

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: POLK CITY
 Local Government Number: 77G723

Active Urban Renewal Areas

	U.R. #	# of Tif Taxing Districts
POLK CITY KOESTER CONSTRUCTION URBAN RENEWAL	77077	1
POLK CITY URBAN RENEWAL AREA II URBAN RENEWAL	77089	6
POLK CITY DEER HAVEN URBAN RENEWAL	77096	2

TIF Debt Outstanding: 7,208,392

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	1,613,026	1,349,758	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	1,332,433		
TIF Sp. Revenue Fund Interest:	92,989		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	1,425,422		
Rebate Expenditures:	538,459		
Non-Rebate Expenditures:	313,660		
Returned to County Treasurer:	0		
Total Expenditures:	852,119		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	2,186,329	1,517,176	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 4,169,944

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: POLK CITY (77G723)
 Urban Renewal Area: POLK CITY KOESTER CONSTRUCTION URBAN RENEWAL
 UR Area Number: 77077
 UR Area Creation Date: 07/1991
 UR Area Purpose: Economic Development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
POLK CITY/N-POLK SCH/MAD CEM/KOESTER CONST 10 TIF INCR	770795	770796	776,919

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	1,620,000	0	0	0	1,620,000	0	1,620,000
Taxable	0	0	1,392,514	0	0	0	1,392,514	0	1,392,514
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **12,538** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	24,345
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	24,345

Rebate Expenditures:	36,883
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	36,883

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

Projects For POLK CITY KOESTER CONSTRUCTION URBAN RENEWAL

Polk City Dental, LLC

Description:	Developer Agreement
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For POLK CITY KOESTER CONSTRUCTION URBAN RENEWAL

Polk City Dental, LLC Rebate

Debt/Obligation Type:	Rebates
Principal:	37,601
Interest:	0
Total:	37,601
Annual Appropriation?:	Yes
Date Incurred:	05/10/2010
FY of Last Payment:	2033

Rebates For POLK CITY KOESTER CONSTRUCTION URBAN RENEWAL

Polk City Dental, LLC

TIF Expenditure Amount:	36,883
Rebate Paid To:	Polk City Dental
Tied To Debt:	Polk City Dental, LLC Rebate
Tied To Project:	Polk City Dental, LLC
Projected Final FY of Rebate:	2033

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: POLK CITY (77G723)
 Urban Renewal Area: POLK CITY KOESTER CONSTRUCTION URBAN RENEWAL (77077)
 TIF Taxing District Name: POLK CITY/N-POLK SCH/MAD CEM/KOESTER CONST 10 TIF INCR
 TIF Taxing District Inc. Number: 770796
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1991

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,620,000	0	0	0	1,620,000	0	1,620,000
Taxable	0	0	1,392,514	0	0	0	1,392,514	0	1,392,514
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	121,300	1,392,514	776,919	615,595	19,290

FY 2025 TIF Revenue Received: 24,345

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: POLK CITY (77G723)
 Urban Renewal Area: POLK CITY URBAN RENEWAL AREA II URBAN RENEWAL
 UR Area Number: 77089

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
POLK CITY/N-POLK SCH/MAD CEM/12 URBAN RENEW AREA II TIF INCR	770867	770868	27,696,845
POLK CITY AG/N-POLK SCH/MAD CEM/12 URBAN RENEW AREA II TIF INCR	770869	770870	0
POLK CITY/ANKENY SCH/12 URBAN RENEW AREA II TIF INCR	770871	770872	784,699
POLK CITY AG/ANKENY SCH/12 URBAN RENEW AREA II TIF INCR	770873	770874	0
POLK CITY/N-POLK SCH/MAD CEM/20 OCT ADD UR AREA II TIF INCR	770963	770964	333,603
POLK CITY AG/N-POLK SCH/MAD CEM/20 OCT ADD UR AREA II TIF INCR	770965	770966	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	23,500	284,227,650	26,808,300	0	0	-208,000	310,578,450	0	310,578,450
Taxable	16,881	131,719,070	22,368,566	0	0	-208,000	153,623,517	0	153,623,517
Homestead Credits									493

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	1,455,180	1,265,248	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	912,448		
TIF Sp. Revenue Fund Interest:	92,989		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	1,005,437		
Rebate Expenditures:	252,380		
Non-Rebate Expenditures:	255,821		
Returned to County Treasurer:	0		
Total Expenditures:	508,201		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	1,952,416	1,331,717	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For POLK CITY URBAN RENEWAL AREA II URBAN RENEWAL

FAREWAY

Description:	DEVELOPER AGREEMENT
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

