

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: JOHNSTON
Local Government Number: 77G720

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
JOHNSTON EAST CENTRAL URBAN RENEWAL	77026	5
JOHNSTON BEAVER CREEK WEST URBAN RENEWAL	77027	4
JOHNSTON NW 62ND AVENUE URBAN RENEWAL	77057	0
JOHNSTON WINDSOR OFFICE PARK URBAN RENEWAL	77064	2
JOHNSTON NW 100TH ST URBAN RENEWAL	77074	4
JOHNSTON WEST CENTRAL URBAN RENEWAL	77088	4

TIF Debt Outstanding: 72,783,831

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	9,861,610	0	Amount of 07-01-2022 Cash Balance Restricted for LMI
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TIF Revenue:	9,336,146
TIF Sp. Revenue Fund Interest:	352,273
Property Tax Replacement Claims	296,081
Asset Sales & Loan Repayments:	210,903
Total Revenue:	10,195,403

Rebate Expenditures:	1,403,292
Non-Rebate Expenditures:	6,596,766
Returned to County Treasurer:	0
Total Expenditures:	8,000,058

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	12,056,955	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:** 52,726,818

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON EAST CENTRAL URBAN RENEWAL
 UR Area Number: 77026

UR Area Creation Date: 09/1993

Enhance econ develop area to stimulate private investment in commercial&industrial development&redevelopment. Provide adequate public infrastructure,assistance & economic incentives for development. Rehabilitate & redevelop by eliminate blight condition

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
JOHNSTON CITY/JOHNSTON SCH/93 E CENTRAL TIF INCR	770375	770376	193,074,065
JOHNSTON CITY/JOHNSTON SCH/15 AMD #7 E CENTRAL TIF INCR	770377	770378	7,578,228
JOHNSTON CITY AG/JOHNSTON SCH/93 E CENTRAL TIF INCR	770769	770770	0
JOHNSTON CITY/JOHNSTON SCH/13 AMD E CENTRAL TIF INCR	770857	770858	18,683,060
JOHNSTON CITY AG/JOHNSTON SCH/13 AMD E CENTRAL TIF INCR	770859	770860	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	1,178,610	63,022,100	189,149,390	2,404,220	0	-16,668	287,407,932	0	287,407,932
Taxable	1,049,449	34,113,988	170,234,451	2,163,798	0	-16,668	227,734,827	0	227,734,827
Homestead Credits									43

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

4,508,243

0

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

TIF Revenue: 6,115,526
 TIF Sp. Revenue Fund Interest: 162,413
 Property Tax Replacement Claims: 238,379
 Asset Sales & Loan Repayments: 183,400
Total Revenue: 6,699,718

Rebate Expenditures: 698,250
 Non-Rebate Expenditures: 4,937,226
 Returned to County Treasurer: 0
Total Expenditures: 5,635,476

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

5,572,485

0

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

Projects For JOHNSTON EAST CENTRAL URBAN RENEWAL

Purchase of properties

Description:	Purchased a blighted residential property and a commercial building converted residential structure. Properties for Public Safety building. 2011B
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

NW 64th Court

Description:	Reconstruction of the road east of Merle Hay Road adjacent to the Public Safety Building 2012A
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

NW Beaver Drive

Description:	Design and construction of improvements to NW Beaver Drive from Johnston Drive to NW 62nd Ave. 2012A
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Cornerstone Commons

Description:	Sold a blighted property that was purchased by the city in 2010 to a developer for the construction of a 62 unit section 42 housing complex. 2012A
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Merle Hay Road Redevelopment

Description:	Roadway and streetscape improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Pioneer Growth Chambers

Description:	Project is a 59,414 sq. ft. growth chamber/office building and 24,400 sq ft. lab/office building
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	Yes

Merle Hay Gateway & Town Center Redevelopment

Description:	Implementation of a study for the redevelopment of the Merle Hay Area
Classification:	Administrative expenses
Physically Complete:	No

Payments Complete:	No
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Merle Hay Gateway & Town Center Redevelopment

Description:	Implementation of a study for the redevelopment of the Merle Hay Area
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

Administrative Expenses

Description:	Payment of legal and engineering expenses for projects in the urban renewal area. Also asbestos removal of properties purchased, past taxes, and expenses associated with purchasing properties.
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

NW 63rd Place

Description:	Construction of NW 63rd Place from Merle Hay Road to NW 59th Court in conjunction with the Cadence Apartment Development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Pioneer Research Samples Group

Description:	Construction of a 20,000 sq. ft. building
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	Yes

Cadence Apartments

Description:	Construct 185-205 apartment units in the 6300 block of Merle Hay Road constructed on 5 properties Cadence purchased from the City which the City purchased for redevelopment of Blight area
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Residences @ 62W

Description:	Construction of an apartment complex consisting of 130 -137 apartments located on the South side of NW 62nd between AHEPA apartments & Winwood Apartments. Redevelopment of a blight area
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

NW 63rd 2016A

Description:	2016A NW 63rd from MHR to 59th Place for Cadence Apartments
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

5626 NW 63rd. (2018E)

Description:	Purchase of Blighted Property for Town Center
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Demolition Expenses 5650 63rd Place

Description:	Purchase of Bighted Property for Town Center
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

Acco Expansion

Description:	Construction of office and warehouse
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Bricktown Phase 1

Description:	Building 1 & clubhouse of 415 unit Bricktown Apt. Complex
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Bricktown Phase 2

Description:	Building 2 of 415 unit Bricktown Apt. Complelx
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Bricktown Phase 3

Description:	Building 3 of 415 unit Bricktown Apt. Complex
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Bricktown Phase 4

Description:	Building 4 of 415 unit Bricktown Apt. Complex
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Bricktown Phase 5

Description:	Building 5 of 415 unit Bricktown Apt. Complex
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Bricktown Phase 6

Description:	Building 6 of 415 unit Bricktown Apt. Complex
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

NW 62nd Ave & Merle Hay Road Intersection

Description:	Reconstruction of the intersection of NW 62nd Avenue & Merle Hay Road
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Ignit Development

Description:	200,000 sq ft sports complex with outdoor fields
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

Property Purchase City of Urbandale

Description:	Property to include with Ignit Development Project
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

All Star Concrete

Description:	Construction of industrial facility
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Underground Magnetics

Description:	Construction of industrial facility
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Donovan Munro 1

Description:	Construction of industrial facility
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Town Center Building 1 and 2

Description:	Construction of commercial buildings
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Town Center Infrastructure

Description:	Construction of parking lots, storm water storage, splash pad, ice rink, The Yard, and infrastructure for City Hall
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Centurion Park Pitch Pkwy

Description:	Construction public park next to the Ignit Facility
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

The Flooring Guys, LTD.

