

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: PELLA
Local Government Number: 63G600

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
PELLA BOS LANDEN URBAN RENEWAL	63002	1
PELLA HIGHPOINT URBAN RENEWAL	63013	1
PELLA CORRIDOR AREA URBAN RENEWAL	63019	12
PELLA MILL FARM URBAN RENEWAL	63025	1
PELLA SOUTHWEST URBAN RENEWAL	63030	2
PELLA WEBSTER PARK URBAN RENEWAL	63031	1
PELLA LELY URBAN RENEWAL	63032	0
PELLA PRAIRIE RIDGE RESIDENTIAL URBAN RENEWAL	63033	0
PELLA PRAIRIE RIDGE COMMERCIAL URBAN RENEWAL	63034	0

TIF Debt Outstanding: 20,546,875

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	12,279	0	Amount of 07-01-2022 Cash Balance Restricted for LMI
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TIF Revenue:	1,111,407	
TIF Sp. Revenue Fund Interest:	1,064	
Property Tax Replacement Claims	3,297	
Asset Sales & Loan Repayments:	33,300	
Total Revenue:	1,149,068	

Rebate Expenditures:	190,053	
Non-Rebate Expenditures:	623,095	
Returned to County Treasurer:	0	
Total Expenditures:	813,148	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	348,199	0	Amount of 06-30-2023 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 19,385,528

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Urban Renewal Area Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA BOS LANDEN URBAN RENEWAL
 UR Area Number: 63002

UR Area Creation Date: 11/1991

UR Area Purpose: See attached plan. The Bos Landen TIF District was formally retired on June 5, 2012 by Ordinance No. 864.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PELLA CITY/PELLA SCH/BOS LANDEN INCREM	630072	630073	0

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	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 07-01-2022: 0 0 **Amount of 07-01-2022 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 06-30-2023: 0 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

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No activity to report due to the URA being formally retired in March 2012 and not receiving any revenue in FY 11/12.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2023

TIF Taxing District Data Collection

Local Government Name:	PELLA (63G600)
Urban Renewal Area:	PELLA BOS LANDEN URBAN RENEWAL (63002)
TIF Taxing District Name:	PELLA CITY/PELLA SCH/BOS LANDEN INCREM
TIF Taxing District Inc. Number:	630073
TIF Taxing District Base Year:	1991
FY TIF Revenue First Received:	1995
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1991

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	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 2023	0	0	0	0	0

FY 2023 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA HIGHPOINT URBAN RENEWAL
 UR Area Number: 63013

UR Area Creation Date: 11/2000

UR Area Purpose: See attached renewal plan.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
PELLA CITY/PELLA SCH/PELLA HIGHPOINT UR TIF INCREM	630116	630117	0

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	4,073,780	0	4,073,780
Taxable	0	0	0	0	0	0	2,597,035	0	2,597,035
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 0 0 **Amount of 07-01-2022 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 06-30-2023: 0 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

TIF Taxing District Data Collection

Local Government Name:	PELLA (63G600)
Urban Renewal Area:	PELLA HIGHPOINT URBAN RENEWAL (63013)
TIF Taxing District Name:	PELLA CITY/PELLA SCH/PELLA HIGHPOINT UR TIF INCREM
TIF Taxing District Inc. Number:	630117
TIF Taxing District Base Year:	1999
FY TIF Revenue First Received:	2001
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2000

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	4,073,780	0	4,073,780
Taxable	0	0	0	0	0	0	2,597,035	0	2,597,035
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	7,302	2,597,035	0	2,597,035	68,520

FY 2023 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA CORRIDOR AREA URBAN RENEWAL
 UR Area Number: 63019
 UR Area Creation Date: 11/1996
 UR Area Purpose: See attached plan.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PELLA CITY/PELLA SCH/MOLENGRACHT TIF INCREM	630082	630083	0
PELLA CITY/PELLA SCH/W INTERCG INCREM	630096	630097	0
PELLA CITY AG/PELLA SCH/W INTERCG INCREM	630098	630099	0
PELLA CITY/PELLA SCH/MOLENGRACHT ADDEN TIF INCREM	630106	630107	0
PELLA CITY/PELLA SCH/PELLA SOUTHGATE UR TIF INCREM	630118	630119	0
PELLA CITY AG/PELLA SCH/PELLA SOUTHGATE UR TIF INCREM	630120	630121	0
PELLA CITY/PELLA SCH/PELLA CORRIDOR INCREMENT	630132	630133	5,789,610
PELLA CITY AG/PELLA SCHOOL/CORRIDOR AMEND #1 INCREMENT	630144	630145	4,250
PELLA CITY AG/PELLA SCHOOL/CORRIDOR AMEND #1 INCREMENT CITY EXEMPT	630146	630147	0
PELLA CITY/PELLA SCHOOL/CORRIDOR AMENDMENT INCREMENT	630152	630153	13,367,151
PELLA CITY/PELLA SCH/CORRIDOR AMEND #2 TIF INCREMENT	630156	630157	9,775,164
PELLA CITY AG/PELLA SCH/CORRIDOR AMEND #2 TIF INCREMENT	630158	630159	55,290

