

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: PELLA
 Local Government Number: 63G600

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
PELLA BOS LANDEN URBAN RENEWAL	63002	1
PELLA HIGHPOINT URBAN RENEWAL	63013	1
PELLA CORRIDOR AREA URBAN RENEWAL	63019	12
PELLA MILL FARM URBAN RENEWAL	63025	1
PELLA SOUTHWEST URBAN RENEWAL	63030	3
PELLA WEBSTER PARK URBAN RENEWAL	63031	3
PELLA LELY URBAN RENEWAL	63032	1
PELLA PRAIRIE RIDGE RESIDENTIAL URBAN RENEWAL	63033	1
PELLA PRAIRIE RIDGE COMMERCIAL URBAN RENEWAL	63034	2

TIF Debt Outstanding: 22,531,653

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	808,185	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
---	----------------	----------	---

TIF Revenue:	1,573,160
TIF Sp. Revenue Fund Interest:	4,320
Property Tax Replacement Claims	932
Asset Sales & Loan Repayments:	0
Total Revenue:	1,578,412

Rebate Expenditures:	617,809
Non-Rebate Expenditures:	1,156,659
Returned to County Treasurer:	0
Total Expenditures:	1,774,468

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	612,129	60,459	Amount of 06-30-2025 Cash Balance Restricted for LMI
---	----------------	---------------	---

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 20,145,056

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA BOS LANDEN URBAN RENEWAL
 UR Area Number: 63002
 UR Area Creation Date: 11/1991
 UR Area Purpose: See attached plan. The Bos Landen TIF District was formally retired on June 5, 2012 by Ordinance No. 864.

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

Urban Renewal Area Value by Class - 1/1/2023 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

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	0	Amount of 07-01-2024 Cash Balance Restricted for LMI						
TIF Revenue:	0								
TIF Sp. Revenue Fund Interest:	0								
Property Tax Replacement Claims	0								
Asset Sales & Loan Repayments:	0								
Total Revenue:	0								
Rebate Expenditures:	0								
Non-Rebate Expenditures:	0								
Returned to County Treasurer:	0								
Total Expenditures:	0								
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	0	0	Amount of 06-30-2025 Cash Balance Restricted for LMI						

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2025

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1991

TIF Taxing District Value by Class - 1/1/2023 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	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

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

 UR Area Creation Date: 11/2000

 UR Area Purpose: See attached renewal plan.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PELLA CITY/PELLA SCH/PELLA HIGHPOINT UR TIF INCREM	630116	630117	0

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,486,390	0	0	0	0	5,486,390	0	5,486,390
Taxable	0	2,542,546	0	0	0	0	2,542,546	0	2,542,546
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	0	Amount of 07-01-2024 Cash Balance Restricted for LMI	
TIF Revenue:	0			
TIF Sp. Revenue Fund Interest:	0			
Property Tax Replacement Claims	0			
Asset Sales & Loan Repayments:	0			
Total Revenue:	0			
Rebate Expenditures:	0			
Non-Rebate Expenditures:	0			
Returned to County Treasurer:	0			
Total Expenditures:	0			
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	0	0	Amount of 06-30-2025 Cash Balance Restricted for LMI	

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2000

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,486,390	0	0	0	0	5,486,390	0	5,486,390
Taxable	0	2,542,546	0	0	0	0	2,542,546	0	2,542,546
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	7,302	2,542,546	0	2,542,546	67,983

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA CORRIDOR AREA URBAN RENEWAL
 UR Area Number: 63019

