

**Valley Junction Master Plan Area
WDM Funding FY 2016-2021 (through 6/8/21)**

City-Owned Building Projects

City Building	Address	Project	Completion Year	City Funds
Fire / EMS Station 17	1401 Railroad Ave	HVAC Replacement and Renovation	2016	832,849.93
Former Incubator / Current Fire & EMS Headquarters	318 - 5th St	Building Renovation	2017	994,717.64
Former Incubator / Current Fire & EMS Headquarters	318 - 5th St	Garage & Restroom Updates	2020	71,695.09
Human Services	139 - 6th St	Building Improvements	2017	27,448.13
Human Services	139 - 6th St	Child Care & Medical Clinic Room Renovation	2020	54,953.73
Human Services	139 - 6th St	Cooling Equipment / IT Equipment	2021	96,018.31
Parks Maintenance Facility	1401 Railroad Ave	Restroom and Utility Repairs	2017	43,138.04
Parks Maintenance Facility	1401 Railroad Ave	Demolition Preparation	2020	43,818.57
Valley Junction Activity Center	217 - 5th St	Awning Replacement	2016	11,210.14
Valley Junction Activity Center	217 - 5th St	Building Renovation	2018	1,031,815.91
WDM Water Works Administrative Offices	1505 Railroad Ave	City Contribution to Construction	2018	1,200,498.35
				4,408,163.84

Street Infrastructure Projects

Street	Address	Project	Completion Year	Cost
1st Street	1st & Grand / 1st & Railroad	Intersection Improvements	2019	309,791.50
5th Street	Business District	Streetscape Improvements	2016	114,602.33
5th Street	Business District	Streetscape Improvements	2017	53,031.39
5th Street	Business District	Streetscape Improvements (Pavers, Lighting)	2021	1,919,433.85
Grand Avenue	1st to 6th St	Widening and Reconstruction	2021	952,208.20
Holiday Park Access Road	9th to 11th	Paving	2021	66,490.62
Valley Junction Alleys Phase 2	Various	Alley Improvements	2017	240,532.31
Valley Junction Alleys Phase 3	Various	Alley Improvements	2019	404,021.37
Valley Junction Alleys Phase 4	Various	Alley Improvements	2020	583,315.34
Valley Junction Alleys Phase 5	Various	Alley Improvements	2021	536,831.28
				5,180,258.19

Parks and Trails Projects

Park	Address	Project	Completion Year	Cost
Holiday Park	1701 Railroad Ave	Aquatic Center Slide Refurbishment	2017	58,767.50
Holiday Park	1701 Railroad Ave	Aquatic Center Play Structure Refurbishment	2017	81,177.12
Holiday Park	1701 Railroad Ave	Baseball Improvements Phase 2	2016	563,032.79
Holiday Park	1701 Railroad Ave	Baseball Improvements Phase 3	2017	717,605.27
Holiday Park	1701 Railroad Ave	Baseball Improvements Phase 4 & 5	2019	1,214,403.70
Holiday Park	1701 Railroad Ave	Baseball Improvements Phase 6 & 7	2022	16,950.00
Holiday Park	1701 Railroad Ave	Softball Field Improvements	Various	298,807.79
Holiday Park	1701 Railroad Ave	Softball Field Signage and Dumpster Enclosures	2020	221,097.90
American Legion Park	301 Vine St	Skate Facility Replacement	2021	276,606.13
Florer Park	1410 Locust St	Shelter Replacement & Court Lighting	2019	101,543.19
Phenix Park	415 7th St	Playground Renovation	2018	43,138.04
Valley Junction Trail Connection	Various	Trail Connection to Jordan Creek Trail	2021	42,927.94
				3,636,057.37

Stormwater & Sewer Projects

Project	Address	Project	Completion Year	Cost
Regional Stormwater Detention Facility	12th & Vine	Acquire Property, Demo Structures	2021	1,229,672.37
Stormwater Improvements	14th & Mountain	Various Improvements Planning	2021	19,595.00
Flood Gate Structure Renovation	1st & Railroad	Repair Gate	2019	282,195.91
Storm Sewer Rehabilitation	9th Street	Various Improvements	2017	526,785.00
Pump Station Relocation	Holiday Park	Relocate Pump Station	2021	23,232.12
NE Basin	4th to Ashworth	Construct Storm Sewer	2021	1,354,136.16
Walnut Creek Outfall	1st & Grand	Construct Storm Sewer Improvements	2020	11,081,610.80
				14,517,227.36

