

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: GRIMES
Local Government Number: 77G719

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
GRIMES URBAN RENEWAL	77044	19

TIF Debt Outstanding: 140,801,779

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	511,645	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	6,710,501
Asset Sales & Loan Repayments:	0
Total Revenue:	6,710,501

Rebate Expenditures:	3,054,458
Non-Rebate Expenditures:	2,869,361
Returned to County Treasurer:	0
Total Expenditures:	5,923,819

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	1,298,327	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: 133,579,633**

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: GRIMES (77G719)
 Urban Renewal Area: GRIMES URBAN RENEWAL
 UR Area Number: 77044

UR Area Creation Date: 05/1987

UR Area Purpose: The goal is to stimulate, through public involvement and commitment, private investments in commercial and industrial development and the creation of a sound economic base as the foundation of future growth and development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
GRIMES CITY/DC-GRIMES SCH/92 AMD TIF INCR	770181	770182	22,376,647
GRIMES CITY AG/DC-GRIMES SCH/92 AMD TIF INCR	770183	770184	0
GRIMES CITY/JOHNSTON SCH/17 ORD 687 AMD TIF INCR	770185	770186	6,361,538
GRIMES CITY AG/JOHNSTON SCH/17 ORD 687 AMD TIF INCR	770187	770188	0
GRIMES CITY/DC-GRIMES SCH/17 ORD 690 AMD TIF INCR	770239	770240	74,231,014
GRIMES CITY AG/DC-GRIMES SCH/17 ORD 690 AMD TIF INCR	770241	770242	0
GRIMES CITY/JOHNSTON SCH/17 ORD 690 AMD TIF INCR	770243	770244	15,478,528
GRIMES CITY AG/JOHNSTON SCH/17 ORD 690 AMD TIF INCR	770245	770246	0
GRIMES CITY/DC-GRIMES SCH/87 & 90 TIF INCR	770261	770263	67,815,235
GRIMES CITY/JOHNSTON SCH/87 & 90 TIF INCR	770353	770265	4,246,504
GRIMES CITY AG/DC-GRIMES SCH/87 & 90 TIF INCR	770262	770516	0
GRIMES CITY AG/JOHNSTON SCH/87 & 90 TIF INCR	770264	770517	0
GRIMES CITY/URB SCH/87 & 90 TIF INCR	770570	770571	91,912
GRIMES CITY AG/URB SCH/87 & 90 TIF INCR	770569	770598	0
GRIMES CITY/JOHNSTON SCH/03 AMD TIF INCR	770645	770646	28,558,620
GRIMES CITY AG/JOHNSTON SCH/03 AMD TIF INCR	770644	770653	0
GRIMES CITY/JOHNSTON SCH/18 ORD 712 NOV ADDITION AMD TIF INCR	770925	770926	390,871
GRIMES CITY/DC-GRIMES SCH/20 ORD 741 SEPT ADD AMD TIF INCR	770949	770950	98,591
GRIMES CITY AG/DC-GRIMES SCH/20 ORD 741 SEPT ADD AMD TIF INCR	770951	770952	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	3,376,500	1,248,164,720	458,275,050	70,908,580	0	-646,348	1,900,146,902	0	1,900,146,902
Taxable	3,006,479	675,634,104	412,447,545	63,817,722	0	-646,348	1,230,803,113	0	1,230,803,113
Homestead Credits									3,240

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: **511,645** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 6,710,501
 Asset Sales & Loan Repayments: 0
Total Revenue: 6,710,501

Rebate Expenditures: 3,054,458
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 Returned to County Treasurer: 0
Total Expenditures: 5,923,819

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Projects For GRIMES URBAN RENEWAL

2007 Bond issue

Description:	Water, sewer and road construction for new development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Hunter Farms Agreement

Description:	Rebate conditional on development
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Park Systems Infrastructure

Description:	Improvements to existing Sports Complex Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Grimes Community Complex

Description:	Bldg Improvements
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Park Systems Trail Construction

Description:	Linked trail system with Johnston Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

James Street Improvements

Description:	Improvements to Major collector
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Hwy 44 Construction

Description:	Improvements, signals and lane widening to Hwy 44
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

CRC Development Agreement

Description:	New construction development
Classification:	Roads, Bridges & Utilities

