expenditure Amount:	15,738
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	Veterans Parkway Enhancements



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

This URA involves both Warren and Madison Counties. For purposes of this report, all financial information is consolidated in Warren County.

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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: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES OSMIUM URBAN RENEWAL (91002)  
 TIF Taxing District Name: WEST DES MOINES\NORWALK SCH\OSMIUM TIF INC  
 TIF Taxing District Inc. Number: 910348  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 2020  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2041

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2016

## 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	230,835,900	0	0	0	230,835,900	0	230,835,900
Taxable	0	0	207,752,310	0	0	0	207,752,310	0	207,752,310
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	302,400	207,752,310	207,752,310	0	0

FY 2022 TIF Revenue Received: 6,118,319