Description:	20,000 sq. ft. warehouse & sales office
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

DMR Holdings LLC

Description:	Town Center Hotel Grandstay
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	No

NW Beaver Development LLC

Description:	25,000 sq. ft. industrial building
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

4705 NW 59th LLC

Description:	10,000+ sq. ft. industrial building
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For JOHNSTON EAST CENTRAL URBAN RENEWAL

Cornerstone Commons

Debt/Obligation Type:	Other Debt
Principal:	40,000
Interest:	0
Total:	40,000
Annual Appropriation?:	Yes
Date Incurred:	12/05/2011
FY of Last Payment:	2024

2020C REF G.O. BONDS

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,895,000
Interest:	587,250
Total:	3,482,250
Annual Appropriation?:	No
Date Incurred:	11/01/2013
FY of Last Payment:	2033

Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	38,536
Interest:	0
Total:	38,536
Annual Appropriation?:	No
Date Incurred:	06/30/2023
FY of Last Payment:	2023

Residences @ 62W

Debt/Obligation Type:	Rebates
Principal:	467,025
Interest:	0
Total:	467,025
Annual Appropriation?:	Yes
Date Incurred:	04/06/2015
FY of Last Payment:	2023

Cadence Apartments

Debt/Obligation Type:	Rebates
Principal:	369,401
Interest:	0
Total:	369,401
Annual Appropriation?:	Yes
Date Incurred:	03/02/2015
FY of Last Payment:	2026

Economic Development MGR

Debt/Obligation Type:	Internal Loans
Principal:	235,902
Interest:	0

Total:	235,902
Annual Appropriation?:	Yes
Date Incurred:	11/22/2016
FY of Last Payment:	2032

2016A G.O. BONDS

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	755,000
Interest:	138,100
Total:	893,100
Annual Appropriation?:	No
Date Incurred:	07/18/2016
FY of Last Payment:	2036

2018E G.O. Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,620,000
Interest:	234,027
Total:	2,854,027
Annual Appropriation?:	No
Date Incurred:	03/18/2019
FY of Last Payment:	2025

Bricktown Phases 1-6

Debt/Obligation Type:	Rebates
Principal:	2,430,847
Interest:	0
Total:	2,430,847
Annual Appropriation?:	Yes
Date Incurred:	11/16/2017
FY of Last Payment:	2027

Acco Expansion

Debt/Obligation Type:	Rebates
Principal:	52,124
Interest:	0
Total:	52,124
Annual Appropriation?:	Yes
Date Incurred:	07/03/2019
FY of Last Payment:	2026

2019A G. O. Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	405,000
Interest:	45,300
Total:	450,300
Annual Appropriation?:	No
Date Incurred:	11/04/2019
FY of Last Payment:	2039

2017D Reallocation G.O. Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,040,000
Interest:	733,700
Total:	3,773,700

Annual Appropriation?:	No
Date Incurred:	08/28/2020
FY of Last Payment:	2035

2018A Reallocation G.O. Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,495,000
Interest:	656,288
Total:	3,151,288
Annual Appropriation?:	No
Date Incurred:	08/08/2020
FY of Last Payment:	2035

2020A Annual Approp GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	165,000
Interest:	8,250
Total:	173,250
Annual Appropriation?:	Yes
Date Incurred:	03/31/2020
FY of Last Payment:	2023

2020E G.O. Cap Loan Notes

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,505,000
Interest:	143,985
Total:	2,648,985
Annual Appropriation?:	No
Date Incurred:	11/05/2020
FY of Last Payment:	2031

Munro-Donovan 1

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	10/19/2020
FY of Last Payment:	2027

Underground Magnetics

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	03/15/2021
FY of Last Payment:	2027

Ignit

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes

Date Incurred:	07/27/2020
FY of Last Payment:	2033

2021A G.O. BONDS

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,965,000
Interest:	1,737,755
Total:	7,702,755
Annual Appropriation?:	No
Date Incurred:	07/07/2021
FY of Last Payment:	2041

2021B G.O. BONDS

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	15,675,000
Interest:	5,819,100
Total:	21,494,100
Annual Appropriation?:	No
Date Incurred:	10/20/2021
FY of Last Payment:	2041

2022A G. O. Bonds #212

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,285,000
Interest:	1,156,903
Total:	5,441,903
Annual Appropriation?:	No
Date Incurred:	06/22/2022
FY of Last Payment:	2032

