

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: ANKENY
 Local Government Number: 77G714

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL	77018	16
ANKENY 1991 URBAN RENEWAL	77019	2
ANKENY NORTHEAST URBAN RENEWAL	77080	2

TIF Debt Outstanding: 51,402,010

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	3,369,937	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	7,933,447		
TIF Sp. Revenue Fund Interest:	293,435		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	8,226,882		
Rebate Expenditures:	3,337,427		
Non-Rebate Expenditures:	6,360,900		
Returned to County Treasurer:	0		
Total Expenditures:	9,698,327		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	1,898,492	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
---	------------------	----------	---

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 39,805,191

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: ANKENY (77G714)
 Urban Renewal Area: ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL
 UR Area Number: 77018

 UR Area Creation Date: 03/1989

 UR Area Purpose: See attached plan

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ANKENY CITY/ANKENY SCH/89 ORIG EC DEV TIF INCR	770251	770252	138,323,498
ANKENY CITY AG/ANKENY SCH/89 ORIG EC DEV TIF INCR	770253	770254	0
ANKENY CITY/ANKENY SCH/05 PLAN AMD ONLY 89 EC DEV TIF INCR	770655	770656	89,632,481
ANKENY CITY AG/ANKENY SCH/05 PLAN AMD ONLY 89 EC DEV TIF INCR	770807	770808	0
ANKENY CITY/SAYDEL SCH/12 AMD 89 EC DEV TIF INCR	770913	770914	4,993,483
ANKENY CITY AG/SAYDEL SCH/12 AMD 89 EC DEV TIF INCR	770915	770916	0
ANKENY CITY/ANKENY SCH/18 AMD 89 EC DEV TIF INCR	770917	770918	4,633,183
ANKENY CITY AG/ANKENY SCH/18 AMD 89 EC DEV TIF INCR	770919	770920	0
ANKENY CITY/SAYDEL SCH/18 AMD 89 EC DEV TIF INCR	770921	770922	24,738,825
ANKENY CITY AG/SAYDEL SCH/18 AMD 89 EC DEV TIF INCR	770923	770924	0
ANKENY CITY/SAYDEL SCH/19 AMD 89 EC DEV TIF INCR	770939	770940	0
ANKENY CITY AG/SAYDEL SCH/19 AMD 89 EC DEV TIF INCR	770941	770942	0
ANKENY CITY/SAYDEL SCH/20 AMD 89 EC DEV TIF INCR	770989	770990	2,868,668
ANKENY CITY AG/SAYDEL SCH/20 AMD 89 EC DEV TIF INCR	770991	770992	0
ANKENY CITY/SAYDEL SCH/21 AMD 89 EC DEV TIF INCR	771009	771010	1,091,898
ANKENY CITY AG/SAYDEL SCH/21 AMD 89 EC DEV TIF INCR	771011	771012	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	1,064,320	841,487,420	887,223,840	290,336,200	0	-467,846	2,018,568,184	0	2,018,568,184
Taxable	764,580	389,968,923	782,335,440	259,388,890	0	-467,846	1,430,914,237	0	1,430,914,237
Homestead Credits									1,081

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **3,373,122** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue: 6,902,779
 TIF Sp. Revenue Fund Interest: 293,435
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 7,196,214

Rebate Expenditures: 3,337,427
 Non-Rebate Expenditures: 5,236,411
 Returned to County Treasurer: 0
Total Expenditures: 8,573,838

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **1,995,498** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL

SW Vintage Parkway

Description:	SW Vintage Parkway
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Corporate Woods Drive Railroad Overpass

Description:	Corporate Woods Drive Railroad Overpass
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

SE Oralabor Road Widening

Description:	SE Oralabor Road Widening
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Saylor Creek Tributary Improvements

Description:	Saylor Creek Tributary Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Town Center Area Improvements

Description:	Town Center Area Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

The Toro Company

Description:	Tax Rebate Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

East First Street/I-35 Interchange Reconstruction

Description:	East First Street/I-35 Interchange Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

SW Magazine Road Extension

Description:	SW Magazine Road Extension
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Denny Elwell Family

Description:	Tax Rebate Agreement
--------------	----------------------

Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Perishable Distributors of Iowa

Description:	Tax Rebate Agreement
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Deere & Company

Description:	Tax Rebate Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Purfoods

Description:	Tax Rebate Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Woodman Electrical Contractors

Description:	Tax Rebate Agreement
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

The District at Prairie Trail Improvements

Description:	The District at Prairie Trail Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

SW Prairie Trail Parkway

Description:	SW Prairie Trail Parkway
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

SE Delaware Sanitary Sewer Extension

Description:	SE Delaware Sanitary Sewer Extension
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

SW Des Moines Street Extension

Description:	SW Des Moines Street Extension
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Prairie Trail Plaza Water Management Basin

Description:	Prairie Trail Plaza Water Management Basin
Classification:	Roads, Bridges & Utilities

Physically Complete: Yes
Payments Complete: No

Promenade Park Development

Description: Promenade Park Development
Recreational facilities (lake development, parks, ball fields,
Classification: trails)
Physically Complete: Yes
Payments Complete: No

SW Irvinedale Drive Reconstruction

Description: SW Irvinedale Drive Reconstruction
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

SE Delaware Traffic Signal

Description: SE Delaware Traffic Signal
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

SW Des Moines Street Trunk Sewer

Description: SW Des Moines Street Trunk Sewer
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

SW Plaza Parkway & SW College Avenue Extension

Description: SW Plaza Parkway & SW College Avenue Extension
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

SW Plaza Parkway & SW College Avenue Detention Basins

Description: SW Plaza Parkway & SW College Avenue Detention
Basins
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

SE Creekview Drive Drainage & Paving

Description: SE Creekview Drive Drainage & Paving
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

Baker Group

Description: Tax Rebate Agreement
Classification: Industrial/manufacturing property
Physically Complete: Yes
Payments Complete: No

SW Prairie Trail Parkway Sidewalk Improvements

Description: SW Prairie Trail Parkway Sidewalk Improvements

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

SW State & SW Magazine Road Intersection

Description:	SW State Street & SW Magazine Road Intersection
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Hy-Vee

Description:	Tax Rebate Agreement
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

