

**RESOLUTION NO. 11-10-21-3**

**RESOLUTION APPROVING 2020-2021 THE ANNUAL URBAN  
RENEWAL REPORT.**

BE IT RESOLVED by the Council of the City of Prairie City, Iowa:

The Council of the City of Prairie City, Iowa, hereby approves the attached 2020-2021 Annual Urban Renewal Report in accordance with the rules and regulations set forth by the Iowa Department of Management.

Passed and approved this 10th day of, November, 2021.

---

Chad Alleger, MAYOR

Attest:

---

Jodie Wyman, CITY CLERK

# Annual Urban Renewal Report, Fiscal Year 2020 - 2021

## Levy Authority Summary

Local Government Name: PRAIRIE CITY  
Local Government Number: 50G471

Active Urban Renewal Areas

PRAIRIE CITY URBAN RENEWAL

U.R. #	# of Tif Taxing Districts
50007	10

TIF Debt Outstanding: 227,576

TIF Sp. Rev. Fund Cash Balance as of 07-01-2020:	219,657	179,941	Amount of 07-01-2020 Cash Balance Restricted for LMI
---	---------	---------	---

TIF Revenue:	58,232
TIF Sp. Revenue Fund Interest:	36
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>58,268</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	47,604
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>47,604</b>

TIF Sp. Rev. Fund Cash Balance as of 06-30-2021:	230,321	179,972	Amount of 06-30-2021 Cash Balance Restricted for LMI
---	---------	---------	---

Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: -50,349

# Annual Urban Renewal Report, Fiscal Year 2020 - 2021

## Urban Renewal Area Data Collection

Local Government Name: PRAIRIE CITY (50G471)  
 Urban Renewal Area: PRAIRIE CITY URBAN RENEWAL  
 UR Area Number: 50007

UR Area Creation Date: 12/1989

UR Area Purpose: Promote economic development,  
 increase the availability of  
 affordable housing, support  
 commercial and industrial  
 development, add recreation  
 complex and downtown  
 improvements.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
PRAIRIE CITY-CITY/PCM SCH/PRAIRIE CITY UR ORIG DIST TIF INCREM	500115	500116	1,882,342
PRAIRIE CITY AG/PCM SCH/PRAIRIE CITY UR ORIG DIST TIF INCREM	500117	500118	0
PRAIRIE CITY-CITY/PCM SCH/PRAIRIE CITY UR 1994 AMENDMENT #1 TIF INCREM	500128	500129	0
PRAIRIE CITY AG/PCM SCH/PRAIRIE CITY UR 1994 AMENDMENT #1 TIF INCREM	500130	500131	0
DES MOINES TWP/PCM SCH/WALNUT CREEK BENEFITED FIRE/PRAIRIE CITY UR 1994 AMENDMENT #1 TIF INCREM	500206	500207	0
PRAIRIE CITY-CITY/PCM SCH/PRAIRIE CITY CASEY'S-F&M BANK UR SUBFUND ORIG DIST TIF INCREM	500360	500361	0
PRAIRIE CITY-CITY/PCM SCH/PRAIRIE CITY ROLLING PRAIRIE ESTATES PLAT 1 UR SUBFND ORIG DIST TIF INCREM	500362	500363	0
PRAIRIE CITY-CITY/PCM SCH/PRAIRIE CITY ROLLING PRAIRIE ESTATES PLAT 2 UR SUBFND ORIG DIST TIF INCREM	500364	500365	0
PRAIRIE CITY-CITY/PCM SCH/PRAIRIE CITY FARMER BOY HOMES UR SUBFUND ORIG DIST TIF INCREM	500386	500387	0
PRAIRIE CITY-CITY/PCM SCH/PRAIRIE CITY FARMER BOY HOMES UR SUBFUND 1994 AMENDMENT #1 TIF INCREM	500388	500389	0

## Urban Renewal Area Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	15,087,910	2,432,020	0	0	-27,780	17,492,150	0	17,492,150
Taxable	0	8,309,555	2,188,818	0	0	-27,780	10,470,593	0	10,470,593
Homestead Credits									52

**TIF Sp. Rev. Fund Cash Balance**  
 as of 07-01-2020: 219,657 179,941 **Amount of 07-01-2020 Cash Balance  
 Restricted for LMI**

TIF Revenue: 58,232  
 TIF Sp. Revenue Fund Interest: 36  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 58,268**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 47,604  
 Returned to County Treasurer: 0  
**Total Expenditures: 47,604**

**TIF Sp. Rev. Fund Cash Balance**  
 as of 06-30-2021: 230,321 179,972 **Amount of 06-30-2021 Cash Balance  
 Restricted for LMI**

## Projects For PRAIRIE CITY URBAN RENEWAL

### Water Treatment Plant

Description:	Water Treatment Plant Expansion
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	Yes

### Farmer Boy Estates

Description:	Utilities and street construction
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For PRAIRIE CITY URBAN RENEWAL

### Water Treatment Plant

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	47,604
Interest:	0
Total:	47,604
Annual Appropriation?:	No
Date Incurred:	02/09/2001
FY of Last Payment:	2021

### LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	179,972
Interest:	0
Total:	179,972
Annual Appropriation?:	No
Date Incurred:	04/02/2002
FY of Last Payment:	2020

## Non-Rebates For PRAIRIE CITY URBAN RENEWAL

TIF Expenditure Amount:	47,604
Tied To Debt:	Water Treatment Plant
Tied To Project:	Water Treatment Plant

## Income Housing For PRAIRIE CITY URBAN RENEWAL

Amount of FY 2021 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

# ♣ Annual Urban Renewal Report, Fiscal Year 2020 - 2021

## TIF Taxing District Data Collection

Local Government Name: PRAIRIE CITY (50G471)  
 Urban Renewal Area: PRAIRIE CITY URBAN RENEWAL (50007)  
 TIF Taxing District Name: PRAIRIE CITY-CITY/PCM SCH/PRAIRIE CITY UR ORIG DIST TIF INCREM  
 TIF Taxing District Inc. Number: 500116  
 TIF Taxing District Base Year: 1988  
 FY TIF Revenue First Received: 1992  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2015

UR Designation  
 Slum 12/1989  
 Blighted 12/1989  
 Economic Development 12/1989

## TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	9,627,710	2,432,020	0	0	-18,520	12,041,210	0	12,041,210
Taxable	0	5,302,390	2,188,818	0	0	-18,520	7,472,688	0	7,472,688
Homestead Credits									37

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	3,257,712	7,472,688	1,882,342	5,590,346	179,775

FY 2021 TIF Revenue Received: 58,232

## TIF Taxing District Data Collection

Local Government Name: PRAIRIE CITY (50G471)  
 Urban Renewal Area: PRAIRIE CITY URBAN RENEWAL (50007)  
 TIF Taxing District Name: PRAIRIE CITY AG/PCM SCH/PRAIRIE CITY UR ORIG DIST TIF INCREM  
 TIF Taxing District Inc. Number: 500118  
 TIF Taxing District Base Year: 1988  
 FY TIF Revenue First Received: 1992  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2015

UR Designation  
 Slum 12/1989  
 Blighted 12/1989  
 Economic Development 12/1989

## TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	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 2021	45,126	0	0	0	0

FY 2021 TIF Revenue Received: 0



# Annual Urban Renewal Report, Fiscal Year 2020 - 2