CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

ITEM: Approving Submission of the Annual Urban Renewal Report to the Iowa Department of Management

DATE: November 18, 2024

FINANCIAL IMPACT: None

BACKGROUND: House File 2460, signed by the Governor of Iowa on May 25, 2012, amended Iowa Code Section 384.22 to require each city and county in Iowa to obtain governing body approval for an Urban Renewal Report and subsequently file same electronically with the State. The Finance Department has prepared the report for the City of West Des Moines as of June 30, 2024, in the format prescribed by the Iowa Department of Management.

The report contains the information required by Iowa Code Section 384.22 and encompasses each of the City's active areas. The full report has been completed, but because it is 183 pages long, to conserve paper it is being only distributed electronically to the Council. However, a hard copy is available for public viewing in the offices of the City Clerk and Finance Director. Additionally, members of the public may obtain an electronic copy by emailing the Finance Director at tim.stiles@wdm.iowa.gov.

If approved, staff will electronically submit the report to the State of Iowa prior to the deadline of December 1, 2024. Upon submission, the full report and all supporting documents, including plan documents, ordinances, and maps, along with similar reports from all cities and for all years, are archived for public viewing at the Iowa Department of Management's website https://www.legis.iowa.gov/tif/public.

RECOMMENDATION:

Approve the report and authorize the Finance Director to upload the report to the State of Iowa's database following approval.

Lead Staff Member: Tim Stiles, Finance Director

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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	11
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 IOWA CLINIC URBAN RENEWAL AREA	25043	0
WEST DES MOINES GRAND PRAIRIE PKWY URBAN RENEWAL AREA	25047	2
WEST DES MOINES 92nd STREET URA	25050	0
WEST DES MOINES SOUTH 81st STREET URA	25051	0
WEST DES MOINES MICROSOFT OSMIUM URBAN RENEWAL	61021	1
WEST DES MOINES MILLS PKWY URBAN RENEWAL	77058	1
WEST DES MOINES WESTOWN V URBAN RENEWAL	77076	2
WEST DES MOINES FULLER ROAD URBAN RENEWAL	77082	1
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 EP TRUE PARKWAY URBAN RENEWAL	77098	1
WEST DES MOINES MIDTOWN URBAN RENEWAL	77099	1
WEST DES MOINES GRAND RIDGE URBAN RENEWAL	77107	1
WEST DES MOINES 1525 GRAND URBAN RENEWAL	77110	1
WEST DES MOINES UNIVERSITY AVE CORRIDOR URBAN RENEWAL	77114	1
WEST DES MOINES PONDEROSA URBAN RENEWAL	77117	0
WEST DES MOINES OSMIUM URBAN RENEWAL	91002	1

TIF Debt Outstanding: **296,089,319**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**10,504,985**	**632,225**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**
TIF Revenue:	33,305,719		
TIF Sp. Revenue Fund Interest:	411,790		
Property Tax Replacement Claims	49,650		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**33,767,159**		
Rebate Expenditures:	1,717,907		
Non-Rebate Expenditures:	31,813,217		
Returned to County Treasurer:	0		
Total Expenditures:	**33,531,124**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**10,741,020**	**1,337,729**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance:	**251,817,175**

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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	70,954,054
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	18,120,659
WEST DES MOINES CITY/WAUKEE SCH/WDM MILLS PKWY URA 25023/03 TIF ORD 1560 SUB 4 INCREMENT	250290	250291	4,509,826
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 1800 SUB 6 INCREMENT	250359	250360	0
WEST DES MOINES CITY/WAUKEE SCH/WDM MILLS PKWY URA 25023/08 TIF ORD 1800 SUB 6 INCREMENT	250361	250362	24,679,654
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	28,277,518
WEST DES MOINES CITY/WAUKEE SCH/WDM MILLS PKWY URA 25023/07 TIF ORD 1740 SUB 5 INCREMENT	250514	250515	1,252,636

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	132,170	96,427,770	367,245,760	0	0	-38,892	463,766,808	0	463,766,808
Taxable	121,122	52,698,017	330,156,935	0	0	-38,892	382,937,182	0	382,937,182
Homestead Credits									56

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**612,711**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue:	3,712,482
TIF Sp. Revenue Fund Interest:	10,840
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**3,723,322**

Rebate Expenditures:	0
Non-Rebate Expenditures:	4,273,341
Returned to County Treasurer:	0

Total Expenditures:	**4,273,341**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**62,692**	**0**	**Amount of 06-30-2024 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 imrpvoements
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
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:	970,000
Interest:	48,500
Total:	1,018,500
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:	4,735,000
Interest:	518,325
Total:	5,253,325
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:	735,000
Interest:	22,050
Total:	757,050
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:	2,120,000
Interest:	198,928
Total:	2,318,928
Annual Appropriation?:	No
Date Incurred:	08/22/2017
FY of Last Payment:	2029

FY 24 Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	704
Interest:	0
Total:	704

Annual Appropriation?:	Yes
Date Incurred:	06/30/2024
FY of Last Payment:	2024

GO Series 2022A - Mills Sub 3

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,915,000
Interest:	916,000
Total:	6,831,000
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:	757,250
Total:	3,747,250
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:	374,342
Tied To Debt:	GO Series 2017E - Sub 7 Microsoft
Tied To Project:	S 88th St - Booneville to Grand Ave

TIF Expenditure Amount:	7,021
Tied To Debt:	GO Series 2017E - Sub 7 Microsoft
Tied To Project:	Grand Ave - 1/2 mile W of S 88th

TIF Expenditure Amount:	1,018,500
Tied To Debt:	GO Series 2016B - Mills
Tied To Project:	S 60th/MCP to Grand

TIF Expenditure Amount:	81,589
Tied To Debt:	GO Series 2016B - Sub 7 Microsoft
Tied To Project:	S 88th St Grading

TIF Expenditure Amount:	308,743
Tied To Debt:	GO Series 2016B - Sub 7 Microsoft
Tied To Project:	S 88th St - Booneville to Grand Ave

TIF Expenditure Amount:	154,376
Tied To Debt:	GO Series 2016B - Sub 7 Microsoft
Tied To Project:	Sugar Creek Conveyance Impr.

TIF Expenditure Amount:	530,821
Tied To Debt:	GO Series 2017B - Mills
Tied To Project:	S 60th - MCP to Grand Ph2

TIF Expenditure Amount:	110,766
Tied To Debt:	GO Series 2016B - Sub 7 Microsoft
Tied To Project:	Grand Ave - S JCP to 88th

TIF Expenditure Amount:	222,545
Tied To Debt:	GO Series 2017B - Mills
Tied To Project:	Grand Ave - S JCP to 88th

TIF Expenditure Amount:	3,684
Tied To Debt:	GO Series 2017B - Mills
Tied To Project:	Johnson Creek Realignment

TIF Expenditure Amount:	704
Tied To Debt:	FY 24 Legal Fees
Tied To Project:	FY 24 Legal Fees

TIF Expenditure Amount:	94,500
Tied To Debt:	GO Series 2021C - Mills Sub 9

Tied To Project:	Booneville & N-S Road

TIF Expenditure Amount:	1,365,750
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 2024

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 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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	10	204,264,220	0	0	0	204,264,230	0	204,264,230
Taxable	0	5	183,784,773	0	0	0	183,784,778	0	183,784,778
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	202,502	183,784,778	70,954,054	112,830,724	2,862,629

FY 2024 TIF Revenue Received: 3,712,482

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 - 1/1/2022 for FY 2024

	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 2024	0	0	0	0	0

FY 2024 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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	85,697,290	172,500	0	0	0	85,869,790	0	85,869,790
Taxable	0	46,833,800	102,226	0	0	0	46,936,026	0	46,936,026
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	165,328	46,936,026	18,120,659	28,815,367	731,075

FY 2024 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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	10,730,470	6,565,590	0	0	-38,892	17,257,168	0	17,257,168
Taxable	0	5,864,212	5,856,006	0	0	-38,892	11,681,326	0	11,681,326
Homestead Credits									52

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	484,820	11,681,326	4,509,826	7,171,500	181,948

FY 2024 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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	58,600	0	0	0	0	0	58,600	0	58,600
Taxable	53,701	0	0	0	0	0	53,701	0	53,701
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	58,600	0	0	0	0

FY 2024 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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	18,160	0	0	0	0	0	18,160	0	18,160
Taxable	16,642	0	0	0	0	0	16,642	0	16,642
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	18,160	0	0	0	0