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	655,010	14,057,260	118,020,170	57,235,240	0	-7,408	201,303,876	0	201,303,876
Taxable	583,228	7,609,221	106,218,151	51,511,716	0	-7,408	173,146,458	0	173,146,458
Homestead Credits									30

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: **12,018** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 764,498
 TIF Sp. Revenue Fund Interest: 398
 Property Tax Replacement Claims 2,514
 Asset Sales & Loan Repayments: 0
Total Revenue: 767,410

Rebate Expenditures: 0
 Non-Rebate Expenditures: 616,355
 Returned to County Treasurer: 0
Total Expenditures: 616,355

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: **163,073** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For PELLA CORRIDOR AREA URBAN RENEWAL

Legal/Engineering

Description:	Legal/Engineering
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Southside Beautification

Description:	South Side Beautification
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

Old City Hall Alley

Description:	Old City Hall Alley
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Molengracht

Description:	Molengracht Infrastructure
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

CBD Sidewalk Repairs

Description:	Sidewalk repair in the CBD
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For PELLA CORRIDOR AREA URBAN RENEWAL

Old City Hall Alley

Debt/Obligation Type:	Internal Loans
Principal:	549,312
Interest:	0
Total:	549,312
Annual Appropriation?:	No
Date Incurred:	07/01/2022
FY of Last Payment:	2023

South Side Beautification

Debt/Obligation Type:	Internal Loans
Principal:	15,686
Interest:	0
Total:	15,686
Annual Appropriation?:	No
Date Incurred:	07/01/2022
FY of Last Payment:	2023

Molengracht

Debt/Obligation Type:	Internal Loans
Principal:	17,788
Interest:	0
Total:	17,788
Annual Appropriation?:	No
Date Incurred:	07/01/2022
FY of Last Payment:	2023

CBD Sidewalks

Debt/Obligation Type:	Internal Loans
Principal:	33,569
Interest:	0
Total:	33,569
Annual Appropriation?:	No
Date Incurred:	07/01/2022
FY of Last Payment:	2023

Non-Rebates For PELLA CORRIDOR AREA URBAN RENEWAL

TIF Expenditure Amount:	549,312
Tied To Debt:	Old City Hall Alley
Tied To Project:	Old City Hall Alley
TIF Expenditure Amount:	15,686
Tied To Debt:	South Side Beautification
Tied To Project:	Southside Beautification
TIF Expenditure Amount:	17,788
Tied To Debt:	Molengracht
Tied To Project:	Molengracht
TIF Expenditure Amount:	33,569
Tied To Debt:	CBD Sidewalks
Tied To Project:	CBD Sidewalk Repairs

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TIF Taxing District Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA CORRIDOR AREA URBAN RENEWAL (63019)
 TIF Taxing District Name: PELLA CITY/PELLA SCH/MOLENGRACHT TIF INCREM
 TIF Taxing District Inc. Number: 630083
 TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received: 1997
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1996

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,755,610	16,093,716	0	0	0	20,222,634	0	20,222,634
Taxable	0	2,032,920	14,484,344	0	0	0	16,755,248	0	16,755,248
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,896,759	16,755,248	0	16,755,248	442,072

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA CORRIDOR AREA URBAN RENEWAL (63019)
 TIF Taxing District Name: PELLA CITY/PELLA SCH/W INTERCG INCREM
 TIF Taxing District Inc. Number: 630097
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 1998
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	09/1998

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,607,340	32,036,860	3,876,670	0	0	48,121,780	0	48,121,780
Taxable	0	1,411,357	28,833,174	3,489,003	0	0	39,854,114	0	39,854,114
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	4,115,006	39,854,114	0	39,854,114	1,051,515

