Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: DES MOINES
Local Government Number: 77G717

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
DES MOINES ACCENT URBAN RENEWAL	77003	2
DES MOINES CENTRAL PLACE INDUSTRIAL PARK URBAN RENEWAL	77004	1
DES MOINES GUTHRIE AVENUE IND PARK URBAN RENEWAL	77008	2
DES MOINES SE AGRI BUSINESS PARK URBAN RENEWAL	77052	4
DES MOINES METRO CENTER MERGED URBAN RENEWAL	77062	17
DES MOINES FLEUR DRIVE COMMERCIAL URBAN RENEWAL	77067	2
DES MOINES BEAVERDALE COMMERCIAL URBAN RENEWAL	77071	3
DES MOINES MERLE HAY COMMERCIAL URBAN RENEWAL	77073	1
DES MOINES NE HUBBELL AVENUE URBAN RENEWAL	77078	4
DES MOINES SOUTHSIDE ECONOMIC DEVELOPMENT URBAN RENEWAL	77081	3
DES MOINES INGERSOLL-GRAND COMMERCIAL URBAN RENEWAL	77084	2
DES MOINES SW 42ND & ARMY POST URBAN RENEWAL	77094	2
DES MOINES FOREST AVENUE URBAN RENEWAL	77095	1
DES MOINES NE GATEWAY 2 URBAN RENEWAL	77103	2
DES MOINES NE GATEWAY 1 URBAN RENEWAL	77104	2
DES MOINES SOUTHWEST GATEWAY URBAN RENEWAL	77108	2
DES MOINES DRAKE URBAN RENEWAL	77109	1
DES MOINES 38TH AND GRAND URBAN RENEWAL	77111	3
DES MOINES OAK PARK-HIGHLAND PARK URBAN RENEWAL	77112	3
DES MOINES HILLTOP URBAN RENEWAL	77113	1
DES MOINES CARPENTER URBAN RENEWAL	77115	1
DES MOINES UPPER EAST VILLAGE URBAN RENEWAL	77118	1

TIF Debt Outstanding: **654,349,016**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	**21,991,720**	**0**	**Amount of 07-01-2024 Cash Balance Restricted for LMI**
TIF Revenue:	50,904,920		
TIF Sp. Revenue Fund Interest:	2,218,550		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**53,123,470**		
Rebate Expenditures:	14,973,893		
Non-Rebate Expenditures:	23,740,941		
Returned to County Treasurer:	0		
Total Expenditures:	**38,714,834**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	**36,400,356**	**0**	**Amount of 06-30-2025 Cash Balance Restricted for LMI**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: **579,233,826**

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name:	DES MOINES (77G717)
Urban Renewal Area:	DES MOINES ACCENT URBAN RENEWAL
UR Area Number:	77003
UR Area Creation Date:	12/1996
UR Area Purpose:	To retain and expand high value commercial and industrial development and target quality new investment in the commercially zoned areas. The City also seeks to prevent continued deterioration of the area's infrastructure and housing stock.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DES MOINES CITY/DM SCH/96 ACCENT TIF INCR	770392	770393	0
DES MOINES CITY/DM SCH/02 ACCENT AMD TIF INCR	770618	770619	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	95,601,400	63,478,750	16,395,960	0	-168,000	174,963,610	0	174,963,610
Taxable	0	44,304,395	51,266,962	14,370,827	0	-168,000	109,429,684	0	109,429,684
Homestead Credits									379

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	**15,223**	**0**	**Amount of 07-01-2024 Cash Balance Restricted for LMI**
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	951		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**951**		
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:	**16,174**	**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: DES MOINES (77G717)
Urban Renewal Area: DES MOINES ACCENT URBAN RENEWAL (77003)
TIF Taxing District Name: DES MOINES CITY/DM SCH/96 ACCENT TIF INCR
TIF Taxing District Inc. Number: 770393

TIF Taxing District Base Year: 1995
FY TIF Revenue First Received: 1997
Subject to a Statutory end date? No

	UR Designation
Slum	12/1996
Blighted	12/1996
Economic Development	12/1996

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	94,498,300	58,716,450	16,395,960	0	-164,000	169,108,710	0	169,108,710
Taxable	0	43,793,187	47,443,614	14,370,827	0	-164,000	105,105,628	0	105,105,628
Homestead Credits									375

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	58,344,960	105,105,628	0	105,105,628	3,642,235

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES ACCENT URBAN RENEWAL (77003)
TIF Taxing District Name: DES MOINES CITY/DM SCH/02 ACCENT AMD TIF INCR
TIF Taxing District Inc. Number: 770619

TIF Taxing District Base Year: 2001
FY TIF Revenue First Received: 2003
Subject to a Statutory end date? No

	UR Designation
Slum	02/2002
Blighted	02/2002
Economic Development	02/2002

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,103,100	4,762,300	0	0	-4,000	5,854,900	0	5,854,900
Taxable	0	511,208	3,823,348	0	0	-4,000	4,324,056	0	4,324,056
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,767,040	4,091,860	0	4,091,860	141,796

FY 2025 TIF Revenue Received: 0

♦ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name:	DES MOINES (77G717)
Urban Renewal Area:	DES MOINES CENTRAL PLACE INDUSTRIAL PARK URBAN RENEWAL
UR Area Number:	77004
UR Area Creation Date:	05/1985
UR Area Purpose:	Redevelop industrial area near the downtown dating from late 1800s to providing reasonably priced sites for sale to owner-operators of small and mid-sized businesses

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
DES MOINES CITY/DM SCH/85 CENTRAL PLACE IND PK TIF INCR	770171	770172	37,143,491

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	89,400	55,221,892	7,450,300	0	0	62,761,592	0	62,761,592
Taxable	0	41,430	43,503,794	6,026,902	0	0	49,572,126	0	49,572,126
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	**929,633**	**0**	**Amount of 07-01-2024 Cash Balance Restricted for LMI**
TIF Revenue:	1,261,360		
TIF Sp. Revenue Fund Interest:	82,308		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**1,343,668**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	581,749		
Returned to County Treasurer:	0		
Total Expenditures:	**581,749**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	**1,691,552**	**0**	**Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For DES MOINES CENTRAL PLACE INDUSTRIAL PARK URBAN RENEWAL

Central Place Infrastructure

Description:	Infrastructure Improvements and Land Acquistions
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

Central Place Improvements

Description:	Improvement Projects
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

Storey Kenworthy

Description:	Business Expansion
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

GO Bonds 2019A

Description:	GO Bonds 2019A
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

GO Bonds 2020D

Description:	GO Bonds 2020D
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

GO Bonds 2023A

Description:	Go Bonds 2023A
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

1439 Michigan St

Description:	1439 Michigan St
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

GO Bonds 2024A

Description:	GO Bonds 2024A
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

GO Bonds 2025A

Description:	GO Bonds 2025A
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For DES MOINES CENTRAL PLACE INDUSTRIAL PARK URBAN RENEWAL

Storey Kenworthy Environmental Reimbursement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/08/2017
FY of Last Payment:	2020

Central Place Projects

Debt/Obligation Type:	Internal Loans
Principal:	12,976
Interest:	0
Total:	12,976
Annual Appropriation?:	Yes
Date Incurred:	11/19/2018
FY of Last Payment:	2024

GO Bonds 2019A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	385,817
Interest:	104,581
Total:	490,398
Annual Appropriation?:	No
Date Incurred:	05/20/2019
FY of Last Payment:	2038

GO Bonds 2020D

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,733,832
Interest:	707,460
Total:	4,441,292
Annual Appropriation?:	No
Date Incurred:	08/19/2020
FY of Last Payment:	2038

GO Bonds 2023A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,018,901
Interest:	2,501,883
Total:	7,520,784
Annual Appropriation?:	No
Date Incurred:	10/23/2023
FY of Last Payment:	2038

1439 Michigan St

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	10/24/2022

FY of Last Payment:	2024

GO Bonds 2024A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,924,528
Interest:	1,060,720
Total:	2,985,248
Annual Appropriation?:	No
Date Incurred:	10/21/2024
FY of Last Payment:	2044

GO Bonds 2025A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,000,000
Interest:	441,221
Total:	1,441,221
Annual Appropriation?:	No
Date Incurred:	10/20/2025
FY of Last Payment:	2045

Non-Rebates For DES MOINES CENTRAL PLACE INDUSTRIAL PARK URBAN RENEWAL

TIF Expenditure Amount:	32,568
Tied To Debt:	GO Bonds 2019A
Tied To Project:	GO Bonds 2019A

TIF Expenditure Amount:	305,017
Tied To Debt:	GO Bonds 2020D
Tied To Project:	GO Bonds 2020D

TIF Expenditure Amount:	10,000
Tied To Debt:	Central Place Projects
Tied To Project:	Central Place Improvements

TIF Expenditure Amount:	188,606
Tied To Debt:	GO Bonds 2023A
Tied To Project:	GO Bonds 2023A

TIF Expenditure Amount:	45,558
Tied To Debt:	GO Bonds 2024A
Tied To Project:	GO Bonds 2024A

Rebates For DES MOINES CENTRAL PLACE INDUSTRIAL PARK URBAN RENEWAL

STOREY KENWORTHY

TIF Expenditure Amount:	0
Rebate Paid To:	Storey Kenworthy
Tied To Debt:	Storey Kenworthy Environmental Reimbursement
Tied To Project:	Storey Kenworthy
Projected Final FY of Rebate:	2050

1439 Michigan Street

TIF Expenditure Amount:	0
Rebate Paid To:	1439 Michigan Street
Tied To Debt:	1439 Michigan St
Tied To Project:	1439 Michigan St
Projected Final FY of Rebate:	2024

♦ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES CENTRAL PLACE INDUSTRIAL PARK URBAN RENEWAL (77004)
TIF Taxing District Name: DES MOINES CITY/DM SCH/85 CENTRAL PLACE IND PK TIF INCR
TIF Taxing District Inc. Number: 770172

TIF Taxing District Base Year: 1985
FY TIF Revenue First Received: 1987
Subject to a Statutory end date? No

	UR Designation
Slum	05/1985
Blighted	05/1985
Economic Development	07/1988

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	89,400	55,221,892	7,450,300	0	0	62,761,592	0	62,761,592
Taxable	0	41,430	43,503,794	6,026,902	0	0	49,572,126	0	49,572,126
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	15,140,280	47,621,312	37,143,491	10,477,821	363,089

FY 2025 TIF Revenue Received: 1,261,360

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name:	DES MOINES (77G717)
Urban Renewal Area:	DES MOINES GUTHRIE AVENUE IND PARK URBAN RENEWAL
UR Area Number:	77008
UR Area Creation Date:	08/1988
UR Area Purpose:	Provide an attractive, fully-serviced industrial park with reasonably-priced land for industrial development that meets contempory standards

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DES MOINES CITY/DM SCH/89 GUTHRIE AVE IND PK TIF INCR	770270	770271	0
DES MOINES CITY AG/DM SCH/89 GUTHRIE AVE IND PK TIF INCR	770272	770273	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	14,630	378,100	68,506,740	3,557,900	0	0	72,457,370	0	72,457,370
Taxable	10,509	175,224	59,847,375	3,058,960	0	0	63,092,068	0	63,092,068
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	**108,152**	**0**	**Amount of 07-01-2024 Cash Balance Restricted for LMI**
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	6,760		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**6,760**		
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:	**114,912**	**0**	**Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For DES MOINES GUTHRIE AVENUE IND PARK URBAN RENEWAL

Central Wire & Iron

Description:	Economic Development Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For DES MOINES GUTHRIE AVENUE IND PARK URBAN RENEWAL

Central Wire & Iron

Debt/Obligation Type:	Rebates
Principal:	89,460
Interest:	0
Total:	89,460
Annual Appropriation?:	Yes
Date Incurred:	01/12/2009
FY of Last Payment:	2026

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES GUTHRIE AVENUE IND PARK URBAN RENEWAL (77008)
TIF Taxing District Name: DES MOINES CITY/DM SCH/89 GUTHRIE AVE IND PK TIF INCR
TIF Taxing District Inc. Number: 770271
TIF Taxing District Base Year: 1988
FY TIF Revenue First Received: 1990
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2030

	UR Designation
Slum	08/1988
Blighted	08/1988
Economic Development	08/1988

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	378,100	68,506,740	3,557,900	0	0	72,442,740	0	72,442,740
Taxable	0	175,224	59,847,375	3,058,960	0	0	63,081,559	0	63,081,559
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,713,890	63,081,559	0	63,081,559	2,185,971

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES GUTHRIE AVENUE IND PARK URBAN RENEWAL (77008)
TIF Taxing District Name: DES MOINES CITY AG/DM SCH/89 GUTHRIE AVE IND PK TIF INCR
TIF Taxing District Inc. Number: 770273
TIF Taxing District Base Year: 1988
FY TIF Revenue First Received: 1990
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2030

	UR Designation
Slum	08/1988
Blighted	08/1988
Economic Development	08/1988

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	14,630	0	0	0	0	0	14,630	0	14,630
Taxable	10,509	0	0	0	0	0	10,509	0	10,509
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	14,630	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:	DES MOINES (77G717)
Urban Renewal Area:	DES MOINES SE AGRI BUSINESS PARK URBAN RENEWAL
UR Area Number:	77052
UR Area Creation Date:	01/1998
UR Area Purpose:	Retain and develop businesses which add value to agriculturally-related products and expand the existing agribusiness base by creating new business development /employment opportunities through redevelopment and economic development assistance."

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
DES MOINES CITY/DM SCH/98 SE AG BUS PK TIF INCR	770447	770448	141,661,182
DES MOINES CITY AG/DM SCH/98 SE AG BUS PK TIF INCR	770446	770549	0
DES MOINES CITY/DM SCH/11 AMD SE AG BUS PK TIF INCR	770875	770876	2,785,694
DES MOINES CITY AG/DM SCH/11 AMD SE AG BUS PK TIF INCR	770877	770878	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	244,220	45,072,341	52,485,817	170,758,920	0	-104,000	268,275,298	0	268,275,298
Taxable	175,440	20,887,805	41,737,022	151,443,841	0	-104,000	213,958,108	0	213,958,108
Homestead Credits									190

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	**4,358,154**	**0**	**Amount of 07-01-2024 Cash Balance Restricted for LMI**
TIF Revenue:	4,959,660		
TIF Sp. Revenue Fund Interest:	314,088		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**5,273,748**		
Rebate Expenditures:	1,197,573		
Non-Rebate Expenditures:	2,449,778		
Returned to County Treasurer:	0		
Total Expenditures:	**3,647,351**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	**5,984,551**	**0**	**Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For DES MOINES SE AGRI BUSINESS PARK URBAN RENEWAL

Kemin Industries

Description:	Kemin Industries Expansion
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Helena Industries

Description:	Helena Industries Expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

GO Bonds 2019A

Description:	GO Bonds 2019A
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Land Acquisition

Description:	Land Acquisition
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

Cold Storage

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

Transload DSMI

Description:	Des Moines Transloading Facility
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

GO Bonds 2020A

Description:	GO Bonds 2020A
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

GO Bonds 2021A

Description:	GO Bonds 2021A
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

NMDP Holdings

Description:	Industrial Expansion

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

GO Bonds 2024A

Description:	GO Bonds 2024A
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

GO Bonds 2025A

Description:	GO Bonds 2025A
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For DES MOINES SE AGRI BUSINESS PARK URBAN RENEWAL

Kemin Industries

Debt/Obligation Type:	Rebates
Principal:	3,013,000
Interest:	0
Total:	3,013,000
Annual Appropriation?:	Yes
Date Incurred:	03/11/2013
FY of Last Payment:	2025

Helena Industries

Debt/Obligation Type:	Rebates
Principal:	131,357
Interest:	0
Total:	131,357
Annual Appropriation?:	Yes
Date Incurred:	07/24/2017
FY of Last Payment:	2028

GO Bonds 2019A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	483,009
Interest:	36,520
Total:	519,529
Annual Appropriation?:	No
Date Incurred:	05/20/2019
FY of Last Payment:	2026

Land Acquisition

Debt/Obligation Type:	Internal Loans
Principal:	750,000
Interest:	0
Total:	750,000
Annual Appropriation?:	Yes
Date Incurred:	11/23/2020
FY of Last Payment:	2025

Cold Storage

Debt/Obligation Type:	Rebates
Principal:	2,911,000
Interest:	0
Total:	2,911,000
Annual Appropriation?:	Yes
Date Incurred:	06/27/2016
FY of Last Payment:	2034

Cold Storage Expansion

Debt/Obligation Type:	Rebates
Principal:	1,688,000
Interest:	0
Total:	1,688,000
Annual Appropriation?:	Yes
Date Incurred:	03/23/2020

FY of Last Payment:	2035

Transload DSMI

Debt/Obligation Type:	Rebates
Principal:	3,428,358
Interest:	0
Total:	3,428,358
Annual Appropriation?:	Yes
Date Incurred:	12/16/2019
FY of Last Payment:	2041

GO Bonds 2020A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,220,000
Interest:	428,249
Total:	3,648,249
Annual Appropriation?:	No
Date Incurred:	02/12/2020
FY of Last Payment:	2028

GO Bonds 2021A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,325,176
Interest:	612,942
Total:	5,938,118
Annual Appropriation?:	No
Date Incurred:	02/22/2021
FY of Last Payment:	2033

NMDP Holdings

Debt/Obligation Type:	Rebates
Principal:	275,000
Interest:	0
Total:	275,000
Annual Appropriation?:	Yes
Date Incurred:	03/07/2022
FY of Last Payment:	2024

GO Bonds 2024A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,924,528
Interest:	1,060,720
Total:	2,985,248
Annual Appropriation?:	No
Date Incurred:	10/21/2024
FY of Last Payment:	2044

GO Bonds 2025A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	6,000,000
Interest:	2,647,326
Total:	8,647,326
Annual Appropriation?:	No
Date Incurred:	10/20/2025
FY of Last Payment:	2045

Non-Rebates For DES MOINES SE AGRI BUSINESS PARK URBAN RENEWAL

TIF Expenditure Amount:	259,764
Tied To Debt:	GO Bonds 2019A
Tied To Project:	GO Bonds 2019A

TIF Expenditure Amount:	750,000
Tied To Debt:	Land Acquisition
Tied To Project:	Land Acquisition

TIF Expenditure Amount:	563,456
Tied To Debt:	GO Bonds 2021A
Tied To Project:	GO Bonds 2021A

TIF Expenditure Amount:	831,000
Tied To Debt:	GO Bonds 2020A
Tied To Project:	GO Bonds 2020A

TIF Expenditure Amount:	45,558
Tied To Debt:	GO Bonds 2024A
Tied To Project:	GO Bonds 2024A