 UR Area Creation Date: 11/1996

 UR Area Purpose: See attached plan.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PELLA CITY/PELLA SCH/MOLENGRACHT TIF INCREM	630082	630083	0
PELLA CITY/PELLA SCH/W INTERCG INCREM	630096	630097	0
PELLA CITY AG/PELLA SCH/W INTERCG INCREM	630098	630099	0
PELLA CITY/PELLA SCH/MOLENGRACHT ADDEN TIF INCREM	630106	630107	0
PELLA CITY/PELLA SCH/PELLA SOUTHGATE UR TIF INCREM	630118	630119	0
PELLA CITY AG/PELLA SCH/PELLA SOUTHGATE UR TIF INCREM	630120	630121	0
PELLA CITY/PELLA SCH/PELLA CORRIDOR INCREMENT	630132	630133	0
PELLA CITY AG/PELLA SCHOOL/CORRIDOR AMEND #1 INCREMENT	630144	630145	1,039
PELLA CITY AG/PELLA SCHOOL/CORRIDOR AMEND #1 INCREMENT CITY EXEMPT	630146	630147	0
PELLA CITY/PELLA SCHOOL/CORRIDOR AMENDMENT INCREMENT	630152	630153	10,720,496
PELLA CITY/PELLA SCH/CORRIDOR AMEND #2 TIF INCREMENT	630156	630157	5,979,837
PELLA CITY AG/PELLA SCH/CORRIDOR AMEND #2 TIF INCREMENT	630158	630159	49,136

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,767,020	43,386,183	135,993,927	60,633,050	0	-16,000	241,734,930	0	241,734,930
Taxable	1,269,377	20,106,373	112,082,504	53,605,817	0	-16,000	187,018,821	0	187,018,821
Homestead Credits									31

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	432,714	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	437,600		
TIF Sp. Revenue Fund Interest:	623		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	438,223		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	898,044		
Returned to County Treasurer:	0		
Total Expenditures:	898,044		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	-27,107	0	Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For PELLA CORRIDOR AREA URBAN RENEWAL

Southside Beautification

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

CBD Sidewalk Repairs

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

Broadway Improvements

Description:	Reconstruction of Broadway (Univ - Indep)
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For PELLA CORRIDOR AREA URBAN RENEWAL

South Side Beautification

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

CBD Sidewalks

Debt/Obligation Type:	Internal Loans
Principal:	24,692
Interest:	0
Total:	24,692
Annual Appropriation?:	No
Date Incurred:	07/01/2024
FY of Last Payment:	2025

Broadway Improvements

Debt/Obligation Type:	Internal Loans
Principal:	873,352
Interest:	0
Total:	873,352
Annual Appropriation?:	No
Date Incurred:	07/01/2024
FY of Last Payment:	2025

Non-Rebates For PELLA CORRIDOR AREA URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	South Side Beautification
Tied To Project:	Southside Beautification
TIF Expenditure Amount:	24,692
Tied To Debt:	CBD Sidewalks
Tied To Project:	CBD Sidewalk Repairs
TIF Expenditure Amount:	873,352
Tied To Debt:	Broadway Improvements
Tied To Project:	Broadway Improvements

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1996

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,574,748	19,684,072	0	0	-4,000	24,251,570	0	24,251,570
Taxable	0	2,120,066	16,631,799	0	0	-4,000	18,744,615	0	18,744,615
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,896,759	18,744,615	0	18,744,615	501,193

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	09/1998

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	15,610,460	35,802,110	3,657,790	0	0	55,060,610	0	55,060,610
Taxable	0	7,234,324	29,916,728	2,982,940	0	0	40,124,242	0	40,124,242
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,115,006	40,124,242	0	40,124,242	1,072,841

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	09/1998

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	153,260	0	0	0	0	0	153,260	0	153,260
Taxable	110,098	0	0	0	0	0	110,098	0	110,098
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	176,378	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1999

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,078,107	153,153	0	0	-4,000	1,220,760	0	1,220,760
Taxable	0	499,625	72,351	0	0	-4,000	561,476	0	561,476
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	606,250	561,476	0	561,476	15,013

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name:	PELLA (63G600)	
Urban Renewal Area:	PELLA CORRIDOR AREA URBAN RENEWAL (63019)	
TIF Taxing District Name:	PELLA CITY/PELLA SCH/PELLA SOUTHGATE UR TIF INCREM	
TIF Taxing District Inc. Number:	630119	
TIF Taxing District Base Year:	1999	
FY TIF Revenue First Received:	2000	UR Designation
Subject to a Statutory end date?	Yes	Slum No
Fiscal year this TIF Taxing District		Blighted No
statutorily ends:	2020	Economic Development 11/2000