FY 2023 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA CORRIDOR AREA URBAN RENEWAL (63019)
 TIF Taxing District Name: PELLA CITY AG/PELLA SCH/W INTERCG INCREM
 TIF Taxing District Inc. Number: 630099
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 1998
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	09/1998

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	136,980	0	0	0	0	-1,852	135,128	0	135,128
Taxable	121,969	0	0	0	0	-1,852	120,117	0	120,117
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	176,378	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA CORRIDOR AREA URBAN RENEWAL (63019)
 TIF Taxing District Name: PELLA CITY/PELLA SCH/MOLENGRACHT ADDEN TIF INCREM
 TIF Taxing District Inc. Number: 630107
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2019

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1999

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	872,600	128,809	0	0	-1,852	1,035,888	0	1,035,888
Taxable	0	472,341	115,928	0	0	-1,852	609,578	0	609,578
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	606,250	431,490	0	431,490	11,384

FY 2023 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA CORRIDOR AREA URBAN RENEWAL (63019)
 TIF Taxing District Name: PELLA CITY/PELLA SCH/PELLA SOUTHGATE UR TIF INCREM
 TIF Taxing District Inc. Number: 630119
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2000

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	6,821,710	42,785,161	29,031,060	0	-3,704	79,141,266	0	79,141,266
Taxable	0	3,692,603	38,506,645	26,127,954	0	-3,704	68,646,735	0	68,646,735
Homestead Credits									19

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	37,914,827	41,230,143	0	41,230,143	1,087,820

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA CORRIDOR AREA URBAN RENEWAL (63019)
 TIF Taxing District Name: PELLA CITY AG/PELLA SCH/PELLA SOUTHGATE UR TIF INCREM
 TIF Taxing District Inc. Number: 630121
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

	UR Designation
Slum	No
Blighted	No
Economic Development	08/2002

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	298,160	0	0	0	0	0	298,160	0	298,160
Taxable	265,484	0	0	0	0	0	265,484	0	265,484
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	385,021	0	0	0	0

FY 2023 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA CORRIDOR AREA URBAN RENEWAL (63019)
 TIF Taxing District Name: PELLA CITY/PELLA SCH/PELLA CORRIDOR INCREMENT
 TIF Taxing District Inc. Number: 630133
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

	UR Designation
Slum	No
Blighted	No
Economic Development	02/2003

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	9,045,884	0	0	0	9,871,900	0	9,871,900
Taxable	0	0	8,141,294	0	0	0	8,667,882	0	8,667,882
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	4,082,290	5,789,610	5,789,610	0	0

FY 2023 TIF Revenue Received: 181,639

TIF Taxing District Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA CORRIDOR AREA URBAN RENEWAL (63019)
 TIF Taxing District Name: PELLA CITY AG/PELLA SCHOOL/CORRIDOR AMEND #1 INCREMENT
 TIF Taxing District Inc. Number: 630145
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2025

	UR Designation
Slum	No
Blighted	No
Economic Development	09/2005

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	44,330	0	0	0	0	0	44,330	0	44,330
Taxable	39,472	0	0	0	0	0	39,472	0	39,472
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	40,080	4,250	4,250	0	0

FY 2023 TIF Revenue Received: 82

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TIF Taxing District Data Collection

Local Government Name:	PELLA (63G600)
Urban Renewal Area:	PELLA CORRIDOR AREA URBAN RENEWAL (63019)
TIF Taxing District Name:	PELLA CITY AG/PELLA SCHOOL/CORRIDOR AMEND #1 INCREMENT CITY EXEMPT
TIF Taxing District Inc. Number:	630147
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2005
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2025

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2005

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	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 2023	0	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	PELLA (63G600)
Urban Renewal Area:	PELLA CORRIDOR AREA URBAN RENEWAL (63019)
TIF Taxing District Name:	PELLA CITY/PELLA SCHOOL/CORRIDOR AMENDMENT INCREMENT
TIF Taxing District Inc. Number:	630153
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2005
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2025

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2005

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	14,852,390	0	0	0	14,852,390	0	14,852,390
Taxable	0	0	13,367,151	0	0	0	13,367,151	0	13,367,151
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	9,699	13,367,151	13,367,151	0	0

FY 2023 TIF Revenue Received: 323,799

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TIF Taxing District Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA CORRIDOR AREA URBAN RENEWAL (63019)
 TIF Taxing District Name: PELLA CITY/PELLA SCH/CORRIDOR AMEND #2 TIF INCREMENT
 TIF Taxing District Inc. Number: 630157
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

