

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

**Levy Authority Summary**

Local Government Name: URBANDALE  
 Local Government Number: 77G726

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
URBANDALE FAWN CREEK URBAN RENEWAL	77045	4
URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL	77047	10
URBANDALE NW MARKET CENTER URBAN RENEWAL	77061	11
URBANDALE WESTOVER URBAN RENEWAL	77065	3
URBANDALE MERLE HAY URBAN RENEWAL	77116	1

**TIF Debt Outstanding: 39,079,241**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:		0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	10,474,662		
TIF Sp. Revenue Fund Interest:	721,199		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>11,195,861</b>		
Rebate Expenditures:	1,731,328		
Non-Rebate Expenditures:	14,121,981		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>15,853,309</b>		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	9,030,346	0	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: 14,195,586**

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE FAWN CREEK URBAN RENEWAL  
 UR Area Number: 77045  
 UR Area Creation Date: 06/1991  
 UR Area Purpose: see attached

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
URBANDALE CITY/URB SCH/URB SS/96 FAWN CRK TIF INCR	770572	770574	0
URBANDALE CITY/URB SCH/URB SS/01 FAWN CRK AMD TIF INCR	770614	770615	0
URBANDALE CITY AG/URB SCH/URB SS/96 FAWN CRK TIF INCR	770616	770617	0
URBANDALE CITY AG/URB SCH/URB SS/01 FAWN CRK AMD TIF INCR	770777	770778	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	192,490	265,013,580	6,995,200	0	0	-152,000	271,581,270	0	271,581,270
Taxable	138,279	122,814,718	6,163,487	0	0	-152,000	128,496,484	0	128,496,484
Homestead Credits									364

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

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Original 6/25/91, with amendments to add territory 7/30/1996 and 10/30/2001.  
Blight & ED for original and 1996 amendment. ED only for 2001 amendment.

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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: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE FAWN CREEK URBAN RENEWAL (77045)  
 TIF Taxing District Name: URBANDALE CITY/URB SCH/URB SS/96 FAWN CRK TIF INCR  
 TIF Taxing District Inc. Number: 770574  
 TIF Taxing District Base Year: 1996  
 FY TIF Revenue First Received: 1999  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	06/1991
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	263,922,680	6,995,200	0	0	-152,000	270,297,880	0	270,297,880
Taxable	0	122,309,164	6,163,487	0	0	-152,000	127,852,651	0	127,852,651
Homestead Credits									364

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	795,620	127,852,651	0	127,852,651	3,781,959

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE FAWN CREEK URBAN RENEWAL (77045)  
 TIF Taxing District Name: URBANDALE CITY/URB SCH/URB SS/01 FAWN CRK AMD TIF INCR  
 TIF Taxing District Inc. Number: 770615  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

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	1,090,900	0	0	0	0	1,090,900	0	1,090,900
Taxable	0	505,554	0	0	0	0	505,554	0	505,554
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	132,450	505,554	0	505,554	14,955

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE FAWN CREEK URBAN RENEWAL (77045)  
 TIF Taxing District Name: URBANDALE CITY AG/URB SCH/URB SS/96 FAWN CRK TIF INCR  
 TIF Taxing District Inc. Number: 770617  
 TIF Taxing District Base Year: 1996  
 FY TIF Revenue First Received: 1999  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	07/1996
Economic Development	07/1996

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	192,490	0	0	0	0	0	192,490	0	192,490
Taxable	138,279	0	0	0	0	0	138,279	0	138,279
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	192,490	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE FAWN CREEK URBAN RENEWAL (77045)  
 TIF Taxing District Name: URBANDALE CITY AG/URB SCH/URB SS/01 FAWN CRK AMD TIF INCR  
 TIF Taxing District Inc. Number: 770778  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

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: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL  
 UR Area Number: 77047  
 UR Area Creation Date: 11/1995  
 UR Area Purpose: see attached

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
URBANDALE CITY/URB SCH/URB SS/16 DWT NBRHD AMD TIF INCR	770301	770302	9,997,326
URBANDALE CITY AG/URB SCH/URB SS/16 DWT NBRHD AMD TIF INCR	770303	770304	0
URBANDALE CITY/URB SCH/URB WIND HTS SS/16 DWT NBRHD AMD TIF INCR	770305	770306	399,179
URBANDALE CITY AG/URB SCH/URB W HTS SS/16 DWT NBRHD AMD TIF INCR	770307	770308	0
URBANDALE CITY/WDM SCH/URB SS/16 DWT NBRHD AMD TIF INCR	770309	770310	1,195,055
URBANDALE CITY AG/WDM SCH/URB SS/16 DWT NBRHD AMD TIF INCR	770311	770312	0
URBANDALE CITY/URB SCH/URB SS/95 DWT NBRHD TIF INCR	770388	770389	1,157,215
URBANDALE CITY/URB SCH/URB WIND-HTS SS/95 DWT NBRHD TIF INCR	770390	770391	4,816,563
URBANDALE CITY/JOHNSTON SCH/URB SS/09 DWT NBRHD AMD TIF INCR	770752	770753	1,716,704
URBANDALE CITY/URB SCH/URB SS/09 DWT NBRHD AMD TIF INCR	770754	770755	2,150,110

**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	58,986,600	197,708,000	0	0	-24,000	256,641,350	0	256,641,350
Taxable	0	27,336,054	167,357,437	0	0	-24,000	194,640,241	0	194,640,241
Homestead Credits									37

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>911,989</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
TIF Revenue:	625,772		
TIF Sp. Revenue Fund Interest:	43,085		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>668,857</b>		
Rebate Expenditures:	11,553		
Non-Rebate Expenditures:	522,817		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>534,370</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>1,046,476</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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## Projects For URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL

### 75th & Douglas Ave Turnlanes

Description:	installation of turn lanes at 75th & Douglas Ave
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### DUNA Development Agreements

Description:	Economic Development incentive agreements
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

### Legal costs

Description:	legal costs incurred to maintain the plan documents
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

### 86th Street Preservation Phase II

Description:	Resurfacing 86th St from Hickman to Douglas
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Merle Hay Stormwater improvements