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Tax Rebate Agreements

Business	Program	Agreement Date	Estimated Rebates	Other Funds Investment	Return On WDM Funds
Steffes Holdings	515 Railroad Property Tax Rebate Program	04/03/17	158,000.00	550,000.00	3.48
The Foundry	111 South 11th Street Property Tax Rebate Program	04/17/17	200,715.00	4,780,000.00	23.81
Dalton Partners (St Kilda)	333 5th Street Property Tax Rebate Program	04/15/19	172,950.00	1,500,000.00	8.67
Willie T & Coffee Cats	312 5th Street Property Tax Rebate Program	12/16/19	27,760.00	**	
Junction House 329	329 5th Street Property Tax Rebate Program	04/06/20	621,087.00	3,400,000.00	5.47
First National Bank	301 5th Street Property Tax Rebate Program	06/07/21	143,748.00	1,928,000.00	13.41
Taxium	315 5th Street Property Tax Rebate Program	06/07/21	406,420.00	**	
Junction Development Catalyst, LLC	304 5th Street Property Tax Rebate Program	06/07/21	150,984.00	**	
			1,881,664.00	12,158,000.00	6.46

Housing

Project/Program	Funding Source	Completion Year	Cost	Other Funds Investment	Return On WDM Funds
Metro Home Improvement Program	City Contribution, Woodland Hills TIF, Polk County Housing Trust Fund	2016-2021	41,566.62	45,294.63	1.09
Neighborhood Finance Corporation	Housing purchase and repair program - City general fund	2016-2021	*		
304 5th Street - Upper Story Housing	304 5th Street Woodland Hill TIF	2021	825,000.00	2,940,000.00	3.56
312 5th Street - Upper Story Housing	312 5th Street Woodland Hill TIF	2020	300,000.00	655,000.00	2.18
315 5th Street - Upper Story Housing	315 5th Street Woodland Hill TIF	2020	600,000.00	5,427,000.00	9.05
329 5th Street - Upper Story Housing	329 5th Street Woodland Hill TIF	2020	1,200,000.00	3,348,997.00	2.79
Property Purchase & demolition for 2 new construction single family houses	5 Hamilton Court Woodland Hills TIF, Greater Des Moines Habitat for Humanity	2019-2020	61,504.00	141,000.00	2.29
Phenix School	415 7th Street Purchase Property from WDM Schools, Maintenance & Rehabilitation	2017	855,000.00	3,925,000.00	4.59
			3,883,070.62	16,482,291.63	4.24

General Neighborhood Investment

Organization	Type of Assistance	Completion Year	Cost	Other Funds Investment	Return On WDM Funds
Valley Junction Overall Planning	Complete Master Plan	2018	86,785.00		
National Speech & Debate Headquarters	Hotel / Motel Tax Grants	2018-2021	70,000.00		
Historic Valley Junction Foundation	Hotel / Motel Tax Grants	2016-2021	923,000.00		
Historic Valley Junction Foundation	Waived Rent for Offices at 137 5th Street	2016-2021	Unknown		
Ballet Des Moines	Hotel / Motel Tax Grants	2019-2021	47,000.00		
West Des Moines Business Incubator	Waived Rent for Offices at 318 5th Street	2016-2021	Unknown		
West Des Moines Business Incubator	Hotel / Motel Tax Grants	2016-2019	25,000.00		
Eddie Davis Community Center	Hotel / Motel Tax Grants	2016-2021	90,000.00		
West Des Moines Girls Softball	Hotel / Motel Tax Grants	2016-2021	115,000.00		
Valley Junction Wi-Fi Program	Community Development Block Grant, Microsoft	2016-2021	824,027.14	250,000.00	0.30
			2,180,812.14	250,000.00	