	UR Designation
Slum	No
Blighted	No
Economic Development	04/2008

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,077,350	24,327,510	0	0	27,404,860	0	27,404,860
Taxable	0	0	2,769,615	21,894,759	0	0	24,664,374	0	24,664,374
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	17,629,696	9,775,164	9,775,164	0	0

FY 2023 TIF Revenue Received: 257,908

TIF Taxing District Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA CORRIDOR AREA URBAN RENEWAL (63019)
 TIF Taxing District Name: PELLA CITY AG/PELLA SCH/CORRIDOR AMEND #2 TIF INCREMENT
 TIF Taxing District Inc. Number: 630159
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

	UR Designation
Slum	No
Blighted	No
Economic Development	04/2008

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	175,540	0	0	0	0	0	175,540	0	175,540
Taxable	156,303	0	0	0	0	0	156,303	0	156,303
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	120,250	55,290	55,290	0	0

FY 2023 TIF Revenue Received: 1,070

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Urban Renewal Area Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA MILL FARM URBAN RENEWAL
 UR Area Number: 63025

UR Area Creation Date: 08/2013

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
PELLA CITY/PELLA SCHOOL/MILL FARM TIF INCREMENT	630164	630165	6,663,051

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	7,403,390	0	0	0	7,403,390	0	7,403,390
Taxable	0	0	6,663,051	0	0	0	6,663,051	0	6,663,051
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance
as of 07-01-2022:**

249

0

**Amount of 07-01-2022 Cash Balance
Restricted for LMI**

TIF Revenue: 175,798

TIF Sp. Revenue Fund Interest: 340

Property Tax Replacement Claims: 783

Asset Sales & Loan Repayments: 0

Total Revenue: 176,921

Rebate Expenditures: 18,942

Non-Rebate Expenditures: 0

Returned to County Treasurer: 0

Total Expenditures: 18,942

**TIF Sp. Rev. Fund Cash Balance
as of 06-30-2023:**

158,228

0

**Amount of 06-30-2023 Cash Balance
Restricted for LMI**

Projects For PELLA MILL FARM URBAN RENEWAL

Reserve at Mill Farm

Description:	Mill Farm Apartment Complex
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For PELLA MILL FARM URBAN RENEWAL

Mill Farm Rebate Agreement

Debt/Obligation Type:	Rebates
Principal:	231,923
Interest:	0
Total:	231,923
Annual Appropriation?:	Yes
Date Incurred:	12/15/2015
FY of Last Payment:	2031

Rebates For PELLA MILL FARM URBAN RENEWAL

1133 W. 16th Street

TIF Expenditure Amount:	18,942
Rebate Paid To:	Mill Farm Partners, LLC
Tied To Debt:	Mill Farm Rebate Agreement
Tied To Project:	Reserve at Mill Farm
Projected Final FY of Rebate:	2031

TIF Taxing District Data Collection

Local Government Name:	PELLA (63G600)
Urban Renewal Area:	PELLA MILL FARM URBAN RENEWAL (63025)
TIF Taxing District Name:	PELLA CITY/PELLA SCHOOL/MILL FARM TIF INCREMENT
TIF Taxing District Inc. Number:	630165
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	0
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	7,403,390	0	0	0	7,403,390	0	7,403,390
Taxable	0	0	6,663,051	0	0	0	6,663,051	0	6,663,051
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	280,880	6,663,051	6,663,051	0	0

FY 2023 TIF Revenue Received: 175,798

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Urban Renewal Area Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA SOUTHWEST URBAN RENEWAL
 UR Area Number: 63030

UR Area Creation Date: 01/2018

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PELLA CITY/PELLA SCH/BOS RIDGE INCREM	630174	630175	1,173,358
PELLA CITY AG/PELLA SCH/BOS RIDGE INCREM	630176	630177	0

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	390	2,167,660	0	0	0	0	2,168,050	0	2,168,050
Taxable	347	1,173,358	0	0	0	0	1,173,705	0	1,173,705
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 12 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 30,959
 TIF Sp. Revenue Fund Interest: 67
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 31,026

Rebate Expenditures: 30,959
 Non-Rebate Expenditures: 648
 Returned to County Treasurer: 0
Total Expenditures: 31,607

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: -569 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For PELLA SOUTHWEST URBAN RENEWAL