FY 2024 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 1800 SUB 6 INCREMENT
TIF Taxing District Inc. Number: 250360
TIF Taxing District Base Year: 2007
FY TIF Revenue First Received: 2011
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2031

	UR Designation
Slum	No
Blighted	No
Economic Development	02/2008

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	55,410	0	0	0	0	0	55,410	0	55,410
Taxable	50,779	0	0	0	0	0	50,779	0	50,779
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	55,410	0	0	0	0

FY 2024 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 1800 SUB 6 INCREMENT
TIF Taxing District Inc. Number: 250362
TIF Taxing District Base Year: 2007
FY TIF Revenue First Received: 2011
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2031

	UR Designation
Slum	No
Blighted	No
Economic Development	02/2008

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	71,086,800	0	0	0	71,086,800	0	71,086,800
Taxable	0	0	63,925,096	0	0	0	63,925,096	0	63,925,096
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	313,100	63,925,096	24,679,654	39,245,442	995,696

FY 2024 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 - 1/1/2022 for FY 2024

	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 2024	0	0	0	0	0

FY 2024 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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	81,441,430	0	0	0	81,441,430	0	81,441,430
Taxable	0	0	73,244,263	0	0	0	73,244,263	0	73,244,263
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	157,900	73,244,263	28,277,518	44,966,745	1,140,851

FY 2024 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,715,220	0	0	0	3,715,220	0	3,715,220
Taxable	0	0	3,244,571	0	0	0	3,244,571	0	3,244,571
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	15,990	3,244,571	1,252,636	1,991,935	50,537

FY 2024 TIF Revenue Received: 0

♦ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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	9,244,306

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	279,163,370	0	0	0	279,163,370	0	279,163,370
Taxable	0	0	249,540,342	0	0	0	249,540,342	0	249,540,342
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**180,630**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**
TIF Revenue:	234,537		
TIF Sp. Revenue Fund Interest:	5,888		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**240,425**		
Rebate Expenditures:	234,479		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**234,479**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**186,576**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

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

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

Wolfe Eye Clinic

Debt/Obligation Type:	Rebates
Principal:	119,658
Interest:	0
Total:	119,658
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:	257,387
Interest:	0
Total:	257,387
Annual Appropriation?:	Yes
Date Incurred:	07/15/2019
FY of Last Payment:	2026

Rebates For WEST DES MOINES WESTOWN V URBAN RENEWAL AREA

Wolfe Eye Clinic

TIF Expenditure Amount:	149,242
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:	85,237
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

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

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

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 2023 - 2024

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Note1: For reporting purposes, all fin. activity of Westown 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 2024

0

♦ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	279,163,370	0	0	0	279,163,370	0	279,163,370
Taxable	0	0	249,540,342	0	0	0	249,540,342	0	249,540,342
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	216,767,500	62,395,870	9,244,306	53,151,564	1,348,508

FY 2024 TIF Revenue Received: 234,537

▲ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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	47,637,302
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	46,047,724
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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	145,220	81,666,346	213,472,804	0	0	-12,964	295,271,406	0	295,271,406
Taxable	133,084	44,630,756	189,940,376	0	0	-12,964	234,691,252	0	234,691,252
Homestead Credits									113

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**1,032,449**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**
TIF Revenue:	2,373,095		
TIF Sp. Revenue Fund Interest:	30,245		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**2,403,340**		
Rebate Expenditures:	950,103		
Non-Rebate Expenditures:	1,632,905		
Returned to County Treasurer:	0		
Total Expenditures:	**2,583,008**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**852,781**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

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:	129,423
Interest:	0
Total:	129,423
Annual Appropriation?:	Yes
Date Incurred:	08/22/2016
FY of Last Payment:	2025

Westfield Building

Debt/Obligation Type:	Rebates
Principal:	2,519,924
Interest:	0
Total:	2,519,924
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:	11,040,000
Interest:	1,944,602
Total:	12,984,602
Annual Appropriation?:	No
Date Incurred:	06/13/2018
FY of Last Payment:	2031

Ballenger Building

Debt/Obligation Type:	Rebates
Principal:	51,246
Interest:	0
Total:	51,246
Annual Appropriation?:	Yes
Date Incurred:	08/06/2018
FY of Last Payment:	2025

LTR Pointe Building

Debt/Obligation Type:	Rebates
Principal:	4,304
Interest:	0
Total:	4,304

Annual Appropriation?:	Yes
Date Incurred:	08/06/2018
FY of Last Payment:	2025

FY24 Legal Fee

Debt/Obligation Type:	Internal Loans
Principal:	1,735
Interest:	0
Total:	1,735
Annual Appropriation?:	Yes
Date Incurred:	06/30/2024
FY of Last Payment:	2024

GF Advance - Ashworth Bridge

Debt/Obligation Type:	Internal Loans
Principal:	724,952
Interest:	0
Total:	724,952
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:	1,118,880
Interest:	0
Total:	1,118,880
Annual Appropriation?:	Yes
Date Incurred:	12/04/2023
FY of Last Payment:	2033

Cunningham Building

Debt/Obligation Type:	Rebates
Principal:	2,379,312
Interest:	0
Total:	2,379,312
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:	74,815
Tied To Debt:	2018 Series B Bonds
Tied To Project:	Ashworth - JCP to 81st

TIF Expenditure Amount:	207,401
Tied To Debt:	2018 Series B Bonds
Tied To Project:	Ashworth - 81st to 88th

TIF Expenditure Amount:	65,933
Tied To Debt:	2018 Series B Bonds
Tied To Project:	Ashworth - 88th to 98th

TIF Expenditure Amount:	10,185
Tied To Debt:	2018 Series B Bonds
Tied To Project:	Ashworth & JCP Intersection

TIF Expenditure Amount:	26,641
Tied To Debt:	2018 Series B Bonds
Tied To Project:	Ashworth Interchange

TIF Expenditure Amount:	446,587
Tied To Debt:	2018 Series B Bonds
Tied To Project:	Ashworth Bridge

TIF Expenditure Amount:	60,043
Tied To Debt:	2018 Series B Bonds
Tied To Project:	76th St - S of Ashworth

TIF Expenditure Amount:	15,240
Tied To Debt:	2018 Series B Bonds
Tied To Project:	Signal - 88th & Ashworth

TIF Expenditure Amount:	1,108
Tied To Debt:	FY24 Legal Fee
Tied To Project:	FY24 Legal Fee

TIF Expenditure Amount:	724,952
Tied To Debt:	GF Advance - Ashworth Bridge
Tied To Project:	GF - Ashworth Bridge

Rebates For WEST DES MOINES ASHWORTH CORRIDOR URBAN RENEWAL AREA

Newport Building

TIF Expenditure Amount:	85,466
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:	4,304
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:	44,577
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:	815,756
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 2023 - 2024

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

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	11/2009

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	81,607,836	14,828,884	0	0	-12,964	96,423,756	0	96,423,756
Taxable	0	44,598,780	13,133,896	0	0	-12,964	57,719,712	0	57,719,712
Homestead Credits									112

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	26,685,060	57,719,712	47,637,302	10,082,410	255,801

FY 2024 TIF Revenue Received: 2,373,095

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

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	11/2009

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	89,250	0	0	0	0	0	89,250	0	89,250
Taxable	81,791	0	0	0	0	0	81,791	0	81,791
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	89,250	0	0	0	0

FY 2024 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 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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	58,510	198,643,920	0	0	0	198,702,430	0	198,702,430
Taxable	0	31,976	176,806,480	0	0	0	176,838,456	0	176,838,456
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	142,908,730	55,793,700	46,047,724	9,745,976	247,265

FY 2024 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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	55,970	0	0	0	0	0	55,970	0	55,970
Taxable	51,293	0	0	0	0	0	51,293	0	51,293
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	55,970	0	0	0	0

FY 2024 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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	51,600,739
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	23,748,937

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	374,971,890	395,700	0	0	-77,784	375,289,806	0	375,289,806
Taxable	0	204,922,585	294,579	0	0	-77,784	205,139,380	0	205,139,380
Homestead Credits									449

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**894,043**	**632,225**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**
TIF Revenue:	1,915,765		
TIF Sp. Revenue Fund Interest:	39,192		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**1,954,957**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	1,276,167		
Returned to County Treasurer:	0		
Total Expenditures:	**1,276,167**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**1,572,833**	**1,337,729**	**Amount of 06-30-2024 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:	No
Payments Complete:	No