Non-Rebates For JOHNSTON EAST CENTRAL URBAN RENEWAL

TIF Expenditure Amount:	320,219
Tied To Debt:	2020C REF G.O. BONDS
Tied To Project:	NW Beaver Drive
TIF Expenditure Amount:	38,536
Tied To Debt:	Administrative Expenses
Tied To Project:	Merle Hay Gateway & Town Center Redevelopment
TIF Expenditure Amount:	235,902
Tied To Debt:	Economic Development MGR
Tied To Project:	Merle Hay Road Redevelopment
TIF Expenditure Amount:	64,000
Tied To Debt:	2016A G.O. BONDS
Tied To Project:	NW 63rd 2016A
TIF Expenditure Amount:	1,160,000
Tied To Debt:	2018E G.O. Bonds
Tied To Project:	Merle Hay Gateway & Town Center Redevelopment
TIF Expenditure Amount:	65,000
Tied To Debt:	2019A G. O. Bonds
Tied To Project:	Merle Hay Gateway & Town Center Redevelopment
TIF Expenditure Amount:	303,400
Tied To Debt:	2017D Reallocation G.O. Bonds
Tied To Project:	NW 62nd Ave & Merle Hay Road Intersection
TIF Expenditure Amount:	172,744
Tied To Debt:	2018A Reallocation G.O. Bonds
Tied To Project:	NW 62nd Ave & Merle Hay Road Intersection
TIF Expenditure Amount:	170,000
Tied To Debt:	2020A Annual Approp GO Bonds
Tied To Project:	NW 62nd Ave & Merle Hay Road Intersection
TIF Expenditure Amount:	292,375
Tied To Debt:	2020E G.O. Cap Loan Notes
Tied To Project:	Ignit Development
TIF Expenditure Amount:	457,915
Tied To Debt:	2021A G.O. BONDS
Tied To Project:	Ignit Development
TIF Expenditure Amount:	1,139,135
Tied To Debt:	2021B G.O. BONDS
Tied To Project:	Town Center Infrastructure
TIF Expenditure Amount:	518,000
Tied To Debt:	2022A G. O. Bonds #212
Tied To Project:	Centurion Park Pitch Pkwy

Rebates For JOHNSTON EAST CENTRAL URBAN RENEWAL

Cornerstone Commons

TIF Expenditure Amount:	20,000
Rebate Paid To:	Cornerstone
Tied To Debt:	Cornerstone Commons
Tied To Project:	Cornerstone Commons
Projected Final FY of Rebate:	2024

Cadence Apartments

TIF Expenditure Amount:	262,762
Rebate Paid To:	Cadence Apartments
Tied To Debt:	Cadence Apartments
Tied To Project:	Cadence Apartments
Projected Final FY of Rebate:	2024

Residences @ 62W

TIF Expenditure Amount:	155,015
Rebate Paid To:	PMR Realty Group LLC
Tied To Debt:	Residences @ 62W
Tied To Project:	Residences @ 62W
Projected Final FY of Rebate:	2025

Bricktown

TIF Expenditure Amount:	242,719
Rebate Paid To:	Bricktown
Tied To Debt:	Bricktown Phases 1-6
Tied To Project:	Bricktown Phase 1
Projected Final FY of Rebate:	2028

Acco Expansion

TIF Expenditure Amount:	17,754
Rebate Paid To:	Acco
Tied To Debt:	Acco Expansion
Tied To Project:	Acco Expansion
Projected Final FY of Rebate:	2026

Jobs For JOHNSTON EAST CENTRAL URBAN RENEWAL

Project:	Acco Expansion
Company Name:	Acco
Date Agreement Began:	04/30/2019
Date Agreement Ends:	01/01/2025
Number of Jobs Created or Retained:	30
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	All Star Concrete
Company Name:	All Star Concrete
Date Agreement Began:	05/26/2020
Date Agreement Ends:	05/26/2026
Number of Jobs Created or Retained:	70
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,300,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Underground Magnetics
Company Name:	Underground Magnetics
Date Agreement Began:	03/15/2021
Date Agreement Ends:	12/31/2029
Number of Jobs Created or Retained:	12
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	6,500,000
Total Estimated Cost of Public Infrastructure:	0

Project:	The Flooring Guys, LTD.
Company Name:	The Flooring Guys
Date Agreement Began:	06/06/2022
Date Agreement Ends:	12/31/2029
Number of Jobs Created or Retained:	8
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	2,800,000
Total Estimated Cost of Public Infrastructure:	0

Project:	DMR Holdings LLC
Company Name:	Hotel Grandstay
Date Agreement Began:	11/10/2022
Date Agreement Ends:	12/30/2030
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	2,200,000
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Beaver Development LLC
Company Name:	Notch and Nails
Date Agreement Began:	12/05/2022
Date Agreement Ends:	12/31/2031
Number of Jobs Created or Retained:	11
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	2,600,000
Total Estimated Cost of Public Infrastructure:	0

Project:	4705 NW 59th LLC
Company Name:	4705 NW 59th LLC

Date Agreement Began:	04/14/2023
Date Agreement Ends:	12/31/2030
Number of Jobs Created or Retained:	13
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,700,000
Total Estimated Cost of Public Infrastructure:	0

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TIF Taxing District Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON EAST CENTRAL URBAN RENEWAL (77026)
 TIF Taxing District Name: JOHNSTON CITY/JOHNSTON SCH/93 E CENTRAL TIF INCR
 TIF Taxing District Inc. Number: 770376
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	06/2010
Economic Development	09/1993

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	49,022,100	160,223,740	2,404,220	0	-16,668	243,303,672	0	243,303,672
Taxable	0	26,535,760	144,201,366	2,163,798	0	-16,668	193,074,065	0	193,074,065
Homestead Credits									43

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	37,373,081	193,074,065	193,074,065	0	0

FY 2023 TIF Revenue Received: 5,376,950

TIF Taxing District Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON EAST CENTRAL URBAN RENEWAL (77026)
 TIF Taxing District Name: JOHNSTON CITY/JOHNSTON SCH/15 AMD #7 E CENTRAL TIF INCR
 TIF Taxing District Inc. Number: 770378
 TIF Taxing District Base Year: 2014
 FY TIF Revenue First Received: 2016
 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	14,000,000	0	0	0	0	14,000,000	0	14,000,000
Taxable	0	7,578,228	0	0	0	0	7,578,228	0	7,578,228
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	591,300	7,578,228	7,578,228	0	0