Bos Ridge Subdivision

Description:	Bos Ridge Subdivision
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For PELLA SOUTHWEST URBAN RENEWAL**Bos Ridge Subdivision**

Debt/Obligation Type:	Rebates
Principal:	1,438,160
Interest:	0
Total:	1,438,160
Annual Appropriation?:	Yes
Date Incurred:	01/16/2018
FY of Last Payment:	2033

Non-Rebates For PELLA SOUTHWEST URBAN RENEWAL

TIF Expenditure Amount:	648
Tied To Debt:	Bos Ridge Subdivision
Tied To Project:	Bos Ridge Subdivision

Rebates For PELLA SOUTHWEST URBAN RENEWAL

Bos Ridge Subdivision

TIF Expenditure Amount:	30,959
Rebate Paid To:	Bos Ridge LLC
Tied To Debt:	Bos Ridge Subdivision
Tied To Project:	Bos Ridge Subdivision
Projected Final FY of Rebate:	2033

Income Housing For PELLA SOUTHWEST URBAN RENEWAL

Amount of FY 2023 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

TIF Taxing District Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA SOUTHWEST URBAN RENEWAL (63030)
 TIF Taxing District Name: PELLA CITY/PELLA SCH/BOS RIDGE INCREM
 TIF Taxing District Inc. Number: 630175

TIF Taxing District Base Year: 2019
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,167,660	0	0	0	0	2,167,660	0	2,167,660
Taxable	0	1,173,358	0	0	0	0	1,173,358	0	1,173,358
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	59,362	1,173,358	1,173,358	0	0

FY 2023 TIF Revenue Received: 30,959

TIF Taxing District Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA SOUTHWEST URBAN RENEWAL (63030)
 TIF Taxing District Name: PELLA CITY AG/PELLA SCH/BOS RIDGE INCREM
 TIF Taxing District Inc. Number: 630177

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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	390	0	0	0	0	0	390	0	390
Taxable	347	0	0	0	0	0	347	0	347
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	431	0	0	0	0

FY 2023 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA WEBSTER PARK URBAN RENEWAL
 UR Area Number: 63031

UR Area Creation Date: 10/2018

UR Area Purpose: provide for the redevelopment of parcels determined to be blighted along South Main Street in Pella. The site was a former school and parking lot.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
PELLA CITY/PELLA SCHOOL/S MAIN #1 INCREMENT	630178	630179	5,311,504

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	9,815,890	0	0	0	-1,852	9,814,038	0	9,814,038
Taxable	0	5,313,356	0	0	0	-1,852	5,311,504	0	5,311,504
Homestead Credits									3

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 0 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 140,152
 TIF Sp. Revenue Fund Interest: 259
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 140,411

Rebate Expenditures: 140,152
 Non-Rebate Expenditures: 3,562
 Returned to County Treasurer: 0
Total Expenditures: 143,714

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: -3,303 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For PELLA WEBSTER PARK URBAN RENEWAL

Pella Main Street Market

Description:	commercial development
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

South Main Housing

Description:	housing development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For PELLA WEBSTER PARK URBAN RENEWAL

Pella Main Street Market , LLC

Debt/Obligation Type:	Rebates
Principal:	1,775,000
Interest:	0
Total:	1,775,000
Annual Appropriation?:	Yes
Date Incurred:	11/01/2022
FY of Last Payment:	2039

South Main, LLC

Debt/Obligation Type:	Rebates
Principal:	6,100,000
Interest:	0
Total:	6,100,000
Annual Appropriation?:	Yes
Date Incurred:	01/02/2019
FY of Last Payment:	2043

Non-Rebates For PELLA WEBSTER PARK URBAN RENEWAL

TIF Expenditure Amount:	3,562
Tied To Debt:	South Main, LLC
Tied To Project:	South Main Housing

Rebates For PELLA WEBSTER PARK URBAN RENEWAL

South Main Development

TIF Expenditure Amount:	140,152
Rebate Paid To:	RDP Financing, LLC
Tied To Debt:	South Main, LLC
Tied To Project:	South Main Housing
Projected Final FY of Rebate:	2043

TIF Taxing District Data Collection

Local Government Name:	PELLA (63G600)
Urban Renewal Area:	PELLA WEBSTER PARK URBAN RENEWAL (63031)
TIF Taxing District Name:	PELLA CITY/PELLA SCHOOL/S MAIN #1 INCREMENT
TIF Taxing District Inc. Number:	630179
TIF Taxing District Base Year:	2020
FY TIF Revenue First Received:	0
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	9,815,890	0	0	0	-1,852	9,814,038	0	9,814,038
Taxable	0	5,313,356	0	0	0	-1,852	5,311,504	0	5,311,504
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	701,980	5,311,504	5,311,504	0	0