Casey's

Description:	Tax Rebate Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

SE Hulsizer Road Realignment

Description:	SE Hulsizer Road Realignment
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Ruan Transport Corporation

Description:	Tax Rebate Agreement
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Kreg Enterprises

Description:	Tax Rebate Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Ryan Companies

Description:	Tax Rebate Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Mrs. Clarks

Description:	Tax Rebate Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Echo Group

Description:	Tax Rebate Agreement
Classification:	Industrial/manufacturing property

Physically Complete:	Yes
Payments Complete:	No

Taylorred Expressions

Description:	Tax Rebate Agreement
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Pet Parents

Description:	Tax Rebate Agreement
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Opus Development Company

Description:	Tax Rebate Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Crosswinds Business Park Building

Description:	Tax Rebate Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

SPAL-USA

Description:	Tax Rebate Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

West 1st Street Widening & Improvements - Phase 2

Description:	West 1st Street Widening & Improvements - Phase 2
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Edged Des Moines

Description:	Tax Rebate Agreement
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL

The Toro Company

Debt/Obligation Type:	Rebates
Principal:	1,506,595
Interest:	0
Total:	1,506,595
Annual Appropriation?:	No
Date Incurred:	04/02/2012
FY of Last Payment:	2026

Denny Elwell Family

Debt/Obligation Type:	Rebates
Principal:	194,700
Interest:	0
Total:	194,700
Annual Appropriation?:	No
Date Incurred:	04/02/2012
FY of Last Payment:	2034

Deere & Company

Debt/Obligation Type:	Rebates
Principal:	1,621,250
Interest:	0
Total:	1,621,250
Annual Appropriation?:	No
Date Incurred:	12/19/2011
FY of Last Payment:	2030

Woodman Electrical Contractors

Debt/Obligation Type:	Rebates
Principal:	95
Interest:	0
Total:	95
Annual Appropriation?:	Yes
Date Incurred:	06/03/2013
FY of Last Payment:	2025

Deere & Company

Debt/Obligation Type:	Rebates
Principal:	199,979
Interest:	0
Total:	199,979
Annual Appropriation?:	Yes
Date Incurred:	10/07/2013
FY of Last Payment:	2027

GO Bonds, Series 2015A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	385,000
Interest:	8,181
Total:	393,181
Annual Appropriation?:	No
Date Incurred:	05/28/2015

FY of Last Payment: 2025

GO Bonds, Series 2016B

Debt/Obligation Type: Gen. Obligation Bonds/Notes
Principal: 665,000
Interest: 20,000
Total: 685,000
Annual Appropriation?: No
Date Incurred: 05/25/2016
FY of Last Payment: 2026

GO Bonds, Series 2017A

Debt/Obligation Type: Gen. Obligation Bonds/Notes
Principal: 1,520,000
Interest: 83,219
Total: 1,603,219
Annual Appropriation?: No
Date Incurred: 05/31/2017
FY of Last Payment: 2027

Baker Group

Debt/Obligation Type: Rebates
Principal: 367,804
Interest: 0
Total: 367,804
Annual Appropriation?: Yes
Date Incurred: 05/16/2016
FY of Last Payment: 2026

Hy-Vee

Debt/Obligation Type: Rebates
Principal: 428,887
Interest: 0
Total: 428,887
Annual Appropriation?: Yes
Date Incurred: 07/31/2017
FY of Last Payment: 2025

Perishable Distributors of Iowa

Debt/Obligation Type: Rebates
Principal: 570,312
Interest: 0
Total: 570,312
Annual Appropriation?: Yes
Date Incurred: 07/31/2017
FY of Last Payment: 2026

Casey's

Debt/Obligation Type: Rebates
Principal: 628,918
Interest: 0
Total: 628,918
Annual Appropriation?: Yes
Date Incurred: 01/15/2018
FY of Last Payment: 2027

GO Bonds, Series 2018A

Debt/Obligation Type: Gen. Obligation Bonds/Notes

Principal:	2,430,000
Interest:	221,400
Total:	2,651,400
Annual Appropriation?:	No
Date Incurred:	05/30/2018
FY of Last Payment:	2028

The Toro Company

Debt/Obligation Type:	Rebates
Principal:	356,036
Interest:	0
Total:	356,036
Annual Appropriation?:	Yes
Date Incurred:	09/04/2018
FY of Last Payment:	2026

Ruan Transport Corporation

Debt/Obligation Type:	Rebates
Principal:	163,023
Interest:	0
Total:	163,023
Annual Appropriation?:	Yes
Date Incurred:	11/19/2018
FY of Last Payment:	2027

Kreg Enterprises

Debt/Obligation Type:	Rebates
Principal:	860,836
Interest:	0
Total:	860,836
Annual Appropriation?:	Yes
Date Incurred:	12/17/2018
FY of Last Payment:	2028

GO Bonds, Series 2019A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,100,000
Interest:	690,450
Total:	5,790,450
Annual Appropriation?:	No
Date Incurred:	05/28/2019
FY of Last Payment:	2029

GO Bonds, Series 2020A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,035,000
Interest:	278,350
Total:	2,313,350
Annual Appropriation?:	No
Date Incurred:	06/09/2020
FY of Last Payment:	2030

Ryan Companies

Debt/Obligation Type:	Rebates
Principal:	1,630,394
Interest:	0
Total:	1,630,394
Annual Appropriation?:	Yes
Date Incurred:	06/01/2020

FY of Last Payment: 2028

Purfoods

Debt/Obligation Type: Rebates
Principal: 60,287
Interest: 0
Total: 60,287
Annual Appropriation?: Yes
Date Incurred: 09/08/2020
FY of Last Payment: 2028

Mrs. Clarks

Debt/Obligation Type: Rebates
Principal: 136,346
Interest: 0
Total: 136,346
Annual Appropriation?: Yes
Date Incurred: 09/21/2020
FY of Last Payment: 2027

Echo Group

Debt/Obligation Type: Rebates
Principal: 830,000
Interest: 0
Total: 830,000
Annual Appropriation?: Yes
Date Incurred: 11/16/2020
FY of Last Payment: 2028

Taylorred Expressions

Debt/Obligation Type: Rebates
Principal: 150,000
Interest: 0
Total: 150,000
Annual Appropriation?: Yes
Date Incurred: 12/07/2020
FY of Last Payment: 2027