Physically Complete:	Yes
Payments Complete:	No

2012 Bond Issue/Reissue 2020B

Description:	SE Main Street and Road Improvement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2014 TNC rebate

Description:	reconstruction of commerical building
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

2015 Bond Issue

Description:	North Sports Complex and NE James, NE Main and BB Boulevard
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2015 Prairie Business Park rebate

Description:	New Construction
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

2015 Hubbell Rebate

Description:	New construction
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

2016 Shade Tree Auto Rebate

Description:	New construction of an existing business in Grimes
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

2016 Total Family Eye Care

Description:	New construction of an existing business in Grimes
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

2016 Heritage - BB Boulevard

Description:	New Construction of a Major Collector
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2016 RO System

Description:	New Water Treatment System to provide better quality water
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

2017 Hy-Vee Rebate

Description:	New Construction
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

2017 C2P2 rebate

Description:	New Construction
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

2017 Daimler Trucks

Description:	New Construction
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

2013 Bond Ref 2003

Description:	Road construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2018A Bond Issue

Description:	Infrastructure, Roads, Ambulance
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2018 Grimes Ind Park #5 Hubbell

Description:	New Construction
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

2018 Thieleke Trust

Description:	New Construction
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

2018 PMR Realty Group (R & R)

Description:	New Construction
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Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

2018 Destination Market (Menards)

Description:	New Construction
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

2017 Street/Trail/Infrastructure/Amb

Description:	Street/Trail/Infrastructure
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2019A Bond Issue

Description:	Roads, Utilities, Storm water mitigation
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

2018 Hy-Vee #2 Rebate

Description:	New Construction
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

2018 Iowa Stone Rebate

Description:	New Construction
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

2018 Hope K Farm Rebate

Description:	New Construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

2020A Bond Issue

Description:	Roads, Utilities,Equipment, Land,Infras.
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Anderson Four LLC Rebate

Description:	New Construction
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Golden Rule Rebate

Description:	New Construction
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Hope K Farms Phase 1

Description:	New Construction SportsPlex
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

City Admin Support Program

Description:	Administrative Support for TIF
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

2021A GO Bond Issue

Description:	Library new construction, roads, infrastructure, splashpad
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

2022A GO Bond Issue

Description:	Parks, streets, signals, equipment, trails
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

2022 Wallace Farm Park Project

Description:	Park, parking lots, storm sewers, playground
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

2022 Medical Campus Dev Project

Description:	Medical campus
Classification:	Commercial-Medical
Physically Complete:	No
Payments Complete:	No

37th St Widening Project

Description:	Street improvements, lighting, sidewalk
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

100th St Widening Project

Description:	Street Improvements, lighting, sidewalk
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

MidAmerican Electrical Imp

Description:	Electrical line installations on 37th St
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

NE Destination Dr Ext & Intersection Imp

Description:	Intersection Signalization & Imp & NE Destination ext
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

2023B GO UR Bond Issue

Description:	Sports Complex Development Project-GrimesPlex Recreational facilities (lake development, parks, ball fields,
Classification:	trails)
Physically Complete:	No
Payments Complete:	No

Park & Trail Imp Projects

Description:	Parks & Trails Improvements Recreational facilities (lake development, parks, ball fields,
Classification:	trails)
Physically Complete:	No
Payments Complete:	No

2023A GO Bond Issue

Description:	Streets, Parks, Infrastructure, Planning
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

New Fire Station

Description:	Fire Station
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

S. James St Reconstruction

Description:	South James Street Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For GRIMES URBAN RENEWAL

Hunter Farms Agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	12/23/2003
FY of Last Payment:	2020

2012 Bond Issue/Reissue 2020B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,645,000
Interest:	162,950
Total:	1,807,950
Annual Appropriation?:	No
Date Incurred:	12/03/2012
FY of Last Payment:	2032

2014 TNC

Debt/Obligation Type:	Rebates
Principal:	1,722
Interest:	0
Total:	1,722
Annual Appropriation?:	Yes
Date Incurred:	01/14/2014
FY of Last Payment:	2025

2015 Bond Issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,025,000
Interest:	717,775
Total:	3,742,775
Annual Appropriation?:	No
Date Incurred:	04/14/2015
FY of Last Payment:	2035