Description:	Merle Hay road stormwater improvements
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

### Douglas Ave Urbanization

Description:	Adding curb/gutter/storm drainage along Douglas
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For URBAN DALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL

### Legal costs

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2015
FY of Last Payment:	2030

### Rebates to ReMarc Enterprises

Debt/Obligation Type:	Rebates
Principal:	11,553
Interest:	0
Total:	11,553
Annual Appropriation?:	Yes
Date Incurred:	04/07/2020
FY of Last Payment:	2025

### 2020B GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	785,000
Interest:	69,500
Total:	854,500
Annual Appropriation?:	No
Date Incurred:	04/07/2020
FY of Last Payment:	2030

### 2023 GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	500,000
Interest:	64,250
Total:	564,250
Annual Appropriation?:	No
Date Incurred:	04/18/2023
FY of Last Payment:	2033

### 2024 CLN GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,915,000
Interest:	491,367
Total:	2,406,367
Annual Appropriation?:	No
Date Incurred:	04/16/2024
FY of Last Payment:	2034

## Non-Rebates For URBAN DALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL

TIF Expenditure Amount:	239,417
Tied To Debt:	2024 CLN GO Bond
Tied To Project:	Douglas Ave Urbanization
TIF Expenditure Amount:	0
Tied To Debt:	Legal costs
Tied To Project:	Legal costs
TIF Expenditure Amount:	143,400
Tied To Debt:	2020B GO Bond
Tied To Project:	86th Street Preservation Phase II
TIF Expenditure Amount:	140,000
Tied To Debt:	2023 GO Bond
Tied To Project:	Merle Hay Stormwater improvements

## **Rebates For URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL**

### **4404 Merle Hay Rd**

TIF Expenditure Amount:	11,553
Rebate Paid To:	Remarc Enterprises LLC
Tied To Debt:	Rebates to ReMarc Enterprises
Tied To Project:	DUNA Development Agreements
Projected Final FY of Rebate:	2025

## **Jobs For URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL**

Project:	DUNA Development Agreements
Company Name:	ReMarc Enterprises
Date Agreement Began:	04/07/2020
Date Agreement Ends:	12/31/2025
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	2,000,000
Total Estimated Cost of Public Infrastructure:	0

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Original plan 1995-Blight & ED. Amend & restate 2009 to add territory, making it mixed area. Amend #1 2012 to confirm mixed. Amend #2 2017 to add land & new ordinance. Amend #3 2022 to remove land & new ordinance. Amend #4 7/2022.

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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: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL (77047)  
 TIF Taxing District Name: URBANDALE CITY/URB SCH/URB SS/16 DWT NBRHD AMD TIF INCR  
 TIF Taxing District Inc. Number: 770302  
 TIF Taxing District Base Year: 2015  
 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	23,780,300	74,987,700	0	0	-8,000	98,747,000	0	98,747,000
Taxable	0	11,020,469	64,173,602	0	0	-8,000	75,173,071	0	75,173,071
Homestead Credits									19

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	59,715,800	39,039,200	9,997,326	29,041,874	859,076

FY 2025 TIF Revenue Received: 294,578

**TIF Taxing District Data Collection**

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL (77047)  
 TIF Taxing District Name: URBANDALE CITY AG/URB SCH/URB SS/16 DWT NBRHD AMD TIF INCR  
 TIF Taxing District Inc. Number: 770304  
 TIF Taxing District Base Year: 2015  
 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: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL (77047)  
 TIF Taxing District Name: URBANDALE CITY/URB SCH/URB WIND HTS SS/16 DWT NBRHD AMD TIF INCR  
 TIF Taxing District Inc. Number: 770306  
 TIF Taxing District Base Year: 2015  
 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	3,753,200	0	0	0	-8,000	3,738,700	0	3,738,700
Taxable	0	1,739,338	0	0	0	-8,000	1,724,838	0	1,724,838
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,193,900	1,552,800	399,179	1,153,621	34,400

FY 2025 TIF Revenue Received: 11,903

**TIF Taxing District Data Collection**

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL (77047)  
 TIF Taxing District Name: URBANDALE CITY AG/URB SCH/URB W HTS SS/16 DWT NBRHD AMD TIF INCR  
 TIF Taxing District Inc. Number: 770308  
 TIF Taxing District Base Year: 2015  
 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: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL (77047)  
 TIF Taxing District Name: URBANDALE CITY/WDM SCH/URB SS/16 DWT NBRHD AMD TIF INCR  
 TIF Taxing District Inc. Number: 770310  
 TIF Taxing District Base Year: 2015  
 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	19,330,000	40,616,400	0	0	0	59,946,400	0	59,946,400
Taxable	0	8,958,062	33,589,393	0	0	0	42,547,455	0	42,547,455
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	55,278,200	4,668,200	1,195,055	3,473,145	95,133

FY 2025 TIF Revenue Received: 32,503

**TIF Taxing District Data Collection**

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL (77047)  
 TIF Taxing District Name: URBANDALE CITY AG/WDM SCH/URB SS/16 DWT NBRHD AMD TIF INCR  
 TIF Taxing District Inc. Number: 770312  
 TIF Taxing District Base Year: 2015  
 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: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL (77047)  
 TIF Taxing District Name: URBANDALE CITY/URB SCH/URB SS/95 DWT NBRHD TIF INCR  
 TIF Taxing District Inc. Number: 770389  
 TIF Taxing District Base Year: 1995  
 FY TIF Revenue First Received: 1997  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	11/1995
Economic Development	11/1995

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	4,721,000	2,810,000	0	0	0	7,531,000	0	7,531,000
Taxable	0	2,187,846	2,332,542	0	0	0	4,520,388	0	4,520,388
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,903,960	4,520,388	1,157,215	3,363,173	99,485

FY 2025 TIF Revenue Received: 34,231

**TIF Taxing District Data Collection**

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL (77047)  
 TIF Taxing District Name: URBANDALE CITY/URB SCH/URB WIND-HTS SS/95 DWT NBRHD TIF INCR  
 TIF Taxing District Inc. Number: 770391  
 TIF Taxing District Base Year: 1995  
 FY TIF Revenue First Received: 1997  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	11/1995
Economic Development	11/1995

