

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

### Levy Authority Summary

Local Government Name: WEST DES MOINES  
 Local Government Number: 77G727

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA	25023	10
WEST DES MOINES WESTOWN V URBAN RENEWAL AREA	25027	1
WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL AREA	25028	4
WEST DES MOINES WOODLAND HILLS URBAN RENEWAL AREA	25031	3
WEST DES MOINES COACHLIGHT DR URBAN RENEWAL AREA	25037	4
WEST DES MOINES 8300 MILLS CIVIC PKWY URBAN RENEWAL AREA	25042	2
WEST DES MOINES GRAND PRAIRIE PKWY URBAN RENEWAL AREA	25047	2
WEST DES MOINES MICROSOFT OSMIUM URBAN RENEWAL	61021	1
WEST DES MOINES MILLS PKWY URBAN RENEWAL	77058	2
WEST DES MOINES WESTOWN V URBAN RENEWAL	77076	2
WEST DES MOINES FULLER ROAD URBAN RENEWAL	77082	2
WEST DES MOINES VAL-GATE URBAN RENEWAL	77090	3
WEST DES MOINES ALLUVION URBAN RENEWAL	77091	9
WEST DES MOINES HISTORIC URBAN RENEWAL	77097	2
WEST DES MOINES MIDTOWN URBAN RENEWAL	77099	1
WEST DES MOINES 1525 GRAND URBAN RENEWAL	77110	1
WEST DES MOINES UNIVERSITY AVE CORRIDOR URBAN RENEWAL	77114	2
WEST DES MOINES PONDEROSA URBAN RENEWAL	77117	1
WEST DES MOINES OSMIUM URBAN RENEWAL	91002	1

**TIF Debt Outstanding: 243,893,101**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	10,739,474	1,328,947	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	34,523,426		
TIF Sp. Revenue Fund Interest:	511,012		
Property Tax Replacement Claims	61,703		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>35,096,141</b>		
Rebate Expenditures:	1,712,268		
Non-Rebate Expenditures:	26,306,886		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>28,019,154</b>		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	17,816,461	1,911,731	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: 198,057,486**

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**Urban Renewal Area Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA  
 UR Area Number: 25023  
 UR Area Creation Date: 07/1999  
 UR Area Purpose: see attached plan documents

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEST DES MOINES CITY/WAUKEE SCH/WDM MILLS PKWY URA 25023/03 TIF ORD 1560 SUB 1 INCREMENT	250274	250275	67,264,691
WEST DES MOINES CITY AG/WAUKEE SCH/WDM MILLS PKWY URA 25023/03 TIF ORD 1560 SUB 1 INCREMENT	250276	250277	0
WEST DES MOINES CITY/WAUKEE SCH/WDM MILLS PKWY URA 25023/03 TIF ORD 1560 SUB 3 INCREMENT	250288	250289	19,267,571
WEST DES MOINES CITY/WAUKEE SCH/WDM MILLS PKWY URA 25023/03 TIF ORD 1560 SUB 4 INCREMENT	250290	250291	4,217,900
WEST DES MOINES CITY AG/WAUKEE SCH/WDM MILLS PKWY URA 25023/03 TIF ORD 1560 SUB 3 INCREMENT	250298	250299	0
WEST DES MOINES CITY AG/WAUKEE SCH/WDM MILLS PKWY URA 25023/07 TIF ORD 1740 SUB 5 INCREMENT	250338	250339	0
WEST DES MOINES CITY AG/WAUKEE SCH/WDM MILLS PKWY URA 25023/08 TIF ORD 1824 SUB 7 INCREMENT	250363	250364	0
WEST DES MOINES CITY/WAUKEE SCH/WDM MILLS PKWY URA 25023/08 TIF ORD 1824 SUB 7 INCREMENT	250369	250370	31,161,057
WEST DES MOINES CITY/WAUKEE SCH/WDM MILLS PKWY URA 25023/07 TIF ORD 1740 SUB 5 INCREMENT	250514	250515	1,351,092
WEST DES MOINES CITY/WAUKEE SCH/WDM MILLS PKWY URA 25023/23 TIF ORD 2587 SUB 9 INCREMENT	250748	250749	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	41,510	123,291,330	210,949,640	92,711,080	0	-84,000	426,747,060	0	426,747,060
Taxable	29,820	57,136,709	189,535,797	83,374,486	0	-84,000	329,830,312	0	329,830,312
Homestead Credits									60

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **62,692** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	3,402,581
TIF Sp. Revenue Fund Interest:	13,932
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>3,416,513</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	2,656,587
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>2,656,587</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **822,618** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA

### S 88th St - Booneville to Grand Ave

Description:	Widening, signalization, and other improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Grand Ave - 1/2 mile W of S 88th

Description:	Widening, signalization, and other improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### S 60th/MCP to Grand

Description:	Widening, signalization, and other improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Sugar Creek Conveyance Impr.

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

### S 60th - MCP to Grand Ph2

Description:	Widening, signalization, and other improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Johnson Creek Conveyance Improvements

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

### S 88th St Grading

Description:	Widening, signalization, and other improvement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Grand Ave - S JCP to 88th

Description:	Construction of Grand Avenue
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Johnson Creek Realignment

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

### **FY 24 Legal Fees**

Description:	Legal Fees for Plan Amendment
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

### **Booneville & N-S Road**

Description:	Paving of Booneville & New N-S Road
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### **Stagecoach JCP to 88th**

Description:	Construction of Stagecoach Dr
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA

### GO Series 2016B - Mills

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/15/2016
FY of Last Payment:	2024

### GO Series 2016B - Sub 7 Microsoft

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,210,000
Interest:	387,850
Total:	4,597,850
Annual Appropriation?:	No
Date Incurred:	06/15/2016
FY of Last Payment:	2031

### GO Series 2017B - Mills

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/22/2017
FY of Last Payment:	2024

### GO Series 2017E - Sub 7 Microsoft

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,805,000
Interest:	132,565
Total:	1,937,565
Annual Appropriation?:	No
Date Incurred:	08/22/2017
FY of Last Payment:	2029

### GO Series 2022A - Mills Sub 3

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,845,000
Interest:	620,250
Total:	5,465,250
Annual Appropriation?:	No
Date Incurred:	06/22/2022
FY of Last Payment:	2028

### GO Series 2021C - Mills Sub 9

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,990,000
Interest:	662,750
Total:	3,652,750
Annual Appropriation?:	No
Date Incurred:	09/23/2021

FY of Last Payment:

2039

## Non-Rebates For WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA

TIF Expenditure Amount:	378,513
Tied To Debt:	GO Series 2017E - Sub 7 Microsoft
Tied To Project:	S 88th St - Booneville to Grand Ave
TIF Expenditure Amount:	7,099
Tied To Debt:	GO Series 2017E - Sub 7 Microsoft
Tied To Project:	Grand Ave - 1/2 mile W of S 88th
TIF Expenditure Amount:	659,225
Tied To Debt:	GO Series 2016B - Mills
Tied To Project:	S 60th/MCP to Grand
TIF Expenditure Amount:	0
Tied To Debt:	GO Series 2016B - Sub 7 Microsoft
Tied To Project:	S 88th St Grading
TIF Expenditure Amount:	0
Tied To Debt:	GO Series 2016B - Sub 7 Microsoft
Tied To Project:	S 88th St - Booneville to Grand Ave
TIF Expenditure Amount:	0
Tied To Debt:	GO Series 2016B - Sub 7 Microsoft
Tied To Project:	Sugar Creek Conveyance Impr.
TIF Expenditure Amount:	0
Tied To Debt:	GO Series 2017B - Mills
Tied To Project:	S 60th - MCP to Grand Ph2
TIF Expenditure Amount:	0
Tied To Debt:	GO Series 2016B - Sub 7 Microsoft
Tied To Project:	Grand Ave - S JCP to 88th
TIF Expenditure Amount:	0
Tied To Debt:	GO Series 2017B - Mills
Tied To Project:	Grand Ave - S JCP to 88th
TIF Expenditure Amount:	0
Tied To Debt:	GO Series 2017B - Mills
Tied To Project:	Johnson Creek Realignment
TIF Expenditure Amount:	244,500
Tied To Debt:	GO Series 2021C - Mills Sub 9
Tied To Project:	Booneville & N-S Road
TIF Expenditure Amount:	1,367,250
Tied To Debt:	GO Series 2022A - Mills Sub 3
Tied To Project:	Stagecoach JCP to 88th

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Note: For reporting purposes, City allocates all cash balances AND activity for Mills Pkwy URA to Dallas Co portion of the district.

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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: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA (25023)  
 TIF Taxing District Name: WEST DES MOINES CITY/WAUKEE SCH/WDM MILLS PKWY URA 25023/03 TIF  
 ORD 1560 SUB 1 INCREMENT  
 TIF Taxing District Inc. Number: 250275  
 TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2004  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2003

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	10	200,043,120	0	0	0	200,043,130	0	200,043,130
Taxable	0	5	179,973,322	0	0	0	179,973,327	0	179,973,327
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	202,502	179,973,327	67,264,691	112,708,636	2,935,778

FY 2025 TIF Revenue Received: 3,402,581

**TIF Taxing District Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA (25023)  
 TIF Taxing District Name: WEST DES MOINES CITY AG/WAUKEE SCH/WDM MILLS PKWY URA 25023/03  
 TIF ORD 1560 SUB 1 INCREMENT  
 TIF Taxing District Inc. Number: 250277  
 TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2004  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2003

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

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**TIF Taxing District Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA (25023)  
 TIF Taxing District Name: WEST DES MOINES CITY/WAUKEE SCH/WDM MILLS PKWY URA 25023/03 TIF  
 ORD 1560 SUB 3 INCREMENT  
 TIF Taxing District Inc. Number: 250289  
 TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2004  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2003

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	111,061,420	172,500	0	0	0	111,227,420	0	111,227,420
Taxable	0	51,469,026	89,765	0	0	0	51,552,291	0	51,552,291
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	182,002	51,552,291	19,267,571	32,284,720	840,936

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA (25023)  
 TIF Taxing District Name: WEST DES MOINES CITY/WAUKEE SCH/WDM MILLS PKWY URA 25023/03 TIF  
 ORD 1560 SUB 4 INCREMENT  
 TIF Taxing District Inc. Number: 250291  
 TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2004  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2003

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	12,229,900	6,581,350	0	0	-84,000	18,571,250	0	18,571,250
Taxable	0	5,667,678	5,857,730	0	0	-84,000	11,285,408	0	11,285,408
Homestead Credits									53

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	484,820	11,285,408	4,217,900	7,067,508	184,091

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA (25023)  
 TIF Taxing District Name: WEST DES MOINES CITY AG/WAUKEE SCH/WDM MILLS PKWY URA 25023/03  
 TIF ORD 1560 SUB 3 INCREMENT  
 TIF Taxing District Inc. Number: 250299  
 TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2004  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2003

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	19,870	0	0	0	0	0	19,870	0	19,870
Taxable	14,274	0	0	0	0	0	14,274	0	14,274
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	19,870	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA (25023)  
 TIF Taxing District Name: WEST DES MOINES CITY AG/WAUKEE SCH/WDM MILLS PKWY URA 25023/07  
 TIF ORD 1740 SUB 5 INCREMENT  
 TIF Taxing District Inc. Number: 250339  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2003

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	21,640	0	0	0	0	0	21,640	0	21,640
Taxable	15,546	0	0	0	0	0	15,546	0	15,546
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	21,640	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA (25023)  
 TIF Taxing District Name: WEST DES MOINES CITY AG/WAUKEE SCH/WDM MILLS PKWY URA 25023/08  
 TIF ORD 1824 SUB 7 INCREMENT  
 TIF Taxing District Inc. Number: 250364  
 TIF Taxing District Base Year: 2007  
 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	12/2008

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

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

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

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA (25023)  
 TIF Taxing District Name: WEST DES MOINES CITY/WAUKEE SCH/WDM MILLS PKWY URA 25023/08 TIF  
 ORD 1824 SUB 7 INCREMENT  
 TIF Taxing District Inc. Number: 250370  
 TIF Taxing District Base Year: 2007  
 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	08/2010

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	92,711,080	0	0	92,711,080	0	92,711,080
Taxable	0	0	0	83,374,486	0	0	83,374,486	0	83,374,486
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	157,900	83,374,486	31,161,057	52,213,429	1,360,029

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA (25023)  
 TIF Taxing District Name: WEST DES MOINES CITY/WAUKEE SCH/WDM MILLS PKWY URA 25023/07 TIF  
 ORD 1740 SUB 5 INCREMENT  
 TIF Taxing District Inc. Number: 250515  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received: 2018  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2038

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2018

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	4,152,670	0	0	0	4,152,670	0	4,152,670
Taxable	0	0	3,614,980	0	0	0	3,614,980	0	3,614,980
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	12,510	3,614,980	1,351,092	2,263,888	58,969

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES MILLS PKWY URBAN RENEWAL AREA (25023)  
 TIF Taxing District Name: WEST DES MOINES CITY/WAUKEE SCH/WDM MILLS PKWY URA 25023/23 TIF  
 ORD 2587 SUB 9 INCREMENT  
 TIF Taxing District Inc. Number: 250749  
 TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	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

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**Urban Renewal Area Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES WESTOWN V URBAN RENEWAL AREA  
 UR Area Number: 25027  
 UR Area Creation Date: 11/2009  
 UR Area Purpose: see attached plan documents

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEST DES MOINES CITY/WAUKEE SCH/WDM WESTOWN V URA 25027/09 TIF ORD 1848 INCREMENT	250377	250378	3,238,658

**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	312,947,510	0	0	0	312,947,510	0	312,947,510
Taxable	0	0	279,479,503	0	0	0	279,479,503	0	279,479,503
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>186,576</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
TIF Revenue:	84,359		
TIF Sp. Revenue Fund Interest:	4,306		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>88,665</b>		
Rebate Expenditures:	187,239		
Non-Rebate Expenditures:	970		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>188,209</b>		
<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>87,032</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>

## Projects For WEST DES MOINES WESTOWN V URBAN RENEWAL AREA

### Wolfe Eye Clinic

Description:	Wolfe Eye Clinic Development Agreement
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

### Penta Partners

Description:	Penta Partners Development Agreement
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

### Jai Hannuman

Description:	Jai Hanuman Development Agreement
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	Yes

### FY 25 Legal Expenses

Description:	FY 25 Legal Expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

### HyVee

Description:	Hy Vee Corporate Expansion
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For WEST DES MOINES WESTOWN V URBAN RENEWAL AREA

### Wolfe Eye Clinic

Debt/Obligation Type:	Rebates
Principal:	90,074
Interest:	0
Total:	90,074
Annual Appropriation?:	Yes
Date Incurred:	06/25/2018
FY of Last Payment:	2025

### Jai Hannuman

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	08/05/2019
FY of Last Payment:	2023

### Penta Partners

Debt/Obligation Type:	Rebates
Principal:	176,740
Interest:	0
Total:	176,740
Annual Appropriation?:	Yes
Date Incurred:	07/15/2019
FY of Last Payment:	2026

### FY 25 Legal Expenses

Debt/Obligation Type:	Internal Loans
Principal:	970
Interest:	0
Total:	970
Annual Appropriation?:	Yes
Date Incurred:	06/30/2025
FY of Last Payment:	2025