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	9,247,167	49,934,983	31,368,740	0	-8,000	90,533,140	0	90,533,140
Taxable	0	4,285,397	40,792,026	27,642,494	0	-8,000	72,702,167	0	72,702,167
Homestead Credits									19

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	37,914,827	52,626,313	0	52,626,313	1,407,121

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	PELLA (63G600)	
Urban Renewal Area:	PELLA CORRIDOR AREA URBAN RENEWAL (63019)	
TIF Taxing District Name:	PELLA CITY AG/PELLA SCH/PELLA SOUTHGATE UR TIF INCREM	
TIF Taxing District Inc. Number:	630121	
TIF Taxing District Base Year:	1999	
FY TIF Revenue First Received:	2002	UR Designation
Subject to a Statutory end date?	Yes	Slum No
Fiscal year this TIF Taxing District		Blighted No
statutorily ends:	2020	Economic Development 08/2002

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,358,860	0	0	0	0	0	1,358,860	0	1,358,860
Taxable	976,166	0	0	0	0	0	976,166	0	976,166
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	385,021	973,839	0	973,839	18,826

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2003

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	951,311	10,087,599	0	0	0	11,038,910	0	11,038,910
Taxable	0	440,864	7,463,121	0	0	0	7,903,985	0	7,903,985
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,082,290	6,956,620	0	6,956,620	186,006

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2005

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	42,040	0	0	0	0	0	42,040	0	42,040
Taxable	30,200	0	0	0	0	0	30,200	0	30,200
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	40,080	1,960	1,039	921	18

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

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

	UR Designation
Slum	No
Blighted	No
Economic Development	09/2005

TIF Taxing District Value by Class - 1/1/2023 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	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

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

	UR Designation
Slum	No
Blighted	No
Economic Development	09/2005

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	11,924,390	17,038,230	0	0	0	28,962,620	0	28,962,620
Taxable	0	5,526,097	14,679,549	0	0	0	20,205,646	0	20,205,646
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	9,699	20,205,646	10,720,496	9,485,150	253,614

FY 2025 TIF Revenue Received: 437,600

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2008

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,293,780	25,606,520	0	0	28,900,300	0	28,900,300
Taxable	0	0	2,526,930	22,980,383	0	0	25,507,313	0	25,507,313
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	17,629,696	11,270,604	5,979,837	5,290,767	141,464

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2008

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	212,860	0	0	0	0	0	212,860	0	212,860
Taxable	152,913	0	0	0	0	0	152,913	0	152,913
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	120,250	92,610	49,136	43,474	840

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

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

UR Area Creation Date: 08/2013

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
PELLA CITY/PELLA SCHOOL/MILL FARM TIF INCREMENT	630164	630165	382,480

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	0	2,654,770	0	0	0	2,654,770	0	2,654,770
Taxable	0	0	2,258,321	0	0	0	2,258,321	0	2,258,321
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **189,787** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	10,000
TIF Sp. Revenue Fund Interest:	949
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	10,949

Rebate Expenditures:	21,887
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	21,887

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **178,849** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For PELLA MILL FARM URBAN RENEWAL

Reserve at Mill Farm

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

Debts/Obligations For PELLA MILL FARM URBAN RENEWAL

Mill Farm Rebate Agreement

Debt/Obligation Type:	Rebates
Principal:	205,966
Interest:	0
Total:	205,966
Annual Appropriation?:	Yes
Date Incurred:	12/15/2015
FY of Last Payment:	2031

Rebates For PELLA MILL FARM URBAN RENEWAL

1133 W. 16th Street

TIF Expenditure Amount:	21,887
Rebate Paid To:	Mill Farm Partners, LLC
Tied To Debt:	Mill Farm Rebate Agreement
Tied To Project:	Reserve at Mill Farm
Projected Final FY of Rebate:	2031

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,654,770	0	0	0	2,654,770	0	2,654,770
Taxable	0	0	2,258,321	0	0	0	2,258,321	0	2,258,321
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	280,880	2,258,321	382,480	1,875,841	50,156