Rebates For DES MOINES SE AGRI BUSINESS PARK URBAN RENEWAL

Helena Industries

TIF Expenditure Amount:	33,600
Rebate Paid To:	Helena Industries
Tied To Debt:	Helena Industries
Tied To Project:	Helena Industries
Projected Final FY of Rebate:	2028

Cold Storage

TIF Expenditure Amount:	388,973
Rebate Paid To:	Cold Storage
Tied To Debt:	Cold Storage
Tied To Project:	Cold Storage
Projected Final FY of Rebate:	2035

NMDP Holdings

TIF Expenditure Amount:	275,000
Rebate Paid To:	NMDP Holdings
Tied To Debt:	NMDP Holdings
Tied To Project:	NMDP Holdings
Projected Final FY of Rebate:	2025

Kemin

TIF Expenditure Amount:	500,000
Rebate Paid To:	Kemin
Tied To Debt:	Kemin Industries
Tied To Project:	Kemin Industries
Projected Final FY of Rebate:	2035

Sale of land for $3.86 million

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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: DES MOINES (77G717)
Urban Renewal Area: DES MOINES SE AGRI BUSINESS PARK URBAN RENEWAL (77052)
TIF Taxing District Name: DES MOINES CITY/DM SCH/98 SE AG BUS PK TIF INCR
TIF Taxing District Inc. Number: 770448

TIF Taxing District Base Year: 1998
FY TIF Revenue First Received: 2000
Subject to a Statutory end date? No

	UR Designation
Slum	01/1998
Blighted	01/1998
Economic Development	01/1998

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	44,445,341	44,657,717	170,516,220	0	-100,000	259,340,528	0	259,340,528
Taxable	0	20,597,236	35,842,179	151,331,369	0	-100,000	207,492,034	0	207,492,034
Homestead Credits									187

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	53,476,030	205,964,498	141,661,182	64,303,316	2,228,309

FY 2025 TIF Revenue Received: 4,864,012

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES SE AGRI BUSINESS PARK URBAN RENEWAL (77052)
TIF Taxing District Name: DES MOINES CITY AG/DM SCH/98 SE AG BUS PK TIF INCR
TIF Taxing District Inc. Number: 770549

TIF Taxing District Base Year: 1998
FY TIF Revenue First Received: 2012
Subject to a Statutory end date? No

	UR Designation
Slum	11/2011
Blighted	11/2011
Economic Development	11/2011

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	244,220	0	0	0	0	0	244,220	0	244,220
Taxable	175,440	0	0	0	0	0	175,440	0	175,440
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	244,220	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: DES MOINES (77G717)
Urban Renewal Area: DES MOINES SE AGRI BUSINESS PARK URBAN RENEWAL (77052)
TIF Taxing District Name: DES MOINES CITY/DM SCH/11 AMD SE AG BUS PK TIF INCR
TIF Taxing District Inc. Number: 770876

TIF Taxing District Base Year: 2010
FY TIF Revenue First Received: 2011
Subject to a Statutory end date? No

	UR Designation
Slum	11/2011
Blighted	11/2011
Economic Development	11/2011

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	627,000	7,828,100	242,700	0	-4,000	8,690,550	0	8,690,550
Taxable	0	290,569	5,894,843	112,472	0	-4,000	6,290,634	0	6,290,634
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,644,100	4,050,450	2,785,694	1,264,756	43,828

FY 2025 TIF Revenue Received: 95,648

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES SE AGRI BUSINESS PARK URBAN RENEWAL (77052)
TIF Taxing District Name: DES MOINES CITY AG/DM SCH/11 AMD SE AG BUS PK TIF INCR
TIF Taxing District Inc. Number: 770878

TIF Taxing District Base Year: 2010
FY TIF Revenue First Received: 2011
Subject to a Statutory end date? No

	UR Designation
Slum	11/2011
Blighted	11/2011
Economic Development	11/2011

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:	DES MOINES (77G717)
Urban Renewal Area:	DES MOINES METRO CENTER MERGED URBAN RENEWAL
UR Area Number:	77062
UR Area Creation Date:	03/2000
UR Area Purpose:	Provide a vibrant, strong downtown with a wide variety of social, business, recreational and related functions in a livable, appealing environment with a high level of internal and external accessibility .

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
DES MOINES CITY/DM SCH/73 CAP-CTR AREA I TIF INCR	770154	770162	30,710,767
DES MOINES CITY/DM SCH/83 CAP-CTR II AREA A TIF INCR	770165	770166	1,697,385
DES MOINES CITY/DM SCH/DWTN SSMID/83 CAP-CTR II AREA A TIF INCR	770200	770201	345,222,198
DES MOINES CITY/DM SCH/DWTN SSMID/73 CAP-CTR AREA I TIF INCR	770202	770203	254,706,292
DES MOINES CITY/DM SCH/DTN SM/93 CAP-CT II C-D RIV PT-C TIF INCR	770204	770205	11,701,334
DES MOINES CITY/DM SCH/DWTN SSMID/89 RIVERPOINT AREA A TIF INCR	770206	770207	128,349,755
DES MOINES CITY/DM SCH/DWTN SSMID/93 CAP-CTR 3 AREA A TIF INCR	770208	770209	233,944,517
DES MOINES CITY/DM SCH/SHERM H SSMD/93 CAP-CTR 3 AREA A TIF INCR	770210	770211	11,441,054
DES MOINES CITY/DM SCH/DWTN SSMID/93 CAP-CTR II AREA B TIF INCR	770212	770213	4,079,935
DES MOINES CITY/DM SCH/89 RIVERPOINT AREA A TIF INCR	770268	770269	26,588,119
DES MOINES CITY/DM SCH/93 CAP-CTR III AREA A TIF INCR	770357	770358	10,314,564
DES MOINES CITY/DM SCH/93 CAP-CTR II AREA B TIF INCR	770480	770481	337,838
DES MOINES CITY/DM SCH/93 RIVERPOINT AREA B TIF INCR	770484	770485	8,705,323
DES MOINES CITY/DM SCH/93 CAP-CT II C-D RIV PT-C TIF INCR	770486	770487	2,198,771
DES MOINES CITY/DM SCH/98 SIXTH AVE AMD TIF INCR	770494	770495	15,539,572
DES MOINES CITY/DM SCH/DWTN SSMID 1/11 RIVER HILLS TIF INCR	770837	770838	3,746,578
DES MOINES CITY/DM SCH/11 RIVER HILLS TIF INCR	770839	770840	2,914,967

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	535,627,357	1,958,802,722	4,580,100	0	-180,000	2,498,339,429	0	2,498,339,429
Taxable	0	248,224,606	1,730,311,022	3,313,080	0	-180,000	1,981,177,958	0	1,981,177,958
Homestead Credits									620

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	**13,079,827**	**0**	**Amount of 07-01-2024 Cash Balance Restricted for LMI**
TIF Revenue:	37,345,858		
TIF Sp. Revenue Fund Interest:	1,533,217		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**38,879,075**		
Rebate Expenditures:	10,208,990		
Non-Rebate Expenditures:	18,827,259		
Returned to County Treasurer:	0		
Total Expenditures:	**29,036,249**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	**22,922,653**	**0**	**Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For DES MOINES METRO CENTER MERGED URBAN RENEWAL

Wells Fargo II 801 Walnut

Description:	Wells Fargo II expansion
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Temple for Performing Arts 1101 Locust

Description:	former Masonic Temple
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Hubbell Riverpoint 7th & Tuttle

Description:	Hubbell SW 7th Office Park
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Village Place 521 E. Locust St.

Description:	New buildings with commercial, residential and parking structure compoenents
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

Davis Brown Tower 215 10th St.

Description:	New building with retail, office and parking components
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Parking System support

Description:	Parking System support
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Planning and Administration support

Description:	Planning and Administration support
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Wells Fargo I 800 Walnut St.

Description:	New office building and parking structure
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Nationwide/ Allied I 1100 Locust St.

Description:	Expansion of existing office building, new office building and new parking structure
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Nationwide/ Allied II 1200 Locust St

Description:	New office building and parking strucure
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Court Ave. Partners 4th and Court

Description:	New building with retail, housing and parking components
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

Liberty/Equitable Parking Garage

Description:	Shared structured parking for new residential development
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Commercial Bldg 1717 Ingersoll

Description:	Renovation of former car dealership building
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Spaghetti Works Bldg 302-310 Court Ave.

Description:	Renovation of historic building with first floor commercial and upper levels for housing
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

Riverpoint West

Description:	Riverpoint West Redevelopment
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

SSMID METRO CENTER

Description:	SSMID PORTION of METRO CENTER
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

Waterfront Lodging

Description:	Waterfront Lodging
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

Fleming

Description:	Fleming
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Simpson Law Firm

Description:	Simpson Law Firm
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Botanical Center

Description:	Botanical Center
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Chamberlain Bldg TF047

Description:	Chamberlain Bldg TF047 1408 Locust
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Ballyard Lofts TF054 350 SW 2nd

Description:	Ballyard Lofts
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

GO 2014C Infrastructure

Description:	2014C Metro Center Infrastructure
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

GO 2014D Infrastructure

Description:	2014D Metro Center Infrastructure
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

City Square

Description:	201 E Locust Street
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

AC Marriot Hotel

Description:	401 East Grand Ave
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

Hy-Vee

Description:	420 Court Ave
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

Locust Street Investments

Description:	1420-1430 Locust
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

Dilley Manufacturing

Description:	215 East 3rd Street
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

505 E. Grand LLC

Description:	505 East Grand
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

East Village Tower Partners

Description:	600 East 5th Street
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

American Republic Insurance Company

Description:	601 6th Ave
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Advance Rumely Building (Market One)

Description:	130 East 3rd Street
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

R&T Lofts

Description:	421 8th Street
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No

Payments Complete:	No

Kum & Go (Krause Gateway)

Description:	1459 Grand Ave
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Cityville

Description:	SW 9th Street between Murphy St and DART Lane
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

Employers Mutual Company

Description:	219 8th Street
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Marel Meat Processing

Description:	401 SW 7th Street
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

Principal Financial Corporate Headquarters

Description:	711 High, 801 Grand, 750 Park
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

GO 2015A Infrastructure and Refunding

Description:	2015A Metro Center Infrastructure
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

GO 2015B Refunding (2008E)

Description:	2015B Refunding
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

GO 2015A Infrastructure

Description:	2015A Metro Center Infrastructure
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

GO 2015B Refunding

Description:	2015B Metro Center Debt Refunding
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes

Payments Complete:	No

GO 2015C Refunding

Description:	2015C Metro Center Debt Refunding
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

GO 2016A Infrastructure

Description:	2016A Metro Center Infrastructure
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

PDM Precast

Description:	220 SE 6th Street
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

GO 2017A Infrastructure

Description:	2017A Metro Center Infrastructure
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

GO 2017B Infrastructure

Description:	2017B Metro Center Infrastructure
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	No

GO 2017C Infrastructure

Description:	2017C Metro Center Infrastructure
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	No

Wilkins Building

Description:	713 Walnut Street
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

H. Glass Partners LLC

Description:	212 E 3rd Street
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

GO 2018A Refunding

Description:	2018A Metro Center Refunding
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

GO 2018B Refunding

Description:	2018B Metro Center Infrastructure
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Gray's Station Rebates

Description:	Gray's Station Construction
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

Gray's Station Internal Loan

Description:	Gray's Station Construction
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

Federal Home Loan Bank

Description:	Federal Home Loan Bank HQ
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

RE3, LLC

Description:	440 E Grand Renovation
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

Nelson Development 1, LLC

Description:	418 E Grand Redevelopment
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Griffin Building

Description:	319 7th St Renovation
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

District at 6th, LLC

Description:	201 SE 6th St Development
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

Global Atlantic

Description:	Davis Bacon Tower Renovation

Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Connolly Lofts

Description:	401 SE 6th St
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

Rowat Lofts, LLC

Description:	SE 6th to SE 7th St & Market St
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

207 Crocker, LLC

Description:	Fairfield Inn at 207 Crocker St
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	No

101 E Grand, LLC

Description:	111 E Grand Ave Phase II
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

Jarcor, LLC

Description:	1723 Grand Ave
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

206 6th Ave, LLC

Description:	Midland Building Renovation
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	No

7 & Grand Ramp

Description:	Parking Ramp
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

CIP Transfer

Description:	Internal Loan - CIP Funding
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

Nelson Construction

Description:	Miesblock 665 Grand Ave
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Bronson Partners

Description:	1417 Walnut St
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

GO Bonds 2019A

Description:	2019A Infrastructure and Refunding
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Level Apartments

Description:	Hubbell Bridge District
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

611 5th Ave

Description:	611 5th Ave
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Aust Real Estate

Description:	1201 Keo Way
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

GO Bonds 2020A

Description:	2020A Infrastructure and Refunding
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

GO Bonds 2020D

Description:	2020D Metro Center Infrastructure
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

219 E Grand LLC

Description:	219 E Grand
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No

Payments Complete:	No

College Hill Associates

Description:	921 6th Ave
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

GO Bonds 2021A

Description:	GO Bonds 2021A
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

GO Bonds 2021B

Description:	GO Bonds 2021B
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

GO Bonds 2021F

Description:	GO Bonds 2021F
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

District Developers

Description:	Redevelop Market District
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

Lawmark Capital

Description:	Redevelop Financial Center Building
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	No

DICO

Description:	Redevelop former DICO site
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

JR Partners

Description:	Redevelop 401 E Court Ave
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

217 E 2nd Ave

Description:	Redevelop 217 E 2nd Ave

Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

13th & Mulberry

Description:	Redevelop 213 13th Street
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

Stapek Partners

Description:	Redevelop 112 SE 4th Street
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

The Fifth

Description:	Redevelop 5th & Walnut
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

HOA EVMF

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

KG Store 543,LLC

Description:	KG Store 543, LLC
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Onespeed DSM, LLC

Description:	Onespeed DSM, LLC
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Center at 6th

Description:	1714 6th Ave
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Landus Cooperative

Description:	Landus Cooperative
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

GO Bonds 2022A

Description:	GO Bonds 2022A
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

GO Bonds 2023A

Description:	GO Bonds 2023A
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

GO Bonds 2024A

Description:	GO Bonds 2024A
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

CIP Support

Description:	Support of CIP projects in Metro Center
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Falcon Apartments

Description:	1435 Mulberry
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

American Equity - AEI

Description:	1100 Locust
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Two Ruan

Description:	601 Locust
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

Hotel Fort Des Moines

Description:	1000 Grand Ave
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

OpenLoop Health

Description:	317 6th Ave
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

FJ Management - MAV KG

Description:	1100 Locust St
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Riverview Parking

Description:	Parking at East Court Ave
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

GO Bonds 2024B

Description:	GO Bonds 2024B
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

GO Bonds 2025A

Description:	GO Bonds 2025A
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

GO Bonds 2025B

Description:	GO Bonds 2025B
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For DES MOINES METRO CENTER MERGED URBAN RENEWAL

Wells Fargo II TF010

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	12/22/2003
FY of Last Payment:	2029

Masonic Temple TF013

Debt/Obligation Type:	Rebates
Principal:	31,000
Interest:	0
Total:	31,000
Annual Appropriation?:	Yes
Date Incurred:	01/28/2002
FY of Last Payment:	2025

Botanical Center TF040

Debt/Obligation Type:	Other Debt
Principal:	1,800,000
Interest:	0
Total:	1,800,000
Annual Appropriation?:	Yes
Date Incurred:	05/09/2011
FY of Last Payment:	2030

Village Place TF030

Debt/Obligation Type:	Rebates
Principal:	630,000
Interest:	0
Total:	630,000
Annual Appropriation?:	Yes
Date Incurred:	06/19/2006
FY of Last Payment:	2030

Davis Brown Tower TF032

Debt/Obligation Type:	Rebates
Principal:	702,799
Interest:	0
Total:	702,799
Annual Appropriation?:	Yes
Date Incurred:	06/21/2006
FY of Last Payment:	2025

Parking System Support

Debt/Obligation Type:	Other Debt
Principal:	800,000
Interest:	0
Total:	800,000
Annual Appropriation?:	Yes
Date Incurred:	09/04/2012

FY of Last Payment:	2030

Metro Center Planning and Admin

Debt/Obligation Type:	Internal Loans
Principal:	3,900,000
Interest:	0
Total:	3,900,000
Annual Appropriation?:	Yes
Date Incurred:	11/19/2012
FY of Last Payment:	2030

Wells Fargo I TF005

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/20/2000
FY of Last Payment:	2024

Allied I TF004

Debt/Obligation Type:	Rebates
Principal:	8
Interest:	0
Total:	8
Annual Appropriation?:	Yes
Date Incurred:	11/20/2000
FY of Last Payment:	2024

Allied II TF004

Debt/Obligation Type:	Rebates
Principal:	15,441,652
Interest:	0
Total:	15,441,652
Annual Appropriation?:	Yes
Date Incurred:	05/08/2006
FY of Last Payment:	2031

Fourth and Court TF031

Debt/Obligation Type:	Rebates
Principal:	229,654
Interest:	0
Total:	229,654
Annual Appropriation?:	Yes
Date Incurred:	11/08/2004
FY of Last Payment:	2027

Court Ave Partners TF014

Debt/Obligation Type:	Rebates
Principal:	62,709
Interest:	0
Total:	62,709
Annual Appropriation?:	Yes
Date Incurred:	11/08/2004
FY of Last Payment:	2026

Riverpoint West HUD Sec 108 Loan TF042

Debt/Obligation Type:	Other Debt

Principal:	19,105,796
Interest:	0
Total:	19,105,796
Annual Appropriation?:	Yes
Date Incurred:	06/12/2008
FY of Last Payment:	2028

Waterfront Lodging TF050

Debt/Obligation Type:	Rebates
Principal:	2,567,752
Interest:	0
Total:	2,567,752
Annual Appropriation?:	Yes
Date Incurred:	02/11/2013
FY of Last Payment:	2031

Fleming TF044

Debt/Obligation Type:	Rebates
Principal:	1,175,000
Interest:	0
Total:	1,175,000
Annual Appropriation?:	Yes
Date Incurred:	07/25/2011
FY of Last Payment:	2030

Ballyard Lofts TF054

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/10/2013
FY of Last Payment:	2024

GO 2014C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2014
FY of Last Payment:	2024

GO 2014D

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2014
FY of Last Payment:	2024

SSMID Metro Center

Debt/Obligation Type:	Other Debt
Principal:	2,565,206
Interest:	0
Total:	2,565,206
Annual Appropriation?:	No
Date Incurred:	07/01/2015

FY of Last Payment:	2050

AC Marriot Hotel TF056

Debt/Obligation Type:	Rebates
Principal:	2,869,603
Interest:	0
Total:	2,869,603
Annual Appropriation?:	Yes
Date Incurred:	03/09/2015
FY of Last Payment:	2038