### Hy Vee Corporate Expansion

Debt/Obligation Type:	Rebates
Principal:	8,795
Interest:	0
Total:	8,795
Annual Appropriation?:	Yes
Date Incurred:	11/05/2024
FY of Last Payment:	2025

## **Non-Rebates For WEST DES MOINES WESTOWN V URBAN RENEWAL AREA**

TIF Expenditure Amount:	970
Tied To Debt:	FY 25 Legal Expenses
Tied To Project:	FY 25 Legal Expenses

## Rebates For WEST DES MOINES WESTOWN V URBAN RENEWAL AREA

### Wolfe Eye Clinic

TIF Expenditure Amount:	90,074
Rebate Paid To:	Wolfe Eye Clinic
Tied To Debt:	Wolfe Eye Clinic
Tied To Project:	Wolfe Eye Clinic
Projected Final FY of Rebate:	2025

### Penta Partners

TIF Expenditure Amount:	88,370
Rebate Paid To:	Penta Partners
Tied To Debt:	Penta Partners
Tied To Project:	Penta Partners
Projected Final FY of Rebate:	2026

### Jai Hannuman

TIF Expenditure Amount:	0
Rebate Paid To:	Jai Hannuman
Tied To Debt:	Jai Hannuman
Tied To Project:	Jai Hannuman
Projected Final FY of Rebate:	2023

### Hy Vee Corporate

TIF Expenditure Amount:	8,795
Rebate Paid To:	Hy Vee
Tied To Debt:	Hy Vee Corporate Expansion
Tied To Project:	HyVee
Projected Final FY of Rebate:	2025

## Jobs For WEST DES MOINES WESTOWN V URBAN RENEWAL AREA

Project:	Wolfe Eye Clinic
Company Name:	Wolfe Eye Clinic
Date Agreement Began:	06/25/2018
Date Agreement Ends:	06/30/2025
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	5,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	FY 25 Legal Expenses
Company Name:	Penta Partners LLC
Date Agreement Began:	07/15/2019
Date Agreement Ends:	06/01/2026
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	6,349,850
Total Estimated Cost of Public Infrastructure:	0

Project:	HyVee
Company Name:	Jai Hanuman, LLC
Date Agreement Began:	08/05/2019
Date Agreement Ends:	06/01/2026
Number of Jobs Created or Retained:	13
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	3,000,000
Total Estimated Cost of Public Infrastructure:	0

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

Note1: For reporting purposes, all fin. activity of Westtown V is allocated to Dallas Co. \$66,289 is xfer rev. from Polk FY 20.  
Note2: City elected to limit plan length thru plan doc.  
Note3: Jobs Wages = \$0 as all developers report to IEDA, not City

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2025

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES WESTOWN V URBAN RENEWAL AREA (25027)  
 TIF Taxing District Name: WEST DES MOINES CITY/WAUKEE SCH/WDM WESTOWN V URA 25027/09 TIF  
 ORD 1848 INCREMENT  
 TIF Taxing District Inc. Number: 250378  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
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	312,947,510	0	0	0	312,947,510	0	312,947,510
Taxable	0	0	279,479,503	0	0	0	279,479,503	0	279,479,503
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	216,767,500	96,180,010	3,238,658	92,941,352	2,420,890

FY 2025 TIF Revenue Received: 84,359

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL AREA  
 UR Area Number: 25028  
  
 UR Area Creation Date: 11/2009  
  
 UR Area Purpose: see attached plan documents

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEST DES MOINES CITY/WAUKEE SCH/WDM ASHWORTH CORRIDOR URA 25028/09 TIF ORD 1850 INCREMENT	250381	250382	62,074,403
WEST DES MOINES CITY AG/WAUKEE SCH/WDM ASHWORTH CORRIDOR URA 25028/09 TIF ORD 1850 INCREMENT	250383	250384	0
WEST DES MOINES CITY/WAUKEE SCH/WDM ASHWORTH CORRIDOR URA 25028/16 TIF ORD 2163 INCREMENT	250531	250532	58,475,358
WEST DES MOINES CITY AG/WAUKEE SCH/WDM ASHWORTH CORRIDOR URA 25028/16 TIF ORD 2163 INCREMENT	250533	250534	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	184,120	93,194,610	236,271,200	0	0	-28,000	329,576,430	0	329,576,430
Taxable	132,266	43,189,000	209,879,927	0	0	-28,000	253,127,693	0	253,127,693
Homestead Credits									116

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>852,781</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
TIF Revenue:	3,140,738		
TIF Sp. Revenue Fund Interest:	26,927		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>3,167,665</b>		
Rebate Expenditures:	926,602		
Non-Rebate Expenditures:	2,235,469		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>3,162,071</b>		
<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>858,375</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>

## Projects For WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL AREA

### Newport Rebate

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

### Westfield Rebate

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

### Ballenger Rebate

Description:	Ballenger Office Building
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

### LTR Pointe Rebate

Description:	LTR Pointe Office Building
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

### Ashworth - JCP to 81st

Description:	Ashworth Rd - JCP to 81st
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Ashworth - 81st to 88th

Description:	Ashworth Rd - 81st to 88th
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Ashworth - 88th to 98th

Description:	Ashworth Rd - 88th to 98th
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Ashworth & JCP Intersection

Description:	Intersection Impr. - Ashworth & JCP
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Ashworth Interchange

Description:	Ashworth & I-80 Interchange
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### **Ashworth Bridge**

Description:	Replace Ashworth Bridge over I-80
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### **76th St - S of Ashworth**

Description:	Construction of 76th St S of Ashworth Rd
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### **Signal - 88th & Ashworth**

Description:	Install Traffic Signal at Intersection of 88th & Ashworth
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### **FY24 Legal Fee**

Description:	FY24 Legal Fee
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

### **GF - Ashworth Bridge**

Description:	GF Advance - Ashworth Bridge
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### **Arcadia Rebate**

Description:	Arcadia Building
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

### **Cunningham / Ruths Chris Rebate**

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

## Debts/Obligations For WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL AREA

### Newport Building

Debt/Obligation Type:	Rebates
Principal:	45,129
Interest:	0
Total:	45,129
Annual Appropriation?:	Yes
Date Incurred:	08/22/2016
FY of Last Payment:	2025

### Westfield Building

Debt/Obligation Type:	Rebates
Principal:	1,744,049
Interest:	0
Total:	1,744,049
Annual Appropriation?:	Yes
Date Incurred:	01/23/2017
FY of Last Payment:	2026

### 2018 Series B Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	10,560,000
Interest:	1,517,758
Total:	12,077,758
Annual Appropriation?:	No
Date Incurred:	06/13/2018
FY of Last Payment:	2031

### Ballenger Building

Debt/Obligation Type:	Rebates
Principal:	6,669
Interest:	0
Total:	6,669
Annual Appropriation?:	Yes
Date Incurred:	08/06/2018
FY of Last Payment:	2025

### LTR Pointe Building

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	08/06/2018
FY of Last Payment:	2024

### GF Advance - Ashworth Bridge

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/30/2024

FY of Last Payment: 2024

### **2024 Series B Bonds**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,980,000
Interest:	1,200,862
Total:	7,180,862
Annual Appropriation?:	No
Date Incurred:	06/05/2024
FY of Last Payment:	2035

### **Arcadia Building**

Debt/Obligation Type:	Rebates
Principal:	1,129,772
Interest:	0
Total:	1,129,772
Annual Appropriation?:	Yes
Date Incurred:	12/04/2023
FY of Last Payment:	2033

### **Cunningham Building**

Debt/Obligation Type:	Rebates
Principal:	2,349,312
Interest:	0
Total:	2,349,312
Annual Appropriation?:	Yes
Date Incurred:	01/18/2022
FY of Last Payment:	2032

## Non-Rebates For WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL AREA

TIF Expenditure Amount:	142,135
Tied To Debt:	2018 Series B Bonds
Tied To Project:	Ashworth - JCP to 81st
TIF Expenditure Amount:	394,025
Tied To Debt:	2018 Series B Bonds
Tied To Project:	Ashworth - 81st to 88th
TIF Expenditure Amount:	125,262
Tied To Debt:	2018 Series B Bonds
Tied To Project:	Ashworth - 88th to 98th
TIF Expenditure Amount:	19,349
Tied To Debt:	2018 Series B Bonds
Tied To Project:	Ashworth & JCP Intersection
TIF Expenditure Amount:	50,613
Tied To Debt:	2018 Series B Bonds
Tied To Project:	Ashworth Interchange
TIF Expenditure Amount:	848,437
Tied To Debt:	2018 Series B Bonds
Tied To Project:	Ashworth Bridge
TIF Expenditure Amount:	114,072
Tied To Debt:	2018 Series B Bonds
Tied To Project:	76th St - S of Ashworth
TIF Expenditure Amount:	28,951
Tied To Debt:	2018 Series B Bonds
Tied To Project:	Signal - 88th & Ashworth
TIF Expenditure Amount:	0
Tied To Debt:	GF Advance - Ashworth Bridge
Tied To Project:	GF - Ashworth Bridge
TIF Expenditure Amount:	512,625
Tied To Debt:	2024 Series B Bonds
Tied To Project:	Ashworth Bridge

## Rebates For WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL AREA

### Newport Building

TIF Expenditure Amount:	45,129
Rebate Paid To:	Newport LLC
Tied To Debt:	Newport Building
Tied To Project:	Newport Rebate
Projected Final FY of Rebate:	2025

### LTR Pointe Building

TIF Expenditure Amount:	0
Rebate Paid To:	LTR Pointe
Tied To Debt:	LTR Pointe Building
Tied To Project:	LTR Pointe Rebate
Projected Final FY of Rebate:	2024

### Ballenger Building

TIF Expenditure Amount:	6,669
Rebate Paid To:	Ballenger
Tied To Debt:	Ballenger Building
Tied To Project:	Ballenger Rebate
Projected Final FY of Rebate:	2025

### Westfield Building

TIF Expenditure Amount:	874,804
Rebate Paid To:	Westfield LLC
Tied To Debt:	Westfield Building
Tied To Project:	Westfield Rebate
Projected Final FY of Rebate:	2026

## Jobs For WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL AREA

Project:	Newport Rebate
Company Name:	R&R Realty, Newport Bldg LLC, INTL FC Stone, and E-Path USA
Date Agreement Began:	08/22/2016
Date Agreement Ends:	12/31/2025
Number of Jobs Created or Retained:	103
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	11,780,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Westfield Rebate
Company Name:	R&R Realty and Westfield Building LLC
Date Agreement Began:	01/23/2017
Date Agreement Ends:	12/31/2026
Number of Jobs Created or Retained:	89
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	27,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Ballenger Rebate
Company Name:	Ballenger Real Estate LLC
Date Agreement Began:	08/06/2018
Date Agreement Ends:	06/30/2025
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	2,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	LTR Pointe Rebate
Company Name:	LTR Pointe, LLC
Date Agreement Began:	08/06/2018
Date Agreement Ends:	06/30/2025
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	925,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Arcadia Rebate
Company Name:	Dallas County Partners II
Date Agreement Began:	12/04/2023
Date Agreement Ends:	12/31/2033
Number of Jobs Created or Retained:	50
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	6,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Cunningham / Ruths Chris Rebate
Company Name:	Jordan Creek Associates
Date Agreement Began:	01/18/2022
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:	19,600,000
Total Estimated Cost of Public Infrastructure:	600,000

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

**TIF Taxing District Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL AREA (25028)  
 TIF Taxing District Name: WEST DES MOINES CITY/WAUKEE SCH/WDM ASHWORTH CORRIDOR URA  
 25028/09 TIF ORD 1850 INCREMENT  
 TIF Taxing District Inc. Number: 250382

	UR Designation
TIF Taxing District Base Year: 2015	No
FY TIF Revenue First Received: 0	No
Subject to a Statutory end date? No	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	93,126,200	28,773,760	0	0	-28,000	121,829,710	0	121,829,710
Taxable	0	43,157,297	25,568,955	0	0	-28,000	68,656,002	0	68,656,002
Homestead Credits									115

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	26,664,400	68,656,002	62,074,403	6,581,599	171,434

FY 2025 TIF Revenue Received: 3,140,738

**TIF Taxing District Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL AREA (25028)  
 TIF Taxing District Name: WEST DES MOINES CITY AG/WAUKEE SCH/WDM ASHWORTH CORRIDOR  
 URA 25028/09 TIF ORD 1850 INCREMENT  
 TIF Taxing District Inc. Number: 250384

	UR Designation
TIF Taxing District Base Year: 2015	No
FY TIF Revenue First Received:	No
Subject to a Statutory end date? No	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	109,910	0	0	0	0	0	109,910	0	109,910
Taxable	78,956	0	0	0	0	0	78,956	0	78,956
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	109,910	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: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL AREA (25028)  
 TIF Taxing District Name: WEST DES MOINES CITY/WAUKEE SCH/WDM ASHWORTH CORRIDOR URA  
 25028/16 TIF ORD 2163 INCREMENT  
 TIF Taxing District Inc. Number: 250532  
 TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received: 2018  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2038

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2009

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	68,410	207,497,440	0	0	0	207,562,600	0	207,562,600
Taxable	0	31,703	184,310,972	0	0	0	184,339,425	0	184,339,425
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	142,890,490	64,672,110	58,475,358	6,196,752	161,410

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL AREA (25028)  
 TIF Taxing District Name: WEST DES MOINES CITY AG/WAUKEE SCH/WDM ASHWORTH CORRIDOR  
 URA 25028/16 TIF ORD 2163 INCREMENT  
 TIF Taxing District Inc. Number: 250534  
 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	74,210	0	0	0	0	0	74,210	0	74,210
Taxable	53,310	0	0	0	0	0	53,310	0	53,310
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	74,210	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: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES WOODLAND HILLS URBAN RENEWAL AREA  
 UR Area Number: 25031  
 UR Area Creation Date: 06/2011  
 UR Area Purpose: see attached documents

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEST DES MOINES CITY/WAUKEE SCH/WDM WOODLAND HILLS URA 25031/11 TIF ORD 1935 INCREMENT	250462	250463	43,540,351
WEST DES MOINES CITY AG/WAUKEE SCH/WDM WOODLAND HILLS URA 25031/18 TIF ORD 2315 INCREMENT	250596	250597	0
WEST DES MOINES CITY/WAUKEE SCH/WDM WOODLAND HILLS URA 25031/18 TIF ORD 2315 INCREMENT	250598	250599	21,017,022

**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	449,180,958	452,040	0	0	-172,000	449,132,748	0	449,132,748
Taxable	0	208,163,089	329,488	0	0	-172,000	207,992,327	0	207,992,327
Homestead Credits									489

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **1,564,051** **1,328,947** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	1,680,030
TIF Sp. Revenue Fund Interest:	55,863
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,735,893</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	1,313,931
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,313,931</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **1,986,013** **1,911,731** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For WEST DES MOINES WOODLAND HILLS URBAN RENEWAL AREA

### LMI Requirement

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

### Booneville Road Paving

Description:	Booneville Road Reconstruction - S 88th to S 100th
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Booneville Sugar Creek Bridge

Description:	Replace Bridge over Sugar Creek on Booneville Rd
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Traffic Signal - 88th & Cascade

Description:	Install Traffic Signal - 88th & Cascade
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### FY 2025 Legal Expenses