FAREWAY

Description:	DEVELOPER AGREEMENT
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

POLK CITY COMMERCIAL, LLC

Description:	DEVELOPER AGREEMENT
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

TWELVE OAKS, LLC

Description:	DEVELOPER AGREEMENT
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

TWELVE OAKS, LLC LMI

Description:	LMI
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

3100 LLC

Description:	DEVELOPER AGREEMENT
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

3100 LLC LMI

Description:	LMI
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

BRIDGEPOINTE - Queensland

Description:	DEVELOPER AGREEMENT
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

FRIHALAGE

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

LUANA

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

LMI Assistance

Description:	LMI Assistance
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

KIMBERLEY - Crossroads

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

Chamber - Go Polk City

Description:	Economic Development Agreement
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

City Admin Services

Description:	Administrative expenses
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Kwik Star

Description:	Developer agreement
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Polk City Junction Trail

Description:	Polk City Junction Trail Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

Water Tower

Description:	Water Tower
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

Downtown Revitalization

Description:	Downtown Revitalization
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For POLK CITY URBAN RENEWAL AREA II URBAN RENEWAL

FAREWAY STORES, LLC REBATE

Debt/Obligation Type:	Rebates
Principal:	248,812
Interest:	0
Total:	248,812
Annual Appropriation?:	Yes
Date Incurred:	02/06/2013
FY of Last Payment:	2034

POLK CITY COMMERCIAL REBATE

Debt/Obligation Type:	Rebates
Principal:	74,378
Interest:	0
Total:	74,378
Annual Appropriation?:	Yes
Date Incurred:	04/22/2013
FY of Last Payment:	2034

BRIDGEPOINTE - Queensland

Debt/Obligation Type:	Rebates
Principal:	491,632
Interest:	0
Total:	491,632
Annual Appropriation?:	Yes
Date Incurred:	05/29/2015
FY of Last Payment:	2035

FRIHALAGE

Debt/Obligation Type:	Rebates
Principal:	159,712
Interest:	0
Total:	159,712
Annual Appropriation?:	Yes
Date Incurred:	07/24/2017
FY of Last Payment:	2028

LUANA

Debt/Obligation Type:	Rebates
Principal:	349,860
Interest:	0
Total:	349,860
Annual Appropriation?:	Yes
Date Incurred:	12/10/2018
FY of Last Payment:	2029

LMI Assistance

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

FY of Last Payment: 2022

Chamber - Go Polk City

Debt/Obligation Type: Internal Loans
Principal: 155,000
Interest: 0
Total: 155,000
Annual Appropriation?: Yes
Date Incurred: 07/01/2022
FY of Last Payment: 2022

City Admin Services

Debt/Obligation Type: Internal Loans
Principal: 0
Interest: 0
Total: 0
Annual Appropriation?: Yes
Date Incurred: 07/01/2022
FY of Last Payment: 2022

Kwik Star

Debt/Obligation Type: Rebates
Principal: 11,426
Interest: 0
Total: 11,426
Annual Appropriation?: Yes
Date Incurred: 05/01/2020
FY of Last Payment: 2025

City Admin Program

Debt/Obligation Type: Internal Loans
Principal: 500,000
Interest: 0
Total: 500,000
Annual Appropriation?: Yes
Date Incurred: 11/13/2023
FY of Last Payment: 2028

Grant Assistance for Town Square

Debt/Obligation Type: Internal Loans
Principal: 250,000
Interest: 0
Total: 250,000
Annual Appropriation?: Yes
Date Incurred: 11/13/2023
FY of Last Payment: 2028

GO 2024A

Debt/Obligation Type: Gen. Obligation Bonds/Notes
Principal: 2,650,000
Interest: 855,627
Total: 3,505,627
Annual Appropriation?: Yes
Date Incurred: 12/13/2024
FY of Last Payment: 2045

GO 2023

Debt/Obligation Type: Gen. Obligation Bonds/Notes

Principal:	275,000
Interest:	58,840
Total:	333,840
Annual Appropriation?:	Yes
Date Incurred:	07/26/2023
FY of Last Payment:	2043

Non-Rebates For POLK CITY URBAN RENEWAL AREA II URBAN RENEWAL

TIF Expenditure Amount:	75,000
Tied To Debt:	Chamber - Go Polk City
Tied To Project:	Chamber - Go Polk City

TIF Expenditure Amount:	100,000
Tied To Debt:	City Admin Services
Tied To Project:	City Admin Services

TIF Expenditure Amount:	6,966
Tied To Debt:	Grant Assistance for Town Square
Tied To Project:	Downtown Revitalization