Pet Parents

Debt/Obligation Type: Rebates
Principal: 378,000
Interest: 0
Total: 378,000
Annual Appropriation?: Yes
Date Incurred: 03/01/2021
FY of Last Payment: 2028

GO Bonds, Series 2021A

Debt/Obligation Type: Gen. Obligation Bonds/Notes
Principal: 4,089,000
Interest: 524,150
Total: 4,613,150
Annual Appropriation?: No
Date Incurred: 06/09/2021
FY of Last Payment: 2028

Opus Development Company

Debt/Obligation Type: Rebates

Principal:	1,056,000
Interest:	0
Total:	1,056,000
Annual Appropriation?:	Yes
Date Incurred:	12/20/2021
FY of Last Payment:	2029

GO Bonds, Series 2022A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,630,000
Interest:	252,500
Total:	1,882,500
Annual Appropriation?:	No
Date Incurred:	05/25/2022
FY of Last Payment:	2029

Crosswinds Business Park Building 1

Debt/Obligation Type:	Rebates
Principal:	225,000
Interest:	0
Total:	225,000
Annual Appropriation?:	Yes
Date Incurred:	07/15/2019
FY of Last Payment:	2026

SPAL-USA

Debt/Obligation Type:	Rebates
Principal:	1,195,887
Interest:	0
Total:	1,195,887
Annual Appropriation?:	Yes
Date Incurred:	05/01/2023
FY of Last Payment:	2034

GO Bonds, Series 2024A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	370,000
Interest:	107,274
Total:	477,274
Annual Appropriation?:	No
Date Incurred:	06/20/2024
FY of Last Payment:	2034

Edged Des Moines

Debt/Obligation Type:	Rebates
Principal:	1,891,924
Interest:	0
Total:	1,891,924
Annual Appropriation?:	Yes
Date Incurred:	03/03/2025
FY of Last Payment:	2033

Taylorred Expression

Debt/Obligation Type:	Rebates
Principal:	130,000
Interest:	0
Total:	130,000
Annual Appropriation?:	Yes
Date Incurred:	03/03/2025

FY of Last Payment: 2033

Mrs. Clarks

Debt/Obligation Type: Rebates

Principal: 360,000

Interest: 0

Total: 360,000

Annual Appropriation?: Yes

Date Incurred: 03/17/2025

FY of Last Payment: 2033

Non-Rebates For ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL

TIF Expenditure Amount:	27,885
Tied To Debt:	GO Bonds, Series 2015A
Tied To Project:	SW Vintage Parkway
TIF Expenditure Amount:	158,946
Tied To Debt:	GO Bonds, Series 2015A
Tied To Project:	SW Prairie Trail Parkway
TIF Expenditure Amount:	175,119
Tied To Debt:	GO Bonds, Series 2015A
Tied To Project:	The District at Prairie Trail Improvements
TIF Expenditure Amount:	31,231
Tied To Debt:	GO Bonds, Series 2015A
Tied To Project:	Promenade Park Development
TIF Expenditure Amount:	285,626
Tied To Debt:	GO Bonds, Series 2016B
Tied To Project:	SW Vintage Parkway
TIF Expenditure Amount:	13,732
Tied To Debt:	GO Bonds, Series 2016B
Tied To Project:	The District at Prairie Trail Improvements
TIF Expenditure Amount:	43,942
Tied To Debt:	GO Bonds, Series 2016B
Tied To Project:	SW Prairie Trail Parkway
TIF Expenditure Amount:	4,918
Tied To Debt:	GO Bonds, Series 2017A
Tied To Project:	SW Vintage Parkway
TIF Expenditure Amount:	4,918
Tied To Debt:	GO Bonds, Series 2017A
Tied To Project:	SW Des Moines Street Trunk Sewer
TIF Expenditure Amount:	16,723
Tied To Debt:	GO Bonds, Series 2017A
Tied To Project:	SW Plaza Parkway & SW College Avenue Extension
TIF Expenditure Amount:	354,126
Tied To Debt:	GO Bonds, Series 2017A
Tied To Project:	The District at Prairie Trail Improvements
TIF Expenditure Amount:	147,553
Tied To Debt:	GO Bonds, Series 2017A
Tied To Project:	SW Plaza Parkway & SW College Avenue Detention Basins
TIF Expenditure Amount:	4,918
Tied To Debt:	GO Bonds, Series 2017A
Tied To Project:	SE Creekview Drive Drainage & Paving
TIF Expenditure Amount:	280,204

Tied To Debt:	GO Bonds, Series 2018A
Tied To Project:	SW Plaza Parkway & SW College Avenue Extension
TIF Expenditure Amount:	47,156
Tied To Debt:	GO Bonds, Series 2018A
Tied To Project:	SW Des Moines Street Trunk Sewer
TIF Expenditure Amount:	44,423
Tied To Debt:	GO Bonds, Series 2018A
Tied To Project:	SW Des Moines Street Extension
TIF Expenditure Amount:	141,241
Tied To Debt:	GO Bonds, Series 2018A
Tied To Project:	The District at Prairie Trail Improvements
TIF Expenditure Amount:	14,238
Tied To Debt:	GO Bonds, Series 2018A
Tied To Project:	SW Prairie Trail Parkway Sidewalk Improvements
TIF Expenditure Amount:	74,038
Tied To Debt:	GO Bonds, Series 2018A
Tied To Project:	SW State & SW Magazine Road Intersection
TIF Expenditure Amount:	59,800
Tied To Debt:	GO Bonds, Series 2018A
Tied To Project:	SE Creekview Drive Drainage & Paving
TIF Expenditure Amount:	1,001,487
Tied To Debt:	GO Bonds, Series 2019A
Tied To Project:	SW Des Moines Street Extension
TIF Expenditure Amount:	118,948
Tied To Debt:	GO Bonds, Series 2019A
Tied To Project:	SE Creekview Drive Drainage & Paving
TIF Expenditure Amount:	37,715
Tied To Debt:	GO Bonds, Series 2019A
Tied To Project:	SE Hulsizer Road Realignment
TIF Expenditure Amount:	249,300
Tied To Debt:	GO Bonds, Series 2020A
Tied To Project:	SE Hulsizer Road Realignment
TIF Expenditure Amount:	25,192
Tied To Debt:	GO Bonds, Series 2020A
Tied To Project:	Corporate Woods Drive Railroad Overpass
TIF Expenditure Amount:	109,535
Tied To Debt:	GO Bonds, Series 2020A
Tied To Project:	SE Oralabor Road Widening
TIF Expenditure Amount:	18,854
Tied To Debt:	GO Bonds, Series 2020A
Tied To Project:	Saylor Creek Tributary Improvements
TIF Expenditure Amount:	45,345
Tied To Debt:	GO Bonds, Series 2020A
Tied To Project:	Town Center Area Improvements