FY 2025 TIF Revenue Received: 10,000

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

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

UR Area Creation Date: 01/2018

UR Area Purpose: An economic development area that is appropriate for the provision of public improvements related to housing and residential development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PELLA CITY/PELLA SCH/BOS RIDGE INCREM	630174	630175	4,124,594
PELLA CITY AG/PELLA SCH/BOS RIDGE INCREM	630176	630177	39
PELLA CITY/PELLA SCHOOL/COOP PROJECT TIF INCREMENT	630182	630183	5,936,193

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	470	19,372,620	1,336,340	0	0	-12,000	20,697,430	0	20,697,430
Taxable	338	8,977,817	1,137,220	0	0	-12,000	10,061,125	0	10,061,125
Homestead Credits									27

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: -197 **60,459** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	268,201
TIF Sp. Revenue Fund Interest:	531
Property Tax Replacement Claims	90
Asset Sales & Loan Repayments:	0
Total Revenue:	268,822

Rebate Expenditures:	193,053
Non-Rebate Expenditures:	455
Returned to County Treasurer:	0
Total Expenditures:	193,508

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 75,117 **60,459** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For PELLA SOUTHWEST URBAN RENEWAL

Bos Ridge Subdivision

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

Coop Project

Description:	Harvest Investment Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For PELLA SOUTHWEST URBAN RENEWAL

Bos Ridge Subdivision

Debt/Obligation Type:	Rebates
Principal:	1,352,910
Interest:	0
Total:	1,352,910
Annual Appropriation?:	Yes
Date Incurred:	01/16/2018
FY of Last Payment:	2033

Harvest Investments

Debt/Obligation Type:	Rebates
Principal:	1,977,926
Interest:	0
Total:	1,977,926
Annual Appropriation?:	Yes
Date Incurred:	01/28/2020
FY of Last Payment:	2038

Non-Rebates For PELLA SOUTHWEST URBAN RENEWAL

TIF Expenditure Amount:	455
Tied To Debt:	Harvest Investments
Tied To Project:	Coop Project

Rebates For PELLA SOUTHWEST URBAN RENEWAL

Bos Ridge Subdivision

TIF Expenditure Amount:	101,294
Rebate Paid To:	Bos Ridge LLC
Tied To Debt:	Bos Ridge Subdivision
Tied To Project:	Bos Ridge Subdivision
Projected Final FY of Rebate:	2033

Harvest Investments

TIF Expenditure Amount:	91,759
Rebate Paid To:	Harvest Investments
Tied To Debt:	Harvest Investments
Tied To Project:	Coop Project
Projected Final FY of Rebate:	2038

Income Housing For PELLA SOUTHWEST URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
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

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA SOUTHWEST URBAN RENEWAL (63030)
 TIF Taxing District Name: PELLA CITY/PELLA SCH/BOS RIDGE INCREM
 TIF Taxing District Inc. Number: 630175
 TIF Taxing District Base Year: 2019
 FY TIF Revenue First Received: 2022
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2018

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	8,917,440	0	0	0	-8,000	8,909,440	0	8,909,440
Taxable	0	4,132,594	0	0	0	-8,000	4,124,594	0	4,124,594
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	59,362	4,124,594	4,124,594	0	0

FY 2025 TIF Revenue Received: 109,481

TIF Taxing District Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA SOUTHWEST URBAN RENEWAL (63030)
 TIF Taxing District Name: PELLA CITY AG/PELLA SCH/BOS RIDGE INCREM
 TIF Taxing District Inc. Number: 630177
 TIF Taxing District Base Year: 2019
 FY TIF Revenue First Received: 2022
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2018

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	470	0	0	0	0	0	470	0	470
Taxable	338	0	0	0	0	0	338	0	338
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	431	39	39	0	0

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA SOUTHWEST URBAN RENEWAL (63030)
 TIF Taxing District Name: PELLA CITY/PELLA SCHOOL/COOP PROJECT TIF INCREMENT
 TIF Taxing District Inc. Number: 630183
 TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received: 2024
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2018