Hy-Vee TF057

Debt/Obligation Type:	Rebates
Principal:	3,200,901
Interest:	0
Total:	3,200,901
Annual Appropriation?:	Yes
Date Incurred:	04/06/2015
FY of Last Payment:	2033

Locust Street Investments TF061

Debt/Obligation Type:	Rebates
Principal:	157,749
Interest:	0
Total:	157,749
Annual Appropriation?:	Yes
Date Incurred:	06/23/2014
FY of Last Payment:	2026

City Square TF069

Debt/Obligation Type:	Rebates
Principal:	2,487,102
Interest:	0
Total:	2,487,102
Annual Appropriation?:	Yes
Date Incurred:	09/08/2014
FY of Last Payment:	2032

Dilley Manufacturing TF077

Debt/Obligation Type:	Rebates
Principal:	341,699
Interest:	0
Total:	341,699
Annual Appropriation?:	Yes
Date Incurred:	11/17/2014
FY of Last Payment:	2033

505 East Grand LLC TF071

Debt/Obligation Type:	Rebates
Principal:	426,202
Interest:	0
Total:	426,202
Annual Appropriation?:	Yes
Date Incurred:	04/21/2014
FY of Last Payment:	2028

East Village Tower Partners TF072

Debt/Obligation Type:	Rebates

Principal:	267,750
Interest:	0
Total:	267,750
Annual Appropriation?:	Yes
Date Incurred:	06/09/2014
FY of Last Payment:	2027

American Republic Insurance Company TF067

Debt/Obligation Type:	Rebates
Principal:	2,712,630
Interest:	0
Total:	2,712,630
Annual Appropriation?:	Yes
Date Incurred:	07/28/2014
FY of Last Payment:	2032

Advance Rumely Building (Market One) TF062

Debt/Obligation Type:	Rebates
Principal:	1,232,030
Interest:	0
Total:	1,232,030
Annual Appropriation?:	Yes
Date Incurred:	02/10/2013
FY of Last Payment:	2031

R&T Lofts

Debt/Obligation Type:	Rebates
Principal:	1,850,000
Interest:	0
Total:	1,850,000
Annual Appropriation?:	Yes
Date Incurred:	11/17/2014
FY of Last Payment:	2029

Cityville TF063

Debt/Obligation Type:	Rebates
Principal:	814,173
Interest:	0
Total:	814,173
Annual Appropriation?:	Yes
Date Incurred:	02/25/2013
FY of Last Payment:	2031

EMC TF084

Debt/Obligation Type:	Rebates
Principal:	5,654,718
Interest:	0
Total:	5,654,718
Annual Appropriation?:	Yes
Date Incurred:	04/20/2015
FY of Last Payment:	2034

Principal Corporate HQ TF064

Debt/Obligation Type:	Rebates
Principal:	21,699,017
Interest:	0
Total:	21,699,017
Annual Appropriation?:	Yes
Date Incurred:	12/23/2013

FY of Last Payment:	2031

GO 2015A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,200,000
Interest:	460,426
Total:	2,660,426
Annual Appropriation?:	No
Date Incurred:	08/11/2015
FY of Last Payment:	2035

SSMID Sherman Hill

Debt/Obligation Type:	Other Debt
Principal:	37,758
Interest:	0
Total:	37,758
Annual Appropriation?:	No
Date Incurred:	07/01/2015
FY of Last Payment:	2050

Miesblock TF068

Debt/Obligation Type:	Rebates
Principal:	7,811,074
Interest:	0
Total:	7,811,074
Annual Appropriation?:	Yes
Date Incurred:	04/11/2016
FY of Last Payment:	2040

Marel Meat TF070

Debt/Obligation Type:	Rebates
Principal:	83,033
Interest:	0
Total:	83,033
Annual Appropriation?:	Yes
Date Incurred:	07/13/2015
FY of Last Payment:	2027

219 E Grand LLC

Debt/Obligation Type:	Rebates
Principal:	2,424,918
Interest:	0
Total:	2,424,918
Annual Appropriation?:	Yes
Date Incurred:	12/21/2015
FY of Last Payment:	2034

Kum & Go Krause Gateway Center

Debt/Obligation Type:	Rebates
Principal:	46,531,207
Interest:	0
Total:	46,531,207
Annual Appropriation?:	Yes
Date Incurred:	10/12/2015
FY of Last Payment:	2040

Ingersoll Square III

Debt/Obligation Type:	Rebates

Principal:	1,950,000
Interest:	0
Total:	1,950,000
Annual Appropriation?:	Yes
Date Incurred:	11/18/2013
FY of Last Payment:	2034

1417 Walnut Bronson Partners

Debt/Obligation Type:	Rebates
Principal:	173,179
Interest:	0
Total:	173,179
Annual Appropriation?:	Yes
Date Incurred:	03/07/2016
FY of Last Payment:	2029

317 & 322 E Court Christensen Development

Debt/Obligation Type:	Rebates
Principal:	1,342,335
Interest:	0
Total:	1,342,335
Annual Appropriation?:	Yes
Date Incurred:	06/27/2016
FY of Last Payment:	2034

College Hill

Debt/Obligation Type:	Rebates
Principal:	1,746,705
Interest:	0
Total:	1,746,705
Annual Appropriation?:	Yes
Date Incurred:	06/27/2016
FY of Last Payment:	2034

Hotel Fort Des Moines

Debt/Obligation Type:	Rebates
Principal:	6,610,400
Interest:	0
Total:	6,610,400
Annual Appropriation?:	Yes
Date Incurred:	08/08/2016
FY of Last Payment:	2039

GO 2016A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,880,000
Interest:	826,930
Total:	5,706,930
Annual Appropriation?:	No
Date Incurred:	08/22/2016
FY of Last Payment:	2036

PDM Precast

Debt/Obligation Type:	Rebates
Principal:	4,957,397
Interest:	0
Total:	4,957,397
Annual Appropriation?:	Yes
Date Incurred:	08/22/2016

FY of Last Payment:	2042

GO 2017A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,565,000
Interest:	1,018,612
Total:	5,583,612
Annual Appropriation?:	No
Date Incurred:	08/14/2017
FY of Last Payment:	2037

GO 2017B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	8,915,000
Interest:	2,006,825
Total:	10,921,825
Annual Appropriation?:	No
Date Incurred:	08/14/2017
FY of Last Payment:	2037

GO 2017C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	365,000
Interest:	-17,953
Total:	347,047
Annual Appropriation?:	No
Date Incurred:	08/14/2017
FY of Last Payment:	2025

Wilkins Building TF049

Debt/Obligation Type:	Rebates
Principal:	4,726,068
Interest:	0
Total:	4,726,068
Annual Appropriation?:	Yes
Date Incurred:	12/08/2014
FY of Last Payment:	2029

212 E 3rd Street

Debt/Obligation Type:	Rebates
Principal:	406,102
Interest:	0
Total:	406,102
Annual Appropriation?:	Yes
Date Incurred:	05/08/2017
FY of Last Payment:	2034

GO 2018A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/19/2018
FY of Last Payment:	2024

GO 2018B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes

Principal:	5,470,000
Interest:	1,466,530
Total:	6,936,530
Annual Appropriation?:	No
Date Incurred:	03/08/2018
FY of Last Payment:	2038

Gray's Station Rebate

Debt/Obligation Type:	Rebates
Principal:	5,398,123
Interest:	4,940,311
Total:	10,338,434
Annual Appropriation?:	Yes
Date Incurred:	08/14/2017
FY of Last Payment:	2033

Gray's Station Loan

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/14/2017
FY of Last Payment:	2031

Federal Home Loan Bank

Debt/Obligation Type:	Rebates
Principal:	4,997,579
Interest:	0
Total:	4,997,579
Annual Appropriation?:	Yes
Date Incurred:	04/17/2017
FY of Last Payment:	2035

440 E Grand Ave

Debt/Obligation Type:	Rebates
Principal:	331,042
Interest:	0
Total:	331,042
Annual Appropriation?:	Yes
Date Incurred:	04/23/2018
FY of Last Payment:	2035

418 E Grand Ave - Phase I

Debt/Obligation Type:	Rebates
Principal:	7,993,875
Interest:	0
Total:	7,993,875
Annual Appropriation?:	Yes
Date Incurred:	07/02/2018
FY of Last Payment:	2040

418 E Grand Ave - Phase II

Debt/Obligation Type:	Rebates
Principal:	5,713,729
Interest:	0
Total:	5,713,729
Annual Appropriation?:	Yes
Date Incurred:	07/02/2018

FY of Last Payment:	2039

Griffin Building (319 7th St)

Debt/Obligation Type:	Rebates
Principal:	2,693,854
Interest:	0
Total:	2,693,854
Annual Appropriation?:	Yes
Date Incurred:	09/10/2018
FY of Last Payment:	2042

District at 6th

Debt/Obligation Type:	Rebates
Principal:	2,450,000
Interest:	0
Total:	2,450,000
Annual Appropriation?:	Yes
Date Incurred:	08/14/2017
FY of Last Payment:	2030

Global Atlantic

Debt/Obligation Type:	Rebates
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	Yes
Date Incurred:	02/05/2018
FY of Last Payment:	2026

Connolly Lofts

Debt/Obligation Type:	Rebates
Principal:	550,000
Interest:	0
Total:	550,000
Annual Appropriation?:	Yes
Date Incurred:	11/18/2019
FY of Last Payment:	2031

Rowat Lofts

Debt/Obligation Type:	Rebates
Principal:	2,130,000
Interest:	0
Total:	2,130,000
Annual Appropriation?:	Yes
Date Incurred:	06/25/2018
FY of Last Payment:	2036

Fairfield Inn

Debt/Obligation Type:	Rebates
Principal:	904,179
Interest:	0
Total:	904,179
Annual Appropriation?:	Yes
Date Incurred:	03/21/2018
FY of Last Payment:	2029

101 E Grand - Phase II

Debt/Obligation Type:	Rebates

Principal:	1,654,337
Interest:	0
Total:	1,654,337
Annual Appropriation?:	Yes
Date Incurred:	04/23/2018
FY of Last Payment:	2036

Argonne Apartments

Debt/Obligation Type:	Rebates
Principal:	4,399,862
Interest:	0
Total:	4,399,862
Annual Appropriation?:	Yes
Date Incurred:	05/20/2019
FY of Last Payment:	2042

Midland Building

Debt/Obligation Type:	Rebates
Principal:	3,806,370
Interest:	0
Total:	3,806,370
Annual Appropriation?:	Yes
Date Incurred:	03/08/2018
FY of Last Payment:	2038

7th & Grand Ramp

Debt/Obligation Type:	Rebates
Principal:	571,053
Interest:	0
Total:	571,053
Annual Appropriation?:	Yes
Date Incurred:	04/11/2016
FY of Last Payment:	2022

GO Bonds 2019A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,981,174
Interest:	853,011
Total:	4,834,185
Annual Appropriation?:	No
Date Incurred:	05/20/2019
FY of Last Payment:	2039

Level Apartments

Debt/Obligation Type:	Rebates
Principal:	4,800,634
Interest:	0
Total:	4,800,634
Annual Appropriation?:	Yes
Date Incurred:	03/23/2020
FY of Last Payment:	2038

611 5th Ave

Debt/Obligation Type:	Rebates
Principal:	5,158,488
Interest:	0
Total:	5,158,488
Annual Appropriation?:	Yes
Date Incurred:	02/24/2020

FY of Last Payment:	2038

1201 Keo Way

Debt/Obligation Type:	Rebates
Principal:	1,112,450
Interest:	0
Total:	1,112,450
Annual Appropriation?:	Yes
Date Incurred:	09/14/2020
FY of Last Payment:	2045

GO Bonds 2020D

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	8,616,680
Interest:	1,880,560
Total:	10,497,240
Annual Appropriation?:	No
Date Incurred:	08/19/2020
FY of Last Payment:	2041

District Developers

Debt/Obligation Type:	Rebates
Principal:	3,046,968
Interest:	0
Total:	3,046,968
Annual Appropriation?:	Yes
Date Incurred:	01/25/2021
FY of Last Payment:	2048

Lawmark Capital

Debt/Obligation Type:	Rebates
Principal:	10,601,132
Interest:	0
Total:	10,601,132
Annual Appropriation?:	Yes
Date Incurred:	06/08/2020
FY of Last Payment:	2037

DICO

Debt/Obligation Type:	Internal Loans
Principal:	1,000,000
Interest:	0
Total:	1,000,000
Annual Appropriation?:	Yes
Date Incurred:	09/14/2020
FY of Last Payment:	2026

JR Partners

Debt/Obligation Type:	Rebates
Principal:	547,165
Interest:	0
Total:	547,165
Annual Appropriation?:	Yes
Date Incurred:	11/19/2020
FY of Last Payment:	2038

217 E 2nd Ave

Debt/Obligation Type:	Rebates

Principal:	1,235,730
Interest:	0
Total:	1,235,730
Annual Appropriation?:	Yes
Date Incurred:	12/21/2020
FY of Last Payment:	2038

13th & Mulberry

Debt/Obligation Type:	Rebates
Principal:	6,894,475
Interest:	0
Total:	6,894,475
Annual Appropriation?:	Yes
Date Incurred:	12/21/2020
FY of Last Payment:	2047

Stapek Partners

Debt/Obligation Type:	Rebates
Principal:	847,487
Interest:	0
Total:	847,487
Annual Appropriation?:	Yes
Date Incurred:	04/05/2021
FY of Last Payment:	2038

GO Bonds 2021A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,437,764
Interest:	280,593
Total:	2,718,357
Annual Appropriation?:	No
Date Incurred:	02/22/2021
FY of Last Payment:	2033

GO Bonds 2021B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	34,760,000
Interest:	2,794,270
Total:	37,554,270
Annual Appropriation?:	No
Date Incurred:	02/22/2021
FY of Last Payment:	2034

GO Bonds 2021F

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	12,224,693
Interest:	2,825,041
Total:	15,049,734
Annual Appropriation?:	No
Date Incurred:	09/13/2021
FY of Last Payment:	2041

GO Bonds 2022A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	18,316,520
Interest:	8,462,740
Total:	26,779,260
Annual Appropriation?:	No
Date Incurred:	08/05/2022

FY of Last Payment:	2042

HOA EVMF

Debt/Obligation Type:	Rebates
Principal:	4,819,000
Interest:	0
Total:	4,819,000
Annual Appropriation?:	Yes
Date Incurred:	06/13/2022
FY of Last Payment:	2045

KG Store 543, LLC

Debt/Obligation Type:	Rebates
Principal:	3,000,000
Interest:	0
Total:	3,000,000
Annual Appropriation?:	Yes
Date Incurred:	10/18/2021
FY of Last Payment:	2044

Onespeed DSM, LLC

Debt/Obligation Type:	Rebates
Principal:	950,000
Interest:	0
Total:	950,000
Annual Appropriation?:	Yes
Date Incurred:	09/12/2022
FY of Last Payment:	2040

Center at 6th

Debt/Obligation Type:	Rebates
Principal:	850,000
Interest:	0
Total:	850,000
Annual Appropriation?:	Yes
Date Incurred:	07/18/2022
FY of Last Payment:	2040

Landus Cooperative

Debt/Obligation Type:	Rebates
Principal:	200,000
Interest:	0
Total:	200,000
Annual Appropriation?:	Yes
Date Incurred:	12/20/2021
FY of Last Payment:	2028

GO Bonds 2023A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	14,736,099
Interest:	7,949,491
Total:	22,685,590
Annual Appropriation?:	No
Date Incurred:	10/23/2023
FY of Last Payment:	2043

DSM Climate Controlled Storage

Debt/Obligation Type:	Rebates

Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	12/06/2021
FY of Last Payment:	2032

North Des Moines Town Hall

Debt/Obligation Type:	Rebates
Principal:	460,000
Interest:	0
Total:	460,000
Annual Appropriation?:	Yes
Date Incurred:	12/12/2022
FY of Last Payment:	2026

Carpenter Paper Warehouse

Debt/Obligation Type:	Rebates
Principal:	6,530,000
Interest:	0
Total:	6,530,000
Annual Appropriation?:	Yes
Date Incurred:	08/07/2023
FY of Last Payment:	2047

OpenLoop

Debt/Obligation Type:	Rebates
Principal:	250,000
Interest:	0
Total:	250,000
Annual Appropriation?:	Yes
Date Incurred:	04/10/2023
FY of Last Payment:	2025

Union at Rivers Edge

Debt/Obligation Type:	Rebates
Principal:	5,063,720
Interest:	0
Total:	5,063,720
Annual Appropriation?:	Yes
Date Incurred:	01/23/2023
FY of Last Payment:	2044

FJ Management

Debt/Obligation Type:	Rebates
Principal:	250,000
Interest:	0
Total:	250,000
Annual Appropriation?:	Yes
Date Incurred:	11/06/2023
FY of Last Payment:	2034

GO Bonds 2024A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	8,072,514
Interest:	4,445,816
Total:	12,518,330
Annual Appropriation?:	No
Date Incurred:	10/21/2024

FY of Last Payment:	2044

CIP Support

Debt/Obligation Type:	Internal Loans
Principal:	500,000
Interest:	0
Total:	500,000
Annual Appropriation?:	Yes
Date Incurred:	11/18/2024
FY of Last Payment:	2025

Falcon Apartments

Debt/Obligation Type:	Rebates
Principal:	5,569,449
Interest:	0
Total:	5,569,449
Annual Appropriation?:	Yes
Date Incurred:	01/22/2024
FY of Last Payment:	2047

American Equity - AEI

Debt/Obligation Type:	Rebates
Principal:	325,000
Interest:	0
Total:	325,000
Annual Appropriation?:	Yes
Date Incurred:	06/03/2024
FY of Last Payment:	2036

Two Ruan

Debt/Obligation Type:	Rebates
Principal:	5,570,000
Interest:	0
Total:	5,570,000
Annual Appropriation?:	Yes
Date Incurred:	06/17/2024
FY of Last Payment:	2047

Riverview Parking

Debt/Obligation Type:	Rebates
Principal:	10,049,046
Interest:	0
Total:	10,049,046
Annual Appropriation?:	Yes
Date Incurred:	05/19/2025
FY of Last Payment:	2047

GO Bonds 2024B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,925,000
Interest:	595,008
Total:	6,520,008
Annual Appropriation?:	No
Date Incurred:	10/21/2024
FY of Last Payment:	2044

GO Bonds 2025A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes

Principal:	15,715,000
Interest:	6,933,788
Total:	22,648,788
Annual Appropriation?:	No
Date Incurred:	10/20/2025
FY of Last Payment:	2045

GO Bonds 2025B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	875,000
Interest:	84,565
Total:	959,565
Annual Appropriation?:	No
Date Incurred:	10/20/2025
FY of Last Payment:	2045