TIF Expenditure Amount:	43,090
Tied To Debt:	GO 2023
Tied To Project:	Polk City Junction Trail

TIF Expenditure Amount:	30,765
Tied To Debt:	GO 2024A
Tied To Project:	Water Tower

Rebates For POLK CITY URBAN RENEWAL AREA II URBAN RENEWAL

FAREWAY

TIF Expenditure Amount: 32,338
Rebate Paid To: FAREWAY
Tied To Debt: FAREWAY STORES, LLC
REBATE
Tied To Project: FAREWAY
Projected Final FY of Rebate: 2030

POLK CITY COMMERCIAL

TIF Expenditure Amount: 16,761
Rebate Paid To: ROCK VALLEY
Tied To Debt: POLK CITY COMMERCIAL
REBATE
Tied To Project: POLK CITY COMMERCIAL,
LLC
Projected Final FY of Rebate: 2034

BRIDGEPOINTE - Queensland

TIF Expenditure Amount: 67,920
Rebate Paid To: BRIDGEPOINTE - Queensland
Tied To Debt: BRIDGEPOINTE - Queensland
Tied To Project: BRIDGEPOINTE - Queensland
Projected Final FY of Rebate: 2035

FRIHALAGE

TIF Expenditure Amount: 32,919
Rebate Paid To: FRIHALAGE
Tied To Debt: FRIHALAGE
Tied To Project: FRIHALAGE
Projected Final FY of Rebate: 2028

LUANA

TIF Expenditure Amount: 91,016
Rebate Paid To: LUANA
Tied To Debt: LUANA
Tied To Project: LUANA
Projected Final FY of Rebate: 2029

Kwik Star

TIF Expenditure Amount: 11,426
Rebate Paid To: Kwik Star
Tied To Debt: Kwik Star
Tied To Project: Kwik Star
Projected Final FY of Rebate: 2025

Income Housing For POLK CITY URBAN RENEWAL AREA II URBAN RENEWAL

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

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Beginning Balance different due to understating non rebate expenses previously
(auditor found)

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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: POLK CITY (77G723)
 Urban Renewal Area: POLK CITY URBAN RENEWAL AREA II URBAN RENEWAL (77089)
 TIF Taxing District Name: POLK CITY/N-POLK SCH/MAD CEM/12 URBAN RENEW AREA II TIF INCR
 TIF Taxing District Inc. Number: 770868

TIF Taxing District Base Year:	1990	UR Designation	
FY TIF Revenue First Received:	0	Slum	No
Subject to a Statutory end date?	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	278,200,290	20,538,100	0	0	-204,000	298,267,890	0	298,267,890
Taxable	0	128,925,823	17,508,246	0	0	-204,000	145,963,569	0	145,963,569
Homestead Credits									485

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,191,247	145,963,569	27,696,845	118,266,724	3,705,998

FY 2025 TIF Revenue Received: 883,287

TIF Taxing District Data Collection

Local Government Name: POLK CITY (77G723)
 Urban Renewal Area: POLK CITY URBAN RENEWAL AREA II URBAN RENEWAL (77089)
 TIF Taxing District Name: POLK CITY AG/N-POLK SCH/MAD CEM/12 URBAN RENEW AREA II TIF INCR
 TIF Taxing District Inc. Number: 770870

TIF Taxing District Base Year:	1990	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	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	23,500	0	0	0	0	0	23,500	0	23,500
Taxable	16,881	0	0	0	0	0	16,881	0	16,881
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	23,500	0	0	0	0

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: POLK CITY (77G723)
 Urban Renewal Area: POLK CITY URBAN RENEWAL AREA II URBAN RENEWAL (77089)
 TIF Taxing District Name: POLK CITY/ANKENY SCH/12 URBAN RENEW AREA II TIF INCR
 TIF Taxing District Inc. Number: 770872
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,222,060	2,570,000	0	0	0	6,788,810	0	6,788,810
Taxable	0	1,956,620	2,182,029	0	0	0	4,135,399	0	4,135,399
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	11,740	4,135,399	784,699	3,350,700	93,735

FY 2025 TIF Revenue Received: 22,505

TIF Taxing District Data Collection

Local Government Name: POLK CITY (77G723)
 Urban Renewal Area: POLK CITY URBAN RENEWAL AREA II URBAN RENEWAL (77089)
 TIF Taxing District Name: POLK CITY AG/ANKENY SCH/12 URBAN RENEW AREA II TIF INCR
 TIF Taxing District Inc. Number: 770874
 TIF Taxing District Base Year: 1990
 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	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