Description:	Legal Expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For WEST DES MOINES WOODLAND HILLS URBAN RENEWAL AREA

### LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	615,654
Interest:	0
Total:	615,654
Annual Appropriation?:	Yes
Date Incurred:	07/01/2014
FY of Last Payment:	2025

### 2019 D Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,170,000
Interest:	58,500
Total:	1,228,500
Annual Appropriation?:	No
Date Incurred:	06/03/2019
FY of Last Payment:	2025

### Legal Expenses

Debt/Obligation Type:	Internal Loans
Principal:	1,567
Interest:	0
Total:	1,567
Annual Appropriation?:	Yes
Date Incurred:	06/30/2025
FY of Last Payment:	2025

## Non-Rebates For WEST DES MOINES WOODLAND HILLS URBAN RENEWAL AREA

TIF Expenditure Amount:	83,864
Tied To Debt:	LMI Requirement
Tied To Project:	LMI Requirement

TIF Expenditure Amount:	589,474
Tied To Debt:	2019 D Bonds
Tied To Project:	Booneville Road Paving

TIF Expenditure Amount:	638,274
Tied To Debt:	2019 D Bonds
Tied To Project:	Booneville Sugar Creek Bridge

TIF Expenditure Amount:	752
Tied To Debt:	2019 D Bonds
Tied To Project:	Traffic Signal - 88th & Cascade

TIF Expenditure Amount:	1,567
Tied To Debt:	Legal Expenses
Tied To Project:	FY 2025 Legal Expenses

## **Income Housing For WEST DES MOINES WOODLAND HILLS URBAN RENEWAL AREA**

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	83,864
<hr/>	
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	83,864

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES WOODLAND HILLS URBAN RENEWAL AREA (25031)  
 TIF Taxing District Name: WEST DES MOINES CITY/WAUKEE SCH/WDM WOODLAND HILLS URA  
 25031/11 TIF ORD 1935 INCREMENT  
 TIF Taxing District Inc. Number: 250463  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2011

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	302,936,958	452,040	0	0	-144,000	302,949,248	0	302,949,248
Taxable	0	140,389,498	329,488	0	0	-144,000	140,279,236	0	140,279,236
Homestead Credits									350

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	30,390,160	140,279,236	43,540,351	96,738,885	2,519,806

FY 2025 TIF Revenue Received: 1,680,030

**TIF Taxing District Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES WOODLAND HILLS URBAN RENEWAL AREA (25031)  
 TIF Taxing District Name: WEST DES MOINES CITY AG/WAUKEE SCH/WDM WOODLAND HILLS URA  
 25031/18 TIF ORD 2315 INCREMENT  
 TIF Taxing District Inc. Number: 250597  
 TIF Taxing District Base Year: 2017  
 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: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES WOODLAND HILLS URBAN RENEWAL AREA (25031)  
 TIF Taxing District Name: WEST DES MOINES CITY/WAUKEE SCH/WDM WOODLAND HILLS URA  
 25031/18 TIF ORD 2315 INCREMENT  
 TIF Taxing District Inc. Number: 250599  
 TIF Taxing District Base Year: 2017  
 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	146,244,000	0	0	0	-28,000	146,183,500	0	146,183,500
Taxable	0	67,773,591	0	0	0	-28,000	67,713,091	0	67,713,091
Homestead Credits									139

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,835,230	67,713,091	21,017,022	46,696,069	1,216,316

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES COACHLIGHT DR URBAN RENEWAL AREA  
 UR Area Number: 25037  
 UR Area Creation Date: 02/2017  
 UR Area Purpose: see attached plan documents

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEST DES MOINES CITY/WAUKEE SCH/WDM COACHLIGHT DR URA 25037/17 TIF ORD 2202 INCREMENT	250554	250555	5,954,850
WEST DES MOINES CITY AG/WAUKEE SCH/WDM COACHLIGHT DR URA 25037/17 TIF ORD 2202 INCREMENT	250556	250557	0
WEST DES MOINES CITY/WAUKEE SCH/WDM COACHLIGHT DR URA 25037/18 TIF ORD 2316 INCREMENT	250600	250601	67,447,377
WEST DES MOINES CITY AG/WAUKEE SCH/WDM COACHLIGHT DR URA 25037/18 TIF ORD 2316 INCREMENT	250602	250603	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	82,930	568,059,660	136,533,580	0	0	-296,000	703,648,920	0	703,648,920
Taxable	59,574	263,254,707	121,402,030	0	0	-296,000	383,689,061	0	383,689,061
Homestead Credits									816

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>162,047</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
TIF Revenue:	1,913,625		
TIF Sp. Revenue Fund Interest:	9,442		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>1,923,067</b>		
Rebate Expenditures:	79,235		
Non-Rebate Expenditures:	1,567,879		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>1,647,114</b>		
<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>438,000</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>

## Projects For WEST DES MOINES COACHLIGHT DR URBAN RENEWAL AREA

### IMT Insurance and Hurd Parkways LLC

Description:	IMT Development Agreement
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

### Coachlight - JCP to 81st

Description:	Coachlight Drive & 77th - JCP to 81st
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Mills - JCP to 81st

Description:	Widening Mills Pkwy - JCP to 81st
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Parkways Turn Lane

Description:	Parkways RT Turn Lane from SB JCP
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### S 88th & Mills Reconstruction

Description:	Reconstruct S 88th and Mills
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Street Lighting

Description:	Street Lighting Mills Parkway
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Mills - 91st to Grand Prairie

Description:	Widening Mills Pkwy - 91st to Grand Prairie
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### FY 25 Legal Fees

Description:	FY 25 Legal Fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

### Legacy Partners

Description:	Primrose Day Care School
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For WEST DES MOINES COACHLIGHT DR URBAN RENEWAL AREA

### GO Series 2018 C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,250,000
Interest:	1,245,717
Total:	6,495,717
Annual Appropriation?:	No
Date Incurred:	06/13/2018
FY of Last Payment:	2037

### IMT Insurance Rebates

Debt/Obligation Type:	Rebates
Principal:	79,235
Interest:	0
Total:	79,235
Annual Appropriation?:	Yes
Date Incurred:	08/07/2017
FY of Last Payment:	2025

### GO Series 2019 C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,170,000
Interest:	484,050
Total:	3,654,050
Annual Appropriation?:	No
Date Incurred:	06/03/2019
FY of Last Payment:	2031

### GO Series 2020 B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,750,000
Interest:	419,890
Total:	4,169,890
Annual Appropriation?:	No
Date Incurred:	09/03/2020
FY of Last Payment:	2032

### FY 25 Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	6,365
Interest:	0
Total:	6,365
Annual Appropriation?:	Yes
Date Incurred:	06/30/2025
FY of Last Payment:	2025

### Legacy Partners

Debt/Obligation Type:	Rebates
Principal:	112,024
Interest:	0
Total:	112,024
Annual Appropriation?:	Yes
Date Incurred:	01/16/2024

FY of Last Payment:

2032

## Non-Rebates For WEST DES MOINES COACHLIGHT DR URBAN RENEWAL AREA

TIF Expenditure Amount:	250,028
Tied To Debt:	GO Series 2018 C
Tied To Project:	Coachlight - JCP to 81st
TIF Expenditure Amount:	200,778
Tied To Debt:	GO Series 2018 C
Tied To Project:	Mills - JCP to 81st
TIF Expenditure Amount:	15,710
Tied To Debt:	GO Series 2018 C
Tied To Project:	Parkways Turn Lane
TIF Expenditure Amount:	376,749
Tied To Debt:	GO Series 2019 C
Tied To Project:	S 88th & Mills Reconstruction
TIF Expenditure Amount:	6,747
Tied To Debt:	GO Series 2018 C
Tied To Project:	Street Lighting
TIF Expenditure Amount:	358,676
Tied To Debt:	GO Series 2020 B
Tied To Project:	S 88th & Mills Reconstruction
TIF Expenditure Amount:	24,494
Tied To Debt:	GO Series 2018 C
Tied To Project:	Mills - 91st to Grand Prairie
TIF Expenditure Amount:	1,609
Tied To Debt:	GO Series 2019 C
Tied To Project:	Mills - 91st to Grand Prairie
TIF Expenditure Amount:	1,532
Tied To Debt:	GO Series 2020 B
Tied To Project:	Mills - 91st to Grand Prairie
TIF Expenditure Amount:	6,365
Tied To Debt:	FY 25 Legal Fees
Tied To Project:	FY 25 Legal Fees
TIF Expenditure Amount:	166,591
Tied To Debt:	GO Series 2019 C
Tied To Project:	Mills - 91st to Grand Prairie
TIF Expenditure Amount:	158,600
Tied To Debt:	GO Series 2020 B
Tied To Project:	Mills - 91st to Grand Prairie

## Rebates For WEST DES MOINES COACHLIGHT DR URBAN RENEWAL AREA

### IMT Insurance

TIF Expenditure Amount:	79,235
Rebate Paid To:	IMT Insurance
Tied To Debt:	IMT Insurance Rebates
Tied To Project:	IMT Insurance and Hurd Parkways LLC
Projected Final FY of Rebate:	2025

## **Jobs For WEST DES MOINES COACHLIGHT DR URBAN RENEWAL AREA**

Project:	IMT Insurance and Hurd Parkways
Company Name:	LLC
Date Agreement Began:	IMT Insurance
Date Agreement Ends:	08/07/2017
Number of Jobs Created or Retained:	06/30/2025
Total Annual Wages of Required Jobs:	33
Total Estimated Private Capital Investment:	0
Total Estimated Cost of Public Infrastructure:	25,000,000
	7,000,000

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Note: Jobs wages listed at \$0.00 because they are reported to the State, not the City

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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:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES COACHLIGHT DR URBAN RENEWAL AREA (25037)
TIF Taxing District Name:	WEST DES MOINES CITY/WAUKEE SCH/WDM COACHLIGHT DR URA 25037/17
TIF ORD 2202 INCREMENT	
TIF Taxing District Inc. Number:	250555
TIF Taxing District Base Year:	2017
FY TIF Revenue First Received:	0
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	31,352,430	0	0	0	31,352,430	0	31,352,430
Taxable	0	0	27,855,382	0	0	0	27,855,382	0	27,855,382
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	152,770	27,855,382	5,954,850	21,900,532	570,454

FY 2025 TIF Revenue Received: 1,913,625

**TIF Taxing District Data Collection**

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES COACHLIGHT DR URBAN RENEWAL AREA (25037)
TIF Taxing District Name:	WEST DES MOINES CITY AG/WAUKEE SCH/WDM COACHLIGHT DR URA
25037/17 TIF ORD 2202 INCREMENT	
TIF Taxing District Inc. Number:	250557
TIF Taxing District Base Year:	2017
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:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES COACHLIGHT DR URBAN RENEWAL AREA (25037)
TIF Taxing District Name:	WEST DES MOINES CITY/WAUKEE SCH/WDM COACHLIGHT DR URA 25037/18
TIF ORD 2316 INCREMENT	
TIF Taxing District Inc. Number:	250601
TIF Taxing District Base Year:	2017
FY TIF Revenue First Received:	2020
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	568,059,660	105,181,150	0	0	-296,000	672,213,560	0	672,213,560
Taxable	0	263,254,707	93,546,648	0	0	-296,000	355,774,105	0	355,774,105
Homestead Credits									816

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	357,737,890	314,771,670	67,447,377	247,324,293	6,442,180

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES COACHLIGHT DR URBAN RENEWAL AREA (25037)
TIF Taxing District Name:	WEST DES MOINES CITY AG/WAUKEE SCH/WDM COACHLIGHT DR URA
25037/18 TIF ORD 2316 INCREMENT	
TIF Taxing District Inc. Number:	250603
TIF Taxing District Base Year:	2017
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	82,930	0	0	0	0	0	82,930	0	82,930
Taxable	59,574	0	0	0	0	0	59,574	0	59,574
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	82,930	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: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES 8300 MILLS CIVIC PKWY URBAN RENEWAL AREA  
 UR Area Number: 25042  
 UR Area Creation Date: 04/2019  
 UR Area Purpose: See attached plan documents

<b>Tax Districts within this Urban Renewal Area</b>	<b>Base No.</b>	<b>Increment No.</b>	<b>Increment Value Used</b>
WEST DES MOINES CITY/WAUKEE SCH/WDM 8300 MCP URA 25042/19 TIF ORD 2354 INCREMENT	250615	250616	52,549,081
WEST DES MOINES CITY AG/WAUKEE SCH/WDM 8300 MCP URA 25042/19 TIF ORD 2354 INCREMENT	250617	250618	0

**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	9,870	0	58,460,630	0	0	0	58,470,500	0	58,470,500
Taxable	7,090	0	52,549,081	0	0	0	52,556,171	0	52,556,171
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** -1,477,835      **0**      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	1,368,771
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	5,815
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,374,586</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	1,141,250
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,141,250</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** -1,244,499      **0**      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For WEST DES MOINES 8300 MILLS CIVIC PKWY URBAN RENEWAL AREA

### S 81st & Cascade Widening

Description:	S 81st & Cascade Ave Widening
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### S 85th St - Cascade to Mills

Description:	Construction of S 85th St from Cascade Ave to Mills Pkwy
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Sammons Rebate

Description:	Rebates to Sammons Financial Group
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

### Utility Relocation

Description:	Relocation of Utility Box
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

### Mills Widening

Description:	Mills Civic Widening - S 81st to S 88th
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For WEST DES MOINES 8300 MILLS CIVIC PKWY URBAN RENEWAL AREA

### Sammons Rebate

Debt/Obligation Type:	Rebates
Principal:	16,023,312
Interest:	0
Total:	16,023,312
Annual Appropriation?:	Yes
Date Incurred:	03/18/2019
FY of Last Payment:	2039

### GO URA Bonds Series 2019B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,125,000
Interest:	160,750
Total:	2,285,750
Annual Appropriation?:	No
Date Incurred:	06/20/2019
FY of Last Payment:	2026

## **Non-Rebates For WEST DES MOINES 8300 MILLS CIVIC PKWY URBAN RENEWAL AREA**

TIF Expenditure Amount:	224,620
Tied To Debt:	GO URA Bonds Series 2019B
Tied To Project:	S 81st & Cascade Widening

TIF Expenditure Amount:	442,468
Tied To Debt:	GO URA Bonds Series 2019B
Tied To Project:	S 85th St - Cascade to Mills

TIF Expenditure Amount:	371,081
Tied To Debt:	GO URA Bonds Series 2019B
Tied To Project:	Mills Widening

TIF Expenditure Amount:	103,081
Tied To Debt:	GO URA Bonds Series 2019B
Tied To Project:	Utility Relocation

## **Rebates For WEST DES MOINES 8300 MILLS CIVIC PKWY URBAN RENEWAL AREA**

### **Sammons Financial Group**

TIF Expenditure Amount:	0
Rebate Paid To:	Midland Financial dba Sammons
Tied To Debt:	Sammons Rebate
Tied To Project:	Sammons Rebate
Projected Final FY of Rebate:	2036

## **Jobs For WEST DES MOINES 8300 MILLS CIVIC PKWY URBAN RENEWAL AREA**

Project:	Sammons Rebate
Company Name:	Sammons Financial Group & Midland National Life
Date Agreement Began:	03/18/2019
Date Agreement Ends:	06/30/2039
Number of Jobs Created or Retained:	605
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	55,000,000
Total Estimated Cost of Public Infrastructure:	6,000,000

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Jobs wages are not reported to the city.