FY 2023 TIF Revenue Received: 140,152

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Urban Renewal Area Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA LELY URBAN RENEWAL
 UR Area Number: 63032

UR Area Creation Date: 10/2019

UR Area Purpose: Construction of public infrastructure to serve the new Lely development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
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Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	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 07-01-2022:	0	0	Amount of 07-01-2022 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
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 06-30-2023:	0	0	Amount of 06-30-2023 Cash Balance Restricted for LMI
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Projects For PELLA LELY URBAN RENEWAL

Lely Development

Description:	Install infrastructure for the Lely development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For PELLA LELY URBAN RENEWAL

2021A GO UR Capital Loan Notes

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,025,000
Interest:	366,602
Total:	2,391,602
Annual Appropriation?:	No
Date Incurred:	05/06/2021
FY of Last Payment:	2040

Jobs For PELLA LELY URBAN RENEWAL

Project:	Lely Development
Company Name:	Lely North America
Date Agreement Began:	11/25/2019
Date Agreement Ends:	12/31/2041
Number of Jobs Created or Retained:	67
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	8,000,000
Total Estimated Cost of Public Infrastructure:	2,025,000

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Urban Renewal Area Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA PRAIRIE RIDGE RESIDENTIAL URBAN RENEWAL
 UR Area Number: 63033

UR Area Creation Date: 03/2020

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 - 1/1/2021 for FY 2023

	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 07-01-2022:	0	0	Amount of 07-01-2022 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
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	498
Returned to County Treasurer:	0
Total Expenditures:	498

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	-498	0	Amount of 06-30-2023 Cash Balance Restricted for LMI
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Projects For PELLA PRAIRIE RIDGE RESIDENTIAL URBAN RENEWAL

Prairie Ridge Development

Description:	Infrastructure for the Prairie Ridge Development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For PELLA PRAIRIE RIDGE RESIDENTIAL URBAN RENEWAL

Prairie Ridge Development

Debt/Obligation Type:	Rebates
Principal:	4,700,000
Interest:	0
Total:	4,700,000
Annual Appropriation?:	No
Date Incurred:	05/19/2020
FY of Last Payment:	2039

Non-Rebates For PELLA PRAIRIE RIDGE RESIDENTIAL URBAN RENEWAL

TIF Expenditure Amount:	498
Tied To Debt:	Prairie Ridge Development
Tied To Project:	Prairie Ridge Development

Rebates For PELLA PRAIRIE RIDGE RESIDENTIAL URBAN RENEWAL

Prairie Ridge Development

TIF Expenditure Amount:	0
Rebate Paid To:	Marion County
Tied To Debt:	Prairie Ridge Development
Tied To Project:	Prairie Ridge Development
Projected Final FY of Rebate:	2039

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Urban Renewal Area Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA PRAIRIE RIDGE COMMERCIAL URBAN RENEWAL
 UR Area Number: 63034

UR Area Creation Date: 09/2021

UR Area Purpose: Provide for the commercial development of the Prairie Ridge sub-division.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
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Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	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 07-01-2022:	0	0	Amount of 07-01-2022 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:	33,300
Total Revenue:	33,300

Rebate Expenditures:	0
Non-Rebate Expenditures:	2,032
Returned to County Treasurer:	0
Total Expenditures:	2,032

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	31,268	0	Amount of 06-30-2023 Cash Balance Restricted for LMI
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Projects For PELLA PRAIRIE RIDGE COMMERCIAL URBAN RENEWAL

Prairie Ridge Development

Description:	Infrastructure for Prairie Ridge Commercial
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For PELLA PRAIRIE RIDGE COMMERCIAL URBAN RENEWAL

2022B GO Capital Loan Notes

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,155,000
Interest:	1,138,835
Total:	3,293,835
Annual Appropriation?:	No
Date Incurred:	11/03/2022
FY of Last Payment:	2038

Non-Rebates For PELLA PRAIRIE RIDGE COMMERCIAL URBAN RENEWAL

TIF Expenditure Amount:	2,032
Tied To Debt:	2022B GO Capital Loan Notes
Tied To Project:	Prairie Ridge Development