Non-Rebates For DES MOINES METRO CENTER MERGED URBAN RENEWAL

TIF Expenditure Amount:	250,000
Tied To Debt:	DICO
Tied To Project:	DICO

TIF Expenditure Amount:	500,000
Tied To Debt:	CIP Support
Tied To Project:	CIP Support

TIF Expenditure Amount:	243,581
Tied To Debt:	GO 2015A
Tied To Project:	GO 2015A Infrastructure and Refunding

TIF Expenditure Amount:	476,294
Tied To Debt:	GO 2016A
Tied To Project:	GO 2016A Infrastructure

TIF Expenditure Amount:	428,563
Tied To Debt:	GO 2017A
Tied To Project:	GO 2017A Infrastructure

TIF Expenditure Amount:	841,162
Tied To Debt:	GO 2017B
Tied To Project:	GO 2017B Infrastructure

TIF Expenditure Amount:	379,600
Tied To Debt:	GO 2017C
Tied To Project:	GO 2017C Infrastructure

TIF Expenditure Amount:	501,788
Tied To Debt:	GO 2018B
Tied To Project:	GO 2018B Refunding

TIF Expenditure Amount:	860,631
Tied To Debt:	GO Bonds 2019A
Tied To Project:	GO Bonds 2019A

TIF Expenditure Amount:	393,158
Tied To Debt:	GO Bonds 2020D
Tied To Project:	GO Bonds 2020D

TIF Expenditure Amount:	257,940
Tied To Debt:	GO Bonds 2021A
Tied To Project:	GO Bonds 2021A

TIF Expenditure Amount:	3,755,980
Tied To Debt:	GO Bonds 2021B
Tied To Project:	GO Bonds 2021B

TIF Expenditure Amount:	894,757
Tied To Debt:	GO Bonds 2021F
Tied To Project:	GO Bonds 2021F

TIF Expenditure Amount:	1,539,181
Tied To Debt:	GO Bonds 2022A
Tied To Project:	GO Bonds 2022A

TIF Expenditure Amount:	1,478,850
Tied To Debt:	GO Bonds 2023A
Tied To Project:	GO Bonds 2023A

TIF Expenditure Amount:	400,000
Tied To Debt:	Botanical Center TF040
Tied To Project:	Botanical Center

TIF Expenditure Amount:	900,000
Tied To Debt:	Metro Center Planning and Admin
Tied To Project:	Planning and Administration support

TIF Expenditure Amount:	800,000
Tied To Debt:	Parking System Support
Tied To Project:	Parking System support

TIF Expenditure Amount:	1,108,256
Tied To Debt:	SSMID Metro Center
Tied To Project:	SSMID METRO CENTER

TIF Expenditure Amount:	14,902
Tied To Debt:	SSMID Sherman Hill
Tied To Project:	SSMID METRO CENTER

TIF Expenditure Amount:	1,105,404
Tied To Debt:	Riverpoint West HUD Sec 108 Loan TF042
Tied To Project:	Riverpoint West

TIF Expenditure Amount:	1,697,212
Tied To Debt:	GO Bonds 2024A
Tied To Project:	GO Bonds 2024A

Rebates For DES MOINES METRO CENTER MERGED URBAN RENEWAL

Temple for Performing Arts TF013

TIF Expenditure Amount:	31,000
Rebate Paid To:	Temple for Performing Arts
Tied To Debt:	Masonic Temple TF013
Tied To Project:	Temple for Performing Arts 1101 Locust
Projected Final FY of Rebate:	2025

Village Place TF030

TIF Expenditure Amount:	105,000
Rebate Paid To:	Village Place LLC
Tied To Debt:	Village Place TF030
Tied To Project:	Village Place 521 E. Locust St.
Projected Final FY of Rebate:	2030

Davis Brown Tower TF032

TIF Expenditure Amount:	538,979
Rebate Paid To:	Davis Brown
Tied To Debt:	Davis Brown Tower TF032
Tied To Project:	Davis Brown Tower 215 10th St.
Projected Final FY of Rebate:	2025

Allied I TF004

TIF Expenditure Amount:	697,500
Rebate Paid To:	Nationwide Mutual Insurance Company
Tied To Debt:	Allied I TF004
Tied To Project:	Nationwide/ Allied I 1100 Locust St.
Projected Final FY of Rebate:	2024

Fourth and Court TF031

TIF Expenditure Amount:	57,415
Rebate Paid To:	Court Avenue Investors, Inc.
Tied To Debt:	Fourth and Court TF031
Tied To Project:	Court Ave. Partners 4th and Court
Projected Final FY of Rebate:	2027

Court Avenue Partners TF014

TIF Expenditure Amount:	62,710
Rebate Paid To:	Court Avenue Investors, Inc.
Tied To Debt:	Court Ave Partners TF014
Tied To Project:	Spaghetti Works Bldg 302-310 Court Ave.
Projected Final FY of Rebate:	2027

Waterfront Lodging TF050

TIF Expenditure Amount:	313,627
Rebate Paid To:	Waterfront Lodging
Tied To Debt:	Waterfront Lodging TF050
Tied To Project:	Waterfront Lodging

Projected Final FY of Rebate:	2031

Locust Street Investments TF061

TIF Expenditure Amount:	59,032
Rebate Paid To:	Locust Street Investments LLC
Tied To Debt:	Locust Street Investments TF061
Tied To Project:	Locust Street Investments
Projected Final FY of Rebate:	2026

American Republic Insurance Co TF067

TIF Expenditure Amount:	172,478
Rebate Paid To:	American Republic Insurance Company
Tied To Debt:	American Republic Insurance Company TF067
Tied To Project:	American Republic Insurance Company
Projected Final FY of Rebate:	2032

Advance Rumley Building TF062

TIF Expenditure Amount:	236,358
Rebate Paid To:	Market One LLC
Tied To Debt:	Advance Rumely Building (Market One) TF062
Tied To Project:	Advance Rumely Building (Market One)
Projected Final FY of Rebate:	2031

Principal Financial Corporate Headquarters TF064

TIF Expenditure Amount:	1,808,662
Rebate Paid To:	Principal Life Insurance Company
Tied To Debt:	Principal Corporate HQ TF064
Tied To Project:	Principal Financial Corporate Headquarters
Projected Final FY of Rebate:	2031

CITYVILLE TF063

TIF Expenditure Amount:	136,231
Rebate Paid To:	CITYVILLE
Tied To Debt:	Cityville TF063
Tied To Project:	Cityville
Projected Final FY of Rebate:	2027

201 E LOCUST TF069

TIF Expenditure Amount:	300,000
Rebate Paid To:	201 LLC
Tied To Debt:	City Square TF069
Tied To Project:	City Square
Projected Final FY of Rebate:	2032

401 SW 7TH TF070

TIF Expenditure Amount:	8,240
Rebate Paid To:	MAREL MEAT
Tied To Debt:	Marel Meat TF070
Tied To Project:	Marel Meat Processing
Projected Final FY of Rebate:	2027

505 E GRAND TF071

TIF Expenditure Amount:	112,153
Rebate Paid To:	505 E GRAND LLC
Tied To Debt:	505 East Grand LLC TF071
Tied To Project:	505 E. Grand LLC
Projected Final FY of Rebate:	2028

EAST VILLAGE TF072

TIF Expenditure Amount:	89,250
Rebate Paid To:	EAST VILLAGE PARTNERS
Tied To Debt:	East Village Tower Partners TF072
Tied To Project:	East Village Tower Partners
Projected Final FY of Rebate:	2027

220 SE 6TH TF073

TIF Expenditure Amount:	265,239
Rebate Paid To:	PDM PRECAST INC
Tied To Debt:	PDM Precast
Tied To Project:	PDM Precast
Projected Final FY of Rebate:	2043

AC Marriot Hotel TF056

TIF Expenditure Amount:	250,182
Rebate Paid To:	AC Marriot Hotel
Tied To Debt:	AC Marriot Hotel TF056
Tied To Project:	AC Marriot Hotel
Projected Final FY of Rebate:	2038

Hy-Vee TF057

TIF Expenditure Amount:	230,951
Rebate Paid To:	Hy-Vee
Tied To Debt:	Hy-Vee TF057
Tied To Project:	Hy-Vee
Projected Final FY of Rebate:	2033

Dilley Manufacturing TF077

TIF Expenditure Amount:	57,890
Rebate Paid To:	Dilley Manufacturing
Tied To Debt:	Dilley Manufacturing TF077
Tied To Project:	Dilley Manufacturing
Projected Final FY of Rebate:	2033

Miesblock TF068

TIF Expenditure Amount:	127,865
Rebate Paid To:	Nelson Construction
Tied To Debt:	Miesblock TF068
Tied To Project:	Nelson Construction
Projected Final FY of Rebate:	2041

1417 Walnut St TF089

TIF Expenditure Amount:	26,554
Rebate Paid To:	Bronson Partners
Tied To Debt:	1417 Walnut Bronson Partners
Tied To Project:	Bronson Partners
Projected Final FY of Rebate:	2028

Gray's Station Rebate

TIF Expenditure Amount:	159,012
Rebate Paid To:	Gray's Station
Tied To Debt:	Gray's Station Rebate
Tied To Project:	Gray's Station Rebates
Projected Final FY of Rebate:	2033

219 E Grand TF088

TIF Expenditure Amount:	119,577
Rebate Paid To:	219 E Grand LLC
Tied To Debt:	219 E Grand LLC
Tied To Project:	219 E Grand LLC
Projected Final FY of Rebate:	2034

College Hill Associates TF085

TIF Expenditure Amount:	156,103
Rebate Paid To:	College Hill Associates
Tied To Debt:	College Hill
Tied To Project:	College Hill Associates
Projected Final FY of Rebate:	2034

Wilkins Building TF049

TIF Expenditure Amount:	300,289
Rebate Paid To:	Wilkins Redevelopment LLC
Tied To Debt:	Wilkins Building TF049
Tied To Project:	Wilkins Building
Projected Final FY of Rebate:	2034

212 E 3rd Street TF096

TIF Expenditure Amount:	35,424
Rebate Paid To:	H Glass Partners LLC
Tied To Debt:	212 E 3rd Street
Tied To Project:	H. Glass Partners LLC
Projected Final FY of Rebate:	2034

R & T Lofts TF087

TIF Expenditure Amount:	370,000
Rebate Paid To:	R & T Lofts
Tied To Debt:	R&T Lofts
Tied To Project:	R&T Lofts
Projected Final FY of Rebate:	2029

317 & 322 E Court TF094

TIF Expenditure Amount:	32,230
Rebate Paid To:	317 E Court LLC
Tied To Debt:	317 & 322 E Court Christensen Development
Tied To Project:	Court Ave. Partners 4th and Court
Projected Final FY of Rebate:	2035

Federal Home Loan Bank TF104

TIF Expenditure Amount:	254,065
Rebate Paid To:	Federal Home Loan Bank
Tied To Debt:	Federal Home Loan Bank
Tied To Project:	Federal Home Loan Bank
Projected Final FY of Rebate:	2035

RE3 LLC TF108

TIF Expenditure Amount:	25,391
Rebate Paid To:	RE3 LLC
Tied To Debt:	440 E Grand Ave
Tied To Project:	RE3, LLC
Projected Final FY of Rebate:	2035

101 E Grand Ave TF082

TIF Expenditure Amount:	246,848
Rebate Paid To:	101 E Grand Parking LLC
Tied To Debt:	101 E Grand - Phase II
Tied To Project:	101 E Grand, LLC
Projected Final FY of Rebate:	2036

418 E Grand Phase I TF109

TIF Expenditure Amount:	68,976
Rebate Paid To:	Nelson Development
Tied To Debt:	418 E Grand Ave - Phase I
Tied To Project:	Nelson Development 1, LLC
Projected Final FY of Rebate:	2042

District at 6th TF098

TIF Expenditure Amount:	350,000
Rebate Paid To:	Distric at 6th, LLC
Tied To Debt:	District Developers
Tied To Project:	District at 6th, LLC
Projected Final FY of Rebate:	2031

Rowat Lofts, LLC TF107

TIF Expenditure Amount:	200,000
Rebate Paid To:	Rowat Lofts, LLC
Tied To Debt:	Rowat Lofts
Tied To Project:	Rowat Lofts, LLC
Projected Final FY of Rebate:	2036

207 Crocker, LLC TF113

TIF Expenditure Amount:	217,215
Rebate Paid To:	207 Crocker, LLC
Tied To Debt:	Fairfield Inn
Tied To Project:	207 Crocker, LLC
Projected Final FY of Rebate:	2029

EMC 219 8th St TF084

TIF Expenditure Amount:	25,000
Rebate Paid To:	Employers Mutual Casualty Company
Tied To Debt:	EMC TF084
Tied To Project:	Employers Mutual Company
Projected Final FY of Rebate:	2034

Griffin Building 319 7th St TF110

TIF Expenditure Amount:	74,362
Rebate Paid To:	Freedom Financial Bank
Tied To Debt:	Griffin Building (319 7th St)
Tied To Project:	Griffin Building
Projected Final FY of Rebate:	2042

Midland 206 6th TF119

TIF Expenditure Amount:	216,686
Rebate Paid To:	206 6th Avenue LLC
Tied To Debt:	Midland Building
Tied To Project:	206 6th Ave, LLC
Projected Final FY of Rebate:	2038

Jarcor Argonne Apartments

TIF Expenditure Amount:	987
Rebate Paid To:	Lincoln Savings Bank
Tied To Debt:	Argonne Apartments
Tied To Project:	Jarcor, LLC
Projected Final FY of Rebate:	2042

JR Partners 401 E Court

TIF Expenditure Amount:	8,906
Rebate Paid To:	JR Partners LLC
Tied To Debt:	JR Partners
Tied To Project:	JR Partners
Projected Final FY of Rebate:	2038

13th and Mulberry TF130

TIF Expenditure Amount:	11,933
Rebate Paid To:	Greenstate Credit Union
Tied To Debt:	13th & Mulberry
Tied To Project:	13th & Mulberry
Projected Final FY of Rebate:	2047

Landus Cooperative TF150

TIF Expenditure Amount:	50,000
Rebate Paid To:	Landus Cooperative
Tied To Debt:	Landus Cooperative
Tied To Project:	Landus Cooperative
Projected Final FY of Rebate:	2028

Hotel Fort Des Moines TF095

TIF Expenditure Amount:	291,484
Rebate Paid To:	Hotel Fort Des Moines
Tied To Debt:	Hotel Fort Des Moines
Tied To Project:	Hotel Fort Des Moines
Projected Final FY of Rebate:	2043

Level Apartments TF123

TIF Expenditure Amount:	550,000
Rebate Paid To:	Level Apartments
Tied To Debt:	Level Apartments
Tied To Project:	Level Apartments
Projected Final FY of Rebate:	2039

611 5th Ave TF124

TIF Expenditure Amount:	153,125
Rebate Paid To:	Knapp Properties
Tied To Debt:	611 5th Ave
Tied To Project:	611 5th Ave
Projected Final FY of Rebate:	2039

1201 Keo Way TF125

TIF Expenditure Amount:	47,590
Rebate Paid To:	Aust Real Eatate
Tied To Debt:	1201 Keo Way
Tied To Project:	Aust Real Estate
Projected Final FY of Rebate:	2044

217 E 2nd Ave TF129

TIF Expenditure Amount:	38,637
Rebate Paid To:	217 E Second LC
Tied To Debt:	217 E 2nd Ave
Tied To Project:	217 E 2nd Ave
Projected Final FY of Rebate:	2039

Stapek Partners TF132

TIF Expenditure Amount:	39,651
Rebate Paid To:	Stapek Partners
Tied To Debt:	Stapek Partners
Tied To Project:	Stapek Partners
Projected Final FY of Rebate:	2039

KG Store 543 LLC TF152

TIF Expenditure Amount:	171,496
Rebate Paid To:	Krause Holdings
Tied To Debt:	KG Store 543, LLC
Tied To Project:	KG Store 543,LLC
Projected Final FY of Rebate:	2044

Onespeed DSM TF154

TIF Expenditure Amount:	36,812
Rebate Paid To:	Onespeed DSM LLC
Tied To Debt:	Onespeed DSM, LLC
Tied To Project:	Onespeed DSM, LLC
Projected Final FY of Rebate:	2040

OpenLoop TF160

TIF Expenditure Amount:	250,000
Rebate Paid To:	Open Loop
Tied To Debt:	OpenLoop
Tied To Project:	OpenLoop Health
Projected Final FY of Rebate:	2025

FJ Management

TIF Expenditure Amount:	19,875
Rebate Paid To:	FJ Management
Tied To Debt:	FJ Management
Tied To Project:	FJ Management - MAV KG
Projected Final FY of Rebate:	2034

♦ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES METRO CENTER MERGED URBAN RENEWAL (77062)
TIF Taxing District Name: DES MOINES CITY/DM SCH/73 CAP-CTR AREA I TIF INCR
TIF Taxing District Inc. Number: 770162

TIF Taxing District Base Year: 1972
FY TIF Revenue First Received: 1975
Subject to a Statutory end date? No

	UR Designation
Slum	01/1972
Blighted	01/1972
Economic Development	01/1972

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	116,863,700	0	0	0	-104,000	116,571,200	0	116,571,200
Taxable	0	54,157,872	0	0	0	-104,000	53,865,372	0	53,865,372
Homestead Credits									180

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	14,378,872	53,865,372	30,710,767	23,154,605	802,379

FY 2025 TIF Revenue Received: 1,050,102

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES METRO CENTER MERGED URBAN RENEWAL (77062)
TIF Taxing District Name: DES MOINES CITY/DM SCH/83 CAP-CTR II AREA A TIF INCR
TIF Taxing District Inc. Number: 770166

TIF Taxing District Base Year: 1982
FY TIF Revenue First Received: 1985
Subject to a Statutory end date? No

	UR Designation
Slum	01/1982
Blighted	01/1982
Economic Development	01/1982

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	35,312,200	0	0	0	-16,000	35,247,450	0	35,247,450
Taxable	0	16,364,648	0	0	0	-16,000	16,299,898	0	16,299,898
Homestead Credits									65

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	32,335,060	2,928,390	1,697,385	1,231,005	42,658

FY 2025 TIF Revenue Received: 58,039

♦ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES METRO CENTER MERGED URBAN RENEWAL (77062)
TIF Taxing District Name: DES MOINES CITY/DM SCH/DWTN SSMID/83 CAP-CTR II AREA A TIF INCR
TIF Taxing District Inc. Number: 770201

TIF Taxing District Base Year: 1982
FY TIF Revenue First Received: 2013
Subject to a Statutory end date? No