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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: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES 8300 MILLS CIVIC PKWY URBAN RENEWAL AREA (25042)  
 TIF Taxing District Name: WEST DES MOINES CITY/WAUKEE SCH/WDM 8300 MCP URA 25042/19 TIF ORD 2354 INCREMENT  
 TIF Taxing District Inc. Number: 250616  
 TIF Taxing District Base Year: 2019  
 FY TIF Revenue First Received: 2022  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2042

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2019

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	58,460,630	0	0	0	58,460,630	0	58,460,630
Taxable	0	0	52,549,081	0	0	0	52,549,081	0	52,549,081
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	36,100	52,549,081	52,549,081	0	0

FY 2025 TIF Revenue Received: 1,368,771

**TIF Taxing District Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES 8300 MILLS CIVIC PKWY URBAN RENEWAL AREA (25042)  
 TIF Taxing District Name: WEST DES MOINES CITY AG/WAUKEE SCH/WDM 8300 MCP URA 25042/19 TIF ORD 2354 INCREMENT  
 TIF Taxing District Inc. Number: 250618  
 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	9,870	0	0	0	0	0	9,870	0	9,870
Taxable	7,090	0	0	0	0	0	7,090	0	7,090
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	9,870	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: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES GRAND PRAIRIE PKWY URBAN RENEWAL AREA  
 UR Area Number: 25047  
 UR Area Creation Date: 04/2021  
 UR Area Purpose: see attached plan docs

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
WEST DES MOINES CITY AG/WAUKEE SCH/WDM GPP URA 25047/21 TIF ORD 2467 INCREMENT	250641	250642	0
WEST DES MOINES CITY/WAUKEE SCH/WDM GPP URA 25047/21 TIF ORD 2467 INCREMENT	250643	250644	283,434,514

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	9,620	0	0	315,000,000	0	0	315,009,620	0	315,009,620
Taxable	6,911	0	0	283,434,514	0	0	283,441,425	0	283,441,425
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** 472,181      0      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	7,382,761
TIF Sp. Revenue Fund Interest:	39,949
Property Tax Replacement Claims	31,015
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>7,453,725</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	5,859,350
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>5,859,350</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 2,066,556      0      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For WEST DES MOINES GRAND PRAIRIE PKWY URBAN RENEWAL AREA

### Johnson Creek Realignment

Description:	Realigning Johnson Creek - N of Raccoon River Dr
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### GPP - Mills to Stagecoach

Description:	Grand Prairie Pkwy - Mills Pkwy to Stagecoach Dr
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Grand Ave - Environmental

Description:	Grand Ave - Acquisition of Wetland Credits
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Booneville Rd - 100th to 115th

Description:	Booneville Rd - S 100th St to S 115th St
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Grand Ave - GPP to 115th

Description:	Grand Ave - S Grand Prairie Pkwy to S 115th
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### GPP - Stagecoach to Booneville

Description:	Grand Prairie Pkwy - Stagecoach Dr to Booneville Rd
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### GPP - Booneville to Grand

Description:	Grand Prairie Pkwy - Booneville Rd to Grand Ave
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### GPP - Grand to RR Drive

Description:	Grand Prairie Pkwy - Grand Ave to Raccoon River Dr
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### 115th - Booneville to Grand

Description:	S 115th St - Booneville Rd to Grand Ave
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### **Grand Ave - S 88th to GPP**

Description:	Grand Ave - S 88th to S Grand Prairie Pkwy
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### **Grand Ave W 5BA Sewer**

Description:	Grand Ave West Segment 5BA Sewer
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### **Johnson Creek Conveyance**

Description:	Johnson Creek Conveyance
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### **Supplemental Construction**

Description:	Supplemental Construction Observation
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### **Microsoft Ginger West Development Agreement**

Description:	Microsoft Ginger West Data Center
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For WEST DES MOINES GRAND PRAIRIE PKWY URBAN RENEWAL AREA

### GO Bonds Series 2021B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	17,245,000
Interest:	3,817,400
Total:	21,062,400
Annual Appropriation?:	No
Date Incurred:	09/23/2021
FY of Last Payment:	2040

### GO Bonds Series 2022F

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	12,640,000
Interest:	3,507,250
Total:	16,147,250
Annual Appropriation?:	No
Date Incurred:	11/22/2022
FY of Last Payment:	2035

### GO Bonds Series 2023C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	20,330,000
Interest:	4,625,000
Total:	24,955,000
Annual Appropriation?:	No
Date Incurred:	05/31/2023
FY of Last Payment:	2037

### GO Bonds Series 2023D

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,625,000
Interest:	969,750
Total:	5,594,750
Annual Appropriation?:	No
Date Incurred:	05/31/2023
FY of Last Payment:	2031

## Non-Rebates For WEST DES MOINES GRAND PRAIRIE PKWY URBAN RENEWAL AREA

TIF Expenditure Amount:	96,519
Tied To Debt:	GO Bonds Series 2021B
Tied To Project:	Johnson Creek Realignment
TIF Expenditure Amount:	110,941
Tied To Debt:	GO Bonds Series 2022F
Tied To Project:	Johnson Creek Realignment
TIF Expenditure Amount:	147,585
Tied To Debt:	GO Bonds Series 2023C
Tied To Project:	Johnson Creek Realignment
TIF Expenditure Amount:	12,343
Tied To Debt:	GO Bonds Series 2021B
Tied To Project:	Johnson Creek Conveyance
TIF Expenditure Amount:	14,187
Tied To Debt:	GO Bonds Series 2022F
Tied To Project:	Johnson Creek Conveyance
TIF Expenditure Amount:	18,874
Tied To Debt:	GO Bonds Series 2023C
Tied To Project:	Johnson Creek Conveyance
TIF Expenditure Amount:	4,342
Tied To Debt:	GO Bonds Series 2021B
Tied To Project:	Supplemental Construction
TIF Expenditure Amount:	4,990
Tied To Debt:	GO Bonds Series 2022F
Tied To Project:	Supplemental Construction
TIF Expenditure Amount:	6,639
Tied To Debt:	GO Bonds Series 2023C
Tied To Project:	Supplemental Construction
TIF Expenditure Amount:	128,287
Tied To Debt:	GO Bonds Series 2021B
Tied To Project:	GPP - Mills to Stagecoach
TIF Expenditure Amount:	147,455
Tied To Debt:	GO Bonds Series 2022F
Tied To Project:	GPP - Mills to Stagecoach
TIF Expenditure Amount:	196,160
Tied To Debt:	GO Bonds Series 2023C
Tied To Project:	GPP - Mills to Stagecoach
TIF Expenditure Amount:	4,660
Tied To Debt:	GO Bonds Series 2021B
Tied To Project:	Grand Ave - Environmental
TIF Expenditure Amount:	5,357
Tied To Debt:	GO Bonds Series 2022F
Tied To Project:	Grand Ave - Environmental
TIF Expenditure Amount:	7,126
Tied To Debt:	GO Bonds Series 2023C
Tied To Project:	Grand Ave - Environmental

TIF Expenditure Amount:	266,001
Tied To Debt:	GO Bonds Series 2021B
Tied To Project:	Booneville Rd - 100th to 115th
TIF Expenditure Amount:	305,745
Tied To Debt:	GO Bonds Series 2022F
Tied To Project:	Booneville Rd - 100th to 115th
TIF Expenditure Amount:	406,735
Tied To Debt:	GO Bonds Series 2023C
Tied To Project:	Booneville Rd - 100th to 115th
TIF Expenditure Amount:	255,152
Tied To Debt:	GO Bonds Series 2021B
Tied To Project:	Grand Ave - GPP to 115th
TIF Expenditure Amount:	293,274
Tied To Debt:	GO Bonds Series 2022F
Tied To Project:	Grand Ave - GPP to 115th
TIF Expenditure Amount:	390,144
Tied To Debt:	GO Bonds Series 2023C
Tied To Project:	Grand Ave - GPP to 115th
TIF Expenditure Amount:	314,611
Tied To Debt:	GO Bonds Series 2021B
Tied To Project:	Grand Ave - S 88th to GPP
TIF Expenditure Amount:	361,618
Tied To Debt:	GO Bonds Series 2022F
Tied To Project:	Grand Ave - S 88th to GPP
TIF Expenditure Amount:	481,063
Tied To Debt:	GO Bonds Series 2023C
Tied To Project:	Grand Ave - S 88th to GPP
TIF Expenditure Amount:	36,277
Tied To Debt:	GO Bonds Series 2021B
Tied To Project:	GPP - Stagecoach to Booneville
TIF Expenditure Amount:	41,697
Tied To Debt:	GO Bonds Series 2022F
Tied To Project:	GPP - Stagecoach to Booneville
TIF Expenditure Amount:	55,470
Tied To Debt:	GO Bonds Series 2023C
Tied To Project:	GPP - Stagecoach to Booneville
TIF Expenditure Amount:	200,039
Tied To Debt:	GO Bonds Series 2021B
Tied To Project:	GPP - Booneville to Grand
TIF Expenditure Amount:	229,928
Tied To Debt:	GO Bonds Series 2022F
Tied To Project:	GPP - Booneville to Grand
TIF Expenditure Amount:	305,875
Tied To Debt:	GO Bonds Series 2023C
Tied To Project:	GPP - Booneville to Grand
TIF Expenditure Amount:	53,882
Tied To Debt:	GO Bonds Series 2021B
Tied To Project:	GPP - Grand to RR Drive
TIF Expenditure Amount:	61,933
Tied To Debt:	GO Bonds Series 2022F
Tied To Project:	GPP - Grand to RR Drive

TIF Expenditure Amount:	82,390
Tied To Debt:	GO Bonds Series 2023C
Tied To Project:	GPP - Grand to RR Drive
TIF Expenditure Amount:	2,757
Tied To Debt:	GO Bonds Series 2021B
Tied To Project:	115th - Booneville to Grand
TIF Expenditure Amount:	3,169
Tied To Debt:	GO Bonds Series 2022F
Tied To Project:	115th - Booneville to Grand
TIF Expenditure Amount:	4,215
Tied To Debt:	GO Bonds Series 2023C
Tied To Project:	115th - Booneville to Grand
TIF Expenditure Amount:	180
Tied To Debt:	GO Bonds Series 2021B
Tied To Project:	Grand Ave W 5BA Sewer
TIF Expenditure Amount:	206
Tied To Debt:	GO Bonds Series 2022F
Tied To Project:	Grand Ave W 5BA Sewer
TIF Expenditure Amount:	274
Tied To Debt:	GO Bonds Series 2023C
Tied To Project:	Grand Ave W 5BA Sewer
TIF Expenditure Amount:	801,250
Tied To Debt:	GO Bonds Series 2023D
Tied To Project:	Microsoft Ginger West Development Agreement

## **Jobs For WEST DES MOINES GRAND PRAIRIE PKWY URBAN RENEWAL AREA**

Project:	Microsoft Ginger West Development Agreement
Company Name:	Microsoft
Date Agreement Began:	04/19/2021
Date Agreement Ends:	12/31/2041
Number of Jobs Created or Retained:	50
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,500,000,000
Total Estimated Cost of Public Infrastructure:	96,000,000

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name:	WEST DES MOINES (77G727)	
Urban Renewal Area:	WEST DES MOINES GRAND PRAIRIE PKWY URBAN RENEWAL AREA (25047)	
TIF Taxing District Name:	WEST DES MOINES CITY AG/WAUKEE SCH/WDM GPP URA 25047/21 TIF ORD 2467 INCREMENT	
TIF Taxing District Inc. Number:	250642	
TIF Taxing District Base Year:	2021	
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	9,620	0	0	0	0	0	9,620	0	9,620
Taxable	6,911	0	0	0	0	0	6,911	0	6,911
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	9,620	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	WEST DES MOINES (77G727)	
Urban Renewal Area:	WEST DES MOINES GRAND PRAIRIE PKWY URBAN RENEWAL AREA (25047)	
TIF Taxing District Name:	WEST DES MOINES CITY/WAUKEE SCH/WDM GPP URA 25047/21 TIF ORD 2467 INCREMENT	
TIF Taxing District Inc. Number:	250644	
TIF Taxing District Base Year:	2021	
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	315,000,000	0	0	315,000,000	0	315,000,000
Taxable	0	0	0	283,434,514	0	0	283,434,514	0	283,434,514
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	224,740	283,434,514	283,434,514	0	0

FY 2025 TIF Revenue Received: 7,382,761

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES MICROSOFT OSMIUM URBAN RENEWAL  
 UR Area Number: 61021

UR Area Creation Date: 11/2016

see attached plan documents - note that for purposes of this report, all financial activity for the Osmium URA is reported with the Warren County portion

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
WEST DES MOINES CITY/ WINTERSET SCH/ MSOFT OSMIUM TIF INCR	610237	610238	6,054,064

**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	0	6,799,500	0	0	6,799,500	0	6,799,500
Taxable	0	0	0	6,054,064	0	0	6,054,064	0	6,054,064
Homestead Credits									0

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

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>

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

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

This URA involves both Warren and Madison Counties. For purposes of this report, all financial information is consolidated in Warren County.