TIF Expenditure Amount:	25,192
Tied To Debt:	GO Bonds, Series 2020A
Tied To Project:	East First Street/I-35 Interchange Reconstruction
TIF Expenditure Amount:	93,632
Tied To Debt:	GO Bonds, Series 2020A
Tied To Project:	SW Magazine Road Extension
TIF Expenditure Amount:	345,907
Tied To Debt:	GO Bonds, Series 2021A
Tied To Project:	The District at Prairie Trail Improvements
TIF Expenditure Amount:	15,723
Tied To Debt:	GO Bonds, Series 2021A
Tied To Project:	SW Prairie Trail Parkway
TIF Expenditure Amount:	188,676
Tied To Debt:	GO Bonds, Series 2021A
Tied To Project:	SW Magazine Road Extension
TIF Expenditure Amount:	20,964
Tied To Debt:	GO Bonds, Series 2021A
Tied To Project:	SE Delaware Sanitary Sewer Extension
TIF Expenditure Amount:	83,856
Tied To Debt:	GO Bonds, Series 2021A
Tied To Project:	SW Des Moines Street Extension
TIF Expenditure Amount:	13,103
Tied To Debt:	GO Bonds, Series 2021A
Tied To Project:	Prairie Trail Plaza Water Management Basin
TIF Expenditure Amount:	18,344
Tied To Debt:	GO Bonds, Series 2021A
Tied To Project:	Promenade Park Development
TIF Expenditure Amount:	48,741
Tied To Debt:	GO Bonds, Series 2021A
Tied To Project:	East First Street/I-35 Interchange Reconstruction
TIF Expenditure Amount:	416,136
Tied To Debt:	GO Bonds, Series 2021A
Tied To Project:	SW Irvinedale Drive Reconstruction
TIF Expenditure Amount:	305,713
Tied To Debt:	GO Bonds, Series 2022A
Tied To Project:	SW Irvinedale Drive Reconstruction
TIF Expenditure Amount:	8,189
Tied To Debt:	GO Bonds, Series 2022A
Tied To Project:	SE Delaware Traffic Signal
TIF Expenditure Amount:	10,918
Tied To Debt:	GO Bonds, Series 2022A
Tied To Project:	SW Prairie Trail Parkway
TIF Expenditure Amount:	7,279
Tied To Debt:	GO Bonds, Series 2022A
Tied To Project:	SW Des Moines Street Extension

TIF Expenditure Amount:	5,095
Tied To Debt:	GO Bonds, Series 2022A
Tied To Project:	SW Des Moines Street Trunk Sewer

TIF Expenditure Amount:	21,109
Tied To Debt:	GO Bonds, Series 2022A
Tied To Project:	Promenade Park Development

TIF Expenditure Amount:	12,738
Tied To Debt:	GO Bonds, Series 2022A
Tied To Project:	Prairie Trail Plaza Water Management Basin

TIF Expenditure Amount:	5,459
Tied To Debt:	GO Bonds, Series 2022A
Tied To Project:	The District at Prairie Trail Improvements

TIF Expenditure Amount:	52,524
Tied To Debt:	GO Bonds, Series 2024A
Tied To Project:	West 1st Street Widening & Improvements - Phase 2

Rebates For ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL

825 SW Irvinedale Drive

TIF Expenditure Amount:	261,455
Rebate Paid To:	Deere & Company
Tied To Debt:	Deere & Company
Tied To Project:	Deere & Company
Projected Final FY of Rebate:	2030

813 SW Ordnance Road

TIF Expenditure Amount:	95
Rebate Paid To:	JT Works, LLC
Tied To Debt:	Woodman Electrical Contractors
Tied To Project:	Woodman Electrical Contractors
Projected Final FY of Rebate:	2025

825 SW Irvinedale Drive

TIF Expenditure Amount:	64,921
Rebate Paid To:	Deere & Company
Tied To Debt:	Deere & Company
Tied To Project:	Deere & Company
Projected Final FY of Rebate:	2027

5500 SE Delaware Avenue

TIF Expenditure Amount:	160,051
Rebate Paid To:	The Toro Company
Tied To Debt:	The Toro Company
Tied To Project:	The Toro Company
Projected Final FY of Rebate:	2026

1600 SE Corporate Woods Drive

TIF Expenditure Amount:	244,502
Rebate Paid To:	Bankers Trust
Tied To Debt:	Baker Group
Tied To Project:	Baker Group
Projected Final FY of Rebate:	2026

3210 SE Corporate Woods Drive

TIF Expenditure Amount:	4,352
Rebate Paid To:	Purfoods, LLC
Tied To Debt:	Purfoods
Tied To Project:	Purfoods
Projected Final FY of Rebate:	2028

4150 SE Delaware Avenue

TIF Expenditure Amount:	428,887
Rebate Paid To:	Hy-Vee, Inc.
Tied To Debt:	Hy-Vee
Tied To Project:	Hy-Vee
Projected Final FY of Rebate:	2025

5500 SE Delaware Avenue

TIF Expenditure Amount:	750,116
-------------------------	---------

Rebate Paid To:	The Toro Company
Tied To Debt:	The Toro Company
Tied To Project:	The Toro Company
Projected Final FY of Rebate:	2026

2741 SE PDI Place

TIF Expenditure Amount:	255,413
Rebate Paid To:	Perishable Distributors of Iowa, LTD
Tied To Debt:	Perishable Distributors of Iowa
Tied To Project:	Perishable Distributors of Iowa
Projected Final FY of Rebate:	2026

1 SE Convenience Boulevard

TIF Expenditure Amount:	163,650
Rebate Paid To:	Casey's Retail Company
Tied To Debt:	Casey's
Tied To Project:	Casey's
Projected Final FY of Rebate:	2027