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	10,455,180	1,336,340	0	0	-4,000	11,787,520	0	11,787,520
Taxable	0	4,845,223	1,137,220	0	0	-4,000	5,936,193	0	5,936,193
Homestead Credits									18

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	19,090	5,936,193	5,936,193	0	0

FY 2025 TIF Revenue Received: 158,720

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

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

UR Area Creation Date: 10/2018

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

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PELLA CITY/PELLA SCHOOL/S MAIN #1 INCREMENT	630178	630179	5,317,053
PELLA CITY/PELLA SCHOOL/S MAIN #2 INCREMENT	630190	630191	1,833,876
PELLA CITY/PELLA SCHOOL/S MAIN MARKET INCREMENT	630192	630193	4,016,339

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	15,467,190	4,535,360	0	0	-4,000	19,985,550	0	19,985,550
Taxable	0	7,167,929	4,016,339	0	0	-4,000	11,167,268	0	11,167,268
Homestead Credits									9

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: -4,220 **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	298,372
TIF Sp. Revenue Fund Interest:	649
Property Tax Replacement Claims	168
Asset Sales & Loan Repayments:	0
Total Revenue:	299,189

Rebate Expenditures:	290,513
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	290,513

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 4,456 **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For PELLA WEBSTER PARK URBAN RENEWAL

Pella Main Street Market

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

South Main Housing

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

Legal Expenses

Description:	Legal Expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For PELLA WEBSTER PARK URBAN RENEWAL

Pella Main Street Market , LLC

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

South Main, LLC

Debt/Obligation Type:	Rebates
Principal:	5,816,546
Interest:	0
Total:	5,816,546
Annual Appropriation?:	Yes
Date Incurred:	01/02/2019
FY of Last Payment:	2043

Ahler's & Cooney

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/30/2023
FY of Last Payment:	2024

Non-Rebates For PELLA WEBSTER PARK URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	South Main, LLC
Tied To Project:	South Main Housing

Rebates For PELLA WEBSTER PARK URBAN RENEWAL

South Main Development

TIF Expenditure Amount:	184,531
Rebate Paid To:	RDP Financing, LLC
Tied To Debt:	South Main, LLC
Tied To Project:	South Main Housing
Projected Final FY of Rebate:	2043

503 Main Street

TIF Expenditure Amount:	105,982
Rebate Paid To:	Pella Main Street MArket, LLC
Tied To Debt:	Pella Main Street Market , LLC
Tied To Project:	Pella Main Street Market
Projected Final FY of Rebate:	2039

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA WEBSTER PARK URBAN RENEWAL (63031)
 TIF Taxing District Name: PELLA CITY/PELLA SCHOOL/S MAIN #1 INCREMENT
 TIF Taxing District Inc. Number: 630179
 TIF Taxing District Base Year: 2020
 FY TIF Revenue First Received: 2023
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

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	11,509,990	0	0	0	-4,000	11,492,990	0	11,492,990
Taxable	0	5,334,053	0	0	0	-4,000	5,317,053	0	5,317,053
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	701,980	5,317,053	5,317,053	0	0

FY 2025 TIF Revenue Received: 141,949

TIF Taxing District Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA WEBSTER PARK URBAN RENEWAL (63031)
 TIF Taxing District Name: PELLA CITY/PELLA SCHOOL/S MAIN #2 INCREMENT
 TIF Taxing District Inc. Number: 630191
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 2025
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

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	3,957,200	0	0	0	0	3,957,200	0	3,957,200
Taxable	0	1,833,876	0	0	0	0	1,833,876	0	1,833,876
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	102,850	1,833,876	1,833,876	0	0

FY 2025 TIF Revenue Received: 49,034

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA WEBSTER PARK URBAN RENEWAL (63031)
 TIF Taxing District Name: PELLA CITY/PELLA SCHOOL/S MAIN MARKET INCREMENT
 TIF Taxing District Inc. Number: 630193
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 2025
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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	4,535,360	0	0	0	4,535,360	0	4,535,360
Taxable	0	0	4,016,339	0	0	0	4,016,339	0	4,016,339
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	146,530	4,016,339	4,016,339	0	0