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2025

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES MICROSOFT OSMIUM URBAN RENEWAL (61021)  
 TIF Taxing District Name: WEST DES MOINES CITY/ WINTERSET SCH/ MSOFT OSMIUM TIF INCR  
 TIF Taxing District Inc. Number: 610238  
 TIF Taxing District Base Year: 2017  
 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	6,799,500	0	0	6,799,500	0	6,799,500
Taxable	0	0	0	6,054,064	0	0	6,054,064	0	6,054,064
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	66,800	6,054,064	6,054,064	0	0

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES MILLS PKWY URBAN RENEWAL  
 UR Area Number: 77058  
  
 UR Area Creation Date: 07/1999  
  
 UR Area Purpose: see attached plan documents

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
W DES MOINES CITY/WDM SCH/23 SUB #9 MILLS PKWY TIF INCR	771123	771124	6,887,668
W DES MOINES CITY AG/WDM SCH/23 SUB #9 MILLS PKWY TIF INCR	771125	771126	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	6,440	700	10,010,000	0	0	0	10,017,140	0	10,017,140
Taxable	4,626	324	8,943,515	0	0	0	8,948,465	0	8,948,465
Homestead Credits									0

<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>

## Projects For WEST DES MOINES MILLS PKWY URBAN RENEWAL

### FY 24 Legal Fees

Description:	FY 24 Legal Fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

### Mills Dallas RRD to Booneville

Description:	Mills Dallas -S 88th - RRD to Booneville Rd
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Grand Ave W of 88th

Description:	Mills Dallas- Grand Ave / W of S 88th & Xavier
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Mills S 60th St Phase 1

Description:	Mills S 60th St Phase 1
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### S 88th St Grading

Description:	Mills - S 88th Street Grading (complete)
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### S 88th Booneville to Grand Ave

Description:	Mills - S 88th - Booneville to Grand Ave (complete)
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Sugar Creek Conveyance Improvements

Description:	Mills - Sugar Creek Conveyance Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Grand Ave S JC to S 88th

Description:	Mills - Grand Ave - S Jordan Creek to S 88th
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Johnson Creek Realignment

Description:	Johnson Creek Realignment
--------------	---------------------------

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

### **Mills S 60th St Phase 2**

Description:	Mills S 60th St Phase 2
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### **West Grand Business Park**

Description:	West Grand Business Park - Booneville, N/S Road
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### **Stagecoach JCP to S 88th**

Description:	Stagecoach Dr - JCP to S 88th
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### **Stagecoach 78th to 81st**

Description:	Stagecoach Dr - 78th to 81st
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### **Stagecoach 81st to 85th**

Description:	Stagecoach Dr - 81st to 85th
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For WEST DES MOINES MILLS PKWY URBAN RENEWAL

### FY 24 Legal Fees

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

### GO Bond Series 2010D Now 2017E

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/22/2017
FY of Last Payment:	2029

### GO Bond Series 2016B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/15/2016
FY of Last Payment:	2031

### GO Bond Series 2017B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/22/2017
FY of Last Payment:	2024

### GO Bond Series 2021C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/23/2021
FY of Last Payment:	2039

### GO Bond Series 2022A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/22/2022

FY of Last Payment:

2028

## Non-Rebates For WEST DES MOINES MILLS PKWY URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	FY 24 Legal Fees
Tied To Project:	FY 24 Legal Fees
TIF Expenditure Amount:	0
Tied To Debt:	GO Bond Series 2010D Now 2017E
Tied To Project:	Mills Dallas RRD to Booneville
TIF Expenditure Amount:	0
Tied To Debt:	GO Bond Series 2010D Now 2017E
Tied To Project:	Grand Ave W of 88th
TIF Expenditure Amount:	0
Tied To Debt:	GO Bond Series 2016B
Tied To Project:	Mills S 60th St Phase 1
TIF Expenditure Amount:	0
Tied To Debt:	GO Bond Series 2016B
Tied To Project:	S 88th St Grading
TIF Expenditure Amount:	0
Tied To Debt:	GO Bond Series 2016B
Tied To Project:	S 88th Booneville to Grand Ave
TIF Expenditure Amount:	0
Tied To Debt:	GO Bond Series 2016B
Tied To Project:	Sugar Creek Conveyance Improvements
TIF Expenditure Amount:	0
Tied To Debt:	GO Bond Series 2016B
Tied To Project:	Grand Ave S JC to S 88th
TIF Expenditure Amount:	0
Tied To Debt:	GO Bond Series 2017B
Tied To Project:	Grand Ave S JC to S 88th
TIF Expenditure Amount:	0
Tied To Debt:	GO Bond Series 2017B
Tied To Project:	Johnson Creek Realignment
TIF Expenditure Amount:	0
Tied To Debt:	GO Bond Series 2017B
Tied To Project:	Mills S 60th St Phase 2
TIF Expenditure Amount:	0
Tied To Debt:	GO Bond Series 2021C
Tied To Project:	West Grand Business Park
TIF Expenditure Amount:	0
Tied To Debt:	GO Bond Series 2022A
Tied To Project:	Stagecoach JCP to S 88th
TIF Expenditure Amount:	0
Tied To Debt:	GO Bond Series 2022A
Tied To Project:	Stagecoach 78th to 81st
TIF Expenditure Amount:	0
Tied To Debt:	GO Bond Series 2022A

Tied To Project:

Stagecoach 81st to 85th

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

For reporting purposes, West Des Moines maintains one cash balance for both the Polk and Dallas portions of this area. All activity is reported in Dallas County.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2025

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

**TIF Taxing District Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES MILLS PKWY URBAN RENEWAL (77058)  
 TIF Taxing District Name: W DES MOINES CITY/WDM SCH/23 SUB #9 MILLS PKWY TIF INCR  
 TIF Taxing District Inc. Number: 771124  
 TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	700	10,010,000	0	0	0	10,010,700	0	10,010,700
Taxable	0	324	8,943,515	0	0	0	8,943,839	0	8,943,839
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,123,032	6,887,668	6,887,668	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES MILLS PKWY URBAN RENEWAL (77058)  
 TIF Taxing District Name: W DES MOINES CITY AG/WDM SCH/23 SUB #9 MILLS PKWY TIF INCR  
 TIF Taxing District Inc. Number: 771126  
 TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	6,440	0	0	0	0	0	6,440	0	6,440
Taxable	4,626	0	0	0	0	0	4,626	0	4,626
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	6,440	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: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES WESTOWN V URBAN RENEWAL  
 UR Area Number: 77076  
 UR Area Creation Date: 11/2009  
 UR Area Purpose: see attached plan documents

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
W DES MOINES CITY/WDM SCH/09 WESTOWN V TIF INCR	770750	770751	0
W DES MOINES CITY AG/WDM SCH/09 WESTOWN V TIF INCR	770813	770814	0

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	30,981,000	0	0	0	30,981,000	0	30,981,000
Taxable	0	0	27,817,414	0	0	0	27,817,414	0	27,817,414
Homestead Credits									0

<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>						

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

Note 1: For reporting purposes, all financial activity for Westtown V URA is reported with the Dallas County portion of the district.

256 Characters Left

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: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES WESTOWN V URBAN RENEWAL (77076)  
 TIF Taxing District Name: W DES MOINES CITY/WDM SCH/09 WESTOWN V TIF INCR  
 TIF Taxing District Inc. Number: 770751  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
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	30,981,000	0	0	0	30,981,000	0	30,981,000
Taxable	0	0	27,817,414	0	0	0	27,817,414	0	27,817,414
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	18,842,800	12,138,200	0	12,138,200	338,213

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES WESTOWN V URBAN RENEWAL (77076)  
 TIF Taxing District Name: W DES MOINES CITY AG/WDM SCH/09 WESTOWN V TIF INCR  
 TIF Taxing District Inc. Number: 770814  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
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	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: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES FULLER ROAD URBAN RENEWAL  
 UR Area Number: 77082  
 UR Area Creation Date: 03/2010  
 UR Area Purpose: see attached plan documents

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
W DES MOINES CITY/WDM SCH/10 FULLER ROAD TIF INCR	770825	770826	19,496,927
W DES MOINES CITY/WDM SCH/23 AMD #4 FULLER ROAD TIF INCR	771080	771081	342,183

**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	50,029,500	56,024,000	0	0	106,053,500	0	106,053,500
Taxable	0	0	42,473,666	49,046,404	0	0	91,520,070	0	91,520,070
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>3,441</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>	
TIF Revenue:	552,787			
TIF Sp. Revenue Fund Interest:	0			
Property Tax Replacement Claims	0			
Asset Sales & Loan Repayments:	0			
<b>Total Revenue:</b>	<b>552,787</b>			
Rebate Expenditures:	113,220			
Non-Rebate Expenditures:	465,882			
Returned to County Treasurer:	0			
<b>Total Expenditures:</b>	<b>579,102</b>			
<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>-22,874</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>	

## Projects For WEST DES MOINES FULLER ROAD URBAN RENEWAL

### Innovative Injection Technology

Description:	I2T Development Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

### I2T and Triple J Logistics

Description:	I2T and Triple J Development Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

### Steffes Holdings - Agree #2

Description:	Steffes #2 Development Agreement
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

### DEGH LLC

Description:	DEGH Warehouse
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

### WDM Water Works Impr

Description:	Water Main Installation
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For WEST DES MOINES FULLER ROAD URBAN RENEWAL

### I2T Development Agreement

Debt/Obligation Type:	Rebates
Principal:	1,947
Interest:	0
Total:	1,947
Annual Appropriation?:	Yes
Date Incurred:	09/19/2016
FY of Last Payment:	2025

### I2T & Triple J Development Agreement

Debt/Obligation Type:	Rebates
Principal:	275,116
Interest:	0
Total:	275,116
Annual Appropriation?:	Yes
Date Incurred:	07/19/2021
FY of Last Payment:	2026

### WDM Water Works Impr

Debt/Obligation Type:	Other Debt
Principal:	465,882
Interest:	0
Total:	465,882
Annual Appropriation?:	Yes
Date Incurred:	06/05/2023
FY of Last Payment:	2025

### DEGH LLC

Debt/Obligation Type:	Rebates
Principal:	19,183
Interest:	0
Total:	19,183
Annual Appropriation?:	Yes
Date Incurred:	11/07/2023
FY of Last Payment:	2031

## **Non-Rebates For WEST DES MOINES FULLER ROAD URBAN RENEWAL**

TIF Expenditure Amount:	465,882
Tied To Debt:	WDM Water Works Impr
Tied To Project:	WDM Water Works Impr

## Rebates For WEST DES MOINES FULLER ROAD URBAN RENEWAL

### I2 Technologies

TIF Expenditure Amount:	1,947
Rebate Paid To:	I2 Technologies
Tied To Debt:	I2T Development Agreement
Tied To Project:	Innovative Injection Technology
Projected Final FY of Rebate:	2025

### I2 Technologies and Triple J

TIF Expenditure Amount:	111,273
Rebate Paid To:	I2 Technologies
Tied To Debt:	I2T & Triple J Development Agreement
Tied To Project:	I2T and Triple J Logistics
Projected Final FY of Rebate:	2026

## Jobs For WEST DES MOINES FULLER ROAD URBAN RENEWAL

Project:	Innovative Injection Technology
Company Name:	Innovative Injection Technology (I2T)
Date Agreement Began:	09/16/2016
Date Agreement Ends:	06/30/2025
Number of Jobs Created or Retained:	186
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	10,700,000
Total Estimated Cost of Public Infrastructure:	0

Project:	I2T and Triple J Logistics
Company Name:	Innovation Injection Technologies and Triple J Logistics
Date Agreement Began:	07/19/2021
Date Agreement Ends:	06/30/2028
Number of Jobs Created or Retained:	60
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	3,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Steffes Holdings - Agree #2
Company Name:	Steffes Holdings, LLC
Date Agreement Began:	06/19/2023
Date Agreement Ends:	06/30/2031
Number of Jobs Created or Retained:	50
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	2,250,000
Total Estimated Cost of Public Infrastructure:	0

Project:	DEGH LLC
Company Name:	DEGH LLC
Date Agreement Began:	11/06/2023
Date Agreement Ends:	12/31/2031
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	2,500,000
Total Estimated Cost of Public Infrastructure:	0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name:	WEST DES MOINES (77G727)	
Urban Renewal Area:	WEST DES MOINES FULLER ROAD URBAN RENEWAL (77082)	
TIF Taxing District Name:	W DES MOINES CITY/WDM SCH/10 FULLER ROAD TIF INCR	
TIF Taxing District Inc. Number:	770826	
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	03/2010

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	45,890,500	56,024,000	0	0	101,914,500	0	101,914,500
Taxable	0	0	38,879,538	49,046,404	0	0	87,925,942	0	87,925,942
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	42,714,370	59,200,130	19,496,927	39,703,203	1,106,271

FY 2025 TIF Revenue Received: 552,787

**TIF Taxing District Data Collection**

Local Government Name:	WEST DES MOINES (77G727)	
Urban Renewal Area:	WEST DES MOINES FULLER ROAD URBAN RENEWAL (77082)	
TIF Taxing District Name:	W DES MOINES CITY/WDM SCH/23 AMD #4 FULLER ROAD TIF INCR	
TIF Taxing District Inc. Number:	771081	
TIF Taxing District Base Year:	0	
FY TIF Revenue First Received:		
Subject to a Statutory end date?	No	

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	4,139,000	0	0	0	4,139,000	0	4,139,000
Taxable	0	0	3,594,128	0	0	0	3,594,128	0	3,594,128
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,100,000	1,039,000	342,183	696,817	19,416

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES VAL-GATE URBAN RENEWAL  
 UR Area Number: 77090  
  
 UR Area Creation Date: 10/2014  
  
 UR Area Purpose: see attached plan documents

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
W DES MOINES CITY/DM SCH/14 VAL-GATE TIF INCR	770879	770880	9
W DES MOINES CITY/WDM SCH/14 VAL-GATE TIF INCR	770881	770882	46,408
W DES MOINES CITY/WDM SCH/URB WIND-HTS SS/14 VAL-GATE TIF INCR	770883	770884	322

**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	934,000	30,461,600	6,816,100	0	0	38,211,700	0	38,211,700
Taxable	0	432,841	26,304,373	5,938,032	0	0	32,675,246	0	32,675,246
Homestead Credits									2

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	-1,404	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	1,299		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>1,299</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>-105</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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## Projects For WEST DES MOINES VAL-GATE URBAN RENEWAL

### VAB, LLC

Description:	Renovation of Val-Air Ballroom
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For WEST DES MOINES VAL-GATE URBAN RENEWAL

### VAB, LLC Rebates

Debt/Obligation Type:	Rebates
Principal:	1,110,250
Interest:	0
Total:	1,110,250
Annual Appropriation?:	Yes
Date Incurred:	01/03/2023
FY of Last Payment:	2035

## Jobs For WEST DES MOINES VAL-GATE URBAN RENEWAL

Project:	VAB, LLC
Company Name:	VAB, LLC
Date Agreement Began:	01/03/2023
Date Agreement Ends:	12/31/2035
Number of Jobs Created or Retained:	12
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	14,000,000
Total Estimated Cost of Public Infrastructure:	0

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

**TIF Taxing District Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES VAL-GATE URBAN RENEWAL (77090)  
 TIF Taxing District Name: W DES MOINES CITY/DM SCH/14 VAL-GATE TIF INCR  
 TIF Taxing District Inc. Number: 770880  
 TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	11,000	0	0	0	11,000	0	11,000
Taxable	0	0	5,654	0	0	0	5,654	0	5,654
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	9,200	1,800	9	1,791	53

FY 2025 TIF Revenue Received: 1,299

**TIF Taxing District Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES VAL-GATE URBAN RENEWAL (77090)  
 TIF Taxing District Name: W DES MOINES CITY/WDM SCH/14 VAL-GATE TIF INCR  
 TIF Taxing District Inc. Number: 770882  
 TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	934,000	30,055,800	6,816,100	0	0	37,805,900	0	37,805,900
Taxable	0	432,841	26,018,402	5,938,032	0	0	32,389,275	0	32,389,275
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	28,497,300	9,308,600	46,408	9,262,192	258,077

FY 2025 TIF Revenue Received: 0

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

**TIF Taxing District Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES VAL-GATE URBAN RENEWAL (77090)  
 TIF Taxing District Name: W DES MOINES CITY/WDM SCH/URB WIND-HTS SS/14 VAL-GATE TIF INCR  
 TIF Taxing District Inc. Number: 770884

TIF Taxing District Base Year:	0		<b>UR Designation</b>	
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	0	0	394,800	0	0	0	394,800	0	394,800
Taxable	0	0	280,317	0	0	0	280,317	0	280,317
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	330,200	64,600	322	64,278	1,817

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES ALLUVION URBAN RENEWAL  
 UR Area Number: 77091  
  