2005 SE Corporate Woods Drive

TIF Expenditure Amount:	51,610
Rebate Paid To:	Ruan Transport Corporation
Tied To Debt:	Ruan Transport Corporation
Tied To Project:	Ruan Transport Corporation
Projected Final FY of Rebate:	2027

7500 SE Convenience Boulevard

TIF Expenditure Amount:	162,439
Rebate Paid To:	Kreg Enterprises, Inc.
Tied To Debt:	Kreg Enterprises
Tied To Project:	Kreg Enterprises
Projected Final FY of Rebate:	2028

740 SE Dalbey Drive

TIF Expenditure Amount:	34,990
Rebate Paid To:	MCF Operating, LLC
Tied To Debt:	Mrs. Clarks
Tied To Project:	Mrs. Clarks
Projected Final FY of Rebate:	2027

5800 SE Delaware Avenue

TIF Expenditure Amount:	255,929
Rebate Paid To:	Deere & Company
Tied To Debt:	Ryan Companies
Tied To Project:	Ryan Companies
Projected Final FY of Rebate:	2028

915 SE Corporate Woods Drive

TIF Expenditure Amount:	206,100
Rebate Paid To:	Echo Group, Inc.
Tied To Debt:	Echo Group
Tied To Project:	Echo Group
Projected Final FY of Rebate:	2028

1955 SE Oak Drive

TIF Expenditure Amount:	69,563
Rebate Paid To:	Taylor'd Expressions, Inc.
Tied To Debt:	Taylor'd Expressions
Tied To Project:	Taylor'd Expressions
Projected Final FY of Rebate:	2027

1808 SW Magazine Road

TIF Expenditure Amount:	113,609
Rebate Paid To:	Central Bank
Tied To Debt:	Pet Parents
Tied To Project:	Pet Parents
Projected Final FY of Rebate:	2028

7400 SE Convenience Boulevard

TIF Expenditure Amount:	109,745
Rebate Paid To:	Distribution Properties, LLC
Tied To Debt:	Opus Development Company
Tied To Project:	Opus Development Company
Projected Final FY of Rebate:	2029

Jobs For ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL

Project:	Baker Group
Company Name:	Baker Group
Date Agreement Began:	05/16/2016
Date Agreement Ends:	06/30/2026
Number of Jobs Created or Retained:	100
Total Annual Wages of Required Jobs:	5,447,000
Total Estimated Private Capital Investment:	22,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Hy-Vee
Company Name:	Hy-Vee
Date Agreement Began:	07/31/2017
Date Agreement Ends:	06/30/2025
Number of Jobs Created or Retained:	209
Total Annual Wages of Required Jobs:	10,641,000
Total Estimated Private Capital Investment:	64,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Perishable Distributors of Iowa
Company Name:	Perishable Distributors of Iowa
Date Agreement Began:	07/31/2017
Date Agreement Ends:	06/30/2026
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	61,000
Total Estimated Private Capital Investment:	21,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Casey's
Company Name:	Casey's
Date Agreement Began:	01/15/2018
Date Agreement Ends:	06/30/2027
Number of Jobs Created or Retained:	101
Total Annual Wages of Required Jobs:	5,916,000
Total Estimated Private Capital Investment:	22,500,000
Total Estimated Cost of Public Infrastructure:	0

Project:	The Toro Company
Company Name:	The Toro Company
Date Agreement Began:	09/04/2018
Date Agreement Ends:	06/30/2026
Number of Jobs Created or Retained:	3
Total Annual Wages of Required Jobs:	87,000
Total Estimated Private Capital Investment:	11,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Ruan Transport Corporation
Company Name:	Ruan Transport Corporation
Date Agreement Began:	11/19/2018
Date Agreement Ends:	06/30/2027
Number of Jobs Created or Retained:	40
Total Annual Wages of Required Jobs:	2,102,000
Total Estimated Private Capital Investment:	9,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Kreg Enterprises
Company Name:	Kreg Enterprises
Date Agreement Began:	12/17/2018
Date Agreement Ends:	06/30/2028
Number of Jobs Created or Retained:	20
Total Annual Wages of Required Jobs:	1,261,000
Total Estimated Private Capital Investment:	34,000,000

Total Estimated Cost of Public Infrastructure:	0
Project:	Ryan Companies
Company Name:	Ryan Companies
Date Agreement Began:	06/01/2020
Date Agreement Ends:	06/30/2028
Number of Jobs Created or Retained:	70
Total Annual Wages of Required Jobs:	3,769,000
Total Estimated Private Capital Investment:	20,000,000
Total Estimated Cost of Public Infrastructure:	0
Project:	Purfoods
Company Name:	Purfoods
Date Agreement Began:	09/08/2020
Date Agreement Ends:	06/30/2028
Number of Jobs Created or Retained:	68
Total Annual Wages of Required Jobs:	3,686,000
Total Estimated Private Capital Investment:	5,000,000
Total Estimated Cost of Public Infrastructure:	0
Project:	Mrs. Clarks
Company Name:	Mrs. Clarks
Date Agreement Began:	09/21/2020
Date Agreement Ends:	06/30/2027
Number of Jobs Created or Retained:	19
Total Annual Wages of Required Jobs:	1,029,000
Total Estimated Private Capital Investment:	5,000,000
Total Estimated Cost of Public Infrastructure:	0
Project:	Echo Group
Company Name:	Echo Group
Date Agreement Began:	11/16/2020
Date Agreement Ends:	06/30/2028
Number of Jobs Created or Retained:	17
Total Annual Wages of Required Jobs:	932,000
Total Estimated Private Capital Investment:	12,000,000
Total Estimated Cost of Public Infrastructure:	0
Project:	Taylor'd Expressions
Company Name:	Taylor'd Expressions
Date Agreement Began:	12/07/2020
Date Agreement Ends:	06/30/2027
Number of Jobs Created or Retained:	10
Total Annual Wages of Required Jobs:	557,000
Total Estimated Private Capital Investment:	2,000,000
Total Estimated Cost of Public Infrastructure:	0
Project:	Pet Parents
Company Name:	Pet Parents
Date Agreement Began:	03/01/2021
Date Agreement Ends:	06/30/2028
Number of Jobs Created or Retained:	28
Total Annual Wages of Required Jobs:	1,522,000
Total Estimated Private Capital Investment:	6,500,000
Total Estimated Cost of Public Infrastructure:	0
Project:	Opus Development Company
Company Name:	Opus Development Company
Date Agreement Began:	12/20/2021
Date Agreement Ends:	06/30/2029
Number of Jobs Created or Retained:	25
Total Annual Wages of Required Jobs:	1,403,000
Total Estimated Private Capital Investment:	22,000,000
Total Estimated Cost of Public Infrastructure:	0
Project:	Crosswinds Business Park Building