2015 Prairie Business Park

Debt/Obligation Type:	Rebates
Principal:	990,040
Interest:	0
Total:	990,040
Annual Appropriation?:	Yes
Date Incurred:	04/14/2015
FY of Last Payment:	2025

2015 Hubbell

Debt/Obligation Type:	Rebates
Principal:	264,816
Interest:	0

Total:	264,816
Annual Appropriation?:	Yes
Date Incurred:	04/14/2015
FY of Last Payment:	2025

2016 Shade Tree Auto

Debt/Obligation Type:	Rebates
Principal:	8,382
Interest:	0
Total:	8,382
Annual Appropriation?:	Yes
Date Incurred:	11/10/2015
FY of Last Payment:	2025

2016 Heritage

Debt/Obligation Type:	Rebates
Principal:	822,642
Interest:	0
Total:	822,642
Annual Appropriation?:	Yes
Date Incurred:	11/10/2015
FY of Last Payment:	2025

2017 C2P2 LLC Rebates

Debt/Obligation Type:	Rebates
Principal:	1,217,115
Interest:	0
Total:	1,217,115
Annual Appropriation?:	Yes
Date Incurred:	05/23/2017
FY of Last Payment:	2029

2017 Daimler Trucks Rebates

Debt/Obligation Type:	Rebates
Principal:	1,301,523
Interest:	0
Total:	1,301,523
Annual Appropriation?:	Yes
Date Incurred:	06/13/2017
FY of Last Payment:	2026

2018 Grimes Ind Park 5 (Hubbell)

Debt/Obligation Type:	Rebates
Principal:	240,425
Interest:	0
Total:	240,425
Annual Appropriation?:	Yes
Date Incurred:	06/12/2018
FY of Last Payment:	2029

2018 Thieleke Trust

Debt/Obligation Type:	Rebates
Principal:	12,500,000
Interest:	0
Total:	12,500,000

Annual Appropriation?:	Yes
Date Incurred:	12/12/2017
FY of Last Payment:	2028

2018 PMR Realty Group (R&R)

Debt/Obligation Type:	Rebates
Principal:	1,800,000
Interest:	0
Total:	1,800,000
Annual Appropriation?:	Yes
Date Incurred:	05/22/2018
FY of Last Payment:	2029

2018 Destination Market (Menards)

Debt/Obligation Type:	Rebates
Principal:	12,500,000
Interest:	0
Total:	12,500,000
Annual Appropriation?:	Yes
Date Incurred:	12/13/2017
FY of Last Payment:	2028

2018A GO Bond issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,427,500
Interest:	955,672
Total:	5,383,172
Annual Appropriation?:	No
Date Incurred:	06/27/2018
FY of Last Payment:	2033

2017 GO Bond Issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	837,500
Interest:	26,281
Total:	863,781
Annual Appropriation?:	No
Date Incurred:	05/03/2017
FY of Last Payment:	2024

2019A GO Bond Issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,870,000
Interest:	206,113
Total:	2,076,113
Annual Appropriation?:	No
Date Incurred:	06/26/2019
FY of Last Payment:	2033

2016 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,120,000
Interest:	127,900
Total:	1,247,900
Annual Appropriation?:	No

Date Incurred:	05/25/2016
FY of Last Payment:	2031

2018 Hy-Vee #2

Debt/Obligation Type:	Rebates
Principal:	3,200,000
Interest:	0
Total:	3,200,000
Annual Appropriation?:	Yes
Date Incurred:	08/14/2018
FY of Last Payment:	2039

2018 Iowa Stone

Debt/Obligation Type:	Rebates
Principal:	25,435
Interest:	0
Total:	25,435
Annual Appropriation?:	Yes
Date Incurred:	11/13/2018
FY of Last Payment:	2025

2018 Hope K Farm

Debt/Obligation Type:	Rebates
Principal:	5,000,000
Interest:	0
Total:	5,000,000
Annual Appropriation?:	Yes
Date Incurred:	10/23/2018
FY of Last Payment:	2034

2020A GO Bond Issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,397,500
Interest:	491,250
Total:	3,888,750
Annual Appropriation?:	No
Date Incurred:	06/25/2020
FY of Last Payment:	2035