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	6,718,000	23,646,000	0	0	-8,000	30,349,500	0	30,349,500
Taxable	0	3,113,307	18,929,501	0	0	-8,000	22,028,308	0	22,028,308
Homestead Credits									10

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	11,549,230	18,808,270	4,816,563	13,991,707	417,225

FY 2025 TIF Revenue Received: 139,486

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL (77047)  
 TIF Taxing District Name: URBANDALE CITY/JOHNSTON SCH/URB SS/09 DWT NBRHD AMD TIF INCR  
 TIF Taxing District Inc. Number: 770753  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received: 2011  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/2009
Economic Development	11/2009

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	684,100	28,983,200	0	0	0	29,664,050	0	29,664,050
Taxable	0	317,032	25,179,169	0	0	0	25,492,951	0	25,492,951
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	22,961,400	6,702,650	1,716,704	4,985,946	143,677

FY 2025 TIF Revenue Received: 49,469

**TIF Taxing District Data Collection**

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE DOWNTOWN NEIGHBORHOOD URBAN RENEWAL (77047)  
 TIF Taxing District Name: URBANDALE CITY/URB SCH/URB SS/09 DWT NBRHD AMD TIF INCR  
 TIF Taxing District Inc. Number: 770755  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received: 2011  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/2009
Economic Development	11/2009

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	26,664,700	0	0	0	26,664,700	0	26,664,700
Taxable	0	0	23,153,230	0	0	0	23,153,230	0	23,153,230
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	18,265,800	8,398,900	2,150,110	6,248,790	184,843

FY 2025 TIF Revenue Received: 63,602

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE NW MARKET CENTER URBAN RENEWAL  
 UR Area Number: 77061  
  
 UR Area Creation Date: 11/2000  
  
 UR Area Purpose: see attached

**Tax Districts within this Urban Renewal Area**

	<b>Base No.</b>	<b>Increment No.</b>	<b>Increment Value Used</b>
URBANDALE CITY/DC-GRIMES SCH/00 NW MKT CTR TIF INCR	770577	770579	5,214,708
URBANDALE CITY/DC-GRIMES SCH/URB SS/00 NW MKT CTR TIF INCR	770580	770582	84,571,540
URBANDALE CITY/JOHNSTON SCH/URB SS/00 NW MKT CTR TIF INCR	770583	770585	78,595,483
URBANDALE CITY/URB SCH/URB SS/00 NW MKT CTR TIF INCR	770586	770588	126,560,339
URBANDALE CITY/WDM SCH/URB SS/00 NW MKT CTR TIF INCR	770589	770590	35,680,973
URBANDALE CITY AG/DC-GRIMES SCH/00 NW MKT CTR TIF INCR	770578	770600	0
URBANDALE CITY AG/DC-GRIMES SCH/URB SS/00 NW MKT CTR TIF INCR	770581	770601	0
URBANDALE CITY AG/JOHNSTON SCH/URB SS/00 NW MKT CTR TIF INCR	770584	770602	0
URBANDALE CITY AG/URB SCH/URB SS/00 NW MKT CTR TIF INCR	770587	770603	0
URBANDALE CITY AG/URB SCH/10 NW MKT CTR AMD TIF INCR	770809	770810	0
URBANDALE CITY/URB SCH/10 NW MKT CTR AMD TIF INCR	770811	770812	4,783,308

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

	<b>Agricultural</b>	<b>Residential</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Other</b>	<b>Military</b>	<b>Total</b>	<b>Gas/Electric Utility</b>	<b>Total</b>
Assessed	1,319,890	12,405,300	1,181,661,850	46,077,400	0	0	1,241,464,440	0	1,241,464,440
Taxable	948,173	5,748,965	1,046,248,362	40,618,344	0	0	1,093,563,844	0	1,093,563,844
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **12,596,772**      **0**      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	9,764,136
TIF Sp. Revenue Fund Interest:	672,278
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>10,436,414</b>

Rebate Expenditures:	1,604,547
Non-Rebate Expenditures:	13,599,164
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>15,203,711</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **7,829,475**      **0**      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For URBANDALE NW MARKET CENTER URBAN RENEWAL

### NW Market Center Rebates - Office space

Description:	TIF rebates on Commercial Office Space
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

### NW Market Center Rebates - Warehouses

Description:	TIF rebates on Commercial Warehouse space
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### NW Market Center Rebates - Development Agreements

Description:	Agreements for infrastructure construction within the TIF area by developers
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Traffic signals

Description:	installation of new signals
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Legal expenses

Description:	Legal costs for amending plan & bond issue costs
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

### Public Works/Parks facility

Description:	Construction of salt storage, fueling station, design & construct building
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

### Aurora - 109th to Railroad

Description:	reconstruction of Aurora Ave from 109th St to railroad crossing
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### NW 54th paving

Description:	paving NW 54th Ave west of 100th
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## 100th St Interchange/ramps

Description:	Construction of interchange ramps at I-35/80
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## 104th Reconstruction Hickman to Douglas

Description:	Reconstruction of 104th St from Hickman to Douglas
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## 86th St. Preservation

Description:	Improvements and overlay of 86th Street from I-35 to Hickman
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Street Lights

Description:	Installation of LED street lights
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Sidewalks

Description:	Installation of sidewalks along arterials
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Railroad crossings

Description:	Reconstruction of railroad crossings at streets
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Community Entrance Signage

Description:	Construction of monument signs
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Aurora/104th/Sutton/100th

Description:	Widening of Aurora Ave- NW Urb to Plum
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Meredith Preservation

Description:	Improvements & overlay of Meredith Drive 104th to 121st
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## 121st Preservation

Description:	Improvements and overlay of 121st Street
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## I-35/I-80 Ped Bridge

Description:	Pedestrian bridge over interstate
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For URBANDALE NW MARKET CENTER URBAN RENEWAL