Company Name:	Crosswinds Business Park Building
Date Agreement Began:	07/15/2019
Date Agreement Ends:	06/30/2026
Number of Jobs Created or Retained:	12
Total Annual Wages of Required Jobs:	641,000
Total Estimated Private Capital Investment:	7,500,000
Total Estimated Cost of Public Infrastructure:	0

Project:	SPAL-USA
Company Name:	SPAL-USA
Date Agreement Began:	05/01/2023
Date Agreement Ends:	06/30/2034
Number of Jobs Created or Retained:	39
Total Annual Wages of Required Jobs:	2,425,000
Total Estimated Private Capital Investment:	23,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Edged Des Moines
Company Name:	Edged Des Moines
Date Agreement Began:	03/03/2025
Date Agreement Ends:	06/30/2033
Number of Jobs Created or Retained:	22
Total Annual Wages of Required Jobs:	1,411,000
Total Estimated Private Capital Investment:	187,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Taylorred Expressions
Company Name:	Taylorred Expressions
Date Agreement Began:	03/03/2025
Date Agreement Ends:	06/30/2033
Number of Jobs Created or Retained:	6
Total Annual Wages of Required Jobs:	384,000
Total Estimated Private Capital Investment:	2,500,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Mrs. Clarks
Company Name:	Mrs. Clarks
Date Agreement Began:	03/17/2025
Date Agreement Ends:	06/30/2033
Number of Jobs Created or Retained:	12
Total Annual Wages of Required Jobs:	743,000
Total Estimated Private Capital Investment:	25,000,000
Total Estimated Cost of Public Infrastructure:	0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: ANKENY (77G714)
 Urban Renewal Area: ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL (77018)
 TIF Taxing District Name: ANKENY CITY/ANKENY SCH/89 ORIG EC DEV TIF INCR
 TIF Taxing District Inc. Number: 770252
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1990
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1989

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	174,125,580	540,554,440	191,115,100	0	-127,846	905,358,524	0	905,358,524
Taxable	0	80,694,760	476,153,360	170,680,037	0	-127,846	727,091,561	0	727,091,561
Homestead Credits									309

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	68,153,870	727,091,561	138,323,498	588,768,063	15,556,900

FY 2025 TIF Revenue Received: 3,608,190

TIF Taxing District Data Collection

Local Government Name: ANKENY (77G714)
 Urban Renewal Area: ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL (77018)
 TIF Taxing District Name: ANKENY CITY AG/ANKENY SCH/89 ORIG EC DEV TIF INCR
 TIF Taxing District Inc. Number: 770254
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1990
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1989

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	186,490	0	0	0	0	0	186,490	0	186,490
Taxable	133,971	0	0	0	0	0	133,971	0	133,971
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	186,490	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: ANKENY (77G714)
 Urban Renewal Area: ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL (77018)
 TIF Taxing District Name: ANKENY CITY/ANKENY SCH/05 PLAN AMD ONLY 89 EC DEV TIF INCR
 TIF Taxing District Inc. Number: 770656
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? No

UR Designation	
Slum	09/2005
Blighted	09/2005
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	665,164,040	186,438,900	0	0	-336,000	850,506,440	0	850,506,440
Taxable	0	308,255,640	163,990,168	0	0	-336,000	471,149,308	0	471,149,308
Homestead Credits									768

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	471,149,308	89,632,481	381,516,827	10,080,742

FY 2025 TIF Revenue Received: 2,331,607

TIF Taxing District Data Collection

Local Government Name: ANKENY (77G714)
 Urban Renewal Area: ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL (77018)
 TIF Taxing District Name: ANKENY CITY AG/ANKENY SCH/05 PLAN AMD ONLY 89 EC DEV TIF INCR
 TIF Taxing District Inc. Number: 770808
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? No

UR Designation	
Slum	09/2005
Blighted	09/2005
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	75,320	0	0	0	0	0	75,320	0	75,320
Taxable	54,108	0	0	0	0	0	54,108	0	54,108
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	75,320	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: ANKENY (77G714)
 Urban Renewal Area: ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL (77018)
 TIF Taxing District Name: ANKENY CITY/SAYDEL SCH/12 AMD 89 EC DEV TIF INCR
 TIF Taxing District Inc. Number: 770914
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2012

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	5,310,000	24,000,000	0	0	29,310,000	0	29,310,000
Taxable	0	0	4,713,514	21,534,515	0	0	26,248,029	0	26,248,029
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	361,410	26,248,029	4,993,483	21,254,546	533,303

FY 2025 TIF Revenue Received: 125,293

TIF Taxing District Data Collection

Local Government Name: ANKENY (77G714)
 Urban Renewal Area: ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL (77018)
 TIF Taxing District Name: ANKENY CITY AG/SAYDEL SCH/12 AMD 89 EC DEV TIF INCR
 TIF Taxing District Inc. Number: 770916
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2012

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	9,710	0	0	0	0	0	9,710	0	9,710
Taxable	6,975	0	0	0	0	0	6,975	0	6,975
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	9,710	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: ANKENY (77G714)
 Urban Renewal Area: ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL (77018)
 TIF Taxing District Name: ANKENY CITY/ANKENY SCH/18 AMD 89 EC DEV TIF INCR
 TIF Taxing District Inc. Number: 770918
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 2018
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2039

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2018

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	0	62,092,100	0	0	0	62,092,100	0	62,092,100
Taxable	0	0	54,803,639	0	0	0	54,803,639	0	54,803,639
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	37,737,970	24,354,130	4,633,183	19,720,947	521,083

FY 2025 TIF Revenue Received: 118,655

TIF Taxing District Data Collection

Local Government Name: ANKENY (77G714)
 Urban Renewal Area: ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL (77018)
 TIF Taxing District Name: ANKENY CITY AG/ANKENY SCH/18 AMD 89 EC DEV TIF INCR
 TIF Taxing District Inc. Number: 770920
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 2018
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2039