FY 2023 TIF Revenue Received: 224,171

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TIF Taxing District Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON EAST CENTRAL URBAN RENEWAL (77026)
 TIF Taxing District Name: JOHNSTON CITY AG/JOHNSTON SCH/93 E CENTRAL TIF INCR
 TIF Taxing District Inc. Number: 770770
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1997
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	09/1993

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	45,800	0	0	0	0	0	45,800	0	45,800
Taxable	40,781	0	0	0	0	0	40,781	0	40,781
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	45,800	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON EAST CENTRAL URBAN RENEWAL (77026)
 TIF Taxing District Name: JOHNSTON CITY/JOHNSTON SCH/13 AMD E CENTRAL TIF INCR
 TIF Taxing District Inc. Number: 770858
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2015

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	28,925,650	0	0	0	28,925,650	0	28,925,650
Taxable	0	0	26,033,085	0	0	0	26,033,085	0	26,033,085
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	10,242,590	18,683,060	18,683,060	0	0

FY 2023 TIF Revenue Received: 514,405

TIF Taxing District Data Collection

Local Government Name:	JOHNSTON (77G720)		
Urban Renewal Area:	JOHNSTON EAST CENTRAL URBAN RENEWAL (77026)		
TIF Taxing District Name:	JOHNSTON CITY AG/JOHNSTON SCH/13 AMD E CENTRAL TIF INCR		
TIF Taxing District Inc. Number:	770860		
TIF Taxing District Base Year:	2012		
FY TIF Revenue First Received:			
Subject to a Statutory end date?	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	1,132,810	0	0	0	0	0	1,132,810	0	1,132,810
Taxable	1,008,668	0	0	0	0	0	1,008,668	0	1,008,668
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,132,810	0	0	0	0

FY 2023 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON BEAVER CREEK WEST URBAN RENEWAL
 UR Area Number: 77027

UR Area Creation Date: 08/1996

Enhancing an economic development area for the purpose of stimulating private investment in commercial & industrial development and redevelopment. Provide adequate public infrastructure and provide assistance and economic incentives for development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
JOHNSTON CITY/JOHNSTON SCH/05 AMD BEAVER CRK W TIF INCR	770676	770677	3,542,900
JOHNSTON CITY/JOHNSTON SCH/11 AMD BEAVER CRK W TIF INCR	770819	770820	2,347,000
JOHNSTON CITY/JOHNSTON SCH/18 AMD NO 4 BEAVER CRK W TIF INCR	770909	770910	1,261,972
JOHNSTON CITY AG/JOHNSTON SCH/18 AMD NO 4 BEAVER CRK W TIF INCR	770911	770912	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	3,382,580	8,040,000	0	0	-1,852	11,420,728	0	11,420,728
Taxable	0	1,830,999	7,236,000	0	0	-1,852	9,065,147	0	9,065,147
Homestead Credits									5

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: **365,418** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 202,965
 TIF Sp. Revenue Fund Interest: 12,905
 Property Tax Replacement Claims 8,480
 Asset Sales & Loan Repayments: 186
Total Revenue: 224,536

Rebate Expenditures: 197,255
 Non-Rebate Expenditures: 8,639
 Returned to County Treasurer: 0
Total Expenditures: 205,894

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: **384,060** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For JOHNSTON BEAVER CREEK WEST URBAN RENEWAL

Birchwood Crossing

Description:	1999 rebate agreement for property improvements-to make property developable-and as an incentive to construct commercial buildings.
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Administrative Expenses

Description:	Legal Services with the amendment of the area and the potential sunseting of portions of the district
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Birchwood Flex-Tech Building 1 & Infrastructure

Description:	Birchwood Office Building and Road
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Birchwood Flex-Tech Building 1 Part 2

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

Birchwood Flex-Tech Building #2

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

Roughwood Phase 1

Description:	Single Story Retail and infrastructure to the area
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Roughwood Phase 11

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

Roughwood Phase 111

Description:	Single Story Retail
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For JOHNSTON BEAVER CREEK WEST URBAN RENEWAL

Administrative Expense

Debt/Obligation Type:	Internal Loans
Principal:	8,639
Interest:	0
Total:	8,639
Annual Appropriation?:	No
Date Incurred:	06/30/2022
FY of Last Payment:	2022

Birchwood Flex-Tech Building 1 Part 2

Debt/Obligation Type:	Rebates
Principal:	554,630
Interest:	0
Total:	554,630
Annual Appropriation?:	Yes
Date Incurred:	10/01/2018
FY of Last Payment:	2027

Birchwood Flex-Tech Building 2

Debt/Obligation Type:	Rebates
Principal:	920,000
Interest:	0
Total:	920,000
Annual Appropriation?:	Yes
Date Incurred:	10/01/2018
FY of Last Payment:	2029

Roughwood Phase 1

Debt/Obligation Type:	Rebates
Principal:	578,688
Interest:	0
Total:	578,688
Annual Appropriation?:	Yes
Date Incurred:	05/06/2019
FY of Last Payment:	2030

Roughwood Phase 11

Debt/Obligation Type:	Rebates
Principal:	1,884,175
Interest:	0
Total:	1,884,175
Annual Appropriation?:	Yes
Date Incurred:	05/06/2019
FY of Last Payment:	2029

Roughwood Phase 111

Debt/Obligation Type:	Rebates
Principal:	165,000

Interest:	0
Total:	165,000
Annual Appropriation?:	Yes
Date Incurred:	05/06/2019
FY of Last Payment:	2030

Non-Rebates For JOHNSTON BEAVER CREEK WEST URBAN RENEWAL

TIF Expenditure Amount:	8,639
Tied To Debt:	Administrative Expense
Tied To Project:	Administrative Expenses

Rebates For JOHNSTON BEAVER CREEK WEST URBAN RENEWAL

Parcel A

TIF Expenditure Amount:	71,633
Rebate Paid To:	LSJT Of Iowa LLC
Tied To Debt:	Roughwood Phase 1
Tied To Project:	Roughwood Phase 1
Projected Final FY of Rebate:	2029