2020 Golden Rule

Debt/Obligation Type:	Rebates
Principal:	90,000
Interest:	0
Total:	90,000
Annual Appropriation?:	Yes
Date Incurred:	02/20/2020
FY of Last Payment:	2027

2020 Anderson Four LLC

Debt/Obligation Type:	Rebates
Principal:	500,000
Interest:	0
Total:	500,000
Annual Appropriation?:	Yes
Date Incurred:	04/28/2020

FY of Last Payment:	2027
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2017 Hy-Vee Rebate

Debt/Obligation Type:	Rebates
Principal:	41,024
Interest:	0
Total:	41,024
Annual Appropriation?:	Yes
Date Incurred:	01/10/2017
FY of Last Payment:	2023

Hope K Farms GrimesPlex

Debt/Obligation Type:	Rebates
Principal:	24,613,000
Interest:	0
Total:	24,613,000
Annual Appropriation?:	Yes
Date Incurred:	09/22/2020
FY of Last Payment:	2036

City Admin Support Program

Debt/Obligation Type:	Internal Loans
Principal:	1,740,660
Interest:	0
Total:	1,740,660
Annual Appropriation?:	Yes
Date Incurred:	11/10/2020
FY of Last Payment:	2025

2021A GO Bond Issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,205,000
Interest:	909,975
Total:	5,114,975
Annual Appropriation?:	No
Date Incurred:	06/23/2021
FY of Last Payment:	2036

2022A GO Bond Issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,487,500
Interest:	1,254,405
Total:	4,741,905
Annual Appropriation?:	No
Date Incurred:	05/24/2022
FY of Last Payment:	2037

Rock Creek/Iowa Ortho Parkland Grant

Debt/Obligation Type:	Rebates
Principal:	140,000
Interest:	0
Total:	140,000
Annual Appropriation?:	Yes
Date Incurred:	07/12/2022
FY of Last Payment:	2023

Rock Creek/Iowa Ortho 2022 Rebate Agreement

Debt/Obligation Type:	Rebates
Principal:	19,900,000
Interest:	0
Total:	19,900,000
Annual Appropriation?:	Yes
Date Incurred:	07/12/2022
FY of Last Payment:	2047

Signature Ernst Holdings LLC

Debt/Obligation Type:	Rebates
Principal:	8,000,000
Interest:	0
Total:	8,000,000
Annual Appropriation?:	Yes
Date Incurred:	11/02/2022
FY of Last Payment:	2043

2023B GO UR Bond Issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	7,177,500
Interest:	3,899,777
Total:	11,077,277
Annual Appropriation?:	No
Date Incurred:	05/11/2023
FY of Last Payment:	2042

2023A GO Bond Issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,190,000
Interest:	1,770,397
Total:	5,960,397
Annual Appropriation?:	No
Date Incurred:	05/11/2023
FY of Last Payment:	2038

Non-Rebates For GRIMES URBAN RENEWAL

TIF Expenditure Amount:	287,788
Tied To Debt:	2015 Bond Issue
Tied To Project:	2015 Bond Issue
TIF Expenditure Amount:	398,335
Tied To Debt:	2019A GO Bond Issue
Tied To Project:	2019A Bond Issue
TIF Expenditure Amount:	180,430
Tied To Debt:	2012 Bond Issue/Reissue 2020B
Tied To Project:	2012 Bond Issue/Reissue 2020B
TIF Expenditure Amount:	430,281
Tied To Debt:	2017 GO Bond Issue
Tied To Project:	2017 Street/Trail/Infrastructure/Amb
TIF Expenditure Amount:	286,516
Tied To Debt:	2018A GO Bond issue
Tied To Project:	2018A Bond Issue
TIF Expenditure Amount:	452,221
Tied To Debt:	City Admin Support Program
Tied To Project:	City Admin Support Program
TIF Expenditure Amount:	364,300
Tied To Debt:	2021A GO Bond Issue
Tied To Project:	2021A GO Bond Issue
TIF Expenditure Amount:	330,450
Tied To Debt:	2020A GO Bond Issue
Tied To Project:	2020A Bond Issue
TIF Expenditure Amount:	139,040
Tied To Debt:	2016 GO Bonds
Tied To Project:	2007 Bond issue