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2018

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	93,740	0	0	0	0	0	93,740	0	93,740
Taxable	67,340	0	0	0	0	0	67,340	0	67,340
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	93,740	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: ANKENY (77G714)
 Urban Renewal Area: ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL (77018)
 TIF Taxing District Name: ANKENY CITY/SAYDEL SCH/18 AMD 89 EC DEV TIF INCR
 TIF Taxing District Inc. Number: 770922
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 2018
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2039

UR Designation	
Slum	No
Blighted	No
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	0	2,197,800	86,378,400	58,321,100	0	-4,000	146,886,800	0	146,886,800
Taxable	0	1,018,523	76,935,244	52,095,308	0	-4,000	130,038,575	0	130,038,575
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	6,587,958	130,038,575	24,738,825	105,299,750	2,642,102

FY 2025 TIF Revenue Received: 619,659

TIF Taxing District Data Collection

Local Government Name: ANKENY (77G714)
 Urban Renewal Area: ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL (77018)
 TIF Taxing District Name: ANKENY CITY AG/SAYDEL SCH/18 AMD 89 EC DEV TIF INCR
 TIF Taxing District Inc. Number: 770924
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 2018
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2039

UR Designation	
Slum	No
Blighted	No
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	585,740	0	0	0	0	0	585,740	0	585,740
Taxable	420,780	0	0	0	0	0	420,780	0	420,780
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	585,740	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: ANKENY (77G714)
 Urban Renewal Area: ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL (77018)
 TIF Taxing District Name: ANKENY CITY/SAYDEL SCH/19 AMD 89 EC DEV TIF INCR
 TIF Taxing District Inc. Number: 770940
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received: 2019
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2040

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2019

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: ANKENY (77G714)
 Urban Renewal Area: ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL (77018)
 TIF Taxing District Name: ANKENY CITY AG/SAYDEL SCH/19 AMD 89 EC DEV TIF INCR
 TIF Taxing District Inc. Number: 770942
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received: 2019
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2040

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2019

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	113,320	0	0	0	0	0	113,320	0	113,320
Taxable	81,406	0	0	0	0	0	81,406	0	81,406
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	113,320	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: ANKENY (77G714)
 Urban Renewal Area: ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL (77018)
 TIF Taxing District Name: ANKENY CITY/SAYDEL SCH/20 AMD 89 EC DEV TIF INCR
 TIF Taxing District Inc. Number: 770990
 TIF Taxing District Base Year: 2019
 FY TIF Revenue First Received: 2020
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2041

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2020

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	16,900,000	0	0	16,900,000	0	16,900,000
Taxable	0	0	0	15,079,030	0	0	15,079,030	0	15,079,030
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	99,190	15,079,030	2,868,668	12,210,362	306,373

FY 2025 TIF Revenue Received: 71,978

TIF Taxing District Data Collection

Local Government Name: ANKENY (77G714)
 Urban Renewal Area: ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL (77018)
 TIF Taxing District Name: ANKENY CITY AG/SAYDEL SCH/20 AMD 89 EC DEV TIF INCR
 TIF Taxing District Inc. Number: 770992
 TIF Taxing District Base Year: 2019
 FY TIF Revenue First Received: 2020
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2041

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2020

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: ANKENY (77G714)
 Urban Renewal Area: ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL (77018)
 TIF Taxing District Name: ANKENY CITY/SAYDEL SCH/21 AMD 89 EC DEV TIF INCR
 TIF Taxing District Inc. Number: 771010
 TIF Taxing District Base Year: 2020
 FY TIF Revenue First Received: 2021
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2042

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2021

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	6,450,000	0	0	0	6,450,000	0	6,450,000
Taxable	0	0	5,739,515	0	0	0	5,739,515	0	5,739,515
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	36,990	5,739,515	1,091,898	4,647,617	116,615

FY 2025 TIF Revenue Received: 27,397

TIF Taxing District Data Collection

Local Government Name: ANKENY (77G714)
 Urban Renewal Area: ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL (77018)
 TIF Taxing District Name: ANKENY CITY AG/SAYDEL SCH/21 AMD 89 EC DEV TIF INCR
 TIF Taxing District Inc. Number: 771012
 TIF Taxing District Base Year: 2020
 FY TIF Revenue First Received: 2021
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2042

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2021

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: ANKENY (77G714)
 Urban Renewal Area: ANKENY 1991 URBAN RENEWAL
 UR Area Number: 77019

 UR Area Creation Date: 12/1991

 UR Area Purpose: See attached plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ANKENY CITY/ANKENY SCH/91 TIF INCR	770332	770334	19,611,078
ANKENY CITY AG/ANKENY SCH/91 TIF INCR	770333	770532	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	138,342,500	228,872,148	0	0	-152,000	366,601,148	0	366,601,148
Taxable	0	64,111,806	194,811,834	0	0	-152,000	258,310,140	0	258,310,140
Homestead Credits									228

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	-1,047	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	516,006		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	516,006		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	562,375		
Returned to County Treasurer:	0		
Total Expenditures:	562,375		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	-47,416	0	Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For ANKENY 1991 URBAN RENEWAL

West 1st Street Widening & Improvements

Description:	West 1st Street Widening & Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Uptown Parking Improvements

Description:	Uptown Parking Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Uptown Lighting Fixture Upgrades

Description:	Uptown Lighting Fixture Upgrades
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ANKENY 1991 URBAN RENEWAL

GO Bonds, Series 2019A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	345,000
Interest:	46,450
Total:	391,450
Annual Appropriation?:	No
Date Incurred:	05/28/2019
FY of Last Payment:	2029

GO Bonds, Series 2020A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	160,000
Interest:	25,700
Total:	185,700
Annual Appropriation?:	No
Date Incurred:	06/09/2020
FY of Last Payment:	2030

GO Bonds, Series 2021A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,360,000
Interest:	241,550
Total:	1,601,550
Annual Appropriation?:	No
Date Incurred:	06/09/2021
FY of Last Payment:	2031

GO Bonds, Series 2022A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,280,000
Interest:	247,125
Total:	1,527,125
Annual Appropriation?:	No
Date Incurred:	05/25/2022
FY of Last Payment:	2032