Booneville Sugar Creek Bridge

Description:	Replace Bridge over Sugar Creek on Booneville Rd
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Traffic Signal - 88th & Cascade

Description:	Install Traffic Signal - 88th & Cascade
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

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

LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	38,100
Interest:	0
Total:	38,100
Annual Appropriation?:	Yes
Date Incurred:	07/01/2014
FY of Last Payment:	2025

2019 D Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,280,000
Interest:	172,500
Total:	2,452,500
Annual Appropriation?:	No
Date Incurred:	06/03/2019
FY of Last Payment:	2025

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

TIF Expenditure Amount:	52,167
Tied To Debt:	LMI Requirement
Tied To Project:	LMI Requirement

TIF Expenditure Amount:	587,494
Tied To Debt:	2019 D Bonds
Tied To Project:	Booneville Road Paving

TIF Expenditure Amount:	636,131
Tied To Debt:	2019 D Bonds
Tied To Project:	Booneville Sugar Creek Bridge

TIF Expenditure Amount:	375
Tied To Debt:	2019 D Bonds
Tied To Project:	Traffic Signal - 88th & Cascade

Income Housing For WEST DES MOINES WOODLAND HILLS URBAN RENEWAL AREA

Amount of FY 2024 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	52,167

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:	52,167
Other low and moderate income housing assistance:	0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	256,638,360	395,700	0	0	-64,820	256,969,240	0	256,969,240
Taxable	0	140,253,176	294,579	0	0	-64,820	140,482,935	0	140,482,935
Homestead Credits									319

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	30,390,160	140,482,935	51,600,739	88,882,196	2,255,030

FY 2024 TIF Revenue Received: 1,915,765

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 - 1/1/2022 for FY 2024

	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 2024	0	0	0	0	0

FY 2024 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	118,333,530	0	0	0	-12,964	118,320,566	0	118,320,566
Taxable	0	64,669,409	0	0	0	-12,964	64,656,445	0	64,656,445
Homestead Credits									130

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	3,835,230	64,656,445	23,748,937	40,907,508	1,037,864

FY 2024 TIF Revenue Received: 0

♦ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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	7,501,198
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	62,498,820
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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	87,550	488,630,670	117,437,910	0	0	-146,308	606,009,822	0	606,009,822
Taxable	80,209	267,037,499	104,550,234	0	0	-146,308	371,521,634	0	371,521,634
Homestead Credits									768

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**108,696**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**
TIF Revenue:	1,773,856		
TIF Sp. Revenue Fund Interest:	4,369		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**1,778,225**		
Rebate Expenditures:	146,875		
Non-Rebate Expenditures:	1,577,999		
Returned to County Treasurer:	0		
Total Expenditures:	**1,724,874**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**162,047**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

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 24 Legal Fees

Description:	FY 24 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:	5,555,000
Interest:	1,438,723
Total:	6,993,723
Annual Appropriation?:	No
Date Incurred:	06/13/2018
FY of Last Payment:	2037

IMT Insurance Rebates

Debt/Obligation Type:	Rebates
Principal:	224,139
Interest:	0
Total:	224,139
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:	3,575,000
Interest:	131,576
Total:	3,706,576
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:	4,135,000
Interest:	557,947
Total:	4,692,947
Annual Appropriation?:	No
Date Incurred:	09/03/2020
FY of Last Payment:	2032

FY 24 Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	1,735
Interest:	0
Total:	1,735

Annual Appropriation?:	Yes
Date Incurred:	06/30/2024
FY of Last Payment:	2024

Legacy Partners

Debt/Obligation Type:	Rebates
Principal:	201,463
Interest:	0
Total:	201,463
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:	250,154
Tied To Debt:	GO Series 2018 C
Tied To Project:	Coachlight - JCP to 81st
TIF Expenditure Amount:	200,878
Tied To Debt:	GO Series 2018 C
Tied To Project:	Mills - JCP to 81st
TIF Expenditure Amount:	15,718
Tied To Debt:	GO Series 2018 C
Tied To Project:	Parkways Turn Lane
TIF Expenditure Amount:	482,226
Tied To Debt:	GO Series 2019 C
Tied To Project:	S 88th & Mills Reconstruction
TIF Expenditure Amount:	6,750
Tied To Debt:	GO Series 2018 C
Tied To Project:	Street Lighting
TIF Expenditure Amount:	454,308
Tied To Debt:	GO Series 2020 B
Tied To Project:	S 88th & Mills Reconstruction
TIF Expenditure Amount:	24,507
Tied To Debt:	GO Series 2018 C
Tied To Project:	Mills - 91st to Grand Prairie
TIF Expenditure Amount:	70,914
Tied To Debt:	GO Series 2019 C
Tied To Project:	Mills - 91st to Grand Prairie
TIF Expenditure Amount:	66,808
Tied To Debt:	GO Series 2020 B
Tied To Project:	Mills - 91st to Grand Prairie
TIF Expenditure Amount:	1,735
Tied To Debt:	FY 24 Legal Fees
Tied To Project:	FY 24 Legal Fees
TIF Expenditure Amount:	2,060
Tied To Debt:	GO Series 2019 C
Tied To Project:	Mills - 91st to Grand Prairie
TIF Expenditure Amount:	1,941
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:	146,875
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 LLC
Company Name:	IMT Insurance
Date Agreement Began:	08/07/2017
Date Agreement Ends:	06/30/2025
Number of Jobs Created or Retained:	33
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	25,000,000
Total Estimated Cost of Public Infrastructure:	7,000,000

♦ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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 2024

0

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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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	29,507,730	0	0	0	29,507,730	0	29,507,730
Taxable	0	0	26,263,999	0	0	0	26,263,999	0	26,263,999
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	152,770	26,263,999	7,501,198	18,762,801	476,031

FY 2024 TIF Revenue Received: 1,773,856

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 - 1/1/2022 for FY 2024

	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 2024	0	0	0	0	0

FY 2024 TIF Revenue Received: 0

♦ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	488,630,670	87,930,180	0	0	-146,308	576,414,542	0	576,414,542
Taxable	0	267,037,499	78,286,235	0	0	-146,308	345,177,426	0	345,177,426
Homestead Credits									768

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	357,733,270	218,827,580	62,498,820	156,328,760	3,966,217

FY 2024 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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	87,550	0	0	0	0	0	87,550	0	87,550
Taxable	80,209	0	0	0	0	0	80,209	0	80,209
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	87,550	0	0	0	0

FY 2024 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEST DES MOINES CITY/WAUKEE SCH/WDM 8300 MCP URA 25042/19 TIF ORD 2354 INCREMENT	250615	250616	49,446,975
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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	8,030	0	55,000,000	0	0	0	55,008,030	0	55,008,030
Taxable	7,359	0	49,446,975	0	0	0	49,454,334	0	49,454,334
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**-1,595,337**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**
TIF Revenue:	1,254,519		
TIF Sp. Revenue Fund Interest:	4,720		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**1,259,239**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	1,141,737		
Returned to County Treasurer:	0		
Total Expenditures:	**1,141,737**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**-1,477,835**	**0**	**Amount of 06-30-2024 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

FY24 Legal Fee

Description:	Legal Fee
Classification:	Administrative expenses
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:	13,003,192
Interest:	0
Total:	13,003,192
Annual Appropriation?:	Yes
Date Incurred:	03/18/2019
FY of Last Payment:	2037

FY24 Legal Fee

Debt/Obligation Type:	Internal Loans
Principal:	1,237
Interest:	0
Total:	1,237
Annual Appropriation?:	Yes
Date Incurred:	06/30/2024
FY of Last Payment:	2024

GO URA Bonds Series 2019B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,110,000
Interest:	316,250
Total:	3,426,250
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:	1,237
Tied To Debt:	FY24 Legal Fee
Tied To Project:	FY24 Legal Fee

TIF Expenditure Amount:	301,125
Tied To Debt:	GO URA Bonds Series 2019B
Tied To Project:	S 81st & Cascade Widening

TIF Expenditure Amount:	593,173
Tied To Debt:	GO URA Bonds Series 2019B
Tied To Project:	S 85th St - Cascade to Mills

TIF Expenditure Amount:	108,012
Tied To Debt:	GO URA Bonds Series 2019B
Tied To Project:	Mills Widening

TIF Expenditure Amount:	138,190
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

Jobs wages are not reported to the city.