 UR Area Creation Date: 05/2014  
  
 UR Area Purpose: See attached plan documents

<b>Tax Districts within this Urban Renewal Area</b>	<b>Base No.</b>	<b>Increment No.</b>	<b>Increment Value Used</b>
W DES MOINES CITY/WDM SCH/15 ALLUVION TIF INCR	770887	770888	68,210,423
W DES MOINES CITY/WDM SCH/16-09-19 ALLUVION ORD 2170 TIF INCR	770889	770890	97,613,640
W DES MOINES CITY/WDM SCH/16-11-28 ALLUVION ORD 2185 TIF INCR	770891	770892	53,382,853
W DES MOINES CITY/WDM SCH/16-11-28 ALLUVION ORD 2186 TIF INCR	770893	770894	233,980
W DES MOINES CITY AG/WDM SCH/16-11-28 ALLUVION ORD 2186 TIF INCR	770895	770896	0
W DES MOINES CITY/WDM SCH/20-01-06 ALLUVION ORD 2401 TIF INCR	770953	770954	4,518,904
W DES MOINES CITY AG/WDM SCH/20-01-06 ALLUVION ORD 2401 TIF INCR	770955	770956	0
W DES MOINES CITY/WDM SCH/21 PCLS ALLUVION ORD 2487 TIF INCR	771003	771004	9,740,025
W DES MOINES CITY AG/WDM SCH/21 PCLS ALLUVION ORD 2487 TIF INCR	771005	771006	0

**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	186,820	1,200,500	5,102,900	254,596,000	0	0	261,086,220	0	261,086,220
Taxable	134,205	556,346	4,389,560	228,939,944	0	0	234,020,055	0	234,020,055
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>9,474,468</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
TIF Revenue:	6,511,698		
TIF Sp. Revenue Fund Interest:	355,579		
Property Tax Replacement Claims	24,111		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>6,891,388</b>		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	3,243,454		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>3,243,454</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>13,122,402</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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## Projects For WEST DES MOINES ALLUVION URBAN RENEWAL

### Microsoft Alluvion Dev Agree

Description:	Microsoft Alluvion Data Center
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### Mid Am Transmission Lines

Description:	Relocate Mid Am Transmssion Lines
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Maffit Lake Road

Description:	Maffitt Lake Road - Vets to Solteria
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Pine Ave

Description:	Pine - S 8th to End of pvmt
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Pine Ave

Description:	Pine - East Corp Limit to Solteria
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Solteria Ave

Description:	Solteria - Willow Creek Dr to Pine
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Solteria Ave

Description:	Solteria - White Crane to County Line
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Trail Study

Description:	Study relocation of Great Western Trail
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### White Crane Rd

Description:	White Crane - Solteria to Corp Limit
--------------	--------------------------------------

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

### **Army Post Road ASR**

Description:	Aquafier Storage Reservoir
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### **Water Mains & Booster Station**

Description:	Water Mains 1A1/1A2 & Booster Station
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### **Veterans Parkway**

Description:	Veterans Parkway - Maffitt to Adams
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### **SE Public Safety Station Land**

Description:	Acquire Land for future Public Safety Station
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

### **Salix St**

Description:	Salix - Veterans Pkwy to SE 1st
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### **SE 1st Watermain**

Description:	Watermain from SE 1st to Willow Creek Dr
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### **SE County Line Rd - E of Vets**

Description:	SE County Line Rd - Soteria to Veterans Pkwy
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### **Microsoft Ginger East Dev Agree**

Description:	Microsoft Ginger East Data Center
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

### **SE County Line Rd - W of Vets**

Description:	SE County Line Rd - Veterans Pkwy to SE Orilla Rd
Classification:	Roads, Bridges & Utilities

Physically Complete:	Yes
Payments Complete:	No

### **SE Adams St - Vets to Orilla**

Description:	SE Adams St - Veterans Pkwy to SE Orilla Rd
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### **GF SE Adams St - Vets to Orilla**

Description:	SE Adams St - Veterans Pkwy to SE Orilla Rd
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### **GF Public Safety Station**

Description:	Public Safety Station & Training Facility
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

### **GF Salix St**

Description:	Salix - Veterans Pkwy to SE 1st
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### **Microsoft Ginger East Dev Agreement**

Description:	Microsoft Ginger East Data Center
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

### **FY 25 Legal**

Description:	FY 25 Legal
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For WEST DES MOINES ALLUVION URBAN RENEWAL

### 2015 Series A Tax Exempt Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	10,355,000
Interest:	950,250
Total:	11,305,250
Annual Appropriation?:	No
Date Incurred:	04/07/2015
FY of Last Payment:	2029

### 2015 Series B Taxable Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,660,000
Interest:	46,480
Total:	1,706,480
Annual Appropriation?:	No
Date Incurred:	04/07/2015
FY of Last Payment:	2025

### 2016 Series D Tax Exempt Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,735,000
Interest:	588,300
Total:	6,323,300
Annual Appropriation?:	No
Date Incurred:	11/16/2016
FY of Last Payment:	2030

### 2022 Series B Tax Exempt Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	8,365,000
Interest:	2,108,350
Total:	10,473,350
Annual Appropriation?:	No
Date Incurred:	06/22/2022
FY of Last Payment:	2033

### 2022 Series C Taxable Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,735,000
Interest:	214,900
Total:	1,949,900
Annual Appropriation?:	No
Date Incurred:	06/22/2022
FY of Last Payment:	2029

### General Fund Advance - Adams St

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

**General Fund Advance - Salix**

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

**General Fund Advance - Public Safety Station**

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

**FY 25 Legal**

Debt/Obligation Type:	Internal Loans
Principal:	793
Interest:	0
Total:	793
Annual Appropriation?:	Yes
Date Incurred:	06/30/2025
FY of Last Payment:	2025

## Non-Rebates For WEST DES MOINES ALLUVION URBAN RENEWAL

TIF Expenditure Amount:	174,854
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Maffit Lake Road
TIF Expenditure Amount:	81,516
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Maffit Lake Road
TIF Expenditure Amount:	262,752
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Pine Ave
TIF Expenditure Amount:	122,493
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Pine Ave
TIF Expenditure Amount:	74,172
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Pine Ave
TIF Expenditure Amount:	34,579
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Pine Ave
TIF Expenditure Amount:	164,096
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Solteria Ave
TIF Expenditure Amount:	76,500
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Solteria Ave
TIF Expenditure Amount:	143,513
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Solteria Ave
TIF Expenditure Amount:	66,905
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Solteria Ave
TIF Expenditure Amount:	2,946
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Trail Study
TIF Expenditure Amount:	1,373
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Trail Study
TIF Expenditure Amount:	271,752
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Army Post Road ASR
TIF Expenditure Amount:	126,689
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Army Post Road ASR
TIF Expenditure Amount:	109,078
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Water Mains & Booster Station
TIF Expenditure Amount:	50,851

Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Water Mains & Booster Station
TIF Expenditure Amount:	470,611
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Veterans Parkway
TIF Expenditure Amount:	219,396
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Veterans Parkway
TIF Expenditure Amount:	183,227
Tied To Debt:	2015 Series B Taxable Bonds
Tied To Project:	Mid Am Transmission Lines
TIF Expenditure Amount:	304,433
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	SE Public Safety Station Land
TIF Expenditure Amount:	141,925
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	SE Public Safety Station Land
TIF Expenditure Amount:	17,788
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Salix St
TIF Expenditure Amount:	8,293
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Salix St
TIF Expenditure Amount:	28,274
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	SE 1st Watermain
TIF Expenditure Amount:	13,181
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	SE 1st Watermain
TIF Expenditure Amount:	204,208
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	SE County Line Rd - E of Vets
TIF Expenditure Amount:	95,201
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	SE County Line Rd - E of Vets
TIF Expenditure Amount:	1,523,253
Tied To Debt:	2015 Series B Taxable Bonds
Tied To Project:	Microsoft Alluvion Dev Agree
TIF Expenditure Amount:	28,120
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	SE County Line Rd - W of Vets
TIF Expenditure Amount:	13,110
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	SE County Line Rd - W of Vets
TIF Expenditure Amount:	4,052
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	SE Adams St - Vets to Orilla
TIF Expenditure Amount:	1,889
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	SE Adams St - Vets to Orilla

TIF Expenditure Amount:	60,725
Tied To Debt:	2022 Series C Taxable Bonds
Tied To Project:	Microsoft Ginger East Dev Agree
TIF Expenditure Amount:	0
Tied To Debt:	General Fund Advance - Adams St
Tied To Project:	GF SE Adams St - Vets to Orilla
TIF Expenditure Amount:	0
Tied To Debt:	General Fund Advance - Salix
Tied To Project:	GF Salix St
TIF Expenditure Amount:	0
Tied To Debt:	General Fund Advance - Public Safety Station
Tied To Project:	GF Public Safety Station
TIF Expenditure Amount:	33,198
Tied To Debt:	2022 Series B Tax Exempt Bonds
Tied To Project:	SE Adams St - Vets to Orilla
TIF Expenditure Amount:	207,826
Tied To Debt:	2022 Series B Tax Exempt Bonds
Tied To Project:	SE County Line Rd - E of Vets
TIF Expenditure Amount:	142,726
Tied To Debt:	2022 Series B Tax Exempt Bonds
Tied To Project:	SE County Line Rd - W of Vets
TIF Expenditure Amount:	-2,222,844
Tied To Debt:	General Fund Advance - Public Safety Station
Tied To Project:	GF Public Safety Station
TIF Expenditure Amount:	793
Tied To Debt:	FY 25 Legal
Tied To Project:	FY 25 Legal

## Jobs For WEST DES MOINES ALLUVION URBAN RENEWAL

Project:	Microsoft Alluvion Dev Agree
Company Name:	Microsoft
Date Agreement Began:	12/29/2014
Date Agreement Ends:	12/31/2034
Number of Jobs Created or Retained:	84
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,000,000,000
Total Estimated Cost of Public Infrastructure:	62,000,000

Project:	Microsoft Ginger East Dev Agreement
Company Name:	Microsoft
Date Agreement Began:	01/18/2022
Date Agreement Ends:	12/31/2042
Number of Jobs Created or Retained:	20
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,500,000,000
Total Estimated Cost of Public Infrastructure:	8,600,000

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

Microsoft wages in jobs tab listed as \$0 because these are reported to IEDA, not the City.  
Public Building Analysis for Public Safety Station was included in the original URA Plan.

256 Characters Left

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: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES ALLUVION URBAN RENEWAL (77091)  
 TIF Taxing District Name: W DES MOINES CITY/WDM SCH/15 ALLUVION TIF INCR  
 TIF Taxing District Inc. Number: 770888  
 TIF Taxing District Base Year: 2014  
 FY TIF Revenue First Received: 2017  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2037

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2014

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	75,812,000	0	0	75,812,000	0	75,812,000
Taxable	0	0	0	68,210,423	0	0	68,210,423	0	68,210,423
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	209,400	68,210,423	68,210,423	0	0

FY 2025 TIF Revenue Received: 6,511,698

**TIF Taxing District Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES ALLUVION URBAN RENEWAL (77091)  
 TIF Taxing District Name: W DES MOINES CITY/WDM SCH/16-09-19 ALLUVION ORD 2170 TIF INCR  
 TIF Taxing District Inc. Number: 770890  
 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	108,492,000	0	0	108,492,000	0	108,492,000
Taxable	0	0	0	97,613,640	0	0	97,613,640	0	97,613,640
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,937,000	97,613,640	97,613,640	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES ALLUVION URBAN RENEWAL (77091)  
 TIF Taxing District Name: W DES MOINES CITY/WDM SCH/16-11-28 ALLUVION ORD 2185 TIF INCR  
 TIF Taxing District Inc. Number: 770892  
 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	59,332,000	0	0	59,332,000	0	59,332,000
Taxable	0	0	0	53,382,853	0	0	53,382,853	0	53,382,853
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	620,000	53,382,853	53,382,853	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES ALLUVION URBAN RENEWAL (77091)  
 TIF Taxing District Name: W DES MOINES CITY/WDM SCH/16-11-28 ALLUVION ORD 2186 TIF INCR  
 TIF Taxing District Inc. Number: 770894  
 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	906,300	0	0	0	0	906,300	0	906,300
Taxable	0	420,005	0	0	0	0	420,005	0	420,005
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	672,320	233,980	233,980	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name:	WEST DES MOINES (77G727)	
Urban Renewal Area:	WEST DES MOINES ALLUVION URBAN RENEWAL (77091)	
TIF Taxing District Name:	W DES MOINES CITY AG/WDM SCH/16-11-28 ALLUVION ORD 2186 TIF INCR	
TIF Taxing District Inc. Number:	770896	
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	62,290	0	0	0	0	0	62,290	0	62,290
Taxable	44,747	0	0	0	0	0	44,747	0	44,747
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	62,290	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	WEST DES MOINES (77G727)	
Urban Renewal Area:	WEST DES MOINES ALLUVION URBAN RENEWAL (77091)	
TIF Taxing District Name:	W DES MOINES CITY/WDM SCH/20-01-06 ALLUVION ORD 2401 TIF INCR	
TIF Taxing District Inc. Number:	770954	
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	294,200	5,087,800	0	0	0	5,382,000	0	5,382,000
Taxable	0	136,341	4,382,563	0	0	0	4,518,904	0	4,518,904
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	761,710	4,518,904	4,518,904	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES ALLUVION URBAN RENEWAL (77091)
TIF Taxing District Name:	W DES MOINES CITY AG/WDM SCH/20-01-06 ALLUVION ORD 2401 TIF INCR
TIF Taxing District Inc. Number:	770956
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	57,490	0	0	0	0	0	57,490	0	57,490
Taxable	41,299	0	0	0	0	0	41,299	0	41,299
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	57,490	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	WEST DES MOINES (77G727)
Urban Renewal Area:	WEST DES MOINES ALLUVION URBAN RENEWAL (77091)
TIF Taxing District Name:	W DES MOINES CITY/WDM SCH/21 PCLS ALLUVION ORD 2487 TIF INCR
TIF Taxing District Inc. Number:	771004
TIF Taxing District Base Year:	2020
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	15,100	10,960,000	0	0	10,975,100	0	10,975,100
Taxable	0	0	6,997	9,733,028	0	0	9,740,025	0	9,740,025
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	121,660	9,740,025	9,740,025	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES ALLUVION URBAN RENEWAL (77091)  
 TIF Taxing District Name: W DES MOINES CITY AG/WDM SCH/21 PCLS ALLUVION ORD 2487 TIF INCR  
 TIF Taxing District Inc. Number: 771006  
 TIF Taxing District Base Year: 2020  
 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	67,040	0	0	0	0	0	67,040	0	67,040
Taxable	48,159	0	0	0	0	0	48,159	0	48,159
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	67,040	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: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES HISTORIC URBAN RENEWAL  
 UR Area Number: 77097  
 UR Area Creation Date: 04/2017  
 UR Area Purpose: see attached plan documents

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
W DES MOINES CITY/WDM SCH/19 DEC HISTORIC ORD 2399 TIF INCR	770957	770958	9,831,733
W DES MOINES CITY AG/WDM SCH/19 DEC HISTORIC ORD 2399 TIF INCR	770959	770960	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	16,335,930	51,080,590	1,293,000	0	-8,000	68,669,020	0	68,669,020
Taxable	0	7,570,531	39,811,741	1,032,730	0	-8,000	48,374,502	0	48,374,502
Homestead Credits									27

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>28,794</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
TIF Revenue:	269,049		
TIF Sp. Revenue Fund Interest:	1,247		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>270,296</b>		
Rebate Expenditures:	247,449		
Non-Rebate Expenditures:	1,224		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>248,673</b>		
<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>50,417</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>