7901 Birchwood

TIF Expenditure Amount:	125,622
Rebate Paid To:	Birchwood Crossing Business Park 1
Tied To Debt:	Birchwood Flex-Tech Building 1 Part 2
Tied To Project:	Birchwood Flex-Tech Building 1 Part 2
Projected Final FY of Rebate:	2025

TIF Taxing District Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON BEAVER CREEK WEST URBAN RENEWAL (77027)
 TIF Taxing District Name: JOHNSTON CITY/JOHNSTON SCH/05 AMD BEAVER CRK W TIF INCR
 TIF Taxing District Inc. Number: 770677
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2026

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2005

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	5,100,000	0	0	0	5,100,000	0	5,100,000
Taxable	0	0	4,590,000	0	0	0	4,590,000	0	4,590,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,557,100	3,542,900	3,542,900	0	0

FY 2023 TIF Revenue Received: 96,322

TIF Taxing District Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON BEAVER CREEK WEST URBAN RENEWAL (77027)
 TIF Taxing District Name: JOHNSTON CITY/JOHNSTON SCH/11 AMD BEAVER CRK W TIF INCR
 TIF Taxing District Inc. Number: 770820
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

	UR Designation
Slum	No
Blighted	No
Economic Development	01/2010

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	1,047,800	2,940,000	0	0	0	3,987,800	0	3,987,800
Taxable	0	567,175	2,646,000	0	0	0	3,213,175	0	3,213,175
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,640,800	2,347,000	2,347,000	0	0

FY 2023 TIF Revenue Received: 69,427

TIF Taxing District Data Collection

Local Government Name:	JOHNSTON (77G720)
Urban Renewal Area:	JOHNSTON BEAVER CREEK WEST URBAN RENEWAL (77027)
TIF Taxing District Name:	JOHNSTON CITY/JOHNSTON SCH/18 AMD NO 4 BEAVER CRK W TIF INCR
TIF Taxing District Inc. Number:	770910
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	2,334,780	0	0	0	-1,852	2,332,928	0	2,332,928
Taxable	0	1,263,824	0	0	0	-1,852	1,261,972	0	1,261,972
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	191,700	1,261,972	1,261,972	0	0

FY 2023 TIF Revenue Received: 37,216

TIF Taxing District Data Collection

Local Government Name:	JOHNSTON (77G720)
Urban Renewal Area:	JOHNSTON BEAVER CREEK WEST URBAN RENEWAL (77027)
TIF Taxing District Name:	JOHNSTON CITY AG/JOHNSTON SCH/18 AMD NO 4 BEAVER CRK W TIF INCR
TIF Taxing District Inc. Number:	770912
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

▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON NW 62ND AVENUE URBAN RENEWAL
 UR Area Number: 77057

UR Area Creation Date: 11/1998

UR Area Purpose: Enhance an economic development area for the purpose of stimulating private investment in commercial & industrial development and redevelopment. Provide adequate public infrastructure and provide assistance and economic incentives for 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: 1,760,792 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 58,940
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 27,317
Total Revenue: 86,257

Rebate Expenditures: 187,976
 Non-Rebate Expenditures: 11,134
 Returned to County Treasurer: 0
Total Expenditures: 199,110

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 1,647,939 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For JOHNSTON NW 62ND AVENUE URBAN RENEWAL

Administrative Expenses

Description:	Administrative expenses relating to all of the development projects in this area
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Pioneer Mendel Expansion

Description:	Build a Mendel Controlled Growth Environmental Building and addition to Reid B,C,D
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Pioneer HiÂBred Krug 2013 Greenhouse Imp

Description:	Amend development agreement for expansion of approx. 20,000 sq. ft. to the Krug 2013 Greenhouse Improvement
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For JOHNSTON NW 62ND AVENUE URBAN RENEWAL

Pioneer Mendel REID B,C,D, expansion

Debt/Obligation Type:	Rebates
Principal:	187,976
Interest:	0
Total:	187,976
Annual Appropriation?:	Yes
Date Incurred:	09/15/2014
FY of Last Payment:	2023

Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	11,134
Interest:	0
Total:	11,134
Annual Appropriation?:	Yes
Date Incurred:	06/30/2021
FY of Last Payment:	2023

Non-Rebates For JOHNSTON NW 62ND AVENUE URBAN RENEWAL

TIF Expenditure Amount:	11,134
Tied To Debt:	Administrative Expenses
Tied To Project:	Administrative Expenses

Rebates For JOHNSTON NW 62ND AVENUE URBAN RENEWAL

Mendel Reid

TIF Expenditure Amount:	187,976
Rebate Paid To:	Corteva
Tied To Debt:	Pioneer Mendel REID B,C,D, expansion
Tied To Project:	Pioneer Mendel Expansion
Projected Final FY of Rebate:	2023

Jobs For JOHNSTON NW 62ND AVENUE URBAN RENEWAL

Project:	Pioneer Mendel Expansion
Company Name:	Pioneer Hi-Bred International
Date Agreement Began:	06/11/2014
Date Agreement Ends:	01/01/2022
Number of Jobs Created or Retained:	105
Total Annual Wages of Required Jobs:	9,800,000
Total Estimated Private Capital Investment:	0
Total Estimated Cost of Public Infrastructure:	0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON WINDSOR OFFICE PARK URBAN RENEWAL
 UR Area Number: 77064

UR Area Creation Date: 09/2002

UR Area Purpose: Enhance an economic development area for the purpose of stimulating private investment in commercial development and redevelopment. Provide adequate public infrastructure and provide assistance and economic incentives for development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
JOHNSTON CITY/JOHNSTON SCH/02 WINDSOR OFF PK TIF INCR	770608	770609	9,831,946
JOHNSTON CITY AG/JOHNSTON SCH/02 WINDSOR OFF PK TIF INCR	770771	770772	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	56,820	11,378,000	15,912,000	0	0	-22,224	28,022,596	0	28,022,596
Taxable	50,593	6,158,934	14,320,800	0	0	-22,224	20,953,080	0	20,953,080
Homestead Credits									46

