

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: POLK COUNTY
Local Government Number: 77

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
POLK COUNTY-POLK CITY NORTH (TOURN CLUB) URBAN RENEWAL	77063	5
POLK COUNTY SAYLORVILLE BUSINESS PARK URBAN RENEWAL	77070	1
POLK COUNTY NE 46TH AVE INDUSTRIAL URBAN RENEWAL	77085	1
POLK COUNTY WHITETAIL RIDGE RESIDENTIAL URBAN RENEWAL	77105	3
POLK COUNTY NORWOODVILLE URBAN RENEWAL	77106	2

TIF Debt Outstanding: 24,160,821

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	57,877	22,526	Amount of 07-01-2022 Cash Balance Restricted for LMI
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TIF Revenue:	2,788,341		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	64,448		
Asset Sales & Loan Repayments:	0		
Total Revenue:	2,852,789		

Rebate Expenditures:	1,232,664		
Non-Rebate Expenditures:	1,500,875		
Returned to County Treasurer:	0		
Total Expenditures:	2,733,539		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	177,127	49,901	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:** 21,250,155

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

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

UR Area Creation Date: 11/2001

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

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
POLK CITY/N-POLK SCH/MAD CEM/TOURN CLUB 14 RES PROJ 5 TIF INCR	770227	770228	2,927,848
POLK CITY/N-POLK SCH/MAD CEM/TOURN CLUB 14 RES PROJ 6 TIF INCR	770229	770230	870,890
POLK CITY/N-POLK SCH/MAD CEM/TOURN CLUB 14 COM PROJ 2 TIF INCR	770231	770232	396,000
POLK CITY/N-POLK SCH/MAD CEM/TOURN CLUB 15 RES PROJ 7 TIF INCR	770233	770234	478,512
POLK CITY/N-POLK SCH/MAD CEM/TOURN CLUB 03 COMMERCIAL TIF INCR	770775	770776	4,647,870

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	7,905,200	5,794,300	0	0	-1,852	13,697,648	0	13,697,648
Taxable	0	4,279,102	5,214,870	0	0	-1,852	9,492,120	0	9,492,120
Homestead Credits									10

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: 292,795
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 6,073
 Asset Sales & Loan Repayments: 0
Total Revenue: 298,868

Rebate Expenditures: 298,868
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 298,868

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

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

Commercial - Golfcourse

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

Residential 5-6

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

LMI - Residential 5-6

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

Commercial - Project 2

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

Residential 7

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

LMI - Residential 7

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

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

Commercial - golf course

Debt/Obligation Type:	Rebates
Principal:	7,039,238
Interest:	0
Total:	7,039,238
Annual Appropriation?:	No
Date Incurred:	05/28/2003
FY of Last Payment:	2024

Residential 5-6

Debt/Obligation Type:	Rebates
Principal:	294,610
Interest:	0
Total:	294,610
Annual Appropriation?:	No
Date Incurred:	11/25/2014
FY of Last Payment:	2024

LMI - residential 5-6

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	46,931
Interest:	0
Total:	46,931
Annual Appropriation?:	No
Date Incurred:	11/24/2015
FY of Last Payment:	2024

Commercial - project 2

Debt/Obligation Type:	Rebates
Principal:	147,471
Interest:	0
Total:	147,471
Annual Appropriation?:	No
Date Incurred:	11/25/2014
FY of Last Payment:	2024

Residential 7

Debt/Obligation Type:	Rebates
Principal:	86,919
Interest:	0
Total:	86,919
Annual Appropriation?:	No
Date Incurred:	11/15/2016
FY of Last Payment:	2024

LMI - residential 7

	Outstanding LMI Housing
Debt/Obligation Type:	Obligations
Principal:	27,303
Interest:	0
Total:	27,303
Annual Appropriation?:	No
Date Incurred:	11/15/2016
FY of Last Payment:	2024

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

TIF Expenditure Amount:	-5,962
Tied To Debt:	LMI - residential 5-6
Tied To Project:	LMI - Residential 5-6
TIF Expenditure Amount:	5,962
Tied To Debt:	LMI - residential 7
Tied To Project:	LMI - Residential 7

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

Polk City North Golf Course

TIF Expenditure Amount:	149,245
Rebate Paid To:	Big Creek Development
Tied To Debt:	Commercial - golf course
Tied To Project:	Commercial - Golfcourse
Projected Final FY of Rebate:	2024

Polk City North 5-6

TIF Expenditure Amount:	121,625
Rebate Paid To:	Big Creek Development
Tied To Debt:	Residential 5-6
Tied To Project:	Residential 5-6
Projected Final FY of Rebate:	2024