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Sum of Private Investment Made Within This Urban Renewal Area during FY 2024

0

▲ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	55,000,000	0	0	0	55,000,000	0	55,000,000
Taxable	0	0	49,446,975	0	0	0	49,446,975	0	49,446,975
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	37,940	49,446,975	49,446,975	0	0

FY 2024 TIF Revenue Received: 1,254,519

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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	8,030	0	0	0	0	0	8,030	0	8,030
Taxable	7,359	0	0	0	0	0	7,359	0	7,359
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	8,030	0	0	0	0

FY 2024 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)
Urban Renewal Area: WEST DES MOINES IOWA CLINIC URBAN RENEWAL AREA
UR Area Number: 25043

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

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	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

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**0**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**0**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**0**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**0**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

♦ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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	283,446,975

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	7,850	0	315,000,000	0	0	0	315,007,850	0	315,007,850
Taxable	7,194	0	283,446,975	0	0	0	283,454,169	0	283,454,169
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**-3,816**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue:	7,191,333
TIF Sp. Revenue Fund Interest:	7,509
Property Tax Replacement Claims	26,807
Asset Sales & Loan Repayments:	0
Total Revenue:	**7,225,649**
Rebate Expenditures:	0
Non-Rebate Expenditures:	6,749,652
Returned to County Treasurer:	0
Total Expenditures:	**6,749,652**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**472,181**	**0**	**Amount of 06-30-2024 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:	20,395,000
Interest:	4,499,950
Total:	24,894,950
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:	13,730,000
Interest:	4,142,250
Total:	17,872,250
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:	8,056,910
Total:	28,386,910
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:	1,201,642
Total:	5,826,642
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:	278,978
Tied To Debt:	GO Bonds Series 2021B
Tied To Project:	Johnson Creek Realignment
TIF Expenditure Amount:	125,566
Tied To Debt:	GO Bonds Series 2022F
Tied To Project:	Johnson Creek Realignment
TIF Expenditure Amount:	69,895
Tied To Debt:	GO Bonds Series 2023C
Tied To Project:	Johnson Creek Realignment
TIF Expenditure Amount:	35,557
Tied To Debt:	GO Bonds Series 2021B
Tied To Project:	Johnson Creek Conveyance
TIF Expenditure Amount:	16,004
Tied To Debt:	GO Bonds Series 2022F
Tied To Project:	Johnson Creek Conveyance
TIF Expenditure Amount:	8,909
Tied To Debt:	GO Bonds Series 2023C
Tied To Project:	Johnson Creek Conveyance
TIF Expenditure Amount:	3,086
Tied To Debt:	GO Bonds Series 2021B
Tied To Project:	Supplemental Construction
TIF Expenditure Amount:	1,389
Tied To Debt:	GO Bonds Series 2022F
Tied To Project:	Supplemental Construction
TIF Expenditure Amount:	773
Tied To Debt:	GO Bonds Series 2023C
Tied To Project:	Supplemental Construction
TIF Expenditure Amount:	370,799
Tied To Debt:	GO Bonds Series 2021B
Tied To Project:	GPP - Mills to Stagecoach
TIF Expenditure Amount:	166,894
Tied To Debt:	GO Bonds Series 2022F
Tied To Project:	GPP - Mills to Stagecoach
TIF Expenditure Amount:	92,900
Tied To Debt:	GO Bonds Series 2023C
Tied To Project:	GPP - Mills to Stagecoach

TIF Expenditure Amount:	13,471
Tied To Debt:	GO Bonds Series 2021B
Tied To Project:	Grand Ave - Environmental

TIF Expenditure Amount:	6,063
Tied To Debt:	GO Bonds Series 2022F
Tied To Project:	Grand Ave - Environmental

TIF Expenditure Amount:	3,375
Tied To Debt:	GO Bonds Series 2023C
Tied To Project:	Grand Ave - Environmental

TIF Expenditure Amount:	769,027
Tied To Debt:	GO Bonds Series 2021B
Tied To Project:	Booneville Rd - 100th to 115th

TIF Expenditure Amount:	346,133
Tied To Debt:	GO Bonds Series 2022F
Tied To Project:	Booneville Rd - 100th to 115th

TIF Expenditure Amount:	192,673
Tied To Debt:	GO Bonds Series 2023C
Tied To Project:	Booneville Rd - 100th to 115th

TIF Expenditure Amount:	736,557
Tied To Debt:	GO Bonds Series 2021B
Tied To Project:	Grand Ave - GPP to 115th

TIF Expenditure Amount:	331,518
Tied To Debt:	GO Bonds Series 2022F
Tied To Project:	Grand Ave - GPP to 115th

TIF Expenditure Amount:	184,538
Tied To Debt:	GO Bonds Series 2023C
Tied To Project:	Grand Ave - GPP to 115th

TIF Expenditure Amount:	883,865
Tied To Debt:	GO Bonds Series 2021B
Tied To Project:	Grand Ave - S 88th to GPP

TIF Expenditure Amount:	397,821
Tied To Debt:	GO Bonds Series 2022F
Tied To Project:	Grand Ave - S 88th to GPP

TIF Expenditure Amount:	221,444
Tied To Debt:	GO Bonds Series 2023C
Tied To Project:	Grand Ave - S 88th to GPP

TIF Expenditure Amount:	104,855
Tied To Debt:	GO Bonds Series 2021B
Tied To Project:	GPP - Stagecoach to Booneville

TIF Expenditure Amount:	47,196
Tied To Debt:	GO Bonds Series 2022F
Tied To Project:	GPP - Stagecoach to Booneville

TIF Expenditure Amount:	26,270
Tied To Debt:	GO Bonds Series 2023C
Tied To Project:	GPP - Stagecoach to Booneville

TIF Expenditure Amount:	578,191
Tied To Debt:	GO Bonds Series 2021B
Tied To Project:	GPP - Booneville to Grand

TIF Expenditure Amount:	260,239
Tied To Debt:	GO Bonds Series 2022F
Tied To Project:	GPP - Booneville to Grand

TIF Expenditure Amount:	144,860
Tied To Debt:	GO Bonds Series 2023C
Tied To Project:	GPP - Booneville to Grand

TIF Expenditure Amount:	49,676
Tied To Debt:	GO Bonds Series 2021B
Tied To Project:	GPP - Grand to RR Drive

TIF Expenditure Amount:	22,359
Tied To Debt:	GO Bonds Series 2022F
Tied To Project:	GPP - Grand to RR Drive

TIF Expenditure Amount:	12,446
Tied To Debt:	GO Bonds Series 2023C
Tied To Project:	GPP - Grand to RR Drive

TIF Expenditure Amount:	7,968
Tied To Debt:	GO Bonds Series 2021B
Tied To Project:	115th - Booneville to Grand

TIF Expenditure Amount:	3,586
Tied To Debt:	GO Bonds Series 2022F
Tied To Project:	115th - Booneville to Grand

TIF Expenditure Amount:	1,996
Tied To Debt:	GO Bonds Series 2023C
Tied To Project:	115th - Booneville to Grand

TIF Expenditure Amount:	519
Tied To Debt:	GO Bonds Series 2021B
Tied To Project:	Grand Ave W 5BA Sewer

TIF Expenditure Amount:	234
Tied To Debt:	GO Bonds Series 2022F
Tied To Project:	Grand Ave W 5BA Sewer

TIF Expenditure Amount:	130
Tied To Debt:	GO Bonds Series 2023C
Tied To Project:	Grand Ave W 5BA Sewer

TIF Expenditure Amount:	231,892
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

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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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	7,850	0	0	0	0	0	7,850	0	7,850
Taxable	7,194	0	0	0	0	0	7,194	0	7,194
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	7,850	0	0	0	0

FY 2024 TIF Revenue Received: 7,191,333

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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	315,000,000	0	0	0	315,000,000	0	315,000,000
Taxable	0	0	283,446,975	0	0	0	283,446,975	0	283,446,975
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	226,510	283,446,975	283,446,975	0	0

FY 2024 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)
Urban Renewal Area: WEST DES MOINES 92nd STREET URA
UR Area Number: 25050

UR Area Creation Date: 03/2022

UR Area Purpose: See attached plan documents

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	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

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**0**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**0**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**0**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**0**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)
Urban Renewal Area: WEST DES MOINES SOUTH 81st STREET URA
UR Area Number: 25051

UR Area Creation Date: 03/2023

UR Area Purpose: see attached plan document

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	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

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**-6,949**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**

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

Rebate Expenditures:	0
Non-Rebate Expenditures:	288
Returned to County Treasurer:	0
Total Expenditures:	**288**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**-7,237**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For WEST DES MOINES SOUTH 81st STREET URA