FY 2025 TIF Revenue Received: 107,389

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

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

UR Area Creation Date: 10/2019

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

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
PELLA CITY/PELLA SCHOOL/LELY TIF INCREMENT	630180	630181	8,822,995

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	0	0	9,876,090	0	0	9,876,090	0	9,876,090
Taxable	0	0	0	8,822,995	0	0	8,822,995	0	8,822,995
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 158,243 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue: 235,910
 TIF Sp. Revenue Fund Interest: 868
 Property Tax Replacement Claims: 436
 Asset Sales & Loan Repayments: 0
Total Revenue: 237,214

Rebate Expenditures: 0
 Non-Rebate Expenditures: 130,578
 Returned to County Treasurer: 0
Total Expenditures: 130,578

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 264,879 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For PELLA LELY URBAN RENEWAL

Lely Development

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

Debts/Obligations For PELLA LELY URBAN RENEWAL

2021A GO UR Capital Loan Notes

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,825,000
Interest:	264,310
Total:	2,089,310
Annual Appropriation?:	No
Date Incurred:	05/06/2021
FY of Last Payment:	2040

Non-Rebates For PELLA LELY URBAN RENEWAL

TIF Expenditure Amount:	130,578
Tied To Debt:	2021A GO UR Capital Loan Notes
Tied To Project:	Lely Development

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Loan Repayments Amount - Remaining amount of bond proceeds after all project expenses were paid. These funds will be used to pay down debt if TIF revenues are not sufficient to cover debt payments.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2025

0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA LELY URBAN RENEWAL (63032)
 TIF Taxing District Name: PELLA CITY/PELLA SCHOOL/LELY TIF INCREMENT
 TIF Taxing District Inc. Number: 630181
 TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received: 2024
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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	9,876,090	0	0	9,876,090	0	9,876,090
Taxable	0	0	0	8,822,995	0	0	8,822,995	0	8,822,995
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	88,850	8,822,995	8,822,995	0	0

FY 2025 TIF Revenue Received: 235,910

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

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

UR Area Creation Date: 03/2020

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
PELLA CITY/PELLA SCHOOL/PRAIRIE RIDGE RES TIF INCREMENT	630184	630185	4,349,800

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	9,394,750	0	0	0	-4,000	9,390,750	0	9,390,750
Taxable	0	4,353,800	0	0	0	-4,000	4,349,800	0	4,349,800
Homestead Credits									14

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: -430 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	116,294
TIF Sp. Revenue Fund Interest:	249
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	116,543

Rebate Expenditures:	112,356
Non-Rebate Expenditures:	554
Returned to County Treasurer:	0
Total Expenditures:	112,910

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 3,203 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For PELLA PRAIRIE RIDGE RESIDENTIAL URBAN RENEWAL

Prairie Ridge Development

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

Legal Fees

Description:	Legal Fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For PELLA PRAIRIE RIDGE RESIDENTIAL URBAN RENEWAL

Prairie Ridge Development

Debt/Obligation Type:	Rebates
Principal:	5,306,922
Interest:	0
Total:	5,306,922
Annual Appropriation?:	No
Date Incurred:	05/19/2020
FY of Last Payment:	2039

Ahlers & Cooney

Debt/Obligation Type:	Internal Loans
Principal:	554
Interest:	0
Total:	554
Annual Appropriation?:	No
Date Incurred:	07/01/2024
FY of Last Payment:	2025

Non-Rebates For PELLA PRAIRIE RIDGE RESIDENTIAL URBAN RENEWAL

TIF Expenditure Amount:	554
Tied To Debt:	Prairie Ridge Development
Tied To Project:	Legal Fees

Rebates For PELLA PRAIRIE RIDGE RESIDENTIAL URBAN RENEWAL

Prairie Ridge Development

TIF Expenditure Amount:	112,356
Rebate Paid To:	Marion County
Tied To Debt:	Prairie Ridge Development
Tied To Project:	Prairie Ridge Development
Projected Final FY of Rebate:	2039