### Rebates to Aurora/R & R Realty Group

Debt/Obligation Type:	Rebates
Principal:	151,517
Interest:	0
Total:	151,517
Annual Appropriation?:	Yes
Date Incurred:	08/23/2022
FY of Last Payment:	2028

### Legal costs

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/01/2014
FY of Last Payment:	2030

### 2019B GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,940,000
Interest:	330,650
Total:	2,270,650
Annual Appropriation?:	No
Date Incurred:	04/07/2019
FY of Last Payment:	2029

### Rebates to Paragon South

Debt/Obligation Type:	Rebates
Principal:	1,271,782
Interest:	0
Total:	1,271,782
Annual Appropriation?:	Yes
Date Incurred:	11/21/2017
FY of Last Payment:	2031

### Rebates to Deere & Company

Debt/Obligation Type:	Rebates
Principal:	4,173,669
Interest:	0
Total:	4,173,669
Annual Appropriation?:	Yes
Date Incurred:	12/05/2017
FY of Last Payment:	2032

### Rebates to 8851 Northpark Drive, LLC

Debt/Obligation Type:	Rebates
Principal:	14,857
Interest:	0
Total:	14,857
Annual Appropriation?:	Yes
Date Incurred:	07/31/2018

FY of Last Payment: 2027

### **Rebates to 9400 Plum LLC**

Debt/Obligation Type: Rebates  
Principal: 281,028  
Interest: 0  
Total: 281,028  
Annual Appropriation?: Yes  
Date Incurred: 11/06/2018  
FY of Last Payment: 2032

### **Rebates to Erikson Family LC**

Debt/Obligation Type: Rebates  
Principal: 20,315  
Interest: 0  
Total: 20,315  
Annual Appropriation?: Yes  
Date Incurred: 08/28/2018  
FY of Last Payment: 2027

### **Rebates to Source Allies, Inc**

Debt/Obligation Type: Rebates  
Principal: 26,596  
Interest: 0  
Total: 26,596  
Annual Appropriation?: Yes  
Date Incurred: 12/04/2018  
FY of Last Payment: 2027

### **2020B GO Bond**

Debt/Obligation Type: Gen. Obligation Bonds/Notes  
Principal: 6,560,000  
Interest: 195,313  
Total: 6,755,313  
Annual Appropriation?: No  
Date Incurred: 04/07/2020  
FY of Last Payment: 2030

### **Rebates to Meredith Point LLC**

Debt/Obligation Type: Rebates  
Principal: 342,894  
Interest: 0  
Total: 342,894  
Annual Appropriation?: Yes  
Date Incurred: 10/08/2019  
FY of Last Payment: 2026

### **Rebates to DRA Properties**

Debt/Obligation Type: Rebates  
Principal: 82,868  
Interest: 0  
Total: 82,868  
Annual Appropriation?: Yes  
Date Incurred: 10/08/2019  
FY of Last Payment: 2026

### **Rebates to Unity Center Pointe**

Debt/Obligation Type: Rebates

Principal:	148,606
Interest:	0
Total:	148,606
Annual Appropriation?:	Yes
Date Incurred:	04/07/2020
FY of Last Payment:	2028

### **Rebates to IA Bankers Insurance**

Debt/Obligation Type:	Rebates
Principal:	2,729,642
Interest:	0
Total:	2,729,642
Annual Appropriation?:	Yes
Date Incurred:	04/07/2020
FY of Last Payment:	2034

### **Rebates to 8860 Northpark Dr LLC**

Debt/Obligation Type:	Rebates
Principal:	37,323
Interest:	0
Total:	37,323
Annual Appropriation?:	Yes
Date Incurred:	04/07/2020
FY of Last Payment:	2028

### **2021A GO Bond**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	560,000
Interest:	28,000
Total:	588,000
Annual Appropriation?:	No
Date Incurred:	04/20/2021
FY of Last Payment:	2026

### **Rebates to Anderson Holdings**

Debt/Obligation Type:	Rebates
Principal:	43,835
Interest:	0
Total:	43,835
Annual Appropriation?:	Yes
Date Incurred:	10/09/2018
FY of Last Payment:	2027

### **Rebates to Premier Tech Prairie**

Debt/Obligation Type:	Rebates
Principal:	216,315
Interest:	0
Total:	216,315
Annual Appropriation?:	Yes
Date Incurred:	09/09/2021
FY of Last Payment:	2030

### **Rebates to Worldwide Integrated Supply Chain Solutions**

Debt/Obligation Type:	Rebates
Principal:	3,184,323
Interest:	0
Total:	3,184,323
Annual Appropriation?:	Yes
Date Incurred:	11/02/2021

FY of Last Payment: 2036

### **2022 GO Bond**

Debt/Obligation Type: Gen. Obligation Bonds/Notes  
Principal: 1,525,000  
Interest: 76,250  
Total: 1,601,250  
Annual Appropriation?: No  
Date Incurred: 04/19/2022  
FY of Last Payment: 2027

### **2023 GO Bond**

Debt/Obligation Type: Gen. Obligation Bonds/Notes  
Principal: 1,650,000  
Interest: 82,500  
Total: 1,732,500  
Annual Appropriation?: No  
Date Incurred: 04/18/2023  
FY of Last Payment: 2028

### **Rebates to Centerpoint Business Park II**

Debt/Obligation Type: Rebates  
Principal: 1,108,708  
Interest: 0  
Total: 1,108,708  
Annual Appropriation?: Yes  
Date Incurred: 08/23/2022  
FY of Last Payment: 2029

### **Rebates to Prairie Tower I**

Debt/Obligation Type: Rebates  
Principal: 1,145,513  
Interest: 0  
Total: 1,145,513  
Annual Appropriation?: Yes  
Date Incurred: 08/22/2023  
FY of Last Payment: 2031

### **Rebates to Crescent/Marsh I**

Debt/Obligation Type: Rebates  
Principal: 413,474  
Interest: 0  
Total: 413,474  
Annual Appropriation?: Yes  
Date Incurred: 08/22/2023  
FY of Last Payment: 2029

### **Rebates to VanTrust**

Debt/Obligation Type: Rebates  
Principal: 2,742,627  
Interest: 0  
Total: 2,742,627  
Annual Appropriation?: Yes  
Date Incurred: 08/22/2023  
FY of Last Payment: 2031