FY 24 Legal Fees

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

Debts/Obligations For WEST DES MOINES SOUTH 81st STREET URA

FY24 Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	288
Interest:	0
Total:	288
Annual Appropriation?:	Yes
Date Incurred:	06/30/2024
FY of Last Payment:	2024

Non-Rebates For WEST DES MOINES SOUTH 81st STREET URA

TIF Expenditure Amount:	288
Tied To Debt:	FY24 Legal Fees
Tied To Project:	FY 24 Legal Fees

♦ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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
UR Area Purpose:	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

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	5,997,125

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	6,722,389	0	0	0	6,722,389	0	6,722,389
Taxable	0	0	5,997,125	0	0	0	5,997,125	0	5,997,125
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**0**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**0**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**0**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**0**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

♦ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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 2024

♦ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	6,722,389	0	0	0	6,722,389	0	6,722,389
Taxable	0	0	5,997,125	0	0	0	5,997,125	0	5,997,125
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	66,800	5,997,125	5,997,125	0	0

FY 2024 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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/14 AMD #5 99 MILLS PKWY TIF INCR	770885	770886	0

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	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

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**0**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**0**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**0**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**0**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

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 2023 - 2024

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 2024

▲ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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/14 AMD #5 99 MILLS PKWY TIF INCR
TIF Taxing District Inc. Number: 770886

TIF Taxing District Base Year: 2013
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 - 1/1/2022 for FY 2024

	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 2024	0	0	0	0	0

FY 2024 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	36,021,000	0	0	0	36,021,000	0	36,021,000
Taxable	0	0	32,365,874	0	0	0	32,365,874	0	32,365,874
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**0**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**0**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**0**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**0**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Note 1: For reporting purposes, all financial activity for Westown 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 2024

0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	36,021,000	0	0	0	36,021,000	0	36,021,000
Taxable	0	0	32,365,874	0	0	0	32,365,874	0	32,365,874
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	18,842,800	17,178,200	0	17,178,200	515,966

FY 2024 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 - 1/1/2022 for FY 2024

	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 2024	0	0	0	0	0

FY 2024 TIF Revenue Received: 0

♦ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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	5,122,483

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	38,299,300	46,866,800	0	0	85,166,100	0	85,166,100
Taxable	0	0	32,519,172	41,072,260	0	0	73,591,432	0	73,591,432
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**-1,142**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**
TIF Revenue:	153,860		
TIF Sp. Revenue Fund Interest:	52		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**153,912**		
Rebate Expenditures:	148,338		
Non-Rebate Expenditures:	991		
Returned to County Treasurer:	0		
Total Expenditures:	**149,329**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**3,441**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

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:	No

FY 24 Legal Fees

Description:	Legal Fees
Classification:	Administrative expenses
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:	No
Payments Complete:	No

Debts/Obligations For WEST DES MOINES FULLER ROAD URBAN RENEWAL

I2T Development Agreement

Debt/Obligation Type:	Rebates
Principal:	46,896
Interest:	0
Total:	46,896
Annual Appropriation?:	Yes
Date Incurred:	09/19/2016
FY of Last Payment:	2025

FY 24 Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	991
Interest:	0
Total:	991
Annual Appropriation?:	Yes
Date Incurred:	06/30/2024
FY of Last Payment:	2024

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:	Internal Loans
Principal:	469,915
Interest:	0
Total:	469,915
Annual Appropriation?:	Yes
Date Incurred:	06/05/2023
FY of Last Payment:	2025

Non-Rebates For WEST DES MOINES FULLER ROAD URBAN RENEWAL

TIF Expenditure Amount:	991
Tied To Debt:	FY 24 Legal Fees
Tied To Project:	FY 24 Legal Fees

Rebates For WEST DES MOINES FULLER ROAD URBAN RENEWAL

I2 Technologies

TIF Expenditure Amount:	44,949
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:	103,389
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:	06/30/2026
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 2023 - 2024

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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	38,299,300	46,866,800	0	0	85,166,100	0	85,166,100
Taxable	0	0	32,519,172	41,072,260	0	0	73,591,432	0	73,591,432
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	42,714,370	42,451,730	5,122,483	37,329,247	1,121,225

FY 2024 TIF Revenue Received: 153,860

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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	0
W DES MOINES CITY/WDM SCH/14 VAL-GATE TIF INCR	770881	770882	0
W DES MOINES CITY/WDM SCH/URB WIND-HTS SS/14 VAL-GATE TIF INCR	770883	770884	0

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	763,500	22,338,700	5,734,500	0	0	28,836,700	0	28,836,700
Taxable	0	417,253	19,162,035	4,991,902	0	0	24,571,190	0	24,571,190
Homestead Credits									2

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**-1,404**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**

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

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

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**-1,404**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

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 2023 - 2024

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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	9,200	0	0	0	9,200	0	9,200
Taxable	0	0	5,264	0	0	0	5,264	0	5,264
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	0	5,264	0	5,264	166

FY 2024 TIF Revenue Received: 0

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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	763,500	21,999,300	5,734,500	0	0	28,497,300	0	28,497,300
Taxable	0	417,253	18,919,048	4,991,902	0	0	24,328,203	0	24,328,203
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	0	24,328,203	0	24,328,203	730,725

FY 2024 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 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
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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	330,200	0	0	0	330,200	0	330,200
Taxable	0	0	237,723	0	0	0	237,723	0	237,723
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	0	237,723	0	237,723	7,233

FY 2024 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
W DES MOINES CITY/WDM SCH/15 ALLUVION TIF INCR	770887	770888	68,075,780
W DES MOINES CITY/WDM SCH/16-09-19 ALLUVION ORD 2170 TIF INCR	770889	770890	97,679,541
W DES MOINES CITY/WDM SCH/16-11-28 ALLUVION ORD 2185 TIF INCR	770891	770892	53,548,784
W DES MOINES CITY/WDM SCH/16-11-28 ALLUVION ORD 2186 TIF INCR	770893	770894	53,070
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	4,051,810
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	2,956,909
W DES MOINES CITY AG/WDM SCH/21 PCLS ALLUVION ORD 2487 TIF INCR	771005	771006	0

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	143,000	983,600	251,657,770	0	0	0	252,784,370	0	252,784,370
Taxable	131,049	537,539	226,226,999	0	0	0	226,895,587	0	226,895,587
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**9,651,119**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue:	6,799,152
TIF Sp. Revenue Fund Interest:	306,655
Property Tax Replacement Claims	22,196
Asset Sales & Loan Repayments:	0
Total Revenue:	**7,128,003**
Rebate Expenditures:	0
Non-Rebate Expenditures:	7,304,654
Returned to County Treasurer:	0
Total Expenditures:	**7,304,654**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**9,474,468**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

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 Soltera
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:	No
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:	No
Payments Complete:	No

GF Public Safety Station

Description:	Public Safety Station & Training Facilty
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

Debts/Obligations For WEST DES MOINES ALLUVION URBAN RENEWAL

2015 Series A Tax Exempt Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	12,250,000
Interest:	1,317,750
Total:	13,567,750
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:	3,275,000
Interest:	136,565
Total:	3,411,565
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:	6,600,000
Interest:	776,800
Total:	7,376,800
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:	2,492,100
Total:	10,857,100
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:	275,625
Total:	2,010,625
Annual Appropriation?:	No
Date Incurred:	06/22/2022

FY of Last Payment:	2029

General Fund Advance - Adams St

Debt/Obligation Type:	Internal Loans
Principal:	528,317
Interest:	0
Total:	528,317
Annual Appropriation?:	Yes
Date Incurred:	06/30/2024
FY of Last Payment:	2024

General Fund Advance - Salix

Debt/Obligation Type:	Internal Loans
Principal:	1,238
Interest:	0
Total:	1,238
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:	1,693,289
Interest:	0
Total:	1,693,289
Annual Appropriation?:	Yes
Date Incurred:	06/30/2024
FY of Last Payment:	2024

Non-Rebates For WEST DES MOINES ALLUVION URBAN RENEWAL

TIF Expenditure Amount:	174,997
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Maffit Lake Road

TIF Expenditure Amount:	81,485
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Maffit Lake Road

TIF Expenditure Amount:	262,967
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Pine Ave

TIF Expenditure Amount:	122,447
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Pine Ave

TIF Expenditure Amount:	74,233
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Pine Ave

TIF Expenditure Amount:	34,566
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Pine Ave

TIF Expenditure Amount:	164,230
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Solteria Ave

TIF Expenditure Amount:	76,471
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Solteria Ave