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Business Investment

Project	Program	Completion Year	Cost	Other Funds Investment	Return On WDM Funds
Envision Homes/Vino 209 (209 5th)	209 5th Street	2017	75,000.00	250,000.00	3.33
High Water/New Silk Road (225 5th)	225 5th	2017	32,908.00	100,000.00	3.04
KCL Engineering (300 4th)	300 4th	2017	75,000.00	520,000.00	6.93
The Silvers Building/Paper Street Watering (224 5th)	224 5th	2017	75,000.00	285,000.00	3.80
Nine23/Sense of Accomplishment (404 5th)	404 5th	2017	75,000.00	250,000.00	3.33
Emerick-William Post 8879 VFW (128 5th)	8879 VFW (128 5th)	2018	41,250.00	55,000.00	1.33
Mumma/Steven (124 5th)	124 5th	2018	22,500.00	30,000.00	1.33
Cyrus Quick/Food with Flair Catering (400 4th)	400 4th	2018	38,960.00	50,001.00	1.28
Mazur/Big Acai (117 5th)	117 5th	2018	11,992.50	29,000.00	2.42
The Foundry (111 S. 11th)	111 S. 11th	2019	42,261.88	650,000.00	15.38
ComPort (214 5th)	214 5th	2019	75,000.00	500,000.00	6.67
St. Kilda (333 5th)	333 5th	2019	75,000.00	1,500,000.00	20.00
Nan's Nummies (501 Elm)	501 Elm	2019	17,625.00	21,000.00	1.19
Cat Café (312 5th)	312 5th	2019	56,137.50	655,000.00	11.67
KCL Engineering (300 4th)	300 4th	2019	75,000.00	115,000.00	1.53
Four Over Five, LLC/Melee, LLC	139 4th	2019	75,000.00	353,500.00	4.71
Brooks Holdings/Capital Financial Partners	545 5th	2019	56,150.00	250,000.00	4.45
Envision Homes/Vino 209 (209 5th)	209 5th Street	2017	75,000.00	***	
High Water/New Silk Road (225 5th)	225 5th	2017	9,375.00	***	
National Forensic League (401 Railroad Place)	401 Railroad Place	2017	1,088.00	4,350.00	4.00
High Water/Nan's Nummies (300 5th)	300 5th	2017	2,340.00	20,000.00	8.55
KCL Engineering (300 4th)	300 4th	2017	75,000.00	***	
Chelious/Tea Times Two (232 & 234 5th)	232 & 234 5th	2017	4,500.00	15,000.00	3.33
The Silvers Building/Paper Street Watering (224 5th)	224 5th	2017	75,000.00	***	
Nine23/Sense of Accomplishment (404 5th)	404 5th	2017	57,000.00	***	
Cyrus Quick/Food with Flair Catering (400 4th)	400 4th	2018	4,055.88	***	
Mazur/Big Acai (117 5th)	117 5th	2018	4,897.50	***	
Busy Beaver/Inspire Papercrafting(215 5th)	215 5th	2018	10,030.73	26,100.00	2.60
R&H Properties/Hanah Homes (542 5th)	542 5th	2018	75,000.00	600,000.00	8.00
The Foundry (111 S. 11th)	111 S. 11th	2019	42,261.88	***	
ComPort (214 5th)	214 5th	2019	75,000.00	***	
St. Kilda (333 5th)	333 5th	2019	75,000.00	***	
Brycen LLC-Martin's Flag, Quill & Nib (133 & 135 5th)	133 & 135 5th	2019	7,476.24	17,000.00	2.27
Cat Café (312 5th)	312 5th	2019	11,062.50	***	
Four Over Five, LLC/Melee, LLC	139 4th	2019	75,000.00	***	
Brooks Holdings/Capital Financial Partners	545 5th	2019	15,000.00	***	
			1,613,872.61	6,295,951.00	3.90
		TOTAL	37,301,126.13	35,186,242.63	72,487,368.76

Note: Does NOT include Property Improvement Program 0% Loans and Regulatory Compliance Fund Grants (see Tab #2 for Loan Information) / CED to provide

Note: City also loaned \$625,000 to Community Housing Initiatives related to Phenix School Project

Note: * Total does not include Neighborhood Finance Corporation Program - waiting on numbers

Note: ** Property Tax Rebate projects with asterisk - other funds invested were counted under Upper Story Housing Program

Note: *** If applicant used both programs, the other funds investment was counted under Property Improvement Fund