

**Annual Urban Renewal Report, Fiscal Year 2024 - 2025**

**Levy Authority Summary**

Local Government Name: POLK COUNTY  
 Local Government Number: 77

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
POLK COUNTY SAYLORVILLE BUSINESS PARK URBAN RENEWAL	77070	1
POLK COUNTY WHITETAIL RIDGE RESIDENTIAL URBAN RENEWAL	77105	3
POLK COUNTY NORWOODVILLE URBAN RENEWAL	77106	2

**TIF Debt Outstanding: 11,915,812**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	351,383	101,582	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	3,035,835		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	33,897		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>3,069,732</b>		
Rebate Expenditures:	1,362,896		
Non-Rebate Expenditures:	1,705,944		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>3,068,840</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>352,275</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
---	----------------	----------	---

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 8,494,697**

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

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

UR Area Creation Date: 09/2005

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

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
SAYLOR TWP/SAYDEL SCH/POLK-CO SAYLORVILLE BUS PK 05 TIF INCR	770678	770679	35,847,002

**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	44,100,000	0	0	0	44,100,000	0	44,100,000
Taxable	0	0	39,624,514	0	0	0	39,624,514	0	39,624,514
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:	854,243
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>854,243</b>

Rebate Expenditures:	854,243
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>854,243</b>

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

## Projects For POLK COUNTY SAYLORVILLE BUSINESS PARK URBAN RENEWAL

### Saylorville Business Park

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

## Debts/Obligations For POLK COUNTY SAYLORVILLE BUSINESS PARK URBAN RENEWAL

### Developer Rebate

Debt/Obligation Type:	Rebates
Principal:	4,311,331
Interest:	0
Total:	4,311,331
Annual Appropriation?:	No
Date Incurred:	11/15/2016
FY of Last Payment:	2037

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

TIF Expenditure Amount:	0
Tied To Project:	Saylorville Business Park

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

## **Rebates For POLK COUNTY SAYLORVILLE BUSINESS PARK URBAN RENEWAL**

### **5635 NE 14th, Des Moines**

TIF Expenditure Amount:	854,243
Rebate Paid To:	Graham Warehouse 2 L.P.
Tied To Debt:	Developer Rebate
Tied To Project:	Saylorville Business Park
Projected Final FY of Rebate:	2035

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

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

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	44,100,000	0	0	0	44,100,000	0	44,100,000
Taxable	0	0	39,624,514	0	0	0	39,624,514	0	39,624,514
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	51,180	39,624,514	35,847,002	3,777,512	90,019

FY 2025 TIF Revenue Received: 854,243

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

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

UR Area Creation Date: 11/2017

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

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
POLK CITY/N-POLK SCH/MAD CEM/17 WHITETAIL RIDGE RES TIF INCR	770255	770256	4,815,693
POLK CITY AG/N-POLK SCH/MAD CEM/17 WHITETAIL RIDGE RES TIF INCR	770257	770258	0
POLK CITY/N-POLK SCH/MAD CEM/21 AMD WHITETAIL RIDGE TIF INCR	771013	771014	18,043,193

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	49,393,610	0	0	0	-12,000	49,362,110	0	49,362,110
Taxable	0	22,890,386	0	0	0	-12,000	22,858,886	0	22,858,886
Homestead Credits									45

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	351,383	101,582	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	709,467		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	6,839		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>716,306</b>		
Rebate Expenditures:	508,653		
Non-Rebate Expenditures:	206,761		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>715,414</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>352,275</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
---	----------------	----------	---

## Projects For POLK COUNTY WHITETAIL RIDGE RESIDENTIAL URBAN RENEWAL

### Whitetail Ridge Phase 1

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

### Whitetail Ridge Phase 1 LMI

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

### Whitetail Ridge 2021

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

### Whitetail Ridge 2021 LMI

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

## Debts/Obligations For POLK COUNTY WHITETAIL RIDGE RESIDENTIAL URBAN RENEWAL

### Developer Rebates 2017

Debt/Obligation Type:	Rebates
Principal:	1,182,045
Interest:	0
Total:	1,182,045
Annual Appropriation?:	No
Date Incurred:	11/13/2018
FY of Last Payment:	2030

### LMI 2017

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	460,028
Interest:	0
Total:	460,028
Annual Appropriation?:	No
Date Incurred:	11/13/2018
FY of Last Payment:	2030

### Legal fees

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

### Developer Rebates 2021

Debt/Obligation Type:	Rebates
Principal:	3,067,838
Interest:	0
Total:	3,067,838
Annual Appropriation?:	No
Date Incurred:	11/11/2021
FY of Last Payment:	2033

### LMI 2021

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	1,261,495
Interest:	0
Total:	1,261,495
Annual Appropriation?:	No
Date Incurred:	11/11/2021
FY of Last Payment:	2033

## **Non-Rebates For POLK COUNTY WHITETAIL RIDGE RESIDENTIAL URBAN RENEWAL**

TIF Expenditure Amount:	42,555
Tied To Debt:	LMI 2017
Tied To Project:	Whitetail Ridge Phase 1 LMI

TIF Expenditure Amount:	164,206
Tied To Debt:	LMI 2021
Tied To Project:	Whitetail Ridge 2021 LMI

## **Rebates For POLK COUNTY WHITETAIL RIDGE RESIDENTIAL URBAN RENEWAL**

### **Whitetail Ridge residential - developer rebates**

TIF Expenditure Amount:	109,319
Rebate Paid To:	MJR Developments
Tied To Debt:	Developer Rebates 2017
Tied To Project:	Whitetail Ridge Phase 1
Projected Final FY of Rebate:	2030