TIF Expenditure Amount:	143,630
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Solteria Ave

TIF Expenditure Amount:	66,879
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Solteria Ave

TIF Expenditure Amount:	2,948
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:	271,974

Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Army Post Road ASR
TIF Expenditure Amount:	126,641
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Army Post Road ASR
TIF Expenditure Amount:	109,167
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Water Mains & Booster Station
TIF Expenditure Amount:	50,832
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Water Mains & Booster Station
TIF Expenditure Amount:	470,996
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Veterans Parkway
TIF Expenditure Amount:	219,312
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Veterans Parkway
TIF Expenditure Amount:	183,078
Tied To Debt:	2015 Series B Taxable Bonds
Tied To Project:	Mid Am Transmission Lines
TIF Expenditure Amount:	304,682
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	SE Public Safety Station Land
TIF Expenditure Amount:	141,871
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	SE Public Safety Station Land
TIF Expenditure Amount:	17,803
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	Salix St
TIF Expenditure Amount:	8,290
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	Salix St
TIF Expenditure Amount:	28,298
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	SE 1st Watermain
TIF Expenditure Amount:	13,176
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	SE 1st Watermain
TIF Expenditure Amount:	204,376
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	SE County Line Rd - E of Vets

TIF Expenditure Amount:	95,164
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	SE County Line Rd - E of Vets

TIF Expenditure Amount:	1,522,007
Tied To Debt:	2015 Series B Taxable Bonds
Tied To Project:	Microsoft Alluvion Dev Agree

TIF Expenditure Amount:	28,143
Tied To Debt:	2015 Series A Tax Exempt Bonds
Tied To Project:	SE County Line Rd - W of Vets

TIF Expenditure Amount:	13,105
Tied To Debt:	2016 Series D Tax Exempt Bonds
Tied To Project:	SE County Line Rd - W of Vets

TIF Expenditure Amount:	4,055
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:	528,317
Tied To Debt:	General Fund Advance - Adams St
Tied To Project:	GF SE Adams St - Vets to Orilla

TIF Expenditure Amount:	1,238
Tied To Debt:	General Fund Advance - Salix
Tied To Project:	GF Salix St

TIF Expenditure Amount:	1,693,289
Tied To Debt:	General Fund Advance - Public Safety Station
Tied To Project:	GF Public Safety Station

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 2023 - 2024

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 2024

0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	75,658,000	0	0	0	75,658,000	0	75,658,000
Taxable	0	0	68,075,780	0	0	0	68,075,780	0	68,075,780
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	209,400	68,075,780	68,075,780	0	0

FY 2024 TIF Revenue Received: 6,799,152

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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	108,559,000	0	0	0	108,559,000	0	108,559,000
Taxable	0	0	97,679,541	0	0	0	97,679,541	0	97,679,541
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	1,937,000	97,679,541	97,679,541	0	0

FY 2024 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	59,513,000	0	0	0	59,513,000	0	59,513,000
Taxable	0	0	53,548,784	0	0	0	53,548,784	0	53,548,784
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	620,000	53,548,784	53,548,784	0	0

FY 2024 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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	740,000	0	0	0	0	740,000	0	740,000
Taxable	0	404,411	0	0	0	0	404,411	0	404,411
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	686,930	53,070	53,070	0	0

FY 2024 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	47,680	0	0	0	0	0	47,680	0	47,680
Taxable	43,695	0	0	0	0	0	43,695	0	43,695
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	47,680	0	0	0	0

FY 2024 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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	243,600	4,583,400	0	0	0	4,827,000	0	4,827,000
Taxable	0	133,128	3,965,985	0	0	0	4,099,113	0	4,099,113
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	775,190	4,051,810	4,051,810	0	0

FY 2024 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	44,010	0	0	0	0	0	44,010	0	44,010
Taxable	40,332	0	0	0	0	0	40,332	0	40,332
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	44,010	0	0	0	0

FY 2024 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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,344,370	0	0	0	3,344,370	0	3,344,370
Taxable	0	0	2,956,909	0	0	0	2,956,909	0	2,956,909
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	137,390	2,956,909	2,956,909	0	0

FY 2024 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	51,310	0	0	0	0	0	51,310	0	51,310
Taxable	47,022	0	0	0	0	0	47,022	0	47,022
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	51,310	0	0	0	0

FY 2024 TIF Revenue Received: 0

♦ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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	2,097,756
W DES MOINES CITY AG/WDM SCH/19 DEC HISTORIC ORD 2399 TIF INCR	770959	770960	0

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	11,454,680	38,125,120	781,000	0	-3,704	50,357,096	0	50,357,096
Taxable	0	6,259,995	29,373,607	596,850	0	-3,704	36,226,748	0	36,226,748
Homestead Credits									28

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**86,695**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**
TIF Revenue:	63,100		
TIF Sp. Revenue Fund Interest:	1,851		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**64,951**		
Rebate Expenditures:	122,852		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**122,852**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**28,794**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For WEST DES MOINES HISTORIC URBAN RENEWAL

Steffes Holdings Dev. Agree

Description:	Andersen Windows Building Expansion
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

The Foundry Dev. Agree

Description:	The Foundry Renovation
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

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
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
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

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

Junction Dev Catalyst Dev Agree

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

111 5th St LLC

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

Debts/Obligations For WEST DES MOINES HISTORIC URBAN RENEWAL

Steffes Dev. Agreement

Debt/Obligation Type:	Rebates
Principal:	17,276
Interest:	0
Total:	17,276
Annual Appropriation?:	Yes
Date Incurred:	04/03/2017
FY of Last Payment:	2024

Dalton Partners Dev. Agreement

Debt/Obligation Type:	Rebates
Principal:	139,937
Interest:	0
Total:	139,937
Annual Appropriation?:	Yes
Date Incurred:	04/15/2019
FY of Last Payment:	2027

Willie T Dev Agreement

Debt/Obligation Type:	Rebates
Principal:	21,350
Interest:	0
Total:	21,350
Annual Appropriation?:	Yes
Date Incurred:	12/16/2019
FY of Last Payment:	2027

Junction House 329 Dev Agree

Debt/Obligation Type:	Rebates
Principal:	621,087
Interest:	0
Total:	621,087
Annual Appropriation?:	Yes
Date Incurred:	04/06/2020
FY of Last Payment:	2031

First National Bank

Debt/Obligation Type:	Rebates
Principal:	131,410
Interest:	0
Total:	131,410
Annual Appropriation?:	Yes
Date Incurred:	06/07/2021

FY of Last Payment:	2029

Taxium LLC

Debt/Obligation Type:	Rebates
Principal:	405,360
Interest:	0
Total:	405,360
Annual Appropriation?:	Yes
Date Incurred:	06/07/2021
FY of Last Payment:	2029

Junction Dev Catalyst LLC

Debt/Obligation Type:	Rebates
Principal:	150,984
Interest:	0
Total:	150,984
Annual Appropriation?:	Yes
Date Incurred:	06/07/2021
FY of Last Payment:	2029

111 5th St

Debt/Obligation Type:	Rebates
Principal:	234,710
Interest:	0
Total:	234,710
Annual Appropriation?:	Yes
Date Incurred:	05/16/2022
FY of Last Payment:	2034

Foundry

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	04/17/2017
FY of Last Payment:	2023

Rebates For WEST DES MOINES HISTORIC URBAN RENEWAL

Steffes Holdings

TIF Expenditure Amount:	17,276
Rebate Paid To:	Steffes Holdings
Tied To Debt:	Steffes Dev. Agreement
Tied To Project:	Steffes Holdings Dev. Agree
Projected Final FY of Rebate:	2024

The Foundry

TIF Expenditure Amount:	0
Rebate Paid To:	The Foundry dba The Hall
Tied To Debt:	Foundry
Tied To Project:	The Foundry Dev. Agree
Projected Final FY of Rebate:	2023

Dalton Partners St Kilda

TIF Expenditure Amount:	31,333
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:	4,801
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

Junction House 329

TIF Expenditure Amount:	69,442
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

Jobs For WEST DES MOINES HISTORIC URBAN RENEWAL

Project:	Steffes Holdings Dev. Agree
Company Name:	Steffes Holdings LLC
Date Agreement Began:	04/03/2017
Date Agreement Ends:	06/30/2024
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	550,000
Total Estimated Cost of Public Infrastructure:	0