### **Rebates to Temple/DMOS**

Debt/Obligation Type: Rebates

Principal:	191,346
Interest:	0
Total:	191,346
Annual Appropriation?:	Yes
Date Incurred:	08/22/2023
FY of Last Payment:	2031

### 2024 GO CLN

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,585,000
Interest:	81,451
Total:	1,666,451
Annual Appropriation?:	No
Date Incurred:	04/16/2024
FY of Last Payment:	2034

### 2025 GO CLN

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,960,000
Interest:	0
Total:	1,960,000
Annual Appropriation?:	No
Date Incurred:	04/15/2025
FY of Last Payment:	2030

### Rebates to Spraytec

Debt/Obligation Type:	Rebates
Principal:	75,758
Interest:	0
Total:	75,758
Annual Appropriation?:	Yes
Date Incurred:	12/17/2024
FY of Last Payment:	2029

## Non-Rebates For URBANDALE NW MARKET CENTER URBAN RENEWAL

TIF Expenditure Amount:	214,113
Tied To Debt:	2019B GO Bond
Tied To Project:	Sidewalks
TIF Expenditure Amount:	2,355,243
Tied To Debt:	2019B GO Bond
Tied To Project:	104th Reconstruction Hickman to Douglas
TIF Expenditure Amount:	107,057
Tied To Debt:	2019B GO Bond
Tied To Project:	Traffic signals
TIF Expenditure Amount:	8,029,238
Tied To Debt:	2019B GO Bond
Tied To Project:	Public Works/Parks facility
TIF Expenditure Amount:	0
Tied To Debt:	Legal costs
Tied To Project:	Legal expenses
TIF Expenditure Amount:	1,154,604
Tied To Debt:	2020B GO Bond
Tied To Project:	Public Works/Parks facility
TIF Expenditure Amount:	23,806
Tied To Debt:	2020B GO Bond
Tied To Project:	Sidewalks
TIF Expenditure Amount:	11,900
Tied To Debt:	2020B GO Bond
Tied To Project:	Railroad crossings
TIF Expenditure Amount:	115,140
Tied To Debt:	2021A GO Bond
Tied To Project:	Sidewalks
TIF Expenditure Amount:	103,020
Tied To Debt:	2021A GO Bond
Tied To Project:	Aurora/104th/Sutton/100th
TIF Expenditure Amount:	60,600
Tied To Debt:	2021A GO Bond
Tied To Project:	Community Entrance Signage
TIF Expenditure Amount:	24,240
Tied To Debt:	2021A GO Bond
Tied To Project:	Railroad crossings
TIF Expenditure Amount:	5,613
Tied To Debt:	2022 GO Bond
Tied To Project:	Public Works/Parks facility
TIF Expenditure Amount:	488,288
Tied To Debt:	2022 GO Bond
Tied To Project:	Aurora/104th/Sutton/100th
TIF Expenditure Amount:	67,350
Tied To Debt:	2022 GO Bond
Tied To Project:	Community Entrance Signage

TIF Expenditure Amount:	70,125
Tied To Debt:	2023 GO Bond
Tied To Project:	Community Entrance Signage
TIF Expenditure Amount:	397,375
Tied To Debt:	2023 GO Bond
Tied To Project:	Meredith Preservation
TIF Expenditure Amount:	200,584
Tied To Debt:	2024 GO CLN
Tied To Project:	121st Preservation
TIF Expenditure Amount:	122,579
Tied To Debt:	2024 GO CLN
Tied To Project:	Meredith Preservation
TIF Expenditure Amount:	22,287
Tied To Debt:	2024 GO CLN
Tied To Project:	I-35/I-80 Ped Bridge
TIF Expenditure Amount:	18,573
Tied To Debt:	2024 GO CLN
Tied To Project:	Traffic signals
TIF Expenditure Amount:	7,429
Tied To Debt:	2024 GO CLN
Tied To Project:	Sidewalks

## Rebates For URBANDALE NW MARKET CENTER URBAN RENEWAL

### Paragon 12100 Meredith/12130 Meredith

TIF Expenditure Amount:	184,590
Rebate Paid To:	R & R Realty
Tied To Debt:	Rebates to Aurora/R & R Realty Group
Tied To Project:	NW Market Center Rebates - Development Agreements
Projected Final FY of Rebate:	2033

### 9501 Northpark

TIF Expenditure Amount:	596,238
Rebate Paid To:	Deere & Co
Tied To Debt:	Rebates to Deere & Company
Tied To Project:	NW Market Center Rebates - Office space
Projected Final FY of Rebate:	2032

### 8851 Northpark

TIF Expenditure Amount:	9,904
Rebate Paid To:	8851 Northpark LLC
Tied To Debt:	Rebates to 8851 Northpark Drive, LLC
Tied To Project:	NW Market Center Rebates - Office space
Projected Final FY of Rebate:	2027

### 4401 NW Urbandale Dr

TIF Expenditure Amount:	29,223
Rebate Paid To:	Anderson Holdings
Tied To Debt:	Rebates to Aurora/R & R Realty Group
Tied To Project:	NW Market Center Rebates - Office space
Projected Final FY of Rebate:	2027

### 9400 Plum

TIF Expenditure Amount:	40,147
Rebate Paid To:	9400 Plum LLC
Tied To Debt:	Rebates to 9400 Plum LLC
Tied To Project:	NW Market Center Rebates - Office space
Projected Final FY of Rebate:	2032

### 10800 Meredith

TIF Expenditure Amount:	17,731
Rebate Paid To:	Source Allies
Tied To Debt:	Rebates to Source Allies, Inc
Tied To Project:	NW Market Center Rebates - Office space
Projected Final FY of Rebate:	2027

### 2435 106th

TIF Expenditure Amount:	13,544
Rebate Paid To:	Erickson Family LC
Tied To Debt:	Rebates to Erikson Family LC
Tied To Project:	NW Market Center Rebates - Office space
Projected Final FY of Rebate:	2027