## Projects For WEST DES MOINES HISTORIC URBAN RENEWAL

### Dalton Partners Dev. Agree.

Description:	St Kilda's Restaurant
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### Willie T Dev. Agree

Description:	Cat Cafe Restaurant
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### Junction House 329 Dev Agree

Description:	New Construction of Multi-Use Building Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

### First National Bank Dev Agree

Description:	First National Bank
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### Taxium LLC Dev Agree

Description:	New Construction of Multi-Use Building Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

### Junction Dev Catalyst Dev Agree

Description:	New Construction of Multi-Use Building Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

### 111 5th St LLC

Description:	New Restaurant Building
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### FY 2025 Legal

Description:	Legal Expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For WEST DES MOINES HISTORIC URBAN RENEWAL

### Dalton Partners Dev. Agreement

Debt/Obligation Type:	Rebates
Principal:	108,604
Interest:	0
Total:	108,604
Annual Appropriation?:	Yes
Date Incurred:	04/15/2019
FY of Last Payment:	2027

### Willie T Dev Agreement

Debt/Obligation Type:	Rebates
Principal:	16,549
Interest:	0
Total:	16,549
Annual Appropriation?:	Yes
Date Incurred:	12/16/2019
FY of Last Payment:	2027

### Junction House 329 Dev Agree

Debt/Obligation Type:	Rebates
Principal:	525,254
Interest:	0
Total:	525,254
Annual Appropriation?:	Yes
Date Incurred:	04/06/2020
FY of Last Payment:	2031

### First National Bank

Debt/Obligation Type:	Rebates
Principal:	143,749
Interest:	0
Total:	143,749
Annual Appropriation?:	Yes
Date Incurred:	06/07/2021
FY of Last Payment:	2029

### Taxium LLC

Debt/Obligation Type:	Rebates
Principal:	416,420
Interest:	0
Total:	416,420
Annual Appropriation?:	Yes
Date Incurred:	06/07/2021
FY of Last Payment:	2029

### Junction Dev Catalyst LLC

Debt/Obligation Type:	Rebates
Principal:	207,470
Interest:	0
Total:	207,470
Annual Appropriation?:	Yes
Date Incurred:	06/07/2021
FY of Last Payment:	2029

## 111 5th St

Debt/Obligation Type:	Rebates
Principal:	264,865
Interest:	0
Total:	264,865
Annual Appropriation?:	Yes
Date Incurred:	05/16/2022
FY of Last Payment:	2034

## Legal Expenses

Debt/Obligation Type:	Internal Loans
Principal:	1,224
Interest:	0
Total:	1,224
Annual Appropriation?:	Yes
Date Incurred:	06/30/2025
FY of Last Payment:	2025

## **Non-Rebates For WEST DES MOINES HISTORIC URBAN RENEWAL**

TIF Expenditure Amount:	1,224
Tied To Debt:	Legal Expenses
Tied To Project:	FY 2025 Legal

## Rebates For WEST DES MOINES HISTORIC URBAN RENEWAL

### Steffes Holdings

TIF Expenditure Amount: 0  
 Rebate Paid To: Steffes Holdings  
 Projected Final FY of Rebate: 2024

### The Foundry

TIF Expenditure Amount: 0  
 Rebate Paid To: The Foundry dba The Hall  
 Tied To Debt: Legal Expenses  
 Projected Final FY of Rebate: 2023

### Dalton Partners St Kilda

TIF Expenditure Amount: 41,258  
 Rebate Paid To: Dalton Partners  
 Tied To Debt: Dalton Partners Dev. Agreement  
 Tied To Project: Dalton Partners Dev. Agree.  
 Projected Final FY of Rebate: 2027

### Willie T Cat Cafe

TIF Expenditure Amount: 5,155  
 Rebate Paid To: Willie T LLC  
 Tied To Debt: Willie T Dev Agreement  
 Tied To Project: Willie T Dev. Agree  
 Projected Final FY of Rebate: 2027

### 329 5th

TIF Expenditure Amount: 53,235  
 Rebate Paid To: Junction House 329  
 Tied To Debt: Junction House 329 Dev Agree  
 Tied To Project: Junction House 329 Dev Agree  
 Projected Final FY of Rebate: 2033

### Taxium LLC now Asian RE

TIF Expenditure Amount: 78,715  
 Rebate Paid To: Asian Real Estate Holdings  
 Tied To Debt: Taxium LLC  
 Tied To Project: Taxium LLC Dev Agree  
 Projected Final FY of Rebate: 2029

### First National Bank

TIF Expenditure Amount: 21,243  
 Rebate Paid To: First National Bank  
 Tied To Debt: First National Bank  
 Tied To Project: First National Bank Dev Agree  
 Projected Final FY of Rebate: 2029

### 304 5th

TIF Expenditure Amount: 31,634  
 Rebate Paid To: Junction Dev Catalyst  
 Tied To Debt: Junction Dev Catalyst LLC  
 Tied To Project: Taxium LLC Dev Agree

Projected Final FY of Rebate: 2029

**111 5th**

TIF Expenditure Amount:	16,209
Rebate Paid To:	111 5th St LLC
Tied To Debt:	111 5th St
Tied To Project:	111 5th St LLC
Projected Final FY of Rebate:	2034

## Jobs For WEST DES MOINES HISTORIC URBAN RENEWAL

Project:	Dalton Partners Dev. Agree.
Company Name:	St Kilda
Date Agreement Began:	04/15/2019
Date Agreement Ends:	06/30/2027
Number of Jobs Created or Retained:	16
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,500,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Willie T Dev. Agree
Company Name:	Willie T, LLC
Date Agreement Began:	03/02/2020
Date Agreement Ends:	06/30/2027
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	655,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Junction House 329 Dev Agree
Company Name:	Junction House 329, LLC
Date Agreement Began:	04/06/2020
Date Agreement Ends:	06/30/2035
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	3,400,000
Total Estimated Cost of Public Infrastructure:	0

Project:	First National Bank Dev Agree
Company Name:	First National Bank Ames, Iowa
Date Agreement Began:	06/07/2021
Date Agreement Ends:	06/30/2029
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,928,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Taxium LLC Dev Agree
Company Name:	Taxium LLC
Date Agreement Began:	06/07/2021
Date Agreement Ends:	06/30/2029
Number of Jobs Created or Retained:	15
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	4,900,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Junction Dev Catalyst Dev Agree
Company Name:	Junction Development Catalyst LLC
Date Agreement Began:	06/07/2021
Date Agreement Ends:	06/30/2029
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	2,640,000
Total Estimated Cost of Public Infrastructure:	0

Project:	111 5th St LLC
Company Name:	111 5th St LLC
Date Agreement Began:	05/16/2022
Date Agreement Ends:	06/30/2034
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0

Total Estimated Private Capital Investment:	1,400,000
Total Estimated Cost of Public Infrastructure:	0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

All rebates are subject to the payment of property taxes

256 Characters Left

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: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES HISTORIC URBAN RENEWAL (77097)  
 TIF Taxing District Name: W DES MOINES CITY/WDM SCH/19 DEC HISTORIC ORD 2399 TIF INCR  
 TIF Taxing District Inc. Number: 770958  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 2021  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2038

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2017

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	16,335,930	51,080,590	1,293,000	0	-8,000	68,669,020	0	68,669,020
Taxable	0	7,570,531	39,811,741	1,032,730	0	-8,000	48,374,502	0	48,374,502
Homestead Credits									27

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	37,274,990	31,402,030	9,831,733	21,570,297	601,024

FY 2025 TIF Revenue Received: 269,049

**TIF Taxing District Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES HISTORIC URBAN RENEWAL (77097)  
 TIF Taxing District Name: W DES MOINES CITY AG/WDM SCH/19 DEC HISTORIC ORD 2399 TIF INCR  
 TIF Taxing District Inc. Number: 770960  
 TIF Taxing District Base Year: 2018  
 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: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES MIDTOWN URBAN RENEWAL  
 UR Area Number: 77099  
  
 UR Area Creation Date: 09/2017  
  
 UR Area Purpose: see attached plan documents

<b>Tax Districts within this Urban Renewal Area</b>	<b>Base No.</b>	<b>Increment No.</b>	<b>Increment Value Used</b>
W DES MOINES CITY/WDM SCH/17 MIDTOWN TIF INCR	770345	770346	7,654,753

**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	0	41,934,970	51,967,230	223,000	0	0	94,125,200	0	94,125,200
Taxable	0	19,433,840	45,308,342	135,214	0	0	64,877,396	0	64,877,396
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>3,827</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
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TIF Revenue:	209,254	
TIF Sp. Revenue Fund Interest:	3,468	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
<b>Total Revenue:</b>	<b>212,722</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>216,549</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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## Projects For WEST DES MOINES MIDTOWN URBAN RENEWAL

### JCG Holdings 8th St PH 1

Description:	JCG Development Agreement PH 1
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For WEST DES MOINES MIDTOWN URBAN RENEWAL

### JCG Holdings 8th St PH 1

Debt/Obligation Type:	Rebates
Principal:	664,190
Interest:	0
Total:	664,190
Annual Appropriation?:	Yes
Date Incurred:	02/15/2021
FY of Last Payment:	2030

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

Rebates are subject to their payment of property taxes

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2025

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES MIDTOWN URBAN RENEWAL (77099)  
 TIF Taxing District Name: W DES MOINES CITY/WDM SCH/17 MIDTOWN TIF INCR  
 TIF Taxing District Inc. Number: 770346  
 TIF Taxing District Base Year: 2016  
 FY TIF Revenue First Received: 2019  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2039

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2017

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	41,934,970	51,967,230	223,000	0	0	94,125,200	0	94,125,200
Taxable	0	19,433,840	45,308,342	135,214	0	0	64,877,396	0	64,877,396
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	60,090,900	34,034,300	7,654,753	26,379,547	735,027

FY 2025 TIF Revenue Received: 209,254

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES 1525 GRAND URBAN RENEWAL  
 UR Area Number: 77110  
 UR Area Creation Date: 05/2019  
 UR Area Purpose: See attached plan documents

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
W DES MOINES CITY/WDM SCH/19 1525 GRAND TIF INCR	770935	770936	3,116,113

**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	4,240,000	0	0	0	4,240,000	0	4,240,000
Taxable	0	0	3,750,515	0	0	0	3,750,515	0	3,750,515
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** 9,507      0      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	86,826
TIF Sp. Revenue Fund Interest:	71
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>86,897</b>

Rebate Expenditures:	86,798
Non-Rebate Expenditures:	7,272
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>94,070</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 2,334      0      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For WEST DES MOINES 1525 GRAND URBAN RENEWAL

### Mercy Clinic Dev Agreement

Description:	Mercy Clinic
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

### EP True Admin Exp

Description:	EP True Admin Expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

### Grand Ridge Admin Exp

Description:	Grand Ridge Admin Expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For WEST DES MOINES 1525 GRAND URBAN RENEWAL

### Mercy Clinic Dev Agree

Debt/Obligation Type:	Rebates
Principal:	176,575
Interest:	0
Total:	176,575
Annual Appropriation?:	Yes
Date Incurred:	05/20/2019
FY of Last Payment:	2026

### EP True Admin Exp

Debt/Obligation Type:	Internal Loans
Principal:	2,561
Interest:	0
Total:	2,561
Annual Appropriation?:	Yes
Date Incurred:	06/30/2025
FY of Last Payment:	2025

### Grand Ridge Admin Exp

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,711
Interest:	0
Total:	4,711
Annual Appropriation?:	Yes
Date Incurred:	06/30/2025
FY of Last Payment:	2025

## Non-Rebates For WEST DES MOINES 1525 GRAND URBAN RENEWAL

TIF Expenditure Amount:	2,561
Tied To Debt:	EP True Admin Exp
Tied To Project:	EP True Admin Exp
TIF Expenditure Amount:	4,711
Tied To Debt:	Grand Ridge Admin Exp
Tied To Project:	Grand Ridge Admin Exp

## Rebates For WEST DES MOINES 1525 GRAND URBAN RENEWAL

### 1525 Grand Ave

TIF Expenditure Amount:	86,798
Rebate Paid To:	RB WDM LLC (Mercy Clinic)
Tied To Debt:	Mercy Clinic Dev Agree
Tied To Project:	Mercy Clinic Dev Agreement
Projected Final FY of Rebate:	2026

## Jobs For WEST DES MOINES 1525 GRAND URBAN RENEWAL

Project:	Mercy Clinic Dev Agreement
Company Name:	RB WDM LLC dba Mercy Clinic
Date Agreement Began:	05/20/2019
Date Agreement Ends:	06/30/2026
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	3,500,000
Total Estimated Cost of Public Infrastructure:	0

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

EP True and Grand Ridge URAs were terminated. Still, they maintained cash balances at 7/1/24 - admin expenses and beginning cash balances of \$2,561 and \$4,711, respectively, are being presented with this URA for simplicity in reporting.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2025

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES 1525 GRAND URBAN RENEWAL (77110)  
 TIF Taxing District Name: W DES MOINES CITY/WDM SCH/19 1525 GRAND TIF INCR  
 TIF Taxing District Inc. Number: 770936  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 2022  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2039

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2019

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	4,240,000	0	0	0	4,240,000	0	4,240,000
Taxable	0	0	3,750,515	0	0	0	3,750,515	0	3,750,515
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	443,068	3,750,515	3,116,113	634,402	17,677

FY 2025 TIF Revenue Received: 86,826

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES UNIVERSITY AVE CORRIDOR URBAN RENEWAL  
 UR Area Number: 77114  
 UR Area Creation Date: 02/2021  
 UR Area Purpose: See plan documents

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
W DES MOINES CITY/WDM SCH/21 CLAIM DOC UNIV AVE CORR TIF INCR	771007	771008	357,273
W DES MOINES CITY/WDM SCH/23 W BANK AMD UNIV AVE CORR TIF INCR	771121	771122	1,266,736

**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	13,389,000	0	0	0	13,389,000	0	13,389,000
Taxable	0	0	11,853,642	0	0	0	11,853,642	0	11,853,642
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>-9,441</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
TIF Revenue:	45,251		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>45,251</b>		
Rebate Expenditures:	36,115		
Non-Rebate Expenditures:	269		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>36,384</b>		
<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>-574</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>

## Projects For WEST DES MOINES UNIVERSITY AVE CORRIDOR URBAN RENEWAL

### FY 25 Legal Fees

Description:	FY 25 Legal Fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

### Claim Doc

Description:	Claim Doc Development Agreement
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

### West Bank

Description:	West Bank Development Agreement
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

### Palisades Bldg

Description:	Three Fountains Development Agreement
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For WEST DES MOINES UNIVERSITY AVE CORRIDOR URBAN RENEWAL

### FY 25 Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	269
Interest:	0
Total:	269
Annual Appropriation?:	Yes
Date Incurred:	06/30/2025
FY of Last Payment:	2025

### Claim Doc Development Agreement

Debt/Obligation Type:	Rebates
Principal:	94,193
Interest:	0
Total:	94,193
Annual Appropriation?:	Yes
Date Incurred:	05/17/2021
FY of Last Payment:	2028

### West Bank Development Agreement

Debt/Obligation Type:	Rebates
Principal:	3,339,912
Interest:	0
Total:	3,339,912
Annual Appropriation?:	Yes
Date Incurred:	12/19/2022
FY of Last Payment:	2032

### Three Fountains LLC Development Agreement

Debt/Obligation Type:	Rebates
Principal:	1,593,616
Interest:	0
Total:	1,593,616
Annual Appropriation?:	Yes
Date Incurred:	06/19/2023
FY of Last Payment:	2035

## **Non-Rebates For WEST DES MOINES UNIVERSITY AVE CORRIDOR URBAN RENEWAL**

TIF Expenditure Amount:	269
Tied To Debt:	FY 25 Legal Fees
Tied To Project:	FY 25 Legal Fees

## Rebates For WEST DES MOINES UNIVERSITY AVE CORRIDOR URBAN RENEWAL

### Claim Doc Offices

TIF Expenditure Amount:	36,115
Rebate Paid To:	Claim Doc
Tied To Debt:	Claim Doc Development Agreement
Tied To Project:	Claim Doc
Projected Final FY of Rebate:	2028

## Jobs For WEST DES MOINES UNIVERSITY AVE CORRIDOR URBAN RENEWAL

Project:	Claim Doc
Company Name:	Claim Doc
Date Agreement Began:	05/17/2021
Date Agreement Ends:	12/31/2028
Number of Jobs Created or Retained:	108
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	2,600,000
Total Estimated Cost of Public Infrastructure:	0

Project:	West Bank
Company Name:	West Bank
Date Agreement Began:	12/19/2022
Date Agreement Ends:	12/31/2022
Number of Jobs Created or Retained:	114
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	26,500,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Palisades Bldg
Company Name:	Three Fountains I LLC
Date Agreement Began:	06/19/2023
Date Agreement Ends:	12/31/2035
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	6,182,268
Total Estimated Cost of Public Infrastructure:	0

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

Wages related to created jobs under the HQJ program are legally reported to State of Iowa, not the City of West Des Moines, so all data reported at \$0 on this report.