	UR Designation
Slum	01/1982
Blighted	01/1982
Economic Development	01/1982

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	29,825,750	662,519,200	0	0	0	692,344,950	0	692,344,950
Taxable	0	13,822,088	591,682,884	0	0	0	605,504,972	0	605,504,972
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	76,569,660	605,504,972	345,222,198	260,282,774	9,357,970

FY 2025 TIF Revenue Received: 11,804,277

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES METRO CENTER MERGED URBAN RENEWAL (77062)
TIF Taxing District Name: DES MOINES CITY/DM SCH/DWTN SSMID/73 CAP-CTR AREA I TIF INCR
TIF Taxing District Inc. Number: 770203

TIF Taxing District Base Year: 1972
FY TIF Revenue First Received: 2013
Subject to a Statutory end date? No

	UR Designation
Slum	01/1972
Blighted	01/1972
Economic Development	01/1972

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	53,796,800	479,519,940	0	0	0	533,316,740	0	533,316,740
Taxable	0	24,930,944	421,813,000	0	0	0	446,743,944	0	446,743,944
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	56,644,688	446,743,944	254,706,292	192,037,652	6,904,347

FY 2025 TIF Revenue Received: 8,709,242

♦ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES METRO CENTER MERGED URBAN RENEWAL (77062)
TIF Taxing District Name: DES MOINES CITY/DM SCH/DTN SM/93 CAP-CT II C-D RIV PT-C TIF INCR
TIF Taxing District Inc. Number: 770205

TIF Taxing District Base Year: 1992
FY TIF Revenue First Received: 0
Subject to a Statutory end date? No

	UR Designation
Slum	10/1993
Blighted	10/1993
Economic Development	10/1993

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	4,982,450	27,405,690	0	0	0	32,388,140	0	32,388,140
Taxable	0	2,309,007	24,105,088	0	0	0	26,414,095	0	26,414,095
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	11,864,500	20,523,640	11,701,334	8,822,306	317,189

FY 2025 TIF Revenue Received: 400,107

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES METRO CENTER MERGED URBAN RENEWAL (77062)
TIF Taxing District Name: DES MOINES CITY/DM SCH/DWTN SSMID/89 RIVERPOINT AREA A TIF INCR
TIF Taxing District Inc. Number: 770207

TIF Taxing District Base Year: 1988
FY TIF Revenue First Received: 2013
Subject to a Statutory end date? No

	UR Designation
Slum	01/1989
Blighted	01/1989
Economic Development	01/1989

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	81,148,970	214,550,780	1,732,300	0	0	297,432,050	0	297,432,050
Taxable	0	37,606,705	186,190,087	1,323,190	0	0	225,119,982	0	225,119,982
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	59,487,147	225,119,982	128,349,755	96,770,227	3,479,189

FY 2025 TIF Revenue Received: 4,388,698

♦ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES METRO CENTER MERGED URBAN RENEWAL (77062)
TIF Taxing District Name: DES MOINES CITY/DM SCH/DWTN SSMID/93 CAP-CTR 3 AREA A TIF INCR
TIF Taxing District Inc. Number: 770209

TIF Taxing District Base Year: 1992
FY TIF Revenue First Received: 2013
Subject to a Statutory end date? No

	UR Designation
Slum	01/1993
Blighted	01/1993
Economic Development	01/1993

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	17,688,520	451,484,370	0	0	0	469,172,890	0	469,172,890
Taxable	0	8,197,355	402,131,322	0	0	0	410,328,677	0	410,328,677
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	36,883,354	410,328,677	233,944,517	176,384,160	6,341,556

FY 2025 TIF Revenue Received: 7,999,329

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES METRO CENTER MERGED URBAN RENEWAL (77062)
TIF Taxing District Name: DES MOINES CITY/DM SCH/SHERM H SSMD/93 CAP-CTR 3 AREA A TIF INCR
TIF Taxing District Inc. Number: 770211

TIF Taxing District Base Year: 1992
FY TIF Revenue First Received: 2013
Subject to a Statutory end date? No

	UR Designation
Slum	01/1993
Blighted	01/1993
Economic Development	01/1993

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	24,093,540	10,908,440	0	0	0	35,001,980	0	35,001,980
Taxable	0	11,165,618	8,901,501	0	0	0	20,067,119	0	20,067,119
Homestead Credits									12

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	769,930	20,067,119	11,441,054	8,626,065	311,859

FY 2025 TIF Revenue Received: 391,207

♦ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES METRO CENTER MERGED URBAN RENEWAL (77062)
TIF Taxing District Name: DES MOINES CITY/DM SCH/DWTN SSMID/93 CAP-CTR II AREA B TIF INCR
TIF Taxing District Inc. Number: 770213

TIF Taxing District Base Year: 1992
FY TIF Revenue First Received: 1994
Subject to a Statutory end date? No

	UR Designation
Slum	01/1993
Blighted	01/1993
Economic Development	01/1993

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	8,840,000	3,750,500	0	0	0	12,590,500	0	12,590,500
Taxable	0	4,096,704	3,059,328	0	0	0	7,156,032	0	7,156,032
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,268,420	7,156,032	4,079,935	3,076,097	110,595

FY 2025 TIF Revenue Received: 139,506

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES METRO CENTER MERGED URBAN RENEWAL (77062)
TIF Taxing District Name: DES MOINES CITY/DM SCH/89 RIVERPOINT AREA A TIF INCR
TIF Taxing District Inc. Number: 770269

TIF Taxing District Base Year: 1988
FY TIF Revenue First Received: 1991
Subject to a Statutory end date? No

	UR Designation
Slum	01/1989
Blighted	01/1989
Economic Development	01/1989

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	66,661,080	18,003,940	2,290,800	0	-24,000	86,837,570	0	86,837,570
Taxable	0	30,892,569	14,247,529	1,612,575	0	-24,000	46,634,423	0	46,634,423
Homestead Credits									135

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	12,712,243	46,634,423	26,588,119	20,046,304	694,666

FY 2025 TIF Revenue Received: 909,135

♦ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES METRO CENTER MERGED URBAN RENEWAL (77062)
TIF Taxing District Name: DES MOINES CITY/DM SCH/93 CAP-CTR III AREA A TIF INCR
TIF Taxing District Inc. Number: 770358

TIF Taxing District Base Year: 1992
FY TIF Revenue First Received: 1995
Subject to a Statutory end date? No

	UR Designation
Slum	01/1993
Blighted	01/1993
Economic Development	01/1993

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	13,314,270	56,456,640	0	0	0	69,764,410	0	69,764,410
Taxable	0	6,170,197	50,364,668	0	0	0	56,528,365	0	56,528,365
Homestead Credits									27

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	51,679,606	18,084,804	10,314,564	7,770,240	269,263

FY 2025 TIF Revenue Received: 352,689

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES METRO CENTER MERGED URBAN RENEWAL (77062)
TIF Taxing District Name: DES MOINES CITY/DM SCH/93 CAP-CTR II AREA B TIF INCR
TIF Taxing District Inc. Number: 770481

TIF Taxing District Base Year: 1992
FY TIF Revenue First Received: 1993
Subject to a Statutory end date? No

	UR Designation
Slum	10/1993
Blighted	10/1993
Economic Development	10/1993

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	1,285,660	0	0	0	0	1,282,410	0	1,282,410
Taxable	0	595,803	0	0	0	0	592,553	0	592,553
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	265,030	592,553	337,838	254,715	8,827

FY 2025 TIF Revenue Received: 11,552

♦ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES METRO CENTER MERGED URBAN RENEWAL (77062)
TIF Taxing District Name: DES MOINES CITY/DM SCH/93 RIVERPOINT AREA B TIF INCR
TIF Taxing District Inc. Number: 770485

TIF Taxing District Base Year: 1992
FY TIF Revenue First Received: 2013
Subject to a Statutory end date? No

	UR Designation
Slum	10/1993
Blighted	10/1993
Economic Development	10/1993

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	21,497,457	6,430,900	557,000	0	-12,000	28,392,107	0	28,392,107
Taxable	0	9,962,510	5,022,190	377,315	0	-12,000	15,268,765	0	15,268,765
Homestead Credits									79

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,059,300	15,268,765	8,705,323	6,563,442	227,444

FY 2025 TIF Revenue Received: 297,663

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES METRO CENTER MERGED URBAN RENEWAL (77062)
TIF Taxing District Name: DES MOINES CITY/DM SCH/93 CAP-CT II C-D RIV PT-C TIF INCR
TIF Taxing District Inc. Number: 770487

TIF Taxing District Base Year: 1992
FY TIF Revenue First Received: 1994
Subject to a Statutory end date? No

	UR Designation
Slum	10/1993
Blighted	10/1993
Economic Development	10/1993

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	5,626,600	1,945,500	0	0	-4,000	7,555,100	0	7,555,100
Taxable	0	2,607,525	1,266,026	0	0	-4,000	3,856,551	0	3,856,551
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,151,590	3,856,551	2,198,771	1,657,780	57,447

FY 2025 TIF Revenue Received: 75,183

♦ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES METRO CENTER MERGED URBAN RENEWAL (77062)
TIF Taxing District Name: DES MOINES CITY/DM SCH/98 SIXTH AVE AMD TIF INCR
TIF Taxing District Inc. Number: 770495

TIF Taxing District Base Year: 1997
FY TIF Revenue First Received: 2000
Subject to a Statutory end date? No

	UR Designation
Slum	03/1996
Blighted	03/1996
Economic Development	03/1996

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	22,102,170	20,652,192	0	0	-8,000	42,707,362	0	42,707,362
Taxable	0	10,242,765	17,059,980	0	0	-8,000	27,255,745	0	27,255,745
Homestead Credits									60

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	13,394,110	27,255,745	15,539,572	11,716,173	406,002

FY 2025 TIF Revenue Received: 531,349

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES METRO CENTER MERGED URBAN RENEWAL (77062)
TIF Taxing District Name: DES MOINES CITY/DM SCH/DWTN SSMID 1/11 RIVER HILLS TIF INCR
TIF Taxing District Inc. Number: 770838

TIF Taxing District Base Year: 2010
FY TIF Revenue First Received: 2012
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	05/2011
Economic Development	05/2011

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	21,494,860	5,174,630	0	0	0	26,669,490	0	26,669,490
Taxable	0	9,961,319	4,467,419	0	0	0	14,428,738	0	14,428,738
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	20,098,152	6,571,338	3,746,578	2,824,760	101,559

FY 2025 TIF Revenue Received: 128,108

♦ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES METRO CENTER MERGED URBAN RENEWAL (77062)
TIF Taxing District Name: DES MOINES CITY/DM SCH/11 RIVER HILLS TIF INCR
TIF Taxing District Inc. Number: 770840

TIF Taxing District Base Year: 2010
FY TIF Revenue First Received: 2012
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	05/2011
Economic Development	05/2011

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	11,093,330	0	0	0	-12,000	11,065,080	0	11,065,080
Taxable	0	5,140,977	0	0	0	-12,000	5,112,727	0	5,112,727
Homestead Credits									46

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,155,448	5,112,727	2,914,967	2,197,760	76,159

FY 2025 TIF Revenue Received: 99,672

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name:	DES MOINES (77G717)
Urban Renewal Area:	DES MOINES FLEUR DRIVE COMMERCIAL URBAN RENEWAL
UR Area Number:	77067
UR Area Creation Date:	06/2004
UR Area Purpose:	Renovate and revitalize the area with demolition or renovation of the existing blighted and underutilized buildings and construction of new buildings and site improvements upon the vacant and underutilized land.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
DES MOINES CITY/DM SCH/04 FLEUR DR COMMERCIAL TIF INCR	770666	770667	5,227,603
DES MOINES CITY AG/DM SCH/04 FLEUR DR COMMERCIAL TIF INCR	770787	770788	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	570	133,600	22,523,500	0	0	0	22,657,670	0	22,657,670
Taxable	409	61,914	19,812,752	0	0	0	19,875,075	0	19,875,075
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	**156,815**	**0**	**Amount of 07-01-2024 Cash Balance Restricted for LMI**
TIF Revenue:	181,153		
TIF Sp. Revenue Fund Interest:	12,569		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**193,722**		
Rebate Expenditures:	92,609		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**92,609**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	**257,928**	**0**	**Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For DES MOINES FLEUR DRIVE COMMERCIAL URBAN RENEWAL

Hy-Vee

Description:	Redevelopment and expansion of retail
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Starbuck's

Description:	Development of retail
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Panera

Description:	Development of retail
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For DES MOINES FLEUR DRIVE COMMERCIAL URBAN RENEWAL

Hy-Vee Rebate

Debt/Obligation Type:	Rebates
Principal:	168,571
Interest:	0
Total:	168,571
Annual Appropriation?:	Yes
Date Incurred:	06/01/2004
FY of Last Payment:	2025

Starbuck's Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/01/2004
FY of Last Payment:	2023

Panera

Debt/Obligation Type:	Rebates
Principal:	101,895
Interest:	0
Total:	101,895
Annual Appropriation?:	Yes
Date Incurred:	08/22/2016
FY of Last Payment:	2028

Rebates For DES MOINES FLEUR DRIVE COMMERCIAL URBAN RENEWAL

Hy-Vee

TIF Expenditure Amount:	76,464
Rebate Paid To:	Hy-Vee
Tied To Debt:	Hy-Vee Rebate
Tied To Project:	Hy-Vee
Projected Final FY of Rebate:	2025

Starbuck's

TIF Expenditure Amount:	0
Rebate Paid To:	Raccoon Valley Investments LLC
Tied To Debt:	Starbuck's Rebate
Tied To Project:	Starbuck's
Projected Final FY of Rebate:	2023

Panera

TIF Expenditure Amount:	16,145
Rebate Paid To:	Panera
Tied To Debt:	Panera
Tied To Project:	Panera
Projected Final FY of Rebate:	2028

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES FLEUR DRIVE COMMERCIAL URBAN RENEWAL (77067)
TIF Taxing District Name: DES MOINES CITY/DM SCH/04 FLEUR DR COMMERCIAL TIF INCR
TIF Taxing District Inc. Number: 770667

TIF Taxing District Base Year: 2005
FY TIF Revenue First Received: 2007
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	06/2004
Economic Development	06/2004

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	133,600	22,523,500	0	0	0	22,657,100	0	22,657,100
Taxable	0	61,914	19,812,752	0	0	0	19,874,666	0	19,874,666
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	9,063,490	13,593,610	5,227,603	8,366,007	289,908

FY 2025 TIF Revenue Received: 181,153

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES FLEUR DRIVE COMMERCIAL URBAN RENEWAL (77067)
TIF Taxing District Name: DES MOINES CITY AG/DM SCH/04 FLEUR DR COMMERCIAL TIF INCR
TIF Taxing District Inc. Number: 770788

TIF Taxing District Base Year: 2005
FY TIF Revenue First Received: 2007
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	06/2004
Economic Development	06/2004

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	570	0	0	0	0	0	570	0	570
Taxable	409	0	0	0	0	0	409	0	409
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	570	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:	DES MOINES (77G717)
Urban Renewal Area:	DES MOINES BEAVERDALE COMMERCIAL URBAN RENEWAL
UR Area Number:	77071
UR Area Creation Date:	11/2007
UR Area Purpose:	Enhance private development within this urban renewal area through provision of infrastructure improvements and economic development financial assistance.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
DES MOINES CITY/DM SCH/BEAVDALE SSMID/07 BEAVDALE COMM TIF INCR	770215	770216	0
DES MOINES CITY/DM SCH/07 BEAVERDALE COMM TIF INCR	770697	770698	0
DES MOINES CITY AG/DM SCH/07 BEAVERDALE COMM TIF INCR	770785	770786	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	18,430	31,857,500	25,088,700	0	0	-72,000	56,713,880	0	56,713,880
Taxable	13,240	14,763,659	20,329,197	0	0	-72,000	34,855,346	0	34,855,346
Homestead Credits									55

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: DES MOINES (77G717)
Urban Renewal Area: DES MOINES BEAVERDALE COMMERCIAL URBAN RENEWAL (77071)
TIF Taxing District Name: DES MOINES CITY/DM SCH/BEAVDALE SSMID/07 BEAVDALE COMM TIF INCR
TIF Taxing District Inc. Number: 770216
TIF Taxing District Base Year: 2006
FY TIF Revenue First Received:
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2020

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2007

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	709,800	10,967,100	0	0	0	11,676,900	0	11,676,900
Taxable	0	328,942	8,773,677	0	0	0	9,102,619	0	9,102,619
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	7,656,600	4,020,300	0	4,020,300	146,352

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES BEAVERDALE COMMERCIAL URBAN RENEWAL (77071)
TIF Taxing District Name: DES MOINES CITY/DM SCH/07 BEAVERDALE COMM TIF INCR
TIF Taxing District Inc. Number: 770698
TIF Taxing District Base Year: 2006
FY TIF Revenue First Received: 2008
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2020

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2007

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	31,147,700	14,121,600	0	0	-72,000	45,018,550	0	45,018,550
Taxable	0	14,434,717	11,555,520	0	0	-72,000	25,739,487	0	25,739,487
Homestead Credits									55

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	11,627,420	25,739,487	0	25,739,487	891,953

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES BEAVERDALE COMMERCIAL URBAN RENEWAL (77071)
TIF Taxing District Name: DES MOINES CITY AG/DM SCH/07 BEAVERDALE COMM TIF INCR
TIF Taxing District Inc. Number: 770786
TIF Taxing District Base Year: 2006
FY TIF Revenue First Received: 2008
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2020

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2007

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	18,430	0	0	0	0	0	18,430	0	18,430
Taxable	13,240	0	0	0	0	0	13,240	0	13,240
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	18,430	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:	DES MOINES (77G717)
Urban Renewal Area:	DES MOINES MERLE HAY COMMERCIAL URBAN RENEWAL
UR Area Number:	77073
UR Area Creation Date:	07/2008
UR Area Purpose:	Enhance private development within this urban renewal area through provision of infrastructure improvements and economic development financial assistance.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
DES MOINES CITY/DM SCH/08 MERLE HAY COMM TIF INCR	770721	770722	32,878,868

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	5,001,200	127,382,800	0	0	0	132,384,000	0	132,384,000
Taxable	0	2,317,696	110,265,527	0	0	0	112,583,223	0	112,583,223
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	**678,824**	**0**	**Amount of 07-01-2024 Cash Balance Restricted for LMI**
TIF Revenue:	1,216,326		
TIF Sp. Revenue Fund Interest:	52,016		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**1,268,342**		
Rebate Expenditures:	672,081		
Non-Rebate Expenditures:	165,370		
Returned to County Treasurer:	0		
Total Expenditures:	**837,451**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	**1,109,715**	**0**	**Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For DES MOINES MERLE HAY COMMERCIAL URBAN RENEWAL

Merle Hay Mall 3850 Merle Hay Rd.