Rebates For GRIMES URBAN RENEWAL

TNC

TIF Expenditure Amount:	571
Rebate Paid To:	TNC LLC
Tied To Debt:	2014 TNC
Tied To Project:	2017 C2P2 rebate
Projected Final FY of Rebate:	2025

Shade Tree Auto

TIF Expenditure Amount:	8,382
Rebate Paid To:	Shade Tree Auto
Tied To Debt:	2016 Shade Tree Auto
Tied To Project:	2016 Shade Tree Auto Rebate
Projected Final FY of Rebate:	2023

2015 Hubbell Rebate

TIF Expenditure Amount:	154,175
Rebate Paid To:	BTG IOWA
Tied To Debt:	2015 Hubbell
Tied To Project:	2015 Hubbell Rebate
Projected Final FY of Rebate:	2024

2017 Hy-Vee Rebate

TIF Expenditure Amount:	27,304
Rebate Paid To:	Hy-Vee
Tied To Debt:	2017 Hy-Vee Rebate
Tied To Project:	2017 Hy-Vee Rebate
Projected Final FY of Rebate:	2023

2016 Heritage

TIF Expenditure Amount:	822,642
Rebate Paid To:	Heritage at Grimes LLC
Tied To Debt:	2016 Heritage
Tied To Project:	2016 Heritage - BB Boulevard
Projected Final FY of Rebate:	2023

2017 Daimler Trucks

TIF Expenditure Amount:	441,232
Rebate Paid To:	Daimler Trucks in America
Tied To Debt:	2017 Daimler Trucks Rebates
Tied To Project:	2017 Daimler Trucks
Projected Final FY of Rebate:	2025

2015 Praire Business Park

TIF Expenditure Amount:	161,612
Rebate Paid To:	R & R Realty Group
Tied To Debt:	2015 Prairie Business Park
Tied To Project:	2015 Prairie Business Park rebate
Projected Final FY of Rebate:	2024

Iowa Stone

TIF Expenditure Amount:	25,435
Rebate Paid To:	Iowa Stone
Tied To Debt:	2018 Iowa Stone
Tied To Project:	2018 Iowa Stone Rebate
Projected Final FY of Rebate:	2023

Hope K Farm Phase 1

TIF Expenditure Amount:	387,000
Rebate Paid To:	Hope Development & Realty
Tied To Debt:	Hope K Farms GrimesPlex
Tied To Project:	Hope K Farms Phase 1
Projected Final FY of Rebate:	2038

Hubbel Ind #5

TIF Expenditure Amount:	156,965
Rebate Paid To:	Kastner LLC
Tied To Debt:	2018 Grimes Ind Park 5 (Hubbell)
Tied To Project:	2018 Grimes Ind Park #5 Hubbell
Projected Final FY of Rebate:	2026

Prairie Bus Park #2 C2P2

TIF Expenditure Amount:	249,057
Rebate Paid To:	R & R Realty Group
Tied To Debt:	2017 C2P2 LLC Rebates
Tied To Project:	2017 C2P2 rebate
Projected Final FY of Rebate:	2026

2018 Hy-Vee #2

TIF Expenditure Amount:	150,220
Rebate Paid To:	Hy-Vee
Tied To Debt:	2018 Hy-Vee #2
Tied To Project:	2018 Hy-Vee #2 Rebate
Projected Final FY of Rebate:	2039

2018 Prairie Business Park 3

TIF Expenditure Amount:	329,863
Rebate Paid To:	R & R Realty Group
Tied To Debt:	2018 PMR Realty Group (R&R)
Tied To Project:	2018 PMR Realty Group (R & R)
Projected Final FY of Rebate:	2029

Rock Creek/Iowa Ortho Parkland Grant

TIF Expenditure Amount:	140,000
Rebate Paid To:	Rock Creek Investments
Tied To Debt:	Rock Creek/Iowa Ortho Parkland Grant
Tied To Project:	2022 Medical Campus Dev Project
Projected Final FY of Rebate:	2023

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
 Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
 TIF Taxing District Name: GRIMES CITY/DC-GRIMES SCH/92 AMD TIF INCR
 TIF Taxing District Inc. Number: 770182
 TIF Taxing District Base Year: 1991
 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	133,461,780	14,210,300	0	0	-59,264	180,812,816	0	180,812,816
Taxable	0	72,243,119	12,789,270	0	0	-59,264	106,138,125	0	106,138,125
Homestead Credits									297