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

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: POLK CITY (77G723)
 Urban Renewal Area: POLK CITY URBAN RENEWAL AREA II URBAN RENEWAL (77089)
 TIF Taxing District Name: POLK CITY/N-POLK SCH/MAD CEM/20 OCT ADD UR AREA II TIF INCR
 TIF Taxing District Inc. Number: 770964
 TIF Taxing District Base Year: 2019
 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	1,805,300	3,700,200	0	0	-4,000	5,498,250	0	5,498,250
Taxable	0	836,627	2,678,291	0	0	-4,000	3,507,668	0	3,507,668
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,747,400	1,754,850	333,603	1,421,247	44,536

FY 2025 TIF Revenue Received: 6,656

TIF Taxing District Data Collection

Local Government Name: POLK CITY (77G723)
 Urban Renewal Area: POLK CITY URBAN RENEWAL AREA II URBAN RENEWAL (77089)
 TIF Taxing District Name: POLK CITY AG/N-POLK SCH/MAD CEM/20 OCT ADD UR AREA II TIF INCR
 TIF Taxing District Inc. Number: 770966
 TIF Taxing District Base Year: 2019
 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	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: POLK CITY (77G723)
 Urban Renewal Area: POLK CITY DEER HAVEN URBAN RENEWAL
 UR Area Number: 77096

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
POLK CITY/N-POLK SCH/MAD CEM/16 DEER HAVEN TIF INCR	770235	770236	13,019,676
POLK CITY AG/N-POLK SCH/MAD CEM/16 DEER HAVEN TIF INCR	770237	770238	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	28,156,870	0	0	0	-16,000	28,127,870	0	28,127,870
Taxable	0	13,048,676	0	0	0	-16,000	13,019,676	0	13,019,676
Homestead Credits									45

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	145,308	84,510	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	395,640		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	395,640		
Rebate Expenditures:	249,196		
Non-Rebate Expenditures:	57,839		
Returned to County Treasurer:	0		
Total Expenditures:	307,035		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	233,913	185,459	Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For POLK CITY DEER HAVEN URBAN RENEWAL

DEER HAVEN

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

LMI Assistance

Description:	LMI Assistance
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For POLK CITY DEER HAVEN URBAN RENEWAL

DEER HAVEN

Debt/Obligation Type:	Rebates
Principal:	860,977
Interest:	0
Total:	860,977
Annual Appropriation?:	Yes
Date Incurred:	08/14/2017
FY of Last Payment:	2032

LMI

Debt/Obligation Type:	Internal Loans
Principal:	229,527
Interest:	0
Total:	229,527
Annual Appropriation?:	Yes
Date Incurred:	08/14/2017
FY of Last Payment:	2032

Non-Rebates For POLK CITY DEER HAVEN URBAN RENEWAL

TIF Expenditure Amount:	57,839
Tied To Debt:	LMI
Tied To Project:	LMI Assistance

Rebates For POLK CITY DEER HAVEN URBAN RENEWAL

DEER HAVEN

TIF Expenditure Amount:	249,196
Rebate Paid To:	DEER HAVEN
Tied To Debt:	DEER HAVEN
Tied To Project:	DEER HAVEN
Projected Final FY of Rebate:	2032

Income Housing For POLK CITY DEER HAVEN URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	15,067
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	23,765

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Beginning Balance different due to overstating revenue previously (auditor found)

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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: POLK CITY (77G723)
 Urban Renewal Area: POLK CITY DEER HAVEN URBAN RENEWAL (77096)
 TIF Taxing District Name: POLK CITY/N-POLK SCH/MAD CEM/16 DEER HAVEN TIF INCR
 TIF Taxing District Inc. Number: 770236
 TIF Taxing District Base Year: 2019
 FY TIF Revenue First Received: 2022
 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	28,156,870	0	0	0	-16,000	28,127,870	0	28,127,870
Taxable	0	13,048,676	0	0	0	-16,000	13,019,676	0	13,019,676
Homestead Credits									45

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	9,252,660	13,019,676	13,019,676	0	0

FY 2025 TIF Revenue Received: 395,640

TIF Taxing District Data Collection

Local Government Name: POLK CITY (77G723)
 Urban Renewal Area: POLK CITY DEER HAVEN URBAN RENEWAL (77096)
 TIF Taxing District Name: POLK CITY AG/N-POLK SCH/MAD CEM/16 DEER HAVEN TIF INCR
 TIF Taxing District Inc. Number: 770238
 TIF Taxing District Base Year: 2019
 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	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