### **2601 104th**

TIF Expenditure Amount:	55,245
Rebate Paid To:	DRA Properties/Galloway Holdings
Tied To Debt:	Rebates to DRA Properties
Tied To Project:	NW Market Center Rebates - Office space
Projected Final FY of Rebate:	2027

### **8860 Northpark**

TIF Expenditure Amount:	18,661
Rebate Paid To:	8860 Northpark Drive LLC
Tied To Debt:	Rebates to 8860 Northpark Dr LLC
Tied To Project:	NW Market Center Rebates - Office space
Projected Final FY of Rebate:	2027

### **4601 NW Urbandale Dr**

TIF Expenditure Amount:	97,877
Rebate Paid To:	Meredith Point LLC
Tied To Debt:	Rebates to Meredith Point LLC
Tied To Project:	NW Market Center Rebates - Development Agreements
Projected Final FY of Rebate:	2028

### **5200 100th**

TIF Expenditure Amount:	59,442
Rebate Paid To:	Unity Center Pointe LLC
Tied To Debt:	Rebates to Unity Center Pointe
Tied To Project:	NW Market Center Rebates - Development Agreements
Projected Final FY of Rebate:	2028

### **8901 Northpark**

TIF Expenditure Amount:	481,945
Rebate Paid To:	Iowa Bankers Assoc
Tied To Debt:	Rebates to IA Bankers Insurance
Tied To Project:	NW Market Center Rebates - Development Agreements
Projected Final FY of Rebate:	2034

## Jobs For URBANDALE NW MARKET CENTER URBAN RENEWAL

Project:	NW Market Center Rebates - Development Agreements
Company Name:	Deere and Company
Date Agreement Began:	12/05/2017
Date Agreement Ends:	12/31/2031
Number of Jobs Created or Retained:	374
Total Annual Wages of Required Jobs:	40,003,808
Total Estimated Private Capital Investment:	29,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	Paragon South, LLC
Date Agreement Began:	11/21/2017
Date Agreement Ends:	12/31/2032
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	4,500,000
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	8851 Northpark Drive, LLC
Date Agreement Began:	07/31/2018
Date Agreement Ends:	12/31/2026
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,554,700
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	Anderson Holdings LLC
Date Agreement Began:	10/09/2018
Date Agreement Ends:	12/31/2026
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	3,050,000
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	9400 Plum LLC
Date Agreement Began:	11/06/2018
Date Agreement Ends:	12/31/2031
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	2,177,756
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	Source Allies, Inc.
Date Agreement Began:	12/04/2018
Date Agreement Ends:	12/31/2025
Number of Jobs Created or Retained:	105
Total Annual Wages of Required Jobs:	8,574,300
Total Estimated Private Capital Investment:	1,771,800
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	Erickson Family LC
Date Agreement Began:	08/28/2018
Date Agreement Ends:	12/31/2026
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,623,000
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	DRA Properties, LC
Date Agreement Began:	10/08/2019
Date Agreement Ends:	12/31/2025
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	5,125,422
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	Meredith Pointe LLC
Date Agreement Began:	10/08/2019
Date Agreement Ends:	12/31/2026
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	4,825,000
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	Meredith Pointe LLC
Date Agreement Began:	10/08/2019
Date Agreement Ends:	12/31/2026
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	4,100,000
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	Unity Center Pointe, LLC
Date Agreement Began:	04/07/2020
Date Agreement Ends:	12/31/2028
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	4,755,000
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	Iowa Bankers Insurance & Services Inc.
Date Agreement Began:	04/07/2020
Date Agreement Ends:	12/31/2024
Number of Jobs Created or Retained:	195
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	19,600,000
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	8860 Northpark Drive LLC
Date Agreement Began:	04/07/2020
Date Agreement Ends:	12/31/2027

Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,850,000
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	Premier Tech Prairie LLC
Date Agreement Began:	09/09/2021
Date Agreement Ends:	12/31/2030
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	675,000
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	CenterPointe Business Park II LLC
Date Agreement Began:	08/23/2022
Date Agreement Ends:	12/31/2030
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	12,720,000
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	Aurora Business Park II LLC
Date Agreement Began:	08/23/2022
Date Agreement Ends:	12/31/2028
Number of Jobs Created or Retained:	200
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	3,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	Prairie Tower I LLC
Date Agreement Began:	08/23/2023
Date Agreement Ends:	12/31/2031
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	18,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	Marsh I LLC
Date Agreement Began:	08/22/2023
Date Agreement Ends:	12/31/2029
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	2,800,000
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	Worldwide Integrated Supply Chain Solutions Inc
Date Agreement Began:	11/02/2021
Date Agreement Ends:	12/31/2035
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	13,200,000
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	Urban Loop Building 1 LLC
Date Agreement Began:	08/22/2023
Date Agreement Ends:	12/31/2029
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	2,800,000
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	Marketplace 4820 LLC
Date Agreement Began:	08/22/2023
Date Agreement Ends:	12/31/2031
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	6,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	NW Market Center Rebates - Development Agreements
Company Name:	Spraytec Fertilizers LLC
Date Agreement Began:	12/17/2024
Date Agreement Ends:	12/31/2031
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	6,000,000
Total Estimated Cost of Public Infrastructure:	0

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

Original plan 2000-ED only. Amend 10/2010-add land & blight for specified portions of original area. Amend 2012 & 2014. Amend&restate 2015; amend #1 1/2018;#2 1/2019;#3 4/2021. 2nd Amend&Restate 7/2022. Amend#1 9/2023 Public Building Analysis in section IX.