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 72,272 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 277,401
 TIF Sp. Revenue Fund Interest: 497
 Property Tax Replacement Claims 13,435
 Asset Sales & Loan Repayments: 0
Total Revenue: 291,333

Rebate Expenditures: 291,801
 Non-Rebate Expenditures: 89
 Returned to County Treasurer: 0
Total Expenditures: 291,890

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 71,715 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For JOHNSTON WINDSOR OFFICE PARK URBAN RENEWAL

Administrative Expenses

Description:	Administrative Expenses for the amendment to urban renewal area & Transfer for the 21A Refunding
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Impact7G

Description:	11,000 sq. ft. office building
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Setpoint

Description:	6602 sq. ft. office building
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For JOHNSTON WINDSOR OFFICE PARK URBAN RENEWAL

Administrative Expenses

Debt/Obligation Type:	Other Debt
Principal:	89
Interest:	0
Total:	89
Annual Appropriation?:	No
Date Incurred:	06/30/2021
FY of Last Payment:	2021

Impact7g

Debt/Obligation Type:	Other Debt
Principal:	245,000
Interest:	0
Total:	245,000
Annual Appropriation?:	No
Date Incurred:	11/01/2020
FY of Last Payment:	2023

Setpoint

Debt/Obligation Type:	Other Debt
Principal:	135,000
Interest:	0
Total:	135,000
Annual Appropriation?:	No
Date Incurred:	04/05/2021
FY of Last Payment:	2023

Non-Rebates For JOHNSTON WINDSOR OFFICE PARK URBAN RENEWAL

TIF Expenditure Amount:	89
Tied To Debt:	Administrative Expenses
Tied To Project:	Administrative Expenses

Rebates For JOHNSTON WINDSOR OFFICE PARK URBAN RENEWAL

IMPACT 7G

TIF Expenditure Amount:	186,020
Rebate Paid To:	IMPACT 7G
Tied To Debt:	Impact7g
Tied To Project:	Impact7G
Projected Final FY of Rebate:	2023

SETPOINT

TIF Expenditure Amount:	105,781
Rebate Paid To:	SETPOINT MECHANICAL HOLDINGS LLC
Tied To Debt:	Setpoint
Tied To Project:	Setpoint
Projected Final FY of Rebate:	2023

Jobs For JOHNSTON WINDSOR OFFICE PARK URBAN RENEWAL

Project:	Impact7G
Company Name:	Impact7G
Date Agreement Began:	11/02/2020
Date Agreement Ends:	11/02/2026
Number of Jobs Created or Retained:	30
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	2,600,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Setpoint
Company Name:	Setpoint Mechanical
Date Agreement Began:	04/15/2021
Date Agreement Ends:	04/15/2026
Number of Jobs Created or Retained:	17
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	2,000,000
Total Estimated Cost of Public Infrastructure:	0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON WINDSOR OFFICE PARK URBAN RENEWAL (77064)
 TIF Taxing District Name: JOHNSTON CITY/JOHNSTON SCH/02 WINDSOR OFF PK TIF INCR
 TIF Taxing District Inc. Number: 770609
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

	UR Designation
Slum	No
Blighted	No
Economic Development	09/2002

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	11,378,000	15,912,000	0	0	-22,224	27,965,776	0	27,965,776
Taxable	0	6,158,934	14,320,800	0	0	-22,224	20,902,487	0	20,902,487
Homestead Credits									46

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	356,650	20,902,487	9,831,946	11,070,541	327,477

FY 2023 TIF Revenue Received: 277,401

TIF Taxing District Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON WINDSOR OFFICE PARK URBAN RENEWAL (77064)
 TIF Taxing District Name: JOHNSTON CITY AG/JOHNSTON SCH/02 WINDSOR OFF PK TIF INCR
 TIF Taxing District Inc. Number: 770772
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

	UR Designation
Slum	No
Blighted	No
Economic Development	09/2002

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	56,820	0	0	0	0	0	56,820	0	56,820
Taxable	50,593	0	0	0	0	0	50,593	0	50,593
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	56,820	0	0	0	0

FY 2023 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON NW 100TH ST URBAN RENEWAL
 UR Area Number: 77074

UR Area Creation Date: 10/2008

UR Area Purpose: Enhance an economic development area for the purpose of stimulating private investment in commercial & industrial development and redevelopment. Provide adequate public infrastructure and provide assistance and economic incentives for development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
JOHNSTON CITY/JOHNSTON SCH/08 NW 100TH ST TIF INCR	770731	770732	61,434,757
JOHNSTON CITY AG/JOHNSTON SCH/08 NW 100TH ST TIF INCR	770773	770774	0
JOHNSTON CITY/JOHNSTON SCH/20 AMEND NO 1 NW 100TH ST TIF INCR	770967	770968	60,000
JOHNSTON CITY AG/JOHNSTON SCH/20 AMEND NO 1 NW 100TH ST TIF INCR	770969	770970	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	54,020	71,069,800	26,888,200	0	0	-1,852	98,010,168	0	98,010,168
Taxable	48,102	38,470,229	24,199,380	0	0	-1,852	62,715,859	0	62,715,859
Homestead Credits									23

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 2,461,777 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 1,788,768
 TIF Sp. Revenue Fund Interest: 88,951
 Property Tax Replacement Claims: 33,590
 Asset Sales & Loan Repayments: 0
Total Revenue: 1,911,309

Rebate Expenditures: 28,010
 Non-Rebate Expenditures: 1,016,429
 Returned to County Treasurer: 0
Total Expenditures: 1,044,439