Description:	Financial assistance required to undertake $14+million in improvements
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Merle Hay Mall - 3801 Merle Hay Road

Description:	Commercial Development
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

MHM Phase IIIA

Description:	MHM Phase IIIA
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

MHM Phase IIIB

Description:	MHM Phase IIIB
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

GO Bonds 2021F

Description:	GO Bonds 2021F
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Merle Hay Mall Phase II

Description:	Merle Hay Mall Phase II
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

GO Bonds 2022A

Description:	GO Bonds 2022A
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

GO Bonds 2024A

Description:	GO Bonds 2024A
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For DES MOINES MERLE HAY COMMERCIAL URBAN RENEWAL

Merle Hay Mall Rebates

Debt/Obligation Type:	Rebates
Principal:	1,148,650
Interest:	0
Total:	1,148,650
Annual Appropriation?:	Yes
Date Incurred:	07/14/2008
FY of Last Payment:	2026

3801 Merle Hay Road

Debt/Obligation Type:	Rebates
Principal:	102,385
Interest:	0
Total:	102,385
Annual Appropriation?:	Yes
Date Incurred:	07/25/2011
FY of Last Payment:	2028

Merle Hay Mall Phase II

Debt/Obligation Type:	Rebates
Principal:	1,600,000
Interest:	0
Total:	1,600,000
Annual Appropriation?:	Yes
Date Incurred:	05/20/2013
FY of Last Payment:	2031

MHM Phase IIIA

Debt/Obligation Type:	Rebates
Principal:	625,000
Interest:	0
Total:	625,000
Annual Appropriation?:	Yes
Date Incurred:	03/25/2019
FY of Last Payment:	2031

MHM Phase IIIB

Debt/Obligation Type:	Rebates
Principal:	2,159,388
Interest:	0
Total:	2,159,388
Annual Appropriation?:	Yes
Date Incurred:	03/25/2019
FY of Last Payment:	2031

GO Bonds 2021F

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	50,000
Interest:	3,750
Total:	53,750
Annual Appropriation?:	No
Date Incurred:	09/13/2021

FY of Last Payment:	2026

GO Bonds 2022A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	60,000
Interest:	6,000
Total:	66,000
Annual Appropriation?:	No
Date Incurred:	08/05/2022
FY of Last Payment:	2027

GO Bonds 2024A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	465,000
Interest:	71,270
Total:	536,270
Annual Appropriation?:	No
Date Incurred:	10/21/2024
FY of Last Payment:	2029

Non-Rebates For DES MOINES MERLE HAY COMMERCIAL URBAN RENEWAL

TIF Expenditure Amount:	27,500
Tied To Debt:	GO Bonds 2021F
Tied To Project:	GO Bonds 2021F

TIF Expenditure Amount:	23,000
Tied To Debt:	GO Bonds 2022A
Tied To Project:	GO Bonds 2022A

TIF Expenditure Amount:	114,870
Tied To Debt:	GO Bonds 2024A
Tied To Project:	GO Bonds 2024A

Rebates For DES MOINES MERLE HAY COMMERCIAL URBAN RENEWAL

Merle Hay Mall - 3850 Merle Hay Rd.

TIF Expenditure Amount:	319,002
Rebate Paid To:	Merle Hay Mall
Tied To Debt:	Merle Hay Mall Rebates
Tied To Project:	Merle Hay Mall 3850 Merle Hay Rd.
Projected Final FY of Rebate:	2026

3801 Merle Hay Road

TIF Expenditure Amount:	37,467
Rebate Paid To:	3801, LLC
Tied To Debt:	3801 Merle Hay Road
Tied To Project:	Merle Hay Mall - 3801 Merle Hay Road
Projected Final FY of Rebate:	2028

MHM Phase IIIA

TIF Expenditure Amount:	75,000
Rebate Paid To:	Merle Hay Investors
Tied To Debt:	MHM Phase IIIA
Tied To Project:	MHM Phase IIIA
Projected Final FY of Rebate:	2031

MHM Phase IIIB

TIF Expenditure Amount:	240,612
Rebate Paid To:	Merle Hay Investors
Tied To Debt:	MHM Phase IIIB
Tied To Project:	MHM Phase IIIB
Projected Final FY of Rebate:	2031

Merle Hay Mall must have minimum assessment of $18,000,000 and annual payment of up to $400,000 is subject to availability of TIF revenue.

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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: DES MOINES (77G717)
Urban Renewal Area: DES MOINES MERLE HAY COMMERCIAL URBAN RENEWAL (77073)
TIF Taxing District Name: DES MOINES CITY/DM SCH/08 MERLE HAY COMM TIF INCR
TIF Taxing District Inc. Number: 770722
TIF Taxing District Base Year: 2009
FY TIF Revenue First Received: 2011
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2031

	UR Designation
Slum	No
Blighted	No
Economic Development	07/2008

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	5,001,200	127,382,800	0	0	0	132,384,000	0	132,384,000
Taxable	0	2,317,696	110,265,527	0	0	0	112,583,223	0	112,583,223
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	83,652,400	48,731,600	32,878,868	15,852,732	549,346

FY 2025 TIF Revenue Received: 1,216,326

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name:	DES MOINES (77G717)
Urban Renewal Area:	DES MOINES NE HUBBELL AVENUE URBAN RENEWAL
UR Area Number:	77078
UR Area Creation Date:	09/2010
UR Area Purpose:	Guide and stimulate new private development through provision of infrastructure and economic development assistance.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DES MOINES CITY/DM SCH/18 NE HUBBELL AVE TIF INCR	770799	770800	0
DES MOINES CITY AG/DM SCH/18 NE HUBBELL AVE TIF INCR	770801	770802	0
DES MOINES CITY/SE-POLK SCH/18 NE HUBBELL AVE TIF INCR	770803	770804	0
DES MOINES CITY AG/SE-POLK SCH/18 NE HUBBELL AVE TIF INCR	770805	770806	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	193,800	47,376,000	59,944,530	0	0	-4,000	107,494,080	0	107,494,080
Taxable	139,220	21,955,365	51,326,243	0	0	-4,000	73,400,578	0	73,400,578
Homestead Credits									21

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: DES MOINES (77G717)
Urban Renewal Area: DES MOINES NE HUBBELL AVENUE URBAN RENEWAL (77078)
TIF Taxing District Name: DES MOINES CITY/DM SCH/18 NE HUBBELL AVE TIF INCR
TIF Taxing District Inc. Number: 770800
TIF Taxing District Base Year: 2010
FY TIF Revenue First Received: 2030
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2035

	UR Designation
Slum	No
Blighted	No
Economic Development	09/2010

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	25,602,000	6,353,200	0	0	0	31,955,200	0	31,955,200
Taxable	0	11,864,683	5,279,239	0	0	0	17,143,922	0	17,143,922
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	17,143,922	0	17,143,922	594,090

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES NE HUBBELL AVENUE URBAN RENEWAL (77078)
TIF Taxing District Name: DES MOINES CITY AG/DM SCH/18 NE HUBBELL AVE TIF INCR
TIF Taxing District Inc. Number: 770802
TIF Taxing District Base Year: 2010
FY TIF Revenue First Received: 2030
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2035

	UR Designation
Slum	No
Blighted	No
Economic Development	09/2010

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	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: DES MOINES (77G717)
Urban Renewal Area: DES MOINES NE HUBBELL AVENUE URBAN RENEWAL (77078)
TIF Taxing District Name: DES MOINES CITY/SE-POLK SCH/18 NE HUBBELL AVE TIF INCR
TIF Taxing District Inc. Number: 770804
TIF Taxing District Base Year: 2010
FY TIF Revenue First Received: 2030
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2035

	UR Designation
Slum	No
Blighted	No
Economic Development	09/2010

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	21,774,000	53,591,330	0	0	-4,000	75,345,080	0	75,345,080
Taxable	0	10,090,682	46,047,004	0	0	-4,000	56,117,436	0	56,117,436
Homestead Credits									20

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	56,117,436	0	56,117,436	1,933,190

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES NE HUBBELL AVENUE URBAN RENEWAL (77078)
TIF Taxing District Name: DES MOINES CITY AG/SE-POLK SCH/18 NE HUBBELL AVE TIF INCR
TIF Taxing District Inc. Number: 770806
TIF Taxing District Base Year: 2010
FY TIF Revenue First Received: 2030
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2035

	UR Designation
Slum	No
Blighted	No
Economic Development	09/2010

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	193,800	0	0	0	0	0	193,800	0	193,800
Taxable	139,220	0	0	0	0	0	139,220	0	139,220
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	139,220	0	139,220	3,300

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name:	DES MOINES (77G717)
Urban Renewal Area:	DES MOINES SOUTHSIDE ECONOMIC DEVELOPMENT URBAN RENEWAL
UR Area Number:	77081
UR Area Creation Date:	12/2010
UR Area Purpose:	To guide and assist development and stimulate private investment within the area through provision of infrastructure improvements and economic development assistance

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DES MOINES CITY/DM SCH/SW 9 COR SSMID/11 SO SIDE EC DEV TIF INCR	770147	770148	1,901,867
DES MOINES CITY/DM SCH/11 SOUTH SIDE ECON DEV TIF INCR	770815	770816	44,065,831
DES MOINES CITY AG/DM SCH/11 SOUTH SIDE ECON DEV TIF INCR	770817	770818	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	34,920	82,777,490	92,011,470	0	0	-56,000	174,699,630	0	174,699,630
Taxable	25,085	38,361,420	81,556,625	0	0	-56,000	119,818,880	0	119,818,880
Homestead Credits									97

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	**1,486,912**	**0**	**Amount of 07-01-2024 Cash Balance Restricted for LMI**
TIF Revenue:	1,544,039		
TIF Sp. Revenue Fund Interest:	112,667		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**1,656,706**		
Rebate Expenditures:	996,327		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**996,327**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	**2,147,291**	**0**	**Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For DES MOINES SOUTHSIDE ECONOMIC DEVELOPMENT URBAN RENEWAL

Southridge Redevelopment Project

Description:	Redevelopment of regional retail center (Southridge Mall)
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Fort Des Moines Restoration

Description:	Redevelopment of buildings into residential units
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

Southridge Apartments

Description:	Apartment building construction
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

Genesis

Description:	Redevelopment of health and recreation club
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Native Business

Description:	Redevelopment of regional retail center
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For DES MOINES SOUTHSIDE ECONOMIC DEVELOPMENT URBAN RENEWAL

Macerich Southridge Mall

Debt/Obligation Type:	Rebates
Principal:	1,747,261
Interest:	0
Total:	1,747,261
Annual Appropriation?:	Yes
Date Incurred:	08/10/2015
FY of Last Payment:	2035

Fort Des Moines Restoration

Debt/Obligation Type:	Rebates
Principal:	3,872,046
Interest:	0
Total:	3,872,046
Annual Appropriation?:	Yes
Date Incurred:	08/22/2016
FY of Last Payment:	2035

Southridge Senior Lofts

Debt/Obligation Type:	Rebates
Principal:	1,146,972
Interest:	0
Total:	1,146,972
Annual Appropriation?:	Yes
Date Incurred:	10/09/2017
FY of Last Payment:	2034

TWG Development

Debt/Obligation Type:	Rebates
Principal:	4,763,248
Interest:	0
Total:	4,763,248
Annual Appropriation?:	Yes
Date Incurred:	11/20/2017
FY of Last Payment:	2035

Genesis Health Club - Rebate

Debt/Obligation Type:	Rebates
Principal:	7,489,000
Interest:	0
Total:	7,489,000
Annual Appropriation?:	Yes
Date Incurred:	08/17/2020
FY of Last Payment:	2040

Genesis Health Club - Other

Debt/Obligation Type:	Other Debt
Principal:	5,736,000
Interest:	0
Total:	5,736,000
Annual Appropriation?:	Yes
Date Incurred:	08/17/2020

FY of Last Payment:	2040

Native Business

Debt/Obligation Type:	Rebates
Principal:	25,000
Interest:	0
Total:	25,000
Annual Appropriation?:	Yes
Date Incurred:	03/27/2023
FY of Last Payment:	2025

Rebates For DES MOINES SOUTHSIDE ECONOMIC DEVELOPMENT URBAN RENEWAL

Southridge Mall TF065

TIF Expenditure Amount:	490,244
Rebate Paid To:	The Macerich Partnership LP
Tied To Debt:	Macerich Southridge Mall
Tied To Project:	Southridge Redevelopment Project
Projected Final FY of Rebate:	2035

Southridge Senior Lofts TF091

TIF Expenditure Amount:	84,516
Rebate Paid To:	Southridge Senior Lofts
Tied To Debt:	Southridge Senior Lofts
Tied To Project:	Southridge Redevelopment Project
Projected Final FY of Rebate:	2033

Fort Des Moines

TIF Expenditure Amount:	104,097
Rebate Paid To:	Greenstate Credit Union
Tied To Debt:	Fort Des Moines Restoration
Tied To Project:	Fort Des Moines Restoration
Projected Final FY of Rebate:	2035

Southridge Mall Phase II

TIF Expenditure Amount:	74,276
Rebate Paid To:	Macerich
Tied To Debt:	Macerich Southridge Mall
Tied To Project:	Southridge Redevelopment Project
Projected Final FY of Rebate:	2035

TWG Development

TIF Expenditure Amount:	243,194
Rebate Paid To:	TWG Development
Tied To Debt:	TWG Development
Tied To Project:	Southridge Apartments
Projected Final FY of Rebate:	2035

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES SOUTHSIDE ECONOMIC DEVELOPMENT URBAN RENEWAL (77081)
TIF Taxing District Name: DES MOINES CITY/DM SCH/SW 9 COR SSMID/11 SO SIDE EC DEV TIF INCR
TIF Taxing District Inc. Number: 770148
TIF Taxing District Base Year: 2014
FY TIF Revenue First Received: 2017
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2034

	UR Designation
Slum	06/2012
Blighted	06/2012
Economic Development	12/2010

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	0	9,450,000	0	0	0	9,450,000	0	9,450,000
Taxable	0	0	8,308,544	0	0	0	8,308,544	0	8,308,544
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	6,200,000	3,250,000	1,901,867	1,348,133	49,750

FY 2025 TIF Revenue Received: 63,883

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES SOUTHSIDE ECONOMIC DEVELOPMENT URBAN RENEWAL (77081)
TIF Taxing District Name: DES MOINES CITY/DM SCH/11 SOUTH SIDE ECON DEV TIF INCR
TIF Taxing District Inc. Number: 770816
TIF Taxing District Base Year: 2014
FY TIF Revenue First Received: 2014
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2034

	UR Designation
Slum	06/2012
Blighted	06/2012
Economic Development	12/2010

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	82,777,490	82,561,470	0	0	-56,000	165,214,710	0	165,214,710
Taxable	0	38,361,420	73,248,081	0	0	-56,000	111,485,251	0	111,485,251
Homestead Credits									97

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	90,037,190	75,233,520	44,065,831	31,167,689	1,080,057

FY 2025 TIF Revenue Received: 1,480,156

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES SOUTHSIDE ECONOMIC DEVELOPMENT URBAN RENEWAL (77081)
TIF Taxing District Name: DES MOINES CITY AG/DM SCH/11 SOUTH SIDE ECON DEV TIF INCR
TIF Taxing District Inc. Number: 770818
TIF Taxing District Base Year: 2014
FY TIF Revenue First Received: 2014
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2034

	UR Designation
Slum	06/2012
Blighted	06/2012
Economic Development	12/2010

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	34,920	0	0	0	0	0	34,920	0	34,920
Taxable	25,085	0	0	0	0	0	25,085	0	25,085
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	34,920	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:	DES MOINES (77G717)
Urban Renewal Area:	DES MOINES INGERSOLL-GRAND COMMERCIAL URBAN RENEWAL
UR Area Number:	77084
UR Area Creation Date:	07/2012
UR Area Purpose:	Enhance private development within this urban renewal area through provision of infrastructure improvements and economic development financial assistance that may be provided, in part, with the tax increment revenues generated in the urban renewal area.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
DES MOINES CITY/DM SCH/12 INGER-GR COMM TIF INCR	770843	770844	49,191,567
DES MOINES CITY/DM SCH/INGER GR SSMID/12 INGER-GR COMM TIF INCR	770845	770846	30,757,599

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	196,951,920	124,076,310	0	0	-172,000	320,339,480	0	320,339,480
Taxable	0	91,273,056	102,270,909	0	0	-172,000	192,855,215	0	192,855,215
Homestead Credits									261

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	**698,524**	**0**	**Amount of 07-01-2024 Cash Balance Restricted for LMI**
TIF Revenue:	2,850,978		
TIF Sp. Revenue Fund Interest:	70,280		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**2,921,258**		
Rebate Expenditures:	305,177		
Non-Rebate Expenditures:	1,716,785		
Returned to County Treasurer:	0		
Total Expenditures:	**2,021,962**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	**1,597,820**	**0**	**Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For DES MOINES INGERSOLL-GRAND COMMERCIAL URBAN RENEWAL

Ingersoll-Grand Beautification

Description:	Grants for streetscape improvements
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

Ingersoll-Grand SSMID

Description:	SSMID repayments
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

Pedestrian Crossing

Description:	Building Pedestrian Crossing
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

GO Bonds 2019A

Description:	GO Bonds 2019A
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

2315 Grand

Description:	Renovate apartment building
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

2525 Grand

Description:	Hotel renovation
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	No

2801 Grand

Description:	Renovate apartment building
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

GO Bonds 2020D

Description:	GO Bonds 2020D
Classification:	Roads, Bridges & Utilities

Physically Complete:	No
Payments Complete:	No

GO Bonds 2021F

Description:	GO Bonds 2021F
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Spot 515, LLC

Description:	Redevelop 515 28th Street
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

GO Bonds 2022A

Description:	GO Bonds 2022A
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

GO Bonds 2023A

Description:	GO Bonds 2023A
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

GO Bonds 2024A

Description:	GO Bonds 2024A
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

GO Bonds 2025A

Description:	GO Bonds 2025A
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Goldfinch Lofts

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

Debts/Obligations For DES MOINES INGERSOLL-GRAND COMMERCIAL URBAN RENEWAL

Ingersoll-Grand Beautification Program

Debt/Obligation Type:	Internal Loans
Principal:	595,000
Interest:	0
Total:	595,000
Annual Appropriation?:	Yes
Date Incurred:	10/23/2015
FY of Last Payment:	2020

Ingersoll-Grand SSMID

Debt/Obligation Type:	Internal Loans
Principal:	205,759
Interest:	0
Total:	205,759
Annual Appropriation?:	No
Date Incurred:	04/03/2017
FY of Last Payment:	2036