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,034,735	106,138,125	22,376,647	83,761,478	2,579,582

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
 Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
 TIF Taxing District Name: GRIMES CITY AG/DC-GRIMES SCH/92 AMD TIF INCR
 TIF Taxing District Inc. Number: 770184
 TIF Taxing District Base Year: 1991
 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	26,320	0	0	0	0	0	26,320	0	26,320
Taxable	23,435	0	0	0	0	0	23,435	0	23,435
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	26,320	0	0	0	0

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
 Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
 TIF Taxing District Name: GRIMES CITY/JOHNSTON SCH/17 ORD 687 AMD TIF INCR
 TIF Taxing District Inc. Number: 770186
 TIF Taxing District Base Year: 2016
 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	33,527,100	0	0	0	33,527,100	0	33,527,100
Taxable	0	0	30,174,390	0	0	0	30,174,390	0	30,174,390
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	29,578	30,174,390	6,361,538	23,812,852	713,624

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
 Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
 TIF Taxing District Name: GRIMES CITY AG/JOHNSTON SCH/17 ORD 687 AMD TIF INCR
 TIF Taxing District Inc. Number: 770188
 TIF Taxing District Base Year: 2016
 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	28,380	0	0	0	0	0	28,380	0	28,380
Taxable	25,270	0	0	0	0	0	25,270	0	25,270
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	28,380	0	0	0	0

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
 Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
 TIF Taxing District Name: GRIMES CITY/DC-GRIMES SCH/17 ORD 690 AMD TIF INCR
 TIF Taxing District Inc. Number: 770240
 TIF Taxing District Base Year: 2016
 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	804,514,190	41,488,640	24,036,900	0	-416,700	893,729,130	0	893,729,130
Taxable	0	435,485,185	37,339,776	21,633,210	0	-416,700	509,409,114	0	509,409,114
Homestead Credits									2,120

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	542,049,268	352,096,562	74,231,014	277,865,548	8,557,359

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
 Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
 TIF Taxing District Name: GRIMES CITY AG/DC-GRIMES SCH/17 ORD 690 AMD TIF INCR
 TIF Taxing District Inc. Number: 770242
 TIF Taxing District Base Year: 2016
 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	1,217,130	0	0	0	0	0	1,217,130	0	1,217,130
Taxable	1,083,746	0	0	0	0	0	1,083,746	0	1,083,746
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,217,130	0	0	0	0

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
 Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
 TIF Taxing District Name: GRIMES CITY/JOHNSTON SCH/17 ORD 690 AMD TIF INCR
 TIF Taxing District Inc. Number: 770244
 TIF Taxing District Base Year: 2016
 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	100,716,710	31,112,000	0	0	-40,744	162,487,966	0	162,487,966
Taxable	0	54,518,170	28,000,800	0	0	-40,744	102,049,476	0	102,049,476
Homestead Credits									234

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	89,110,120	73,418,590	15,478,528	57,940,062	1,736,348

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
 Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
 TIF Taxing District Name: GRIMES CITY AG/JOHNSTON SCH/17 ORD 690 AMD TIF INCR
 TIF Taxing District Inc. Number: 770246
 TIF Taxing District Base Year: 2016
 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	157,660	0	0	0	0	0	157,660	0	157,660
Taxable	140,381	0	0	0	0	0	140,381	0	140,381
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	157,660	0	0	0	0

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
 Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
 TIF Taxing District Name: GRIMES CITY/DC-GRIMES SCH/87 & 90 TIF INCR
 TIF Taxing District Inc. Number: 770263

TIF Taxing District Base Year: 1986
 FY TIF Revenue First Received: 1989
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1987

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	114,420,650	232,851,890	41,140,480	0	-50,004	409,046,386	0	409,046,386
Taxable	0	61,936,114	209,566,701	37,026,432	0	-50,004	321,664,892	0	321,664,892
Homestead Credits									298

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,734,910	321,664,892	67,815,235	253,849,657	7,817,747

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
 Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
 TIF Taxing District Name: GRIMES CITY/JOHNSTON SCH/87 & 90 TIF INCR
 TIF Taxing District Inc. Number: 770265

TIF Taxing District Base Year: 1986
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1987