Project:	The Foundry Dev. Agree
Company Name:	The Foundry LLC, Tenex Adventures 2, LLC
Date Agreement Began:	04/17/2017
Date Agreement Ends:	06/30/2024
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	4,700,000
Total Estimated Cost of Public Infrastructure:	0

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

All rebates are subject to the payment of property taxes

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Sum of Private Investment Made Within This Urban Renewal Area during FY 2024

0

♦ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	11,454,680	38,125,120	781,000	0	-3,704	50,357,096	0	50,357,096
Taxable	0	6,259,995	29,373,607	596,850	0	-3,704	36,226,748	0	36,226,748
Homestead Credits									28

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	37,274,990	13,085,810	2,097,756	10,988,054	330,038

FY 2024 TIF Revenue Received: 63,100

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 - 1/1/2022 for FY 2024

	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 2024	0	0	0	0	0

FY 2024 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)
Urban Renewal Area: WEST DES MOINES EP TRUE PARKWAY URBAN RENEWAL
UR Area Number: 77098

UR Area Creation Date: 10/2017

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/17 EP TRUE PARKWAY TIF INCR	770343	770344	0

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	15,138,500	0	0	0	15,138,500	0	15,138,500
Taxable	0	0	13,359,528	0	0	0	13,359,528	0	13,359,528
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**3,067**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	100		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**100**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	605		
Returned to County Treasurer:	0		
Total Expenditures:	**605**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**2,562**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For WEST DES MOINES EP TRUE PARKWAY URBAN RENEWAL

Ridgway Properties

Description:	Bike World and other Retail Tenants
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

FY24 Legal Fee

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

Debts/Obligations For WEST DES MOINES EP TRUE PARKWAY URBAN RENEWAL

Ridgway Development Agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/13/2017
FY of Last Payment:	2023

FY24 Legal Fee

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

Non-Rebates For WEST DES MOINES EP TRUE PARKWAY URBAN RENEWAL

TIF Expenditure Amount:	605
Tied To Debt:	FY24 Legal Fee
Tied To Project:	FY24 Legal Fee

Rebates For WEST DES MOINES EP TRUE PARKWAY URBAN RENEWAL

Bike World

TIF Expenditure Amount:	0
Rebate Paid To:	Ridgway Properties
Tied To Debt:	Ridgway Development Agreement
Tied To Project:	Ridgway Properties
Projected Final FY of Rebate:	2023

Jobs For WEST DES MOINES EP TRUE PARKWAY URBAN RENEWAL

Project:	Ridgway Properties
Company Name:	Ridgway Properties dba Bike World
Date Agreement Began:	11/13/2017
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:	2,500,000
Total Estimated Cost of Public Infrastructure:	0

▲ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
Urban Renewal Area: WEST DES MOINES EP TRUE PARKWAY URBAN RENEWAL (77098)
TIF Taxing District Name: W DES MOINES CITY/WDM SCH/17 EP TRUE PARKWAY TIF INCR
TIF Taxing District Inc. Number: 770344
TIF Taxing District Base Year: 2017
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	06/2018

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	15,138,500	0	0	0	15,138,500	0	15,138,500
Taxable	0	0	13,359,528	0	0	0	13,359,528	0	13,359,528
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	11,682,000	3,456,500	0	3,456,500	103,820

FY 2024 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
W DES MOINES CITY/WDM SCH/17 MIDTOWN TIF INCR	770345	770346	0

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	30,445,060	45,583,945	186,300	0	0	76,215,305	0	76,215,305
Taxable	0	16,638,255	39,849,845	114,645	0	0	56,602,745	0	56,602,745
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**3,706**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	121		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**121**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**0**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**3,827**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

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:	No
Payments Complete:	No

JCG Holdings 8th St PH 2

Description:	JCG Development Agreement PH 2
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WEST DES MOINES MIDTOWN URBAN RENEWAL

JCG Holdings 8th St PH 1

Debt/Obligation Type:	Rebates
Principal:	707,485
Interest:	0
Total:	707,485
Annual Appropriation?:	Yes
Date Incurred:	02/15/2021
FY of Last Payment:	2028

JCG Holdings 8th ST PH 2

Debt/Obligation Type:	Rebates
Principal:	693,970
Interest:	0
Total:	693,970
Annual Appropriation?:	Yes
Date Incurred:	02/15/2021
FY of Last Payment:	2031

Rebates are subject to their payment of property taxes

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area during FY 2024

0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	30,445,060	45,583,945	186,300	0	0	76,215,305	0	76,215,305
Taxable	0	16,638,255	39,849,845	114,645	0	0	56,602,745	0	56,602,745
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	60,090,900	16,124,405	0	16,124,405	484,314

FY 2024 TIF Revenue Received: 0

♦ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Urban Renewal Area Data Collection

Local Government Name: WEST DES MOINES (77G727)
Urban Renewal Area: WEST DES MOINES GRAND RIDGE URBAN RENEWAL
UR Area Number: 77107

UR Area Creation Date: 10/2018

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/18 GRAND RIDGE TIF INCR	770927	770928	0

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	7,182,000	0	0	0	7,182,000	0	7,182,000
Taxable	0	0	6,198,678	0	0	0	6,198,678	0	6,198,678
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**4,562**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	149		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**149**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**0**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**4,711**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For WEST DES MOINES GRAND RIDGE URBAN RENEWAL

Gilbert and Cook

Description:	Gilbert and Cook Development Agreement
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WEST DES MOINES GRAND RIDGE URBAN RENEWAL

Gilbert and Cook Dev Agree

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	02/04/2019
FY of Last Payment:	2023

Rebates For WEST DES MOINES GRAND RIDGE URBAN RENEWAL

Gilbert & Cook

TIF Expenditure Amount:	0
Rebate Paid To:	Gilbert & Cook
Tied To Debt:	Gilbert and Cook Dev Agree
Tied To Project:	Gilbert and Cook
Projected Final FY of Rebate:	2023

Jobs For WEST DES MOINES GRAND RIDGE URBAN RENEWAL

Project:	Gilbert and Cook
Company Name:	Gilbert and Cook
Date Agreement Began:	02/04/2019
Date Agreement Ends:	06/30/2023
Number of Jobs Created or Retained:	25
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	500,000
Total Estimated Cost of Public Infrastructure:	0

♦ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

TIF Taxing District Data Collection

Local Government Name: WEST DES MOINES (77G727)
Urban Renewal Area: WEST DES MOINES GRAND RIDGE URBAN RENEWAL (77107)
TIF Taxing District Name: W DES MOINES CITY/WDM SCH/18 GRAND RIDGE TIF INCR
TIF Taxing District Inc. Number: 770928

TIF Taxing District Base Year: 2018
FY TIF Revenue First Received: 2021
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2018

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	7,182,000	0	0	0	7,182,000	0	7,182,000
Taxable	0	0	6,198,678	0	0	0	6,198,678	0	6,198,678
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	5,929,000	1,253,000	0	1,253,000	37,635

FY 2024 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 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	2,446,921

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,550,000	0	0	0	3,550,000	0	3,550,000
Taxable	0	0	3,141,975	0	0	0	3,141,975	0	3,141,975
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**3,928**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**
TIF Revenue:	73,495		
TIF Sp. Revenue Fund Interest:	99		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**73,594**		
Rebate Expenditures:	75,288		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**75,288**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**2,234**	**0**	**Amount of 06-30-2024 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

Debts/Obligations For WEST DES MOINES 1525 GRAND URBAN RENEWAL

Mercy Clinic Dev Agree

Debt/Obligation Type:	Rebates
Principal:	262,420
Interest:	0
Total:	262,420
Annual Appropriation?:	Yes
Date Incurred:	05/20/2019
FY of Last Payment:	2026

Rebates For WEST DES MOINES 1525 GRAND URBAN RENEWAL

1525 Grand Ave

TIF Expenditure Amount:	75,288
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

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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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,550,000	0	0	0	3,550,000	0	3,550,000
Taxable	0	0	3,141,975	0	0	0	3,141,975	0	3,141,975
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	443,068	3,106,932	2,446,921	660,011	19,824

FY 2024 TIF Revenue Received: 73,495

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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	1,304,000

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,300,000	0	0	0	3,300,000	0	3,300,000
Taxable	0	0	2,916,976	0	0	0	2,916,976	0	2,916,976
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**-8,131**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**
TIF Revenue:	39,167		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**39,167**		
Rebate Expenditures:	39,972		
Non-Rebate Expenditures:	505		
Returned to County Treasurer:	0		
Total Expenditures:	**40,477**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**-9,441**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For WEST DES MOINES UNIVERSITY AVE CORRIDOR URBAN RENEWAL