Pedestrian Crossing

Debt/Obligation Type:	Internal Loans
Principal:	30,644
Interest:	0
Total:	30,644
Annual Appropriation?:	Yes
Date Incurred:	08/21/2018
FY of Last Payment:	2020

GO Bonds 2020D

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	670,000
Interest:	33,500
Total:	703,500
Annual Appropriation?:	No
Date Incurred:	08/19/2020
FY of Last Payment:	2025

GO Bonds 2021F

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,755,307
Interest:	311,159
Total:	2,066,466
Annual Appropriation?:	No
Date Incurred:	09/13/2021
FY of Last Payment:	2031

2315 Grand

Debt/Obligation Type:	Rebates
Principal:	2,400,000
Interest:	0
Total:	2,400,000
Annual Appropriation?:	Yes
Date Incurred:	08/05/2020

FY of Last Payment:	2036

2525 Grand

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	12/16/2019
FY of Last Payment:	2036

2801 Grand

Debt/Obligation Type:	Rebates
Principal:	1,350,000
Interest:	0
Total:	1,350,000
Annual Appropriation?:	Yes
Date Incurred:	08/05/2020
FY of Last Payment:	2036

Spot 515, LLC

Debt/Obligation Type:	Rebates
Principal:	828,108
Interest:	0
Total:	828,108
Annual Appropriation?:	Yes
Date Incurred:	11/21/2020
FY of Last Payment:	2036

GO Bonds 2022A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,628,480
Interest:	387,309
Total:	2,015,789
Annual Appropriation?:	No
Date Incurred:	08/05/2022
FY of Last Payment:	2032

GO Bonds 2023A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,275,000
Interest:	635,700
Total:	2,910,700
Annual Appropriation?:	No
Date Incurred:	10/23/2023
FY of Last Payment:	2033

GO Bonds 2024A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,588,430
Interest:	1,016,515
Total:	3,604,945
Annual Appropriation?:	No
Date Incurred:	10/21/2024
FY of Last Payment:	2034

GO Bonds 2025A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes

Principal:	5,600,000
Interest:	2,470,838
Total:	8,070,838
Annual Appropriation?:	No
Date Incurred:	10/20/2025
FY of Last Payment:	2045

Goldfinch Lofts

Debt/Obligation Type:	Rebates
Principal:	300,000
Interest:	0
Total:	300,000
Annual Appropriation?:	Yes
Date Incurred:	05/05/2025
FY of Last Payment:	2027

Non-Rebates For DES MOINES INGERSOLL-GRAND COMMERCIAL URBAN RENEWAL

TIF Expenditure Amount:	703,500
Tied To Debt:	GO Bonds 2020D
Tied To Project:	GO Bonds 2020D

TIF Expenditure Amount:	252,269
Tied To Debt:	GO Bonds 2022A
Tied To Project:	GO Bonds 2022A

TIF Expenditure Amount:	69,205
Tied To Debt:	Ingersoll-Grand SSMID
Tied To Project:	Ingersoll-Grand SSMID

TIF Expenditure Amount:	295,093
Tied To Debt:	GO Bonds 2021F
Tied To Project:	GO Bonds 2021F

TIF Expenditure Amount:	322,600
Tied To Debt:	GO Bonds 2023A
Tied To Project:	GO Bonds 2023A

TIF Expenditure Amount:	74,118
Tied To Debt:	GO Bonds 2024A
Tied To Project:	GO Bonds 2024A

Rebates For DES MOINES INGERSOLL-GRAND COMMERCIAL URBAN RENEWAL

Spot 515

TIF Expenditure Amount:	55,177
Rebate Paid To:	Spot 515 LLC
Tied To Debt:	Spot 515, LLC
Tied To Project:	Spot 515, LLC
Projected Final FY of Rebate:	2036

2801 Grand

TIF Expenditure Amount:	50,000
Rebate Paid To:	Reagan Partners
Tied To Debt:	2801 Grand
Tied To Project:	2801 Grand
Projected Final FY of Rebate:	2036

2315 Grand

TIF Expenditure Amount:	200,000
Rebate Paid To:	Tree House Partners LLC
Tied To Debt:	2315 Grand
Tied To Project:	2315 Grand
Projected Final FY of Rebate:	2036

♦ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES INGERSOLL-GRAND COMMERCIAL URBAN RENEWAL (77084)
TIF Taxing District Name: DES MOINES CITY/DM SCH/12 INGER-GR COMM TIF INCR
TIF Taxing District Inc. Number: 770844
TIF Taxing District Base Year: 2014
FY TIF Revenue First Received: 2017
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2036

	UR Designation
Slum	No
Blighted	No
Economic Development	06/2012

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	177,364,250	8,276,310	0	0	-172,000	184,951,810	0	184,951,810
Taxable	0	82,195,581	6,425,653	0	0	-172,000	87,932,484	0	87,932,484
Homestead Credits									261

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	106,053,450	79,070,360	49,191,567	29,878,793	1,035,393

FY 2025 TIF Revenue Received: 1,754,166

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES INGERSOLL-GRAND COMMERCIAL URBAN RENEWAL (77084)
TIF Taxing District Name: DES MOINES CITY/DM SCH/INGER GR SSMID/12 INGER-GR COMM TIF INCR
TIF Taxing District Inc. Number: 770846
TIF Taxing District Base Year: 2014
FY TIF Revenue First Received: 2017
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2036

	UR Designation
Slum	No
Blighted	No
Economic Development	06/2012

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	19,587,670	115,800,000	0	0	0	135,387,670	0	135,387,670
Taxable	0	9,077,475	95,845,256	0	0	0	104,922,731	0	104,922,731
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	85,624,904	49,762,766	30,757,599	19,005,167	701,350

FY 2025 TIF Revenue Received: 1,096,812

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name:	DES MOINES (77G717)
Urban Renewal Area:	DES MOINES SW 42ND & ARMY POST URBAN RENEWAL
UR Area Number:	77094
UR Area Creation Date:	12/2015
UR Area Purpose:	The purpose of the SW 42nd and Army Post Urban Renewal Plan is to guide the development of the SW 42nd and Army Post area and to activate new economic investment leading to increased taxable valuation.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
DES MOINES CITY/DM SCH/16 SW 42ND & ARMY POST TIF INCR	770282	770283	11,830,888
DES MOINES CITY AG/DM SCH/16 SW 42ND & ARMY POST TIF INCR	770284	770285	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	58,000	0	25,500,000	0	0	0	25,558,000	0	25,558,000
Taxable	41,665	0	22,884,514	0	0	0	22,926,179	0	22,926,179
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	**243,798**	**0**	**Amount of 07-01-2024 Cash Balance Restricted for LMI**
TIF Revenue:	409,977		
TIF Sp. Revenue Fund Interest:	15,665		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**425,642**		
Rebate Expenditures:	396,342		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**396,342**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	**273,098**	**0**	**Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For DES MOINES SW 42ND & ARMY POST URBAN RENEWAL

Electro Management (EP2) Grant

Description:	Relocation, expansion and job retention
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For DES MOINES SW 42ND & ARMY POST URBAN RENEWAL

Electro Management (EP2)

Debt/Obligation Type:	Rebates
Principal:	5,354,590
Interest:	0
Total:	5,354,590
Annual Appropriation?:	Yes
Date Incurred:	12/21/2015
FY of Last Payment:	2036

Rebates For DES MOINES SW 42ND & ARMY POST URBAN RENEWAL

EP2

TIF Expenditure Amount:	396,342
Rebate Paid To:	Electro Management
Tied To Debt:	Electro Management (EP2)
Tied To Project:	Electro Management (EP2) Grant
Projected Final FY of Rebate:	2036

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES SW 42ND & ARMY POST URBAN RENEWAL (77094)
TIF Taxing District Name: DES MOINES CITY/DM SCH/16 SW 42ND & ARMY POST TIF INCR
TIF Taxing District Inc. Number: 770283
TIF Taxing District Base Year: 2016
FY TIF Revenue First Received: 2019
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2039

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2015

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	25,500,000	0	0	0	25,500,000	0	25,500,000
Taxable	0	0	22,884,514	0	0	0	22,884,514	0	22,884,514
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	9,110	22,884,514	11,830,888	11,053,626	383,042

FY 2025 TIF Revenue Received: 409,977

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES SW 42ND & ARMY POST URBAN RENEWAL (77094)
TIF Taxing District Name: DES MOINES CITY AG/DM SCH/16 SW 42ND & ARMY POST TIF INCR
TIF Taxing District Inc. Number: 770285
TIF Taxing District Base Year: 2016
FY TIF Revenue First Received: 2019
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2039

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2015

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	58,000	0	0	0	0	0	58,000	0	58,000
Taxable	41,665	0	0	0	0	0	41,665	0	41,665
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	58,000	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:	DES MOINES (77G717)
Urban Renewal Area:	DES MOINES FOREST AVENUE URBAN RENEWAL
UR Area Number:	77095
UR Area Creation Date:	09/2016
UR Area Purpose:	The purpose of the Forest Avenue Urban Renewal Plan is to encourage the removal and redevelopment of the blighted, obsolete, and underutilized property within the urban renewal area for medium-density and/or high-density housing.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DES MOINES CITY/DM SCH/16 FOREST AVENUE TIF INCR	770217	770218	1,925,953

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	4,680,000	0	0	0	0	4,680,000	0	4,680,000
Taxable	0	2,168,843	0	0	0	0	2,168,843	0	2,168,843
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	**32,039**	**0**	**Amount of 07-01-2024 Cash Balance Restricted for LMI**
TIF Revenue:	66,740		
TIF Sp. Revenue Fund Interest:	2,505		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**69,245**		
Rebate Expenditures:	50,666		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**50,666**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	**50,618**	**0**	**Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For DES MOINES FOREST AVENUE URBAN RENEWAL

Forest Ave Village

Description:	50 Unit Residential Housing Development
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For DES MOINES FOREST AVENUE URBAN RENEWAL

Forest Ave Village

Debt/Obligation Type:	Rebates
Principal:	294,809
Interest:	0
Total:	294,809
Annual Appropriation?:	No
Date Incurred:	08/06/2018
FY of Last Payment:	2029

Rebates For DES MOINES FOREST AVENUE URBAN RENEWAL

FOREST AVE VILLAGE

TIF Expenditure Amount:	50,666
Rebate Paid To:	SOUTHGATE REAL ESTATE HOLDINGS
Tied To Debt:	Forest Ave Village
Tied To Project:	Forest Ave Village
Projected Final FY of Rebate:	2029

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES FOREST AVENUE URBAN RENEWAL (77095)
TIF Taxing District Name: DES MOINES CITY/DM SCH/16 FOREST AVENUE TIF INCR
TIF Taxing District Inc. Number: 770218

TIF Taxing District Base Year: 2017
FY TIF Revenue First Received: 2020
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	09/2016
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	4,680,000	0	0	0	0	4,680,000	0	4,680,000
Taxable	0	2,168,843	0	0	0	0	2,168,843	0	2,168,843
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	260,300	2,168,843	1,925,953	242,890	8,417

FY 2025 TIF Revenue Received: 66,740

♦ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name:	DES MOINES (77G717)
Urban Renewal Area:	DES MOINES NE GATEWAY 2 URBAN RENEWAL
UR Area Number:	77103
UR Area Creation Date:	03/2017
UR Area Purpose:	The purpose of the Gateway 2 Area is to guide development and to stimulate private economic investment activities within the area, and to provide the necessary tools to remedy the conditions of blight in the Area.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DES MOINES CITY/DM SCH/17 NE GATEWAY 2 TIF INCR	770274	770275	0
DES MOINES CITY AG/DM SCH/17 NE GATEWAY 2 TIF INCR	770276	770277	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	60,496,660	222,721,340	56,664,020	0	-72,000	339,637,770	0	339,637,770
Taxable	0	28,035,854	188,794,242	49,963,074	0	-72,000	266,548,920	0	266,548,920
Homestead Credits									201

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: DES MOINES (77G717)
Urban Renewal Area: DES MOINES NE GATEWAY 2 URBAN RENEWAL (77103)
TIF Taxing District Name: DES MOINES CITY/DM SCH/17 NE GATEWAY 2 TIF INCR
TIF Taxing District Inc. Number: 770275

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2030
Subject to a Statutory end date? No

	UR Designation
Slum	03/2017
Blighted	03/2017
Economic Development	03/2017

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	60,496,660	222,721,340	56,664,020	0	-72,000	339,637,770	0	339,637,770
Taxable	0	28,035,854	188,794,242	49,963,074	0	-72,000	266,548,920	0	266,548,920
Homestead Credits									201

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	266,548,920	0	266,548,920	9,236,744

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES NE GATEWAY 2 URBAN RENEWAL (77103)
TIF Taxing District Name: DES MOINES CITY AG/DM SCH/17 NE GATEWAY 2 TIF INCR
TIF Taxing District Inc. Number: 770277

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2030
Subject to a Statutory end date? No

	UR Designation
Slum	03/2017
Blighted	03/2017
Economic Development	03/2017

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

Urban Renewal Area Data Collection

Local Government Name:	DES MOINES (77G717)
Urban Renewal Area:	DES MOINES NE GATEWAY 1 URBAN RENEWAL
UR Area Number:	77104
UR Area Creation Date:	03/2017
UR Area Purpose:	The purpose of the Gateway 1 Area is to guide development and to stimulate private economic investment activities within the area, and to provide the necessary tools to remedy the conditions of blight in the Area.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
DES MOINES CITY/SAYDEL SCH/17 NE GATEWAY 1 TIF INCR	770278	770279	6,557,791
DES MOINES CITY AG/SAYDEL SCH/17 NE GATEWAY 1 TIF INCR	770280	770281	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	2,618,480	60,406,600	0	0	-8,000	63,017,080	0	63,017,080
Taxable	0	1,213,476	53,020,113	0	0	-8,000	54,225,589	0	54,225,589
Homestead Credits									3

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	**-65,326**	**0**	**Amount of 07-01-2024 Cash Balance Restricted for LMI**
TIF Revenue:	208,600		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**208,600**		
Rebate Expenditures:	137,683		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**137,683**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	**5,591**	**0**	**Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For DES MOINES NE GATEWAY 1 URBAN RENEWAL

Thompson Properties

Description:	Thompson Properties rebate agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

ILEX Group

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

Debts/Obligations For DES MOINES NE GATEWAY 1 URBAN RENEWAL

Thompson Properties

Debt/Obligation Type:	Rebates
Principal:	265,935
Interest:	0
Total:	265,935
Annual Appropriation?:	Yes
Date Incurred:	03/20/2017
FY of Last Payment:	2026

ILEX Group

Debt/Obligation Type:	Rebates
Principal:	4,300,997
Interest:	0
Total:	4,300,997
Annual Appropriation?:	Yes
Date Incurred:	04/05/2021
FY of Last Payment:	2033

Rebates For DES MOINES NE GATEWAY 1 URBAN RENEWAL

1105 E Broadway

TIF Expenditure Amount:	137,683
Rebate Paid To:	Thompson Properties LLC
Tied To Debt:	Thompson Properties
Tied To Project:	Thompson Properties
Projected Final FY of Rebate:	2026

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES NE GATEWAY 1 URBAN RENEWAL (77104)
TIF Taxing District Name: DES MOINES CITY/SAYDEL SCH/17 NE GATEWAY 1 TIF INCR
TIF Taxing District Inc. Number: 770279

TIF Taxing District Base Year: 2016
FY TIF Revenue First Received: 2020
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	03/2017
Economic Development	03/2017

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	2,618,480	60,406,600	0	0	-8,000	63,017,080	0	63,017,080
Taxable	0	1,213,476	53,020,113	0	0	-8,000	54,225,589	0	54,225,589
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	15,619,570	47,405,510	6,557,791	40,847,719	1,317,736

FY 2025 TIF Revenue Received: 208,600

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES NE GATEWAY 1 URBAN RENEWAL (77104)
TIF Taxing District Name: DES MOINES CITY AG/SAYDEL SCH/17 NE GATEWAY 1 TIF INCR
TIF Taxing District Inc. Number: 770281

TIF Taxing District Base Year: 2016
FY TIF Revenue First Received: 2020
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	03/2017
Economic Development	03/2017

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

Urban Renewal Area Data Collection

Local Government Name:	DES MOINES (77G717)
Urban Renewal Area:	DES MOINES SOUTHWEST GATEWAY URBAN RENEWAL
UR Area Number:	77108
UR Area Creation Date:	10/2018
UR Area Purpose:	The purpose of the Southwest Gateway Urban Renewal Plan is to guide the development of the Urban Renewal Area and to activate new economic investment leading to increased taxable valuation.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DES MOINES CITY/DM SCH/18 SOUTHWEST GATEWAY TIF INCR	770931	770932	0
DES MOINES CITY AG/DM SCH/18 SOUTHWEST GATEWAY TIF INCR	770933	770934	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	5,880	3,200	12,600	5,144,300	0	0	5,165,980	0	5,165,980
Taxable	4,224	1,483	5,839	4,564,385	0	0	4,575,931	0	4,575,931
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	**23,508**	**0**	**Amount of 07-01-2024 Cash Balance Restricted for LMI**
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	1,469		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**1,469**		
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:	**24,977**	**0**	**Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For DES MOINES SOUTHWEST GATEWAY URBAN RENEWAL

Bell Ave Properties

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

Debts/Obligations For DES MOINES SOUTHWEST GATEWAY URBAN RENEWAL

Bell Ave Properties

Debt/Obligation Type:	Rebates
Principal:	2,260,000
Interest:	0
Total:	2,260,000
Annual Appropriation?:	Yes
Date Incurred:	03/25/2019
FY of Last Payment:	2030

Rebates For DES MOINES SOUTHWEST GATEWAY URBAN RENEWAL

Bell Ave Properties - 4701 SW 63rd

TIF Expenditure Amount:	0
Rebate Paid To:	Bell Ave Properties, Inc
Tied To Debt:	Bell Ave Properties
Tied To Project:	Bell Ave Properties
Projected Final FY of Rebate:	2030

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES SOUTHWEST GATEWAY URBAN RENEWAL (77108)
TIF Taxing District Name: DES MOINES CITY/DM SCH/18 SOUTHWEST GATEWAY TIF INCR
TIF Taxing District Inc. Number: 770932
TIF Taxing District Base Year: 2018
FY TIF Revenue First Received: 2023
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2041

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2018

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	3,200	12,600	5,144,300	0	0	5,160,100	0	5,160,100
Taxable	0	1,483	5,839	4,564,385	0	0	4,571,707	0	4,571,707
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	42,253	4,571,707	0	4,571,707	158,424

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES SOUTHWEST GATEWAY URBAN RENEWAL (77108)
TIF Taxing District Name: DES MOINES CITY AG/DM SCH/18 SOUTHWEST GATEWAY TIF INCR
TIF Taxing District Inc. Number: 770934
TIF Taxing District Base Year: 2018
FY TIF Revenue First Received: 2023
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2041