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 3,328,647 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For JOHNSTON NW 100TH ST URBAN RENEWAL

NW 62nd Intersection of PSB #2

Description:	Reconstruction of a portion of NW 62nd Avenue to accomodate the construction of Fire Station #2.
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

NW 62nd W. of NW 100th to CL

Description:	Reconstruction NW 62nd Ave West of NW 100th Street to the West City Limits - Joint timed project with Grimes
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Administrative Expenses

Description:	Legal and engineering relating to projects
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

NW 54th Avenue Reconstruction

Description:	Joint project with Urbandale reconstructing NW 54th Avenue
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

DRE Dermatology

Description:	Construction of Doctor Clinic
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	Yes

MECH Sales

Description:	Expenses of Expanding Building
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

100TH STREET RECONSTRUCTION

Description:	DESIGN BOND 2022A
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For JOHNSTON NW 100TH ST URBAN RENEWAL

Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	2,429
Interest:	0
Total:	2,429
Annual Appropriation?:	Yes
Date Incurred:	06/30/2022
FY of Last Payment:	2022

2019A G.O. Debt

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	620,000
Interest:	69,100
Total:	689,100
Annual Appropriation?:	No
Date Incurred:	11/18/2019
FY of Last Payment:	2029

DRE Dermatology

Debt/Obligation Type:	Rebates
Principal:	86,401
Interest:	0
Total:	86,401
Annual Appropriation?:	Yes
Date Incurred:	05/10/2019
FY of Last Payment:	2027

MECH Sales

Debt/Obligation Type:	Rebates
Principal:	39,865
Interest:	0
Total:	39,865
Annual Appropriation?:	Yes
Date Incurred:	07/09/2019
FY of Last Payment:	2027

2020A G. O. Debt

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	210,000
Interest:	83,400
Total:	293,400
Annual Appropriation?:	Yes
Date Incurred:	02/18/2020
FY of Last Payment:	2039

2021A G.O., Debt

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,695,000
Interest:	546,000

Total:	3,241,000
Annual Appropriation?:	No
Date Incurred:	07/07/2021
FY of Last Payment:	2041

2022A G.O. Debt

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	405,000
Interest:	51,069
Total:	456,069
Annual Appropriation?:	No
Date Incurred:	06/22/2022
FY of Last Payment:	2026

Non-Rebates For JOHNSTON NW 100TH ST URBAN RENEWAL

TIF Expenditure Amount:	2,429
Tied To Debt:	Administrative Expenses
Tied To Project:	Administrative Expenses
TIF Expenditure Amount:	104,000
Tied To Debt:	2019A G.O. Debt
Tied To Project:	NW 54th Avenue Reconstruction
TIF Expenditure Amount:	295,000
Tied To Debt:	2020A G. O. Debt
Tied To Project:	NW 54th Avenue Reconstruction
TIF Expenditure Amount:	505,000
Tied To Debt:	2021A G.O., Debt
Tied To Project:	NW 54th Avenue Reconstruction
TIF Expenditure Amount:	110,000
Tied To Debt:	2022A G.O. Debt
Tied To Project:	100TH STREET RECONSTRUCTION

Rebates For JOHNSTON NW 100TH ST URBAN RENEWAL

DRE Dermatology

TIF Expenditure Amount:	19,222
Rebate Paid To:	DRE Dermatology
Tied To Debt:	DRE Dermatology
Tied To Project:	DRE Dermatology
Projected Final FY of Rebate:	2026

Mechanical Sales

TIF Expenditure Amount:	8,788
Rebate Paid To:	Mechanical Sales
Tied To Debt:	MECH Sales
Tied To Project:	MECH Sales
Projected Final FY of Rebate:	2030

Jobs For JOHNSTON NW 100TH ST URBAN RENEWAL

Project:	MECH Sales
Company Name:	Mechanical Sales
Date Agreement Began:	06/01/2019
Date Agreement Ends:	01/01/2025
Number of Jobs Created or Retained:	15
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	750,000
Total Estimated Cost of Public Infrastructure:	0

Project:	DRE Dermatology
Company Name:	DREGL
Date Agreement Began:	05/10/2019
Date Agreement Ends:	01/01/2025
Number of Jobs Created or Retained:	7
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,500,000
Total Estimated Cost of Public Infrastructure:	0

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West Park, Phase I, Building I - The agreement calls for 23 new jobs; however, a wage rate was not established in the agreement. Therefore, we're reporting \$0.00 for wages.

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

0

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TIF Taxing District Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON NW 100TH ST URBAN RENEWAL (77074)
 TIF Taxing District Name: JOHNSTON CITY/JOHNSTON SCH/08 NW 100TH ST TIF INCR
 TIF Taxing District Inc. Number: 770732
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2008

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	71,069,800	25,518,200	0	0	-1,852	96,586,148	0	96,586,148
Taxable	0	38,470,229	22,966,380	0	0	-1,852	61,434,757	0	61,434,757
Homestead Credits									23

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	10,383,420	61,434,757	61,434,757	0	0

FY 2023 TIF Revenue Received: 1,786,993

TIF Taxing District Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON NW 100TH ST URBAN RENEWAL (77074)
 TIF Taxing District Name: JOHNSTON CITY AG/JOHNSTON SCH/08 NW 100TH ST TIF INCR
 TIF Taxing District Inc. Number: 770774
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2008

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	54,020	0	0	0	0	0	54,020	0	54,020
Taxable	48,102	0	0	0	0	0	48,102	0	48,102
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	54,020	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	JOHNSTON (77G720)
Urban Renewal Area:	JOHNSTON NW 100TH ST URBAN RENEWAL (77074)
TIF Taxing District Name:	JOHNSTON CITY/JOHNSTON SCH/20 AMEND NO 1 NW 100TH ST TIF INCR
TIF Taxing District Inc. Number:	770968
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	0	1,370,000	0	0	0	1,370,000	0	1,370,000
Taxable	0	0	1,233,000	0	0	0	1,233,000	0	1,233,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,310,000	60,000	60,000	0	0