GO Bonds, Series 2023B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	225,000
Interest:	59,750
Total:	284,750
Annual Appropriation?:	No
Date Incurred:	06/21/2023
FY of Last Payment:	2033

GO Bonds, Series 2025A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	460,000
Interest:	128,240
Total:	588,240
Annual Appropriation?:	No
Date Incurred:	06/18/2025
FY of Last Payment:	2035

Non-Rebates For ANKENY 1991 URBAN RENEWAL

TIF Expenditure Amount:	80,800
Tied To Debt:	GO Bonds, Series 2019A
Tied To Project:	West 1st Street Widening & Improvements

TIF Expenditure Amount:	32,400
Tied To Debt:	GO Bonds, Series 2020A
Tied To Project:	West 1st Street Widening & Improvements

TIF Expenditure Amount:	226,450
Tied To Debt:	GO Bonds, Series 2021A
Tied To Project:	West 1st Street Widening & Improvements

TIF Expenditure Amount:	170,775
Tied To Debt:	GO Bonds, Series 2022A
Tied To Project:	West 1st Street Widening & Improvements

TIF Expenditure Amount:	20,700
Tied To Debt:	GO Bonds, Series 2022A
Tied To Project:	Uptown Parking Improvements

TIF Expenditure Amount:	31,250
Tied To Debt:	GO Bonds, Series 2023B
Tied To Project:	Uptown Parking Improvements

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: ANKENY (77G714)
 Urban Renewal Area: ANKENY 1991 URBAN RENEWAL (77019)
 TIF Taxing District Name: ANKENY CITY/ANKENY SCH/91 TIF INCR
 TIF Taxing District Inc. Number: 770334
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2038

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1991

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	138,342,500	228,872,148	0	0	-152,000	366,601,148	0	366,601,148
Taxable	0	64,111,806	194,811,834	0	0	-152,000	258,310,140	0	258,310,140
Homestead Credits									228

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	45,073,800	258,310,140	19,611,078	238,699,062	6,307,097

FY 2025 TIF Revenue Received: 516,006

TIF Taxing District Data Collection

Local Government Name: ANKENY (77G714)
 Urban Renewal Area: ANKENY 1991 URBAN RENEWAL (77019)
 TIF Taxing District Name: ANKENY CITY AG/ANKENY SCH/91 TIF INCR
 TIF Taxing District Inc. Number: 770532
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2038

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1991

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: ANKENY (77G714)
 Urban Renewal Area: ANKENY NORTHEAST URBAN RENEWAL
 UR Area Number: 77080

 UR Area Creation Date: 10/2010

 UR Area Purpose: See attached plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ANKENY CITY/ANKENY SCH/10 NE ANK TIF INCR	770827	770828	19,386,507
ANKENY CITY AG/ANKENY SCH/10 NE ANK TIF INCR	770829	770830	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	633,880	58,943,080	163,225,820	0	0	-8,000	222,729,780	0	222,729,780
Taxable	455,362	27,315,897	142,874,741	0	0	-8,000	170,573,000	0	170,573,000
Homestead Credits									48

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	-2,138	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	514,662		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	514,662		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	562,114		
Returned to County Treasurer:	0		
Total Expenditures:	562,114		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	-49,590	0	Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For ANKENY NORTHEAST URBAN RENEWAL

NE 36th Street Reconstruction - Interstate 35 to NE Four Mile Drive

Description:	NE 36th Street Reconstruction - Interstate 35 to NE Four Mile Drive
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Community State Bank

Description:	Tax Rebate Agreement
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Interstate 35 and NE 36th Street Interchange Improvements

Description:	Interstate 35 and NE 36th Street Interchange Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For ANKENY NORTHEAST URBAN RENEWAL

GO Bonds, Series 2022A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,700,000
Interest:	1,496,239
Total:	7,196,239
Annual Appropriation?:	No
Date Incurred:	05/25/2022
FY of Last Payment:	2037

Community State Bank

Debt/Obligation Type:	Rebates
Principal:	3,732,139
Interest:	0
Total:	3,732,139
Annual Appropriation?:	Yes
Date Incurred:	07/01/2024
FY of Last Payment:	2038

GO Bonds, Series 2025A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	425,000
Interest:	118,020
Total:	543,020
Annual Appropriation?:	No
Date Incurred:	06/18/2025
FY of Last Payment:	2035

Non-Rebates For ANKENY NORTHEAST URBAN RENEWAL

TIF Expenditure Amount:	562,114
Tied To Debt:	GO Bonds, Series 2022A
Tied To Project:	NE 36th Street Reconstruction - Interstate 35 to NE Four Mile Drive

Jobs For ANKENY NORTHEAST URBAN RENEWAL

Project:	Community State Bank
Company Name:	Community State Bank
Date Agreement Began:	07/01/2024
Date Agreement Ends:	06/30/2038
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	359,000
Total Estimated Private Capital Investment:	22,500,000
Total Estimated Cost of Public Infrastructure:	0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: ANKENY (77G714)
 Urban Renewal Area: ANKENY NORTHEAST URBAN RENEWAL (77080)
 TIF Taxing District Name: ANKENY CITY/ANKENY SCH/10 NE ANK TIF INCR
 TIF Taxing District Inc. Number: 770828
 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: 2045

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2010

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	58,943,080	163,225,820	0	0	-8,000	222,095,900	0	222,095,900
Taxable	0	27,315,897	142,874,741	0	0	-8,000	170,117,638	0	170,117,638
Homestead Credits									48

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	130,362,003	91,741,897	19,386,507	72,355,390	1,911,832

FY 2025 TIF Revenue Received: 514,662

TIF Taxing District Data Collection

Local Government Name: ANKENY (77G714)
 Urban Renewal Area: ANKENY NORTHEAST URBAN RENEWAL (77080)
 TIF Taxing District Name: ANKENY CITY AG/ANKENY SCH/10 NE ANK TIF INCR
 TIF Taxing District Inc. Number: 770830
 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: 2045

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2010

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	633,880	0	0	0	0	0	633,880	0	633,880
Taxable	455,362	0	0	0	0	0	455,362	0	455,362
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	633,880	0	0	0	0

FY 2025 TIF Revenue Received: 0