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2025

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA PRAIRIE RIDGE RESIDENTIAL URBAN RENEWAL (63033)
 TIF Taxing District Name: PELLA CITY/PELLA SCHOOL/PRAIRIE RIDGE RES TIF INCREMENT
 TIF Taxing District Inc. Number: 630185
 TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received: 2024
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

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	9,394,750	0	0	0	-4,000	9,390,750	0	9,390,750
Taxable	0	4,353,800	0	0	0	-4,000	4,349,800	0	4,349,800
Homestead Credits									14

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	41,255	4,349,800	4,349,800	0	0

FY 2025 TIF Revenue Received: 116,294

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

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

UR Area Creation Date: 09/2021

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

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PELLA CITY/PELLA SCHOOL/PRAIRIE RIDGE COM TIF INCREMENT	630186	630187	7,733,705
PELLA CITY AG/PELLA SCHOOL/PRAIRIE RIDGE COM TIF INCREMENT	630188	630189	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	21,920	0	8,738,530	0	0	0	8,760,450	0	8,760,450
Taxable	15,747	0	7,733,705	0	0	0	7,749,452	0	7,749,452
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	32,288	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	206,783		
TIF Sp. Revenue Fund Interest:	451		
Property Tax Replacement Claims	238		
Asset Sales & Loan Repayments:	0		
Total Revenue:	207,472		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	127,028		
Returned to County Treasurer:	0		
Total Expenditures:	127,028		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	112,732	0	Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For PELLA PRAIRIE RIDGE COMMERCIAL URBAN RENEWAL

Prairie Ridge Development

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

Legal Fees

Description:	Legal Fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For PELLA PRAIRIE RIDGE COMMERCIAL URBAN RENEWAL

2022B GO Capital Loan Notes

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,135,000
Interest:	971,703
Total:	3,106,703
Annual Appropriation?:	No
Date Incurred:	11/03/2022
FY of Last Payment:	2038

Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	1,772
Interest:	0
Total:	1,772
Annual Appropriation?:	No
Date Incurred:	07/01/2024
FY of Last Payment:	2025

Non-Rebates For PELLA PRAIRIE RIDGE COMMERCIAL URBAN RENEWAL

TIF Expenditure Amount:	125,256
Tied To Debt:	2022B GO Capital Loan Notes
Tied To Project:	Prairie Ridge Development

TIF Expenditure Amount:	1,772
Tied To Debt:	Legal Fees
Tied To Project:	Prairie Ridge Development

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Loan Repayment - Pursuant to the Development Agreement, if the TIF Receipts are not sufficient to pay P&I on the City's debt, the Developer will reimburse the City the shortfall

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2025

0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA PRAIRIE RIDGE COMMERCIAL URBAN RENEWAL (63034)
 TIF Taxing District Name: PELLA CITY/PELLA SCHOOL/PRAIRIE RIDGE COM TIF INCREMENT
 TIF Taxing District Inc. Number: 630187
 TIF Taxing District Base Year: 2021
 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	8,738,530	0	0	0	8,738,530	0	8,738,530
Taxable	0	0	7,733,705	0	0	0	7,733,705	0	7,733,705
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	6,571	7,733,705	7,733,705	0	0

FY 2025 TIF Revenue Received: 206,783

TIF Taxing District Data Collection

Local Government Name: PELLA (63G600)
 Urban Renewal Area: PELLA PRAIRIE RIDGE COMMERCIAL URBAN RENEWAL (63034)
 TIF Taxing District Name: PELLA CITY AG/PELLA SCHOOL/PRAIRIE RIDGE COM TIF INCREMENT
 TIF Taxing District Inc. Number: 630189
 TIF Taxing District Base Year: 2021
 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	21,920	0	0	0	0	0	21,920	0	21,920
Taxable	15,747	0	0	0	0	0	15,747	0	15,747
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	23,559	0	0	0	0

FY 2025 TIF Revenue Received: 0