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	1,728,900	13,612,700	0	0	-16,668	26,260,812	0	26,260,812
Taxable	0	935,860	12,251,430	0	0	-16,668	20,142,246	0	20,142,246
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	50,010	20,142,246	4,246,504	15,895,742	476,364

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
 Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
 TIF Taxing District Name: GRIMES CITY AG/DC-GRIMES SCH/87 & 90 TIF INCR
 TIF Taxing District Inc. Number: 770516
 TIF Taxing District Base Year: 1986
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1987

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,234,710	0	0	0	0	0	1,234,710	0	1,234,710
Taxable	1,099,403	0	0	0	0	0	1,099,403	0	1,099,403
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,234,710	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
 Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
 TIF Taxing District Name: GRIMES CITY AG/JOHNSTON SCH/87 & 90 TIF INCR
 TIF Taxing District Inc. Number: 770517
 TIF Taxing District Base Year: 1986
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1987

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	41,330	0	0	0	0	0	41,330	0	41,330
Taxable	36,801	0	0	0	0	0	36,801	0	36,801
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	41,330	0	0	0	0

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
 Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
 TIF Taxing District Name: GRIMES CITY/URB SCH/87 & 90 TIF INCR
 TIF Taxing District Inc. Number: 770571
 TIF Taxing District Base Year: 1986
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1987

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	318,000	293,140	0	0	0	611,140	0	611,140
Taxable	0	172,134	263,826	0	0	0	435,960	0	435,960
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	14,030	435,960	91,912	344,048	10,474

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
 Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
 TIF Taxing District Name: GRIMES CITY AG/URB SCH/87 & 90 TIF INCR
 TIF Taxing District Inc. Number: 770598
 TIF Taxing District Base Year: 1986
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1987

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	271,170	0	0	0	0	0	271,170	0	271,170
Taxable	241,454	0	0	0	0	0	241,454	0	241,454
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	271,170	0	0	0	0

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
 Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
 TIF Taxing District Name: GRIMES CITY/JOHNSTON SCH/03 AMD TIF INCR
 TIF Taxing District Inc. Number: 770646
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2003

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	93,004,490	88,599,680	5,731,200	0	-62,968	187,715,452	0	187,715,452
Taxable	0	50,343,522	79,739,712	5,158,080	0	-62,968	135,460,791	0	135,460,791
Homestead Credits									290

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	25,746,020	135,460,791	28,558,620	106,902,171	3,203,644

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
 Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
 TIF Taxing District Name: GRIMES CITY AG/JOHNSTON SCH/03 AMD TIF INCR
 TIF Taxing District Inc. Number: 770653
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2003

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	275,510	0	0	0	0	0	275,510	0	275,510
Taxable	245,320	0	0	0	0	0	245,320	0	245,320
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	275,510	0	0	0	0

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name:	GRIMES (77G719)
Urban Renewal Area:	GRIMES URBAN RENEWAL (77044)
TIF Taxing District Name:	GRIMES CITY/JOHNSTON SCH/18 ORD 712 NOV ADDITION AMD TIF INCR
TIF Taxing District Inc. Number:	770926
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	2,060,000	0	0	0	2,060,000	0	2,060,000
Taxable	0	0	1,854,000	0	0	0	1,854,000	0	1,854,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	4,180	1,854,000	390,871	1,463,129	43,847

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	GRIMES (77G719)
Urban Renewal Area:	GRIMES URBAN RENEWAL (77044)
TIF Taxing District Name:	GRIMES CITY/DC-GRIMES SCH/20 ORD 741 SEPT ADD AMD TIF INCR
TIF Taxing District Inc. Number:	770950
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	0	0	519,600	0	0	0	519,600	0	519,600
Taxable	0	0	467,640	0	0	0	467,640	0	467,640
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	17,400	467,640	98,591	369,049	11,366

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	GRIMES (77G719)		
Urban Renewal Area:	GRIMES URBAN RENEWAL (77044)		
TIF Taxing District Name:	GRIMES CITY AG/DC-GRIMES SCH/20 ORD 741 SEPT ADD AMD TIF INCR		
TIF Taxing District Inc. Number:	770952		
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	124,290	0	0	0	0	0	124,290	0	124,290
Taxable	110,669	0	0	0	0	0	110,669	0	110,669
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	124,290	0	0	0	0

FY 2023 TIF Revenue Received: 0