

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: PRAIRIE CITY
 Local Government Number: 50G471

Active Urban Renewal Areas

PRAIRIE CITY URBAN RENEWAL

**U.R. # of Tif Taxing
 # Districts**
 50007 10

TIF Debt Outstanding: 1,009,217

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	58,236	106,569	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	35,472		
TIF Sp. Revenue Fund Interest:	6,176		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	41,648		

Rebate Expenditures:	22,243		
Non-Rebate Expenditures:	13,050		
Returned to County Treasurer:	0		
Total Expenditures:	35,293		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	64,591	119,619	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 909,333

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Urban Renewal Area Data Collection

Local Government Name: PRAIRIE CITY (50G471)
 Urban Renewal Area: PRAIRIE CITY URBAN RENEWAL
 UR Area Number: 50007

UR Area Creation Date: 12/1989

Promote economic development,
 increase the availability of
 affordable housing, support
 commercial and industrial
 development, add recreation
 complex and downtown
 improvements.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PRAIRIE CITY-CITY/PCM SCH/PRAIRIE CITY UR ORIG DIST TIF INCREM	500115	500116	1,255,896
PRAIRIE CITY AG/PCM SCH/PRAIRIE CITY UR ORIG DIST TIF INCREM	500117	500118	0
PRAIRIE CITY-CITY/PCM SCH/PRAIRIE CITY UR 1994 AMENDMENT #1 TIF INCREM	500128	500129	0
PRAIRIE CITY AG/PCM SCH/PRAIRIE CITY UR 1994 AMENDMENT #1 TIF INCREM	500130	500131	0
DES MOINES TWP/PCM SCH/WALNUT CREEK BENEFITED FIRE/PRAIRIE CITY UR 1994 AMENDMENT #1 TIF INCREM	500206	500207	0
PRAIRIE CITY-CITY/PCM SCH/PRAIRIE CITY CASEY`S-F&M BANK UR SUBFUND ORIG DIST TIF INCREM	500360	500361	0
PRAIRIE CITY-CITY/PCM SCH/PRAIRIE CITY ROLLING PRAIRIE ESTATES PLAT 1 UR SUBFND ORIG DIST TIF INCREM	500362	500363	0
PRAIRIE CITY-CITY/PCM SCH/PRAIRIE CITY ROLLING PRAIRIE ESTATES PLAT 2 UR SUBFND ORIG DIST TIF INCREM	500364	500365	0
PRAIRIE CITY-CITY/PCM SCH/PRAIRIE CITY FARMER BOY HOMES UR SUBFUND ORIG DIST TIF INCREM	500386	500387	0
PRAIRIE CITY-CITY/PCM SCH/PRAIRIE CITY FARMER BOY HOMES UR SUBFUND 1994 AMENDMENT #1 TIF INCREM	500388	500389	0

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	18,009,430	3,569,710	0	0	-36,000	21,504,140	0	21,504,140
Taxable	0	8,346,074	2,074,717	0	0	-36,000	10,345,791	0	10,345,791
Homestead Credits									42

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **58,236** **106,569** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	35,472
TIF Sp. Revenue Fund Interest:	6,176
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	41,648

Rebate Expenditures:	22,243
Non-Rebate Expenditures:	13,050
Returned to County Treasurer:	0
Total Expenditures:	35,293

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **64,591** **119,619** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For PRAIRIE CITY URBAN RENEWAL

Rolling Prairie Estates Plat 3&4 Rebate Agreement

Description:	Rebate Agreement with Prairie Heritage Development L.L.C.
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Rolling Prairie Estates Plat 3&4 LMI Requirements

Description:	LMI Requirements for Rolling Prairie Estates Rebate Agreement
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For PRAIRIE CITY URBAN RENEWAL

Rolling Prairie Plat 3&4 Rebate Agreement

Debt/Obligation Type:	Rebates
Principal:	739,897
Interest:	0
Total:	739,897
Annual Appropriation?:	Yes
Date Incurred:	04/10/2019
FY of Last Payment:	2038

Rolling Prairie Plat 3&4 LMI Portion (36.69%)

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	269,320
Interest:	0
Total:	269,320
Annual Appropriation?:	Yes
Date Incurred:	04/10/2019
FY of Last Payment:	2038

Non-Rebates For PRAIRIE CITY URBAN RENEWAL

TIF Expenditure Amount:	13,050
Tied To Debt:	Rolling Prairie Plat 3&4 LMI Portion (36.69%)
Tied To Project:	Rolling Prairie Estates Plat 3&4 Rebate Agreement

Rebates For PRAIRIE CITY URBAN RENEWAL

Prairie Heritage Development L.L.C.