Polk City Commercial 2

TIF Expenditure Amount:	12,679
Rebate Paid To:	Big Creek Development
Tied To Debt:	Commercial - project 2
Tied To Project:	Commercial - Project 2
Projected Final FY of Rebate:	2024

Polk City North 7

TIF Expenditure Amount:	15,319
Rebate Paid To:	Big Creek Development
Tied To Debt:	Residential 7
Tied To Project:	Residential 7
Projected Final FY of Rebate:	2024

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

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

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,408,900	0	0	0	0	5,408,900	0	5,408,900
Taxable	0	2,927,848	0	0	0	0	2,927,848	0	2,927,848
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	274,700	2,927,848	2,927,848	0	0

FY 2023 TIF Revenue Received: 92,964

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,612,300	0	0	0	-1,852	1,610,448	0	1,610,448
Taxable	0	872,742	0	0	0	-1,852	870,890	0	870,890
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	99,950	870,890	870,890	0	0

FY 2023 TIF Revenue Received: 27,419

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	630,000	0	0	0	630,000	0	630,000
Taxable	0	0	567,000	0	0	0	567,000	0	567,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	234,000	396,000	396,000	0	0

FY 2023 TIF Revenue Received: 11,018

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	884,000	0	0	0	0	884,000	0	884,000
Taxable	0	478,512	0	0	0	0	478,512	0	478,512
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	398,540	478,512	478,512	0	0

FY 2023 TIF Revenue Received: 15,008

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,164,300	0	0	0	5,164,300	0	5,164,300
Taxable	0	0	4,647,870	0	0	0	4,647,870	0	4,647,870
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	88,537	4,647,870	4,647,870	0	0

FY 2023 TIF Revenue Received: 146,386

◆ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

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

UR Area Creation Date: 09/2005

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

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SAYLOR TWP/SAYDEL SCH/POLK-CO SAYLORVILLE BUS PK 05 TIF INCR	770678	770679	29,987,997

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	36,900,000	0	0	0	36,900,000	0	36,900,000
Taxable	0	0	33,210,000	0	0	0	33,210,000	0	33,210,000
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: 726,205
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 1,628
 Asset Sales & Loan Repayments: 0
Total Revenue: 727,833

Rebate Expenditures: 727,833
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 727,833

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

Projects For POLK COUNTY SAYLORVILLE BUSINESS PARK URBAN RENEWAL

Saylorville Business Park

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

Debts/Obligations For POLK COUNTY SAYLORVILLE BUSINESS PARK URBAN RENEWAL

Developer Rebate

Debt/Obligation Type:	Rebates
Principal:	5,819,237
Interest:	0
Total:	5,819,237
Annual Appropriation?:	No
Date Incurred:	11/15/2016
FY of Last Payment:	2037

Legal fees

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

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

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

Rebates For POLK COUNTY SAYLORVILLE BUSINESS PARK URBAN RENEWAL

5635 NE 14th, Des Moines

TIF Expenditure Amount:	727,833
Rebate Paid To:	Graham Warehouse 2 L.P.
Tied To Debt:	Developer Rebate
Tied To Project:	Saylorville Business Park
Projected Final FY of Rebate:	2035

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	36,900,000	0	0	0	36,900,000	0	36,900,000
Taxable	0	0	33,210,000	0	0	0	33,210,000	0	33,210,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	51,180	33,210,000	29,987,997	3,222,003	78,201

FY 2023 TIF Revenue Received: 726,205

▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

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

UR Area Creation Date: 04/2008

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

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SAYLOR TWP/SAYDEL SCH/POLK CO NE 46TH AVE INDUSTRIAL TIF INCR	770851	770852	383,612

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	15,844,130	0	0	15,844,130	0	15,844,130
Taxable	0	0	0	14,259,717	0	0	14,259,717	0	14,259,717
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: 9,262
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 49
 Asset Sales & Loan Repayments: 0
Total Revenue: 9,311

Rebate Expenditures: 9,311
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 9,311

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

Projects For POLK COUNTY NE 46TH AVE INDUSTRIAL URBAN RENEWAL

Transform

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

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

Transform rebate

Debt/Obligation Type:	Rebates
Principal:	9,579
Interest:	0
Total:	9,579
Annual Appropriation?:	No
Date Incurred:	11/07/2012
FY of Last Payment:	2023

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

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

Rebates For POLK COUNTY NE 46TH AVE INDUSTRIAL URBAN RENEWAL

1600 block of NE 46th Avenue, Des Moines

TIF Expenditure Amount:	9,311
Rebate Paid To:	Transform, Ltd
Tied To Debt:	Transform rebate
Tied To Project:	Transform
Projected Final FY of Rebate:	2023