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2018

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	5,880	0	0	0	0	0	5,880	0	5,880
Taxable	4,224	0	0	0	0	0	4,224	0	4,224
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,880	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:	DES MOINES (77G717)
Urban Renewal Area:	DES MOINES DRAKE URBAN RENEWAL
UR Area Number:	77109
UR Area Creation Date:	01/2019
UR Area Purpose:	The purpose of the Drake Urban Renewal Plan is to guide the development of the urban renewal area and to activate new economic investment leading to increased taxable valuation.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DES MOINES CITY/DM SCH/19 DRAKE TIF INCR	770937	770938	9,629,788

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	24,012,580	9,249,920	0	0	0	33,262,500	0	33,262,500
Taxable	0	11,128,102	8,193,957	0	0	0	19,322,059	0	19,322,059
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	**238,334**	**0**	**Amount of 07-01-2024 Cash Balance Restricted for LMI**
TIF Revenue:	143,732		
TIF Sp. Revenue Fund Interest:	13,454		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**157,186**		
Rebate Expenditures:	189,898		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**189,898**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	**205,622**	**0**	**Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For DES MOINES DRAKE URBAN RENEWAL

Home 2 Suites

Description:	Develop property
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	No

Canary Lofts

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

Debts/Obligations For DES MOINES DRAKE URBAN RENEWAL

Home 2 Suites

Debt/Obligation Type:	Rebates
Principal:	4,131,204
Interest:	0
Total:	4,131,204
Annual Appropriation?:	Yes
Date Incurred:	01/28/2019
FY of Last Payment:	2037

Canary Lofts

Debt/Obligation Type:	Rebates
Principal:	3,389,419
Interest:	0
Total:	3,389,419
Annual Appropriation?:	Yes
Date Incurred:	05/04/2020
FY of Last Payment:	2040

Rebates For DES MOINES DRAKE URBAN RENEWAL

Home 2 Suites

TIF Expenditure Amount:	169,012
Rebate Paid To:	Hotel Francis, LLC
Tied To Debt:	Home 2 Suites
Tied To Project:	Home 2 Suites
Projected Final FY of Rebate:	2037

Canary Lofts

TIF Expenditure Amount:	20,886
Rebate Paid To:	Drake Multifamily LLC
Tied To Debt:	Canary Lofts
Tied To Project:	Canary Lofts
Projected Final FY of Rebate:	3040

♦ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name:	DES MOINES (77G717)
Urban Renewal Area:	DES MOINES DRAKE URBAN RENEWAL (77109)
TIF Taxing District Name:	DES MOINES CITY/DM SCH/19 DRAKE TIF INCR
TIF Taxing District Inc. Number:	770938
TIF Taxing District Base Year:	2018
FY TIF Revenue First Received:	2023
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2040

	UR Designation
Slum	No
Blighted	No
Economic Development	01/2019

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	24,012,580	9,249,920	0	0	0	33,262,500	0	33,262,500
Taxable	0	11,128,102	8,193,957	0	0	0	19,322,059	0	19,322,059
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	201,700	19,322,059	9,629,788	9,692,271	335,867

FY 2025 TIF Revenue Received: 143,732

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES 38TH AND GRAND URBAN RENEWAL
UR Area Number: 77111

UR Area Creation Date:

UR Area Purpose: The purpose of the 38th and Grand Urban Renewal Plan is to encourage the removal and/or redevelopment of the blighted, obsolete, and underutilized properties within the urban renewal area, and to assist in the redevelopment of the urban renewal area.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
DES MOINES CITY/DM SCH/19 38TH AND GRAND DIST 1 TIF INCR	770961	770962	12,912,144
DES MOINES CITY/DM SCH/21 38TH AND GRAND DIST 2 TIF INCR	770993	770994	6,569,241
DES MOINES CITY/DM SCH/22 38TH AND GRAND DIST 3 TIF INCR	771058	771059	328,460

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	48,332,900	0	0	0	0	48,293,900	0	48,293,900
Taxable	0	22,398,812	0	0	0	0	22,359,812	0	22,359,812
Homestead Credits									19

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:	680,187
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**680,187**

Rebate Expenditures:	694,857
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	**694,857**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	**-14,670**	**0**	**Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For DES MOINES 38TH AND GRAND URBAN RENEWAL

3750 Grand Ave

Description:	Develop property
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

3801 Grand Ave

Description:	Develop property
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For DES MOINES 38TH AND GRAND URBAN RENEWAL

3750 Grand

Debt/Obligation Type:	Rebates
Principal:	10,606,756
Interest:	0
Total:	10,606,756
Annual Appropriation?:	Yes
Date Incurred:	02/24/2020
FY of Last Payment:	2038

3801 Grand

Debt/Obligation Type:	Rebates
Principal:	4,305,893
Interest:	0
Total:	4,305,893
Annual Appropriation?:	Yes
Date Incurred:	02/08/2021
FY of Last Payment:	2035

Rebates For DES MOINES 38TH AND GRAND URBAN RENEWAL

3750 Grand

TIF Expenditure Amount:	440,479
Rebate Paid To:	3750 Grand LLC
Tied To Debt:	3750 Grand
Tied To Project:	3750 Grand Ave
Projected Final FY of Rebate:	2038

3801 Grand

TIF Expenditure Amount:	254,378
Rebate Paid To:	Bankers Trust
Tied To Debt:	3801 Grand
Tied To Project:	3801 Grand Ave
Projected Final FY of Rebate:	2035

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES 38TH AND GRAND URBAN RENEWAL (77111)
TIF Taxing District Name: DES MOINES CITY/DM SCH/19 38TH AND GRAND DIST 1 TIF INCR
TIF Taxing District Inc. Number: 770962

TIF Taxing District Base Year: 2019
FY TIF Revenue First Received: 2025
Subject to a Statutory end date? No

	UR Designation
Slum	11/2019
Blighted	11/2019
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	31,532,900	0	0	0	0	31,493,900	0	31,493,900
Taxable	0	14,613,224	0	0	0	0	14,574,224	0	14,574,224
Homestead Credits									19

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	900,000	14,574,224	12,912,144	1,662,080	57,596

FY 2025 TIF Revenue Received: 443,349

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES 38TH AND GRAND URBAN RENEWAL (77111)
TIF Taxing District Name: DES MOINES CITY/DM SCH/21 38TH AND GRAND DIST 2 TIF INCR
TIF Taxing District Inc. Number: 770994

TIF Taxing District Base Year: 2020
FY TIF Revenue First Received: 2025
Subject to a Statutory end date? No

	UR Designation
Slum	04/2021
Blighted	04/2021
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	16,000,000	0	0	0	0	16,000,000	0	16,000,000
Taxable	0	7,414,848	0	0	0	0	7,414,848	0	7,414,848
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	122,300	7,414,848	6,569,241	845,607	29,303

FY 2025 TIF Revenue Received: 225,560

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES 38TH AND GRAND URBAN RENEWAL (77111)
TIF Taxing District Name: DES MOINES CITY/DM SCH/22 38TH AND GRAND DIST 3 TIF INCR
TIF Taxing District Inc. Number: 771059

TIF Taxing District Base Year: 2021
FY TIF Revenue First Received: 2025
Subject to a Statutory end date? No

	UR Designation
Slum	04/2022
Blighted	04/2022
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	800,000	0	0	0	0	800,000	0	800,000
Taxable	0	370,740	0	0	0	0	370,740	0	370,740
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	22,635	370,740	328,460	42,280	1,465

FY 2025 TIF Revenue Received: 11,278

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name:	DES MOINES (77G717)
Urban Renewal Area:	DES MOINES OAK PARK-HIGHLAND PARK URBAN RENEWAL
UR Area Number:	77112
UR Area Creation Date:	06/2020
UR Area Purpose:	To encourage and assist with the redevelopment and/or removal of blighted, obsolete, and underutilized properties within the urban renewal area, and to facilitate the development and re-development of commercial, mixed use and residential uses.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DES MOINES CITY/DM SCH/HL PK SMD/21 OAK PK-HL PK DIST 1 TIF INCR	770995	770996	238,153
DES MOINES CITY/DM SCH/HL PK SMD/21 OAK PK-HL PK DIST 2 TIF INCR	770997	770998	644,917
DES MOINES CITY/DM SCH/HL PK SMD/22 OAK PK-HL PK DIST 4 TIF INCR	771044	771045	23,774

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	296,300	1,562,760	0	0	0	1,859,060	0	1,859,060
Taxable	0	137,314	1,210,029	0	0	0	1,347,343	0	1,347,343
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	**7,303**	**0**	**Amount of 07-01-2024 Cash Balance Restricted for LMI**
TIF Revenue:	34,560		
TIF Sp. Revenue Fund Interest:	546		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**35,106**		
Rebate Expenditures:	31,690		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**31,690**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	**10,719**	**0**	**Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For DES MOINES OAK PARK-HIGHLAND PARK URBAN RENEWAL

3523 6th Ave

Description:	3523 6th Ave
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

3524 6th Ave

Description:	3524 6th Ave
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

3610 6th Ave (Chucks)

Description:	3610 6th Ave
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Euclid Foresight, LLC

Description:	French Way Cleaners
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

3614 6th Ave (36 on 6th)

Description:	3614 6th Ave (36 on 6th)
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

Highland Park Flats

Description:	3608 5th Avenue
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

OP-HP SSMID

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

Debts/Obligations For DES MOINES OAK PARK-HIGHLAND PARK URBAN RENEWAL

3523 6th Ave

Debt/Obligation Type:	Rebates
Principal:	534,012
Interest:	0
Total:	534,012
Annual Appropriation?:	Yes
Date Incurred:	03/08/2021
FY of Last Payment:	2039

3610 6th Ave (Chucks)

Debt/Obligation Type:	Rebates
Principal:	162,499
Interest:	0
Total:	162,499
Annual Appropriation?:	Yes
Date Incurred:	01/25/2021
FY of Last Payment:	2038

Euclid Foresight, LLC

Debt/Obligation Type:	Rebates
Principal:	851,724
Interest:	0
Total:	851,724
Annual Appropriation?:	Yes
Date Incurred:	06/13/2022
FY of Last Payment:	2045

3614 6th Ave (36 on 6th)

Debt/Obligation Type:	Rebates
Principal:	809,530
Interest:	0
Total:	809,530
Annual Appropriation?:	Yes
Date Incurred:	08/07/2023
FY of Last Payment:	2044

OP-HP SSMID

Debt/Obligation Type:	Internal Loans
Principal:	4,417
Interest:	0
Total:	4,417
Annual Appropriation?:	Yes
Date Incurred:	06/30/2024
FY of Last Payment:	2050

Highland Park Flats

Debt/Obligation Type:	Rebates
Principal:	382,578
Interest:	0
Total:	382,578
Annual Appropriation?:	Yes
Date Incurred:	05/19/2025

FY of Last Payment: 2044

Rebates For DES MOINES OAK PARK-HIGHLAND PARK URBAN RENEWAL

3610 6th Ave

TIF Expenditure Amount:	6,209
Rebate Paid To:	FW Rehab LLC
Tied To Debt:	3610 6th Ave (Chucks)
Tied To Project:	3610 6th Ave (Chucks)
Projected Final FY of Rebate:	2038

3523 th Ave

TIF Expenditure Amount:	25,481
Rebate Paid To:	Joseph Cordaro
Tied To Debt:	3523 6th Ave
Tied To Project:	3523 6th Ave
Projected Final FY of Rebate:	2039

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES OAK PARK-HIGHLAND PARK URBAN RENEWAL (77112)
TIF Taxing District Name: DES MOINES CITY/DM SCH/HL PK SMD/21 OAK PK-HL PK DIST 1 TIF INCR
TIF Taxing District Inc. Number: 770996

TIF Taxing District Base Year: 2020
FY TIF Revenue First Received: 2024
Subject to a Statutory end date? No

	UR Designation
Slum	05/2020
Blighted	05/2020
Economic Development	05/2020

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	277,200	301,560	0	0	0	578,760	0	578,760
Taxable	0	128,463	205,918	0	0	0	334,381	0	334,381
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	155,000	334,381	238,153	96,228	3,551

FY 2025 TIF Revenue Received: 9,076

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES OAK PARK-HIGHLAND PARK URBAN RENEWAL (77112)
TIF Taxing District Name: DES MOINES CITY/DM SCH/HL PK SMD/21 OAK PK-HL PK DIST 2 TIF INCR
TIF Taxing District Inc. Number: 770998

TIF Taxing District Base Year: 2020
FY TIF Revenue First Received: 2024
Subject to a Statutory end date? No

	UR Designation
Slum	04/2021
Blighted	04/2021
Economic Development	04/2021

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	1,084,400	0	0	0	1,084,400	0	1,084,400
Taxable	0	0	910,476	0	0	0	910,476	0	910,476
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	178,900	905,500	644,917	260,583	9,616

FY 2025 TIF Revenue Received: 24,578

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES OAK PARK-HIGHLAND PARK URBAN RENEWAL (77112)
TIF Taxing District Name: DES MOINES CITY/DM SCH/HL PK SMD/22 OAK PK-HL PK DIST 4 TIF INCR
TIF Taxing District Inc. Number: 771045

TIF Taxing District Base Year: 2021
FY TIF Revenue First Received: 2024
Subject to a Statutory end date? No

	UR Designation
Slum	11/2022
Blighted	11/2022
Economic Development	11/2022

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	19,100	176,800	0	0	0	195,900	0	195,900
Taxable	0	8,851	93,635	0	0	0	102,486	0	102,486
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	162,520	33,380	23,774	9,606	354

FY 2025 TIF Revenue Received: 906

♦ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name:	DES MOINES (77G717)
Urban Renewal Area:	DES MOINES HILLTOP URBAN RENEWAL
UR Area Number:	77113
UR Area Creation Date:	03/2021
UR Area Purpose:	The purpose of the area is to encourage development within the area for medium-density and/or high-density affordable housing opportunities and rehabilitate existing multi-family housing for low-and moderate-income families and seniors.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
DES MOINES CITY/DM SCH/21 HILLTOP TIF INCR	771001	771002	55,031

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	558,000	0	0	0	0	558,000	0	558,000
Taxable	0	258,593	0	0	0	0	258,593	0	258,593
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:	1,750		
TIF Sp. Revenue Fund Interest:	55		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**1,805**		
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:	**1,805**	**0**	**Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For DES MOINES HILLTOP URBAN RENEWAL

Hilltop III and IV

Description:	Multi family housing
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For DES MOINES HILLTOP URBAN RENEWAL

Hilltop III and IV

Debt/Obligation Type:	Rebates
Principal:	816,315
Interest:	0
Total:	816,315
Annual Appropriation?:	Yes
Date Incurred:	04/19/2021
FY of Last Payment:	2031

♦ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES HILLTOP URBAN RENEWAL (77113)
TIF Taxing District Name: DES MOINES CITY/DM SCH/21 HILLTOP TIF INCR
TIF Taxing District Inc. Number: 771002
TIF Taxing District Base Year: 2020
FY TIF Revenue First Received: 2025
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2042

	UR Designation
Slum	No
Blighted	No
Economic Development	03/2021

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	558,000	0	0	0	0	558,000	0	558,000
Taxable	0	258,593	0	0	0	0	258,593	0	258,593
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	424,000	134,000	55,031	78,969	2,737

FY 2025 TIF Revenue Received: 1,750

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name:	DES MOINES (77G717)
Urban Renewal Area:	DES MOINES CARPENTER URBAN RENEWAL
UR Area Number:	77115
UR Area Creation Date:	02/2022
UR Area Purpose:	The purpose of the Carpenter Urban Renewal Plan is to encourage the removal of andredevelopment of blighted, obsolete, and underutilized property within the Urban RenewalArea and to activate new economic investment leading to increased taxable valuation.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DES MOINES CITY/DM SCH/22 CARPENTER DIST 1 TIF INCR	771028	771029	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	2,050,400	0	0	0	2,050,400	0	2,050,400
Taxable	0	0	1,505,532	0	0	0	1,505,532	0	1,505,532
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**

Projects For DES MOINES CARPENTER URBAN RENEWAL

Merge, LLC

Description:	Merge, LLC
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For DES MOINES CARPENTER URBAN RENEWAL

Merge, LLC

Debt/Obligation Type:	Rebates
Principal:	4,991,608
Interest:	0
Total:	4,991,608
Annual Appropriation?:	Yes
Date Incurred:	03/07/2022
FY of Last Payment:	2041

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES CARPENTER URBAN RENEWAL (77115)
TIF Taxing District Name: DES MOINES CITY/DM SCH/22 CARPENTER DIST 1 TIF INCR
TIF Taxing District Inc. Number: 771029

TIF Taxing District Base Year: 2021
FY TIF Revenue First Received: 2026
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	02/2022
Economic Development	02/2022

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	2,050,400	0	0	0	2,050,400	0	2,050,400
Taxable	0	0	1,505,532	0	0	0	1,505,532	0	1,505,532
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,085,403	964,997	0	964,997	33,440

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name:	DES MOINES (77G717)
Urban Renewal Area:	DES MOINES UPPER EAST VILLAGE URBAN RENEWAL
UR Area Number:	77118
UR Area Creation Date:	03/2023
UR Area Purpose:	The purpose of the Upper East Village Urban Renewal Plan is to encourage removal and/or redevelopment of the blighted, obsolete, and underutilized property within the urban renewal area and to encourage targeted revitalization and new economic investment.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DES MOINES CITY/DM SCH/DWTN SSMID/23 UPPER E VLG DIST 1 TIF INCR	771078	771079	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	464,000	0	0	0	464,000	0	464,000
Taxable	0	0	352,114	0	0	0	352,114	0	352,114
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**

Projects For DES MOINES UPPER EAST VILLAGE URBAN RENEWAL

HOA Auston

Description:	603 East 6th Street
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For DES MOINES UPPER EAST VILLAGE URBAN RENEWAL

HOA Auston

Debt/Obligation Type:	Rebates
Principal:	8,834,900
Interest:	0
Total:	8,834,900
Annual Appropriation?:	Yes
Date Incurred:	06/26/2023
FY of Last Payment:	2048

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: DES MOINES (77G717)
Urban Renewal Area: DES MOINES UPPER EAST VILLAGE URBAN RENEWAL (77118)
TIF Taxing District Name: DES MOINES CITY/DM SCH/DWTN SSMID/23 UPPER E VLG DIST 1 TIF INCR
TIF Taxing District Inc. Number: 771079

TIF Taxing District Base Year: 0
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	464,000	0	0	0	464,000	0	464,000
Taxable	0	0	352,114	0	0	0	352,114	0	352,114
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	352,114	0	352,114	12,660

FY 2025 TIF Revenue Received: 0