### **Whitetail Ridge 2021 - developer agreement**

TIF Expenditure Amount:	399,334
Rebate Paid To:	MJR Developments
Tied To Debt:	Developer Rebates 2021
Tied To Project:	Whitetail Ridge 2021
Projected Final FY of Rebate:	2033

## Income Housing For POLK COUNTY WHITETAIL RIDGE RESIDENTIAL URBAN RENEWAL

Amount of FY 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:	156,569
Other low and moderate income housing assistance:	0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: POLK COUNTY (77)  
 Urban Renewal Area: POLK COUNTY WHITETAILE RIDGE RESIDENTIAL URBAN RENEWAL (77105)  
 TIF Taxing District Name: POLK CITY/N-POLK SCH/MAD CEM/17 WHITETAILE RIDGE RES TIF INCR  
 TIF Taxing District Inc. Number: 770256  
 TIF Taxing District Base Year: 2017  
 FY TIF Revenue First Received: 2019  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2017

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	10,407,100	0	0	0	-4,000	10,399,850	0	10,399,850
Taxable	0	4,822,943	0	0	0	-4,000	4,815,693	0	4,815,693
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	36,750	4,815,693	4,815,693	0	0

FY 2025 TIF Revenue Received: 149,689

**TIF Taxing District Data Collection**

Local Government Name: POLK COUNTY (77)  
 Urban Renewal Area: POLK COUNTY WHITETAILE RIDGE RESIDENTIAL URBAN RENEWAL (77105)  
 TIF Taxing District Name: POLK CITY AG/N-POLK SCH/MAD CEM/17 WHITETAILE RIDGE RES TIF INCR  
 TIF Taxing District Inc. Number: 770258  
 TIF Taxing District Base Year: 2017  
 FY TIF Revenue First Received: 2019  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2017

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

**TIF Taxing District Data Collection**

Local Government Name: POLK COUNTY (77)  
 Urban Renewal Area: POLK COUNTY WHITETAIL RIDGE RESIDENTIAL URBAN RENEWAL (77105)  
 TIF Taxing District Name: POLK CITY/N-POLK SCH/MAD CEM/21 AMD WHITETAIL RIDGE TIF INCR  
 TIF Taxing District Inc. Number: 771014  
 TIF Taxing District Base Year: 2020  
 FY TIF Revenue First Received: 2023  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2017

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	38,986,510	0	0	0	-8,000	38,962,260	0	38,962,260
Taxable	0	18,067,443	0	0	0	-8,000	18,043,193	0	18,043,193
Homestead Credits									37

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	167,700	18,043,193	18,043,193	0	0

FY 2025 TIF Revenue Received: 559,778

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

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

UR Area Creation Date: 05/2018

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

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DELAWARE TWP/SAYDEL SCH/18 POLK CO NORWOODVILLE TIF INCR	770901	770902	63,027,189
DELAWARE TWP/SE-POLK SCH/18 POLK CO NORWOODVILLE TIF INCR	770903	770904	3,996

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	240	95,051,350	6,774,200	80,730,000	0	-176,000	181,937,790	0	181,937,790
Taxable	172	44,049,452	5,038,616	72,526,029	0	-176,000	120,996,269	0	120,996,269
Homestead Credits									368

**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:	1,472,125
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	27,058
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,499,183</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	1,499,183
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,499,183</b>

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

## Projects For POLK COUNTY NORWOODVILLE URBAN RENEWAL

### Norwoodville Urban Renewal

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

## Debts/Obligations For POLK COUNTY NORWOODVILLE URBAN RENEWAL

### Sanitary sewer & street expense

Debt/Obligation Type:	Internal Loans
Principal:	703,031
Interest:	0
Total:	703,031
Annual Appropriation?:	No
Date Incurred:	11/09/2021
FY of Last Payment:	2041

### Sanitary sewer & street expense

Debt/Obligation Type:	Internal Loans
Principal:	915,267
Interest:	0
Total:	915,267
Annual Appropriation?:	No
Date Incurred:	11/29/2022
FY of Last Payment:	2042

### Sanitary sewer & street expense

Debt/Obligation Type:	Internal Loans
Principal:	14,777
Interest:	0
Total:	14,777
Annual Appropriation?:	No
Date Incurred:	11/28/2023
FY of Last Payment:	2043

## Non-Rebates For POLK COUNTY NORWOODVILLE URBAN RENEWAL

TIF Expenditure Amount:	1,499,183
Tied To Debt:	Sanitary sewer & street expense
Tied To Project:	Norwoodville Urban Renewal

**▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025**

**TIF Taxing District Data Collection**

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

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

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	240	95,029,850	6,774,200	80,730,000	0	-176,000	181,916,290	0	181,916,290
Taxable	172	44,039,489	5,038,616	72,526,029	0	-176,000	120,986,306	0	120,986,306
Homestead Credits									368

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	76,850,420	105,241,870	63,027,189	42,214,681	1,004,577

FY 2025 TIF Revenue Received: 1,472,021

**TIF Taxing District Data Collection**

Local Government Name: POLK COUNTY (77)  
 Urban Renewal Area: POLK COUNTY NORWOODVILLE URBAN RENEWAL (77106)  
 TIF Taxing District Name: DELAWARE TWP/SE-POLK SCH/18 POLK CO NORWOODVILLE TIF INCR  
 TIF Taxing District Inc. Number: 770904  
 TIF Taxing District Base Year: 2017  
 FY TIF Revenue First Received: 0  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	21,500	0	0	0	0	21,500	0	21,500
Taxable	0	9,963	0	0	0	0	9,963	0	9,963
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	14,800	6,700	3,996	2,704	70

FY 2025 TIF Revenue Received: 104