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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:	WEST DES MOINES (77G727)	
Urban Renewal Area:	WEST DES MOINES UNIVERSITY AVE CORRIDOR URBAN RENEWAL (77114)	
TIF Taxing District Name:	W DES MOINES CITY/WDM SCH/21 CLAIM DOC UNIV AVE CORR TIF INCR	
TIF Taxing District Inc. Number:	771008	
TIF Taxing District Base Year:	2021	
FY TIF Revenue First Received:	2025	
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	3,620,000	0	0	0	3,620,000	0	3,620,000
Taxable	0	0	3,192,514	0	0	0	3,192,514	0	3,192,514
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,996,000	1,624,000	357,273	1,266,727	35,295

FY 2025 TIF Revenue Received: 45,251

**TIF Taxing District Data Collection**

Local Government Name:	WEST DES MOINES (77G727)	
Urban Renewal Area:	WEST DES MOINES UNIVERSITY AVE CORRIDOR URBAN RENEWAL (77114)	
TIF Taxing District Name:	W DES MOINES CITY/WDM SCH/23 W BANK AMD UNIV AVE CORR TIF INCR	
TIF Taxing District Inc. Number:	771122	
TIF Taxing District Base Year:	0	
FY TIF Revenue First Received:		
Subject to a Statutory end date?	No	

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	9,769,000	0	0	0	9,769,000	0	9,769,000
Taxable	0	0	8,661,128	0	0	0	8,661,128	0	8,661,128
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,011,000	5,758,000	1,266,736	4,491,264	125,142

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES PONDEROSA URBAN RENEWAL  
 UR Area Number: 77117

UR Area Creation Date: 07/2023

UR Area Purpose: See the URA plan for a description of the purpose.

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
W DES MOINES CITY/WDM SCH/23 PONDEROSA TIF INCR	771074	771075	1,876,499

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,049,200	7,227,200	0	0	0	11,276,400	0	11,276,400
Taxable	0	1,876,528	6,242,494	0	0	0	8,119,022	0	8,119,022
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **-1,141** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	52,286
TIF Sp. Revenue Fund Interest:	228
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>52,514</b>

Rebate Expenditures:	35,610
Non-Rebate Expenditures:	166
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>35,776</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **15,597** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For WEST DES MOINES PONDEROSA URBAN RENEWAL

### FY25 Legal Fee

Description:	FY25 Legal Fee
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

### POMP Development Agreement

Description:	POMP LLC Development Agreement
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For WEST DES MOINES PONDEROSA URBAN RENEWAL

### FY 25 Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/30/2025
FY of Last Payment:	2025

### POMP Development Agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/05/2023
FY of Last Payment:	2044

## **Non-Rebates For WEST DES MOINES PONDEROSA URBAN RENEWAL**

TIF Expenditure Amount:	166
Tied To Debt:	FY 25 Legal Fees
Tied To Project:	FY25 Legal Fee

## Rebates For WEST DES MOINES PONDEROSA URBAN RENEWAL

### POMP of West Des Mines

TIF Expenditure Amount:	35,610
Rebate Paid To:	Pomp of West Des Moines LLC
Tied To Debt:	POMP Development Agreement
Tied To Project:	POMP Development Agreement
Projected Final FY of Rebate:	2044

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES PONDEROSA URBAN RENEWAL (77117)  
 TIF Taxing District Name: W DES MOINES CITY/WDM SCH/23 PONDEROSA TIF INCR  
 TIF Taxing District Inc. Number: 771075  
 TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,049,200	7,227,200	0	0	0	11,276,400	0	11,276,400
Taxable	0	1,876,528	6,242,494	0	0	0	8,119,022	0	8,119,022
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	8,628,300	2,648,100	1,876,499	771,601	21,500

FY 2025 TIF Revenue Received: 52,286

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES OSMIUM URBAN RENEWAL  
 UR Area Number: 91002  
 UR Area Creation Date: 11/2016  
 UR Area Purpose: see attached plan documents

**Tax Districts within this Urban Renewal Area**

WEST DES MOINES\NORWALK SCH\OSMIUM TIF INC

Base No.	Increment No.	Increment Value Used
910347	910348	275,738,296

**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	0	306,521,400	0	0	306,521,400	0	306,521,400
Taxable	0	0	0	275,803,811	0	0	275,803,811	0	275,803,811
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:**

-591,070

0

**Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	7,822,111
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	762
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>7,822,873</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	7,813,183
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>7,813,183</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:**

-581,380

0

**Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For WEST DES MOINES OSMIUM URBAN RENEWAL

### Veterans Pkwy - Adams to 50th

Description:	Veterans Parkway - SE Adams to SE 50th
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Veterans Pkwy - 50th to 60th

Description:	Veterans Parkway - SE 50th to SW 60th
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Veterans Pkwy - 60th to Wild Rose

Description:	Veterans Parkway - SW 60th to Wild Rose Lane
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### GPP - Madison to RR Drive

Description:	Grand Prairie Parkway - Madison Ave to Raccoon River Drive, incl Bridge
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### GPP - Veterans Pkwy to Madison

Description:	Grand Prairie Parkway - Veterans Parkway to Madison Ave
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### SW 60th St - Vets Pkwy going South

Description:	SW 60th St - from Veterans Parkway to the South
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### SE 50th St & Adams St

Description:	Temp Paving SE 50th and Adams Streets
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Grand Prairie Grade Separation

Description:	Grand Prairie Parkway - Grade Separation at Raccoon River Drive
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Middle Creek Sewer Extension

Description:	Extend Middle Creek Sewer to Osmium Site
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### **Environmental**

Description:	Environmental associated with Roads - Wetlands and Other Requirements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### **Fiber**

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

### **Clearing**

Description:	Clearing costs for Roadways
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### **Johnson Creek Realignment**

Description:	Realignment of Johnson Creek around Roadways
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### **Veterans Parkway Enhancements**

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

### **Microsoft Development Agreement**

Description:	Microsoft Osmium Data Center
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

### **Veterans Pkwy - Wild Rose to GPP**

Description:	Veterans Parkway - Wild Rose Lane to Grand Prairie Parkway
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### **Grand Prairie Pkwy - Grand to RRD**

Description:	Grand Prairie Pkwy - Grand to RRD (Bridge)
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For WEST DES MOINES OSMIUM URBAN RENEWAL

### GO URA Bonds Series 2018D

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	14,375,000
Interest:	3,246,407
Total:	17,621,407
Annual Appropriation?:	No
Date Incurred:	05/14/2018
FY of Last Payment:	2036

### GO URA Bonds Series 2018E

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,880,000
Interest:	226,838
Total:	5,106,838
Annual Appropriation?:	No
Date Incurred:	12/10/2018
FY of Last Payment:	2026

### GO URA Bonds Series 2019A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,050,000
Interest:	471,050
Total:	4,521,050
Annual Appropriation?:	No
Date Incurred:	06/03/2019
FY of Last Payment:	2028

### GO URA Bonds Series 2017C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	6,170,000
Interest:	826,945
Total:	6,996,945
Annual Appropriation?:	No
Date Incurred:	07/24/2017
FY of Last Payment:	2032

### GO URA Bonds Series 2017D

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	21,185,000
Interest:	4,375,239
Total:	25,560,239
Annual Appropriation?:	No
Date Incurred:	07/24/2017
FY of Last Payment:	2036

## Non-Rebates For WEST DES MOINES OSMIUM URBAN RENEWAL

TIF Expenditure Amount:	76,655
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	Veterans Pkwy - Adams to 50th
TIF Expenditure Amount:	187,379
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	Veterans Pkwy - Adams to 50th
TIF Expenditure Amount:	94,927
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	Veterans Pkwy - Adams to 50th
TIF Expenditure Amount:	123,866
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	Veterans Pkwy - 50th to 60th
TIF Expenditure Amount:	302,783
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	Veterans Pkwy - 50th to 60th
TIF Expenditure Amount:	153,392
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	Veterans Pkwy - 50th to 60th
TIF Expenditure Amount:	75,528
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	Veterans Pkwy - 60th to Wild Rose
TIF Expenditure Amount:	184,625
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	Veterans Pkwy - 60th to Wild Rose
TIF Expenditure Amount:	93,532
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	Veterans Pkwy - 60th to Wild Rose
TIF Expenditure Amount:	49,469
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	Veterans Pkwy - Wild Rose to GPP
TIF Expenditure Amount:	120,924
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	Veterans Pkwy - Wild Rose to GPP
TIF Expenditure Amount:	61,261
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	Veterans Pkwy - Wild Rose to GPP
TIF Expenditure Amount:	73,023
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	GPP - Veterans Pkwy to Madison
TIF Expenditure Amount:	178,502
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	GPP - Veterans Pkwy to Madison
TIF Expenditure Amount:	90,430
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	GPP - Veterans Pkwy to Madison
TIF Expenditure Amount:	197,537

Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	GPP - Madison to RR Drive
TIF Expenditure Amount:	482,869
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	GPP - Madison to RR Drive
TIF Expenditure Amount:	244,624
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	GPP - Madison to RR Drive
TIF Expenditure Amount:	39,267
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	SW 60th St - Vets Pkwy going South
TIF Expenditure Amount:	95,987
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	SW 60th St - Vets Pkwy going South
TIF Expenditure Amount:	48,627
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	SW 60th St - Vets Pkwy going South
TIF Expenditure Amount:	23,692
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	SE 50th St & Adams St
TIF Expenditure Amount:	57,915
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	SE 50th St & Adams St
TIF Expenditure Amount:	29,340
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	SE 50th St & Adams St
TIF Expenditure Amount:	2,219
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	Grand Prairie Grade Separation
TIF Expenditure Amount:	5,425
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	Grand Prairie Grade Separation
TIF Expenditure Amount:	2,748
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	Grand Prairie Grade Separation
TIF Expenditure Amount:	35,170
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	Middle Creek Sewer Extension
TIF Expenditure Amount:	85,972
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	Middle Creek Sewer Extension
TIF Expenditure Amount:	43,554
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	Middle Creek Sewer Extension
TIF Expenditure Amount:	11,382
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	Environmental
TIF Expenditure Amount:	27,822

Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	Environmental
TIF Expenditure Amount:	14,095
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	Environmental
TIF Expenditure Amount:	5,064
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	Fiber
TIF Expenditure Amount:	12,378
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	Fiber
TIF Expenditure Amount:	6,271
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	Fiber
TIF Expenditure Amount:	1,741
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	Clearing
TIF Expenditure Amount:	4,255
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	Clearing
TIF Expenditure Amount:	2,155
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	Clearing
TIF Expenditure Amount:	9,491
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	Veterans Parkway Enhancements
TIF Expenditure Amount:	23,200
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	Veterans Parkway Enhancements
TIF Expenditure Amount:	11,753
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	Veterans Parkway Enhancements
TIF Expenditure Amount:	2,554,494
Tied To Debt:	GO URA Bonds Series 2018E
Tied To Project:	Microsoft Development Agreement
TIF Expenditure Amount:	101,812
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	Veterans Pkwy - Adams to 50th
TIF Expenditure Amount:	164,516
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	Veterans Pkwy - 50th to 60th
TIF Expenditure Amount:	100,315
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	Veterans Pkwy - 60th to Wild Rose
TIF Expenditure Amount:	65,704
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	Veterans Pkwy - Wild Rose to GPP
TIF Expenditure Amount:	96,988
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	GPP - Veterans Pkwy to Madison

TIF Expenditure Amount:	262,364
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	GPP - Madison to RR Drive
TIF Expenditure Amount:	52,154
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	SW 60th St - Vets Pkwy going South
TIF Expenditure Amount:	31,468
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	SE 50th St & Adams St
TIF Expenditure Amount:	2,948
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	Grand Prairie Grade Separation
TIF Expenditure Amount:	46,713
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	Middle Creek Sewer Extension
TIF Expenditure Amount:	15,117
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	Environmental
TIF Expenditure Amount:	6,726
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	Fiber
TIF Expenditure Amount:	2,313
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	Clearing
TIF Expenditure Amount:	12,606
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	Veterans Parkway Enhancements
TIF Expenditure Amount:	150,740
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	Grand Prairie Pkwy - Grand to RRD
TIF Expenditure Amount:	368,475
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	Grand Prairie Pkwy - Grand to RRD
TIF Expenditure Amount:	186,672
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	Grand Prairie Pkwy - Grand to RRD
TIF Expenditure Amount:	200,209
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	Grand Prairie Pkwy - Grand to RRD

## Jobs For WEST DES MOINES OSMIUM URBAN RENEWAL

Project:	Microsoft Development Agreement
Company Name:	Microsoft
Date Agreement Began:	11/14/2016
Date Agreement Ends:	12/31/2036
Number of Jobs Created or Retained:	97
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,500,000,000
Total Estimated Cost of Public Infrastructure:	101,000,000

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

This URA involves both Warren and Madison Counties. For purposes of this report, all financial information is consolidated in Warren County.

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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: WEST DES MOINES (77G727)  
 Urban Renewal Area: WEST DES MOINES OSMIUM URBAN RENEWAL (91002)  
 TIF Taxing District Name: WEST DES MOINES\NORWALK SCH\OSMIUM TIF INC  
 TIF Taxing District Inc. Number: 910348  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 2020  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2041

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2016

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	306,521,400	0	0	306,521,400	0	306,521,400
Taxable	0	0	0	275,803,811	0	0	275,803,811	0	275,803,811
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	302,400	275,803,811	275,738,296	65,515	1,815

FY 2025 TIF Revenue Received: 7,822,111