Jobs For POLK COUNTY NE 46TH AVE INDUSTRIAL URBAN RENEWAL

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

▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name:	POLK COUNTY (77)	
Urban Renewal Area:	POLK COUNTY NE 46TH AVE INDUSTRIAL URBAN RENEWAL (77085)	
TIF Taxing District Name:	SAYLOR TWP/SAYDEL SCH/POLK CO NE 46TH AVE INDUSTRIAL TIF INCR	
TIF Taxing District Inc. Number:	770852	
TIF Taxing District Base Year:	2007	
FY TIF Revenue First Received:	2013	
Subject to a Statutory end date?	No	
		UR Designation
		Slum
		Blighted
		Economic Development
		No
		No
		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	0	15,844,130	0	0	15,844,130	0	15,844,130
Taxable	0	0	0	14,259,717	0	0	14,259,717	0	14,259,717
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,633,550	13,210,580	383,612	12,826,968	311,321

FY 2023 TIF Revenue Received: 9,262

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

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

UR Area Creation Date: 11/2017

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

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
POLK CITY/N-POLK SCH/MAD CEM/17 WHITETAIL RIDGE RES TIF INCR	770255	770256	4,665,850
POLK CITY AG/N-POLK SCH/MAD CEM/17 WHITETAIL RIDGE RES TIF INCR	770257	770258	0
POLK CITY/N-POLK SCH/MAD CEM/21 AMD WHITETAIL RIDGE TIF INCR	771013	771014	6,961,633

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	21,490,840	0	0	0	-5,556	21,485,284	0	21,485,284
Taxable	0	11,633,039	0	0	0	-5,556	11,627,483	0	11,627,483
Homestead Credits									27

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 57,877 22,526 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue:	368,081
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	4,193
Asset Sales & Loan Repayments:	0
Total Revenue:	372,274

Rebate Expenditures:	196,652
Non-Rebate Expenditures:	56,372
Returned to County Treasurer:	0
Total Expenditures:	253,024

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 177,127 49,901 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For POLK COUNTY WHITETAIL RIDGE RESIDENTIAL URBAN RENEWAL

Whitetail Ridge Phase 1

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

Whitetail Ridge Phase 1 LMI

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

Whitetail Ridge 2021

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

Whitetail Ridge 2021 LMI

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

Debts/Obligations For POLK COUNTY WHITETAIL RIDGE RESIDENTIAL URBAN RENEWAL

Developer Rebates 2017

Debt/Obligation Type:	Rebates
Principal:	1,406,146
Interest:	0
Total:	1,406,146
Annual Appropriation?:	No
Date Incurred:	11/13/2018
FY of Last Payment:	2030

LMI 2017

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	523,997
Interest:	0
Total:	523,997
Annual Appropriation?:	No
Date Incurred:	11/13/2018
FY of Last Payment:	2030

Legal fees

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

Developer Rebates 2021

Debt/Obligation Type:	Rebates
Principal:	3,430,126
Interest:	0
Total:	3,430,126
Annual Appropriation?:	No
Date Incurred:	11/11/2021
FY of Last Payment:	2033

LMI 2021

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	1,410,468
Interest:	0
Total:	1,410,468
Annual Appropriation?:	No
Date Incurred:	11/11/2021
FY of Last Payment:	2033

Non-Rebates For POLK COUNTY WHITETAIL RIDGE RESIDENTIAL URBAN RENEWAL

TIF Expenditure Amount:	22,526
Tied To Debt:	LMI 2017
Tied To Project:	Whitetail Ridge Phase 1 LMI
TIF Expenditure Amount:	33,846
Tied To Debt:	LMI 2021
Tied To Project:	Whitetail Ridge 2021 LMI

Rebates For POLK COUNTY WHITETAIL RIDGE RESIDENTIAL URBAN RENEWAL

Whitetail Ridge residential - legal fees

TIF Expenditure Amount:	0
Rebate Paid To:	Polk County
Tied To Debt:	Developer Rebates 2017
Tied To Project:	Whitetail Ridge Phase 1
Projected Final FY of Rebate:	2021

Whitetail Ridge residential - developer rebates

TIF Expenditure Amount:	114,342
Rebate Paid To:	MJR Developments
Tied To Debt:	Developer Rebates 2017
Tied To Project:	Whitetail Ridge Phase 1
Projected Final FY of Rebate:	2030

Whitetail Ridge 2021 - developer agreement

TIF Expenditure Amount:	82,310
Rebate Paid To:	MJR Developments
Tied To Debt:	Developer Rebates 2021
Tied To Project:	Whitetail Ridge 2021
Projected Final FY of Rebate:	2033