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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: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)  
 TIF Taxing District Name: URBANDALE CITY/DC-GRIMES SCH/00 NW MKT CTR TIF INCR  
 TIF Taxing District Inc. Number: 770579  
 TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	10/2010
Economic Development	11/2000

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	16,700,300	0	0	0	16,700,300	0	16,700,300
Taxable	0	0	14,899,166	0	0	0	14,899,166	0	14,899,166
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	14,899,166	5,214,708	9,684,458	285,354

FY 2025 TIF Revenue Received: 153,652

**TIF Taxing District Data Collection**

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)  
 TIF Taxing District Name: URBANDALE CITY/DC-GRIMES SCH/URB SS/00 NW MKT CTR TIF INCR  
 TIF Taxing District Inc. Number: 770582  
 TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	10/2010
Economic Development	11/2000

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	296,297,700	10,800,000	0	0	307,097,700	0	307,097,700
Taxable	0	0	264,392,308	9,654,514	0	0	274,046,822	0	274,046,822
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	65,464,720	241,632,980	84,571,540	157,061,440	4,653,226

FY 2025 TIF Revenue Received: 2,505,582

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

**TIF Taxing District Data Collection**

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)  
 TIF Taxing District Name: URBANDALE CITY/JOHNSTON SCH/URB SS/00 NW MKT CTR TIF INCR  
 TIF Taxing District Inc. Number: 770585  
 TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	10/2010
Economic Development	11/2000

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,574,200	244,402,700	6,764,500	0	0	253,741,400	0	253,741,400
Taxable	0	1,192,957	217,343,010	6,022,564	0	0	224,558,531	0	224,558,531
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	8,403,930	224,558,531	78,595,483	145,963,048	4,206,118

FY 2025 TIF Revenue Received: 2,261,840

**TIF Taxing District Data Collection**

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)  
 TIF Taxing District Name: URBANDALE CITY/URB SCH/URB SS/00 NW MKT CTR TIF INCR  
 TIF Taxing District Inc. Number: 770588  
 TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	10/2010
Economic Development	11/2000

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	9,831,100	449,041,550	24,752,900	0	0	483,625,550	0	483,625,550
Taxable	0	4,556,008	396,218,777	21,622,752	0	0	422,397,537	0	422,397,537
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	122,024,570	361,600,980	126,560,339	235,040,641	6,952,645

FY 2025 TIF Revenue Received: 3,724,981

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

**TIF Taxing District Data Collection**

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)  
 TIF Taxing District Name: URBANDALE CITY/WDM SCH/URB SS/00 NW MKT CTR TIF INCR  
 TIF Taxing District Inc. Number: 770590  
 TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	10/2010
Economic Development	11/2000

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	159,452,400	3,760,000	0	0	163,212,400	0	163,212,400
Taxable	0	0	139,728,507	3,318,514	0	0	143,047,021	0	143,047,021
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	61,266,760	101,945,640	35,680,973	66,264,667	1,815,065

FY 2025 TIF Revenue Received: 977,360

**TIF Taxing District Data Collection**

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)  
 TIF Taxing District Name: URBANDALE CITY AG/DC-GRIMES SCH/00 NW MKT CTR TIF INCR  
 TIF Taxing District Inc. Number: 770600  
 TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	10/2010
Economic Development	11/2000

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	237,580	0	0	0	0	0	237,580	0	237,580
Taxable	170,671	0	0	0	0	0	170,671	0	170,671
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	237,580	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: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)  
 TIF Taxing District Name: URBANDALE CITY AG/DC-GRIMES SCH/URB SS/00 NW MKT CTR TIF INCR  
 TIF Taxing District Inc. Number: 770601  
 TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	10/2010
Economic Development	11/2000

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	87,260	0	0	0	0	0	87,260	0	87,260
Taxable	62,685	0	0	0	0	0	62,685	0	62,685
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	87,260	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)  
 TIF Taxing District Name: URBANDALE CITY AG/JOHNSTON SCH/URB SS/00 NW MKT CTR TIF INCR  
 TIF Taxing District Inc. Number: 770602  
 TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	10/2010
Economic Development	11/2000

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	505,220	0	0	0	0	0	505,220	0	505,220
Taxable	362,936	0	0	0	0	0	362,936	0	362,936
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	505,220	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: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)  
 TIF Taxing District Name: URBANDALE CITY AG/URB SCH/URB SS/00 NW MKT CTR TIF INCR  
 TIF Taxing District Inc. Number: 770603  
 TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	10/2010
Economic Development	11/2000

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	322,700	0	0	0	0	0	322,700	0	322,700
Taxable	231,820	0	0	0	0	0	231,820	0	231,820
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	322,700	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)  
 TIF Taxing District Name: URBANDALE CITY AG/URB SCH/10 NW MKT CTR AMD TIF INCR  
 TIF Taxing District Inc. Number: 770810  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	10/2010
Economic Development	10/2010

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	167,130	0	0	0	0	0	167,130	0	167,130
Taxable	120,061	0	0	0	0	0	120,061	0	120,061
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	167,130	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: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE NW MARKET CENTER URBAN RENEWAL (77061)  
 TIF Taxing District Name: URBANDALE CITY/URB SCH/10 NW MKT CTR AMD TIF INCR  
 TIF Taxing District Inc. Number: 770812  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 0  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	10/2010
Economic Development	10/2010

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	15,767,200	0	0	0	15,767,200	0	15,767,200
Taxable	0	0	13,666,594	0	0	0	13,666,594	0	13,666,594
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,258,174	13,666,594	4,783,308	8,883,286	261,337

FY 2025 TIF Revenue Received: 140,721

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE WESTOVER URBAN RENEWAL  
 UR Area Number: 77065  
 UR Area Creation Date: 08/2004  
 UR Area Purpose: See attached plan.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
URBANDALE CITY/DM SCH/URB WIND-HTS SS/04 WESTOVER TIF INCR	770647	770648	1,032,071
URBANDALE CITY/WDM SCH/URB SS/04 WESTOVER TIF INCR	770649	770650	1,823,099
URBANDALE CITY/WDM SCH/URB WIND-HTS SS/04 WESTOVER TIF INCR	770651	770652	186,939

**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	8,700,000	31,553,500	0	0	0	40,253,500	0	40,253,500
Taxable	0	4,031,824	26,454,836	0	0	0	30,486,660	0	30,486,660
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>175,564</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
TIF Revenue:	83,826		
TIF Sp. Revenue Fund Interest:	5,772		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>89,598</b>		
Rebate Expenditures:	115,228		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>115,228</b>		
<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>149,934</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>