FY 24 Legal Fees

Description:	FY 24 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 24 Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	505
Interest:	0
Total:	505
Annual Appropriation?:	Yes
Date Incurred:	06/30/2024
FY of Last Payment:	2024

Claim Doc Development Agreement

Debt/Obligation Type:	Rebates
Principal:	136,649
Interest:	0
Total:	136,649
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:	505
Tied To Debt:	FY 24 Legal Fees
Tied To Project:	FY 24 Legal Fees

Rebates For WEST DES MOINES UNIVERSITY AVE CORRIDOR URBAN RENEWAL

Claim Doc Offices

TIF Expenditure Amount:	39,972
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 2023 - 2024

Wages related to created jobs under the HQJ program are legally are 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 2024

0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,300,000	0	0	0	3,300,000	0	3,300,000
Taxable	0	0	2,916,976	0	0	0	2,916,976	0	2,916,976
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	1,996,000	1,304,000	1,304,000	0	0

FY 2024 TIF Revenue Received: 39,167

♦ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	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

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**0**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**0**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	1,140		
Returned to County Treasurer:	0		
Total Expenditures:	**1,140**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**-1,140**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For WEST DES MOINES PONDEROSA URBAN RENEWAL

FY24 Legal Fee

Description:	FY24 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 24 Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	1,140
Interest:	0
Total:	1,140
Annual Appropriation?:	Yes
Date Incurred:	06/30/2024
FY of Last Payment:	2024

POMP Development Agreement

Debt/Obligation Type:	Rebates
Principal:	19,500,000
Interest:	0
Total:	19,500,000
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:	1,140
Tied To Debt:	FY 24 Legal Fees
Tied To Project:	FY24 Legal Fee

▲ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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

	Base No.	Increment No.	Increment Value Used
WEST DES MOINES\NORWALK SCH\OSMIUM TIF INC	910347	910348	273,054,256

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	303,452,500	0	0	0	303,452,500	0	303,452,500
Taxable	0	0	273,054,256	0	0	0	273,054,256	0	273,054,256
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**-459,842**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**
TIF Revenue:	7,721,358		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	647		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**7,722,005**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	7,853,233		
Returned to County Treasurer:	0		
Total Expenditures:	**7,853,233**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**-591,070**	**0**	**Amount of 06-30-2024 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:	No
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:	No
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:	No
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:	14,925,000
Interest:	3,757,290
Total:	18,682,290
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:	7,215,000
Interest:	446,381
Total:	7,661,381
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:	5,000,000
Interest:	710,500
Total:	5,710,500
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:	6,820,000
Interest:	1,049,289
Total:	7,869,289
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:	22,635,000
Interest:	5,101,252
Total:	27,736,252
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:	77,818
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	Veterans Pkwy - Adams to 50th
TIF Expenditure Amount:	194,113
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	Veterans Pkwy - Adams to 50th
TIF Expenditure Amount:	94,637
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	Veterans Pkwy - Adams to 50th
TIF Expenditure Amount:	125,745
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	Veterans Pkwy - 50th to 60th
TIF Expenditure Amount:	313,665
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	Veterans Pkwy - 50th to 60th
TIF Expenditure Amount:	152,923
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	Veterans Pkwy - 50th to 60th
TIF Expenditure Amount:	76,674
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	Veterans Pkwy - 60th to Wild Rose
TIF Expenditure Amount:	191,260
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	Veterans Pkwy - 60th to Wild Rose
TIF Expenditure Amount:	93,246
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	Veterans Pkwy - 60th to Wild Rose
TIF Expenditure Amount:	50,220
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	Veterans Pkwy - Wild Rose to GPP
TIF Expenditure Amount:	125,270
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	Veterans Pkwy - Wild Rose to GPP
TIF Expenditure Amount:	61,073
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	Veterans Pkwy - Wild Rose to GPP
TIF Expenditure Amount:	74,132

Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	GPP - Veterans Pkwy to Madison
TIF Expenditure Amount:	184,917
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	GPP - Veterans Pkwy to Madison
TIF Expenditure Amount:	90,154
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	GPP - Veterans Pkwy to Madison
TIF Expenditure Amount:	200,535
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	GPP - Madison to RR Drive
TIF Expenditure Amount:	500,222
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	GPP - Madison to RR Drive
TIF Expenditure Amount:	243,876
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	GPP - Madison to RR Drive
TIF Expenditure Amount:	39,863
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	SW 60th St - Vets Pkwy going South
TIF Expenditure Amount:	99,436
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	SW 60th St - Vets Pkwy going South
TIF Expenditure Amount:	48,479
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	SW 60th St - Vets Pkwy going South
TIF Expenditure Amount:	24,052
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	SE 50th St & Adams St
TIF Expenditure Amount:	59,996
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	SE 50th St & Adams St
TIF Expenditure Amount:	29,250
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	SE 50th St & Adams St
TIF Expenditure Amount:	2,253
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	Grand Prairie Grade Separation
TIF Expenditure Amount:	5,620

Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	Grand Prairie Grade Separation
TIF Expenditure Amount:	2,740
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	Grand Prairie Grade Separation
TIF Expenditure Amount:	35,704
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	Middle Creek Sewer Extension
TIF Expenditure Amount:	89,062
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	Middle Creek Sewer Extension
TIF Expenditure Amount:	43,421
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	Middle Creek Sewer Extension
TIF Expenditure Amount:	11,555
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	Environmental
TIF Expenditure Amount:	28,822
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	Environmental
TIF Expenditure Amount:	14,052
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	Environmental
TIF Expenditure Amount:	5,141
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	Fiber
TIF Expenditure Amount:	12,823
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	Fiber
TIF Expenditure Amount:	6,252
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	Fiber
TIF Expenditure Amount:	1,767
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	Clearing
TIF Expenditure Amount:	4,408
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	Clearing
TIF Expenditure Amount:	2,149
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	Clearing

TIF Expenditure Amount:	9,635
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	Veterans Parkway Enhancements

TIF Expenditure Amount:	24,034
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	Veterans Parkway Enhancements

TIF Expenditure Amount:	11,717
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	Veterans Parkway Enhancements

TIF Expenditure Amount:	2,554,544
Tied To Debt:	GO URA Bonds Series 2018E
Tied To Project:	Microsoft Development Agreement

TIF Expenditure Amount:	106,106
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	Veterans Pkwy - Adams to 50th

TIF Expenditure Amount:	171,455
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	Veterans Pkwy - 50th to 60th

TIF Expenditure Amount:	104,546
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	Veterans Pkwy - 60th to Wild Rose

TIF Expenditure Amount:	68,475
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	Veterans Pkwy - Wild Rose to GPP

TIF Expenditure Amount:	101,079
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	GPP - Veterans Pkwy to Madison

TIF Expenditure Amount:	273,431
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	GPP - Madison to RR Drive

TIF Expenditure Amount:	54,354
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	SW 60th St - Vets Pkwy going South

TIF Expenditure Amount:	32,795
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	SE 50th St & Adams St

TIF Expenditure Amount:	3,072
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	Grand Prairie Grade Separation

TIF Expenditure Amount:	48,683
Tied To Debt:	GO URA Bonds Series 2019A

Tied To Project:	Middle Creek Sewer Extension

TIF Expenditure Amount:	15,755
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	Environmental

TIF Expenditure Amount:	7,009
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	Fiber

TIF Expenditure Amount:	2,409
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	Clearing

TIF Expenditure Amount:	13,137
Tied To Debt:	GO URA Bonds Series 2019A
Tied To Project:	Veterans Parkway Enhancements

TIF Expenditure Amount:	137,251
Tied To Debt:	GO URA Bonds Series 2017C
Tied To Project:	Grand Prairie Pkwy - Grand to RRD

TIF Expenditure Amount:	342,364
Tied To Debt:	GO URA Bonds Series 2017D
Tied To Project:	Grand Prairie Pkwy - Grand to RRD

TIF Expenditure Amount:	166,914
Tied To Debt:	GO URA Bonds Series 2018D
Tied To Project:	Grand Prairie Pkwy - Grand to RRD

TIF Expenditure Amount:	187,143
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 2023 - 2024

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 2024

0

▲ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	303,452,500	0	0	0	303,452,500	0	303,452,500
Taxable	0	0	273,054,256	0	0	0	273,054,256	0	273,054,256
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	302,400	273,054,256	273,054,256	0	0

FY 2024 TIF Revenue Received: 7,721,358