Income Housing For POLK COUNTY WHITETAIL RIDGE RESIDENTIAL
URBAN RENEWAL

Amount of FY 2023 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	56,372
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:	56,372
Other low and moderate income housing assistance:	0

TIF Taxing District Data Collection

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

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2017

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	8,623,100	0	0	0	-1,852	8,621,248	0	8,621,248
Taxable	0	4,667,702	0	0	0	-1,852	4,665,850	0	4,665,850
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	36,750	4,665,850	4,665,850	0	0

FY 2023 TIF Revenue Received: 148,609

TIF Taxing District Data Collection

Local Government Name:	POLK COUNTY (77)
Urban Renewal Area:	POLK COUNTY WHITETAIL RIDGE RESIDENTIAL URBAN RENEWAL (77105)
TIF Taxing District Name:	POLK CITY AG/N-POLK SCH/MAD CEM/17 WHITETAIL RIDGE RES TIF INCR
TIF Taxing District Inc. Number:	770258
TIF Taxing District Base Year:	2017
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 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:	POLK COUNTY (77)
Urban Renewal Area:	POLK COUNTY WHITETAIL RIDGE RESIDENTIAL URBAN RENEWAL (77105)
TIF Taxing District Name:	POLK CITY/N-POLK SCH/MAD CEM/21 AMD WHITETAIL RIDGE TIF INCR
TIF Taxing District Inc. Number:	771014
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	12,867,740	0	0	0	-3,704	12,864,036	0	12,864,036
Taxable	0	6,965,337	0	0	0	-3,704	6,961,633	0	6,961,633
Homestead Credits									22

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	167,700	6,961,633	6,961,633	0	0

FY 2023 TIF Revenue Received: 219,472

◆ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

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

UR Area Creation Date: 05/2018

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

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DELAWARE TWP/SAYDEL SCH/18 POLK CO NORWOODVILLE TIF INCR	770901	770902	60,258,770
DELAWARE TWP/SE-POLK SCH/18 POLK CO NORWOODVILLE TIF INCR	770903	770904	3,000

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,200	73,250,800	5,815,710	57,172,000	0	-92,600	137,034,390	0	137,034,390
Taxable	1,069	39,650,801	5,234,139	51,454,800	0	-92,600	96,813,852	0	96,813,852
Homestead Credits									390

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: 1,391,998
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 52,505
 Asset Sales & Loan Repayments: 0
Total Revenue: 1,444,503

Rebate Expenditures: 0
 Non-Rebate Expenditures: 1,444,503
 Returned to County Treasurer: 0
Total Expenditures: 1,444,503

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

Projects For POLK COUNTY NORWOODVILLE URBAN RENEWAL

Norwoodville Urban Renewal

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

Debts/Obligations For POLK COUNTY NORWOODVILLE URBAN RENEWAL

Sanitary sewer & street expense

Debt/Obligation Type:	Internal Loans
Principal:	2,426,780
Interest:	0
Total:	2,426,780
Annual Appropriation?:	No
Date Incurred:	11/17/2020
FY of Last Payment:	2040

Sanitary sewer & street expense

Debt/Obligation Type:	Internal Loans
Principal:	1,492,016
Interest:	0
Total:	1,492,016
Annual Appropriation?:	No
Date Incurred:	11/09/2021
FY of Last Payment:	2041

Non-Rebates For POLK COUNTY NORWOODVILLE URBAN RENEWAL

TIF Expenditure Amount:	1,444,503
Tied To Debt:	Sanitary sewer & street expense
Tied To Project:	Norwoodville Urban Renewal

TIF Taxing District Data Collection

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

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

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,200	73,233,000	5,815,710	57,172,000	0	-92,600	137,016,590	0	137,016,590
Taxable	1,069	39,641,167	5,234,139	51,454,800	0	-92,600	96,804,218	0	96,804,218
Homestead Credits									390

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	76,850,420	60,258,770	60,258,770	0	0

FY 2023 TIF Revenue Received: 1,391,917

TIF Taxing District Data Collection

Local Government Name:	POLK COUNTY (77)
Urban Renewal Area:	POLK COUNTY NORWOODVILLE URBAN RENEWAL (77106)
TIF Taxing District Name:	DELAWARE TWP/SE-POLK SCH/18 POLK CO NORWOODVILLE TIF INCR
TIF Taxing District Inc. Number:	770904
TIF Taxing District Base Year:	2017
FY TIF Revenue First Received:	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	17,800	0	0	0	0	17,800	0	17,800
Taxable	0	9,634	0	0	0	0	9,634	0	9,634
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	14,800	3,000	3,000	0	0

FY 2023 TIF Revenue Received: 81