## Projects For URBANDALE WESTOVER URBAN RENEWAL

### Westover Development Agreements

Description:	Economic Development incentive agreements
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For URBANDALE WESTOVER URBAN RENEWAL

### Rebates to Smartco/Hickman Storage LLC

Debt/Obligation Type:	Rebates
Principal:	68,282
Interest:	0
Total:	68,282
Annual Appropriation?:	Yes
Date Incurred:	12/04/2018
FY of Last Payment:	2027

### Rebates to 7501, LLC

Debt/Obligation Type:	Rebates
Principal:	174,775
Interest:	0
Total:	174,775
Annual Appropriation?:	Yes
Date Incurred:	09/22/2020
FY of Last Payment:	2028

### Rebates to Accurate Commercial RES/KJJ 2019

Debt/Obligation Type:	Rebates
Principal:	22,354
Interest:	0
Total:	22,354
Annual Appropriation?:	Yes
Date Incurred:	09/22/2020
FY of Last Payment:	2027

## Rebates For URBANDALE WESTOVER URBAN RENEWAL

### 6715 Hickman

TIF Expenditure Amount:	34,141
Rebate Paid To:	Hickman Storage LLC
Tied To Debt:	Rebates to Smartco/Hickman Storage LLC
Tied To Project:	Westover Development Agreements
Projected Final FY of Rebate:	2027

### 7555 Hickman

TIF Expenditure Amount:	11,177
Rebate Paid To:	Accurate Commercial RES
Tied To Debt:	Rebates to Accurate Commercial RES/KJJ 2019
Tied To Project:	Westover Development Agreements
Projected Final FY of Rebate:	2027

### 7501 Hickman

TIF Expenditure Amount:	69,910
Rebate Paid To:	7501 LLC
Tied To Debt:	Rebates to 7501, LLC
Tied To Project:	Westover Development Agreements
Projected Final FY of Rebate:	2028

## Jobs For URBANDALE WESTOVER URBAN RENEWAL

Project:	Westover Development Agreements
Company Name:	Hickman Storage LLC
Date Agreement Began:	12/04/2018
Date Agreement Ends:	12/31/2026
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	2,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Westover Development Agreements
Company Name:	7501, LLC
Date Agreement Began:	09/22/2020
Date Agreement Ends:	12/31/2027
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,250,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Westover Development Agreements
Company Name:	7501, LLC -now Accurate Commercial RES
Date Agreement Began:	09/22/2020
Date Agreement Ends:	12/31/2027
Number of Jobs Created or Retained:	1
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	675,000
Total Estimated Cost of Public Infrastructure:	0

## ♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

The land purchase allowed for under this District was funded with a 2005 Taxable GO bond, however the bond was serviced through Hotel Motel revenues, not by TIF, so the project is listed but no associated TIF debt. New DAs approved in FY19 and FY21.

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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: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE WESTOVER URBAN RENEWAL (77065)  
 TIF Taxing District Name: URBANDALE CITY/DM SCH/URB WIND-HTS SS/04 WESTOVER TIF INCR  
 TIF Taxing District Inc. Number: 770648  
 TIF Taxing District Base Year: 2003  
 FY TIF Revenue First Received: 2006  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	08/2004
Economic Development	08/2004

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	0	10,352,000	0	0	0	10,352,000	0	10,352,000
Taxable	0	0	8,603,878	0	0	0	8,603,878	0	8,603,878
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,051,000	6,301,000	1,032,071	5,268,929	155,847

FY 2025 TIF Revenue Received: 30,527

**TIF Taxing District Data Collection**

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE WESTOVER URBAN RENEWAL (77065)  
 TIF Taxing District Name: URBANDALE CITY/WDM SCH/URB SS/04 WESTOVER TIF INCR  
 TIF Taxing District Inc. Number: 770650  
 TIF Taxing District Base Year: 2003  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	08/2004
Economic Development	08/2004

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	8,700,000	13,497,700	0	0	0	22,197,700	0	22,197,700
Taxable	0	4,031,824	11,765,134	0	0	0	15,796,958	0	15,796,958
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	11,067,310	11,130,390	1,823,099	9,307,291	254,937

FY 2025 TIF Revenue Received: 48,134

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE WESTOVER URBAN RENEWAL (77065)  
 TIF Taxing District Name: URBANDALE CITY/WDM SCH/URB WIND-HTS SS/04 WESTOVER TIF INCR  
 TIF Taxing District Inc. Number: 770652  
 TIF Taxing District Base Year: 2003  
 FY TIF Revenue First Received: 2009  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	08/2004
Economic Development	08/2004

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	0	7,703,800	0	0	0	7,703,800	0	7,703,800
Taxable	0	0	6,085,824	0	0	0	6,085,824	0	6,085,824
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	6,562,500	1,141,300	186,939	954,361	26,369

FY 2025 TIF Revenue Received: 5,165

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE MERLE HAY URBAN RENEWAL  
 UR Area Number: 77116  
 UR Area Creation Date: 01/2022  
 UR Area Purpose: see attached

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
URBANDALE CITY/URB SCH/URB SS/22 MERLE HAY TIF INCR	771030	771031	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	327,260	12,874,440	0	0	0	13,201,700	0	13,201,700
Taxable	0	151,661	11,363,526	0	0	0	11,515,187	0	11,515,187
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **3,469** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	928
TIF Sp. Revenue Fund Interest:	64
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>992</b>

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

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **4,461** **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: URBANDALE (77G726)  
 Urban Renewal Area: URBANDALE MERLE HAY URBAN RENEWAL (77116)  
 TIF Taxing District Name: URBANDALE CITY/URB SCH/URB SS/22 MERLE HAY TIF INCR  
 TIF Taxing District Inc. Number: 771031  
 TIF Taxing District Base Year: 2021  
 FY TIF Revenue First Received: 2024  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2044

	UR Designation
Slum	No
Blighted	01/2022
Economic Development	01/2022

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	327,260	12,874,440	0	0	0	13,201,700	0	13,201,700
Taxable	0	151,661	11,363,526	0	0	0	11,515,187	0	11,515,187
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	11,699,700	1,502,000	0	1,502,000	44,430

FY 2025 TIF Revenue Received: 928