FY 2023 TIF Revenue Received: 1,775

TIF Taxing District Data Collection

Local Government Name:	JOHNSTON (77G720)
Urban Renewal Area:	JOHNSTON NW 100TH ST URBAN RENEWAL (77074)
TIF Taxing District Name:	JOHNSTON CITY AG/JOHNSTON SCH/20 AMEND NO 1 NW 100TH ST TIF INCR
TIF Taxing District Inc. Number:	770970
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	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: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON WEST CENTRAL URBAN RENEWAL
 UR Area Number: 77088

UR Area Creation Date: 07/2013

UR Area Purpose: An economic development area, and that the rehabilitation, conservation, redevelopment, development or combination thereof, is in the interest of the public health, safety or welfare of the residents of Johnston.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
JOHNSTON CITY/JOHNSTON SCH/17 AMD 13 W CENTRAL TIF INCR	770382	770383	6,235,401
JOHNSTON CITY AG/JOHNSTON SCH/17 AMD 13 W CENTRAL TIF INCR	770384	770385	0
JOHNSTON CITY/JOHNSTON SCH/13 W CENTRAL TIF INCR	770861	770862	25,920,000
JOHNSTON CITY AG/JOHNSTON SCH/13 W CENTRAL TIF INCR	770863	770864	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	106,170	11,519,100	28,800,100	0	0	0	40,425,370	0	40,425,370
Taxable	94,535	6,235,311	25,920,090	0	0	0	32,249,936	0	32,249,936
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: **693,108** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 951,486
 TIF Sp. Revenue Fund Interest: 28,567
 Property Tax Replacement Claims: 2,197
 Asset Sales & Loan Repayments: 0
Total Revenue: 982,250

Rebate Expenditures: 0
 Non-Rebate Expenditures: 623,249
 Returned to County Treasurer: 0
Total Expenditures: 623,249

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: **1,052,109** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For JOHNSTON WEST CENTRAL URBAN RENEWAL

Administrative Expenses

Description:	Legal work to establish Urban Renewal Area
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

NW 70th Reconstruction

Description:	NW 70th Reconstruction to 4 lane road. Construction in 3 phases
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For JOHNSTON WEST CENTRAL URBAN RENEWAL

Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	3,249
Interest:	0
Total:	3,249
Annual Appropriation?:	No
Date Incurred:	06/30/2022
FY of Last Payment:	2022

2017D NW 70th Phase 1

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	6,105,000
Interest:	1,187,644
Total:	7,292,644
Annual Appropriation?:	No
Date Incurred:	08/17/2017
FY of Last Payment:	2035

2018A NW 70th Phase 3

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	260,000
Interest:	29,850
Total:	289,850
Annual Appropriation?:	No
Date Incurred:	08/06/2018
FY of Last Payment:	2035

Non-Rebates For JOHNSTON WEST CENTRAL URBAN RENEWAL

TIF Expenditure Amount:	3,249
Tied To Debt:	Administrative Expenses
Tied To Project:	Administrative Expenses

TIF Expenditure Amount:	590,000
Tied To Debt:	2017D NW 70th Phase 1
Tied To Project:	NW 70th Reconstruction

TIF Expenditure Amount:	30,000
Tied To Debt:	2018A NW 70th Phase 3
Tied To Project:	NW 70th Reconstruction

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Asset Sales & Notes repayments is the Accounts Receivable/Accounts Payable calculation for this TIF area

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

0

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TIF Taxing District Data Collection

Local Government Name:	JOHNSTON (77G720)
Urban Renewal Area:	JOHNSTON WEST CENTRAL URBAN RENEWAL (77088)
TIF Taxing District Name:	JOHNSTON CITY/JOHNSTON SCH/17 AMD 13 W CENTRAL TIF INCR
TIF Taxing District Inc. Number:	770383
TIF Taxing District Base Year:	2016
FY TIF Revenue First Received:	2020
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	11,519,100	100	0	0	0	11,519,200	0	11,519,200
Taxable	0	6,235,311	90	0	0	0	6,235,401	0	6,235,401
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	697,600	6,235,401	6,235,401	0	0

FY 2023 TIF Revenue Received: 92,298

TIF Taxing District Data Collection

Local Government Name:	JOHNSTON (77G720)
Urban Renewal Area:	JOHNSTON WEST CENTRAL URBAN RENEWAL (77088)
TIF Taxing District Name:	JOHNSTON CITY AG/JOHNSTON SCH/17 AMD 13 W CENTRAL TIF INCR
TIF Taxing District Inc. Number:	770385
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	106,170	0	0	0	0	0	106,170	0	106,170
Taxable	94,535	0	0	0	0	0	94,535	0	94,535
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	106,170	0	0	0	0

FY 2023 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON WEST CENTRAL URBAN RENEWAL (77088)
 TIF Taxing District Name: JOHNSTON CITY/JOHNSTON SCH/13 W CENTRAL TIF INCR
 TIF Taxing District Inc. Number: 770862
 TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received: 2017
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

	UR Designation
Slum	No
Blighted	No
Economic Development	07/2013

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	28,800,000	0	0	0	28,800,000	0	28,800,000
Taxable	0	0	25,920,000	0	0	0	25,920,000	0	25,920,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	946,260	25,920,000	25,920,000	0	0

FY 2023 TIF Revenue Received: 859,188

TIF Taxing District Data Collection

Local Government Name: JOHNSTON (77G720)
 Urban Renewal Area: JOHNSTON WEST CENTRAL URBAN RENEWAL (77088)
 TIF Taxing District Name: JOHNSTON CITY AG/JOHNSTON SCH/13 W CENTRAL TIF INCR
 TIF Taxing District Inc. Number: 770864
 TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 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