TIF Expenditure Amount:	22,243
Rebate Paid To:	Prairie Heritage Development L.L.C.
Tied To Debt:	Rolling Prairie Plat 3&4 Rebate Agreement
Tied To Project:	Rolling Prairie Estates Plat 3&4 Rebate Agreement
Projected Final FY of Rebate:	2038

Income Housing For PRAIRIE CITY URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

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TIF Taxing District Data Collection

Local Government Name: PRAIRIE CITY (50G471)
 Urban Renewal Area: PRAIRIE CITY URBAN RENEWAL (50007)
 TIF Taxing District Name: PRAIRIE CITY-CITY/PCM SCH/PRAIRIE CITY UR ORIG DIST TIF INCREM
 TIF Taxing District Inc. Number: 500116
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2015

UR Designation	
Slum	12/1989
Blighted	12/1989
Economic Development	12/1989

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	18,009,430	3,569,710	0	0	-36,000	21,504,140	0	21,504,140
Taxable	0	8,346,074	2,074,717	0	0	-36,000	10,345,791	0	10,345,791
Homestead Credits									42

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,257,712	10,345,791	1,255,896	9,089,895	257,436

FY 2025 TIF Revenue Received: 35,472

TIF Taxing District Data Collection

Local Government Name: PRAIRIE CITY (50G471)
 Urban Renewal Area: PRAIRIE CITY URBAN RENEWAL (50007)
 TIF Taxing District Name: PRAIRIE CITY AG/PCM SCH/PRAIRIE CITY UR ORIG DIST TIF INCREM
 TIF Taxing District Inc. Number: 500118
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2015

UR Designation	
Slum	12/1989
Blighted	12/1989
Economic Development	12/1989

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	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 2025	45,126	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: PRAIRIE CITY (50G471)
 Urban Renewal Area: PRAIRIE CITY URBAN RENEWAL (50007)
 TIF Taxing District Name: PRAIRIE CITY-CITY/PCM SCH/PRAIRIE CITY UR 1994 AMENDMENT #1 TIF INCREM
 TIF Taxing District Inc. Number: 500129
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2015

UR Designation	
Slum	12/1994
Blighted	12/1994
Economic Development	12/1994

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	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 2025	382,850	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: PRAIRIE CITY (50G471)
 Urban Renewal Area: PRAIRIE CITY URBAN RENEWAL (50007)
 TIF Taxing District Name: PRAIRIE CITY AG/PCM SCH/PRAIRIE CITY UR 1994 AMENDMENT #1 TIF INCREM
 TIF Taxing District Inc. Number: 500131
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2015

UR Designation	
Slum	12/1994
Blighted	12/1994
Economic Development	12/1994

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	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 2025	188,996	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: PRAIRIE CITY (50G471)
 Urban Renewal Area: PRAIRIE CITY URBAN RENEWAL (50007)
 TIF Taxing District Name: DES MOINES TWP/PCM SCH/WALNUT CREEK BENEFITED FIRE/PRAIRIE CITY
 UR 1994 AMENDMENT #1 TIF INCREM
 TIF Taxing District Inc. Number: 500207
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2015

UR Designation	
Slum	12/1994
Blighted	12/1994
Economic Development	12/1994

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	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 2025	18,366	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: PRAIRIE CITY (50G471)
 Urban Renewal Area: PRAIRIE CITY URBAN RENEWAL (50007)
 TIF Taxing District Name: PRAIRIE CITY-CITY/PCM SCH/PRAIRIE CITY CASEY`S-F&M BANK UR
 SUBFUND ORIG DIST TIF INCREM
 TIF Taxing District Inc. Number: 500361
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2012

UR Designation	
Slum	No
Blighted	No
Economic Development	09/1999

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	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 2025	6,772	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: PRAIRIE CITY (50G471)
 Urban Renewal Area: PRAIRIE CITY URBAN RENEWAL (50007)
 TIF Taxing District Name: PRAIRIE CITY-CITY/PCM SCH/PRAIRIE CITY ROLLING PRAIRIE ESTATES PLAT
 1 UR SUBFND ORIG DIST TIF INCREM
 TIF Taxing District Inc. Number: 500363
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2014

UR Designation	
Slum	11/1994
Blighted	11/1994
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	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 2025	3,460	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: PRAIRIE CITY (50G471)
 Urban Renewal Area: PRAIRIE CITY URBAN RENEWAL (50007)
 TIF Taxing District Name: PRAIRIE CITY-CITY/PCM SCH/PRAIRIE CITY ROLLING PRAIRIE ESTATES PLAT
 2 UR SUBFND ORIG DIST TIF INCREM
 TIF Taxing District Inc. Number: 500365
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2017

UR Designation	
Slum	11/1994
Blighted	11/1994
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	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 2025	3,086	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: PRAIRIE CITY (50G471)
 Urban Renewal Area: PRAIRIE CITY URBAN RENEWAL (50007)
 TIF Taxing District Name: PRAIRIE CITY-CITY/PCM SCH/PRAIRIE CITY FARMER BOY HOMES UR
 SUBFUND ORIG DIST TIF INCREM
 TIF Taxing District Inc. Number: 500387
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	12/1994
Blighted	12/1994
Economic Development	12/1994

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	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 2025	9,600	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: PRAIRIE CITY (50G471)
 Urban Renewal Area: PRAIRIE CITY URBAN RENEWAL (50007)
 TIF Taxing District Name: PRAIRIE CITY-CITY/PCM SCH/PRAIRIE CITY FARMER BOY HOMES UR
 SUBFUND 1994 AMENDMENT #1 TIF INCREM
 TIF Taxing District Inc. Number: 500389
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	12/1994
Blighted	12/1994
Economic Development	12/1994

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	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 2025	7,944	0	0	0	0

FY 2025 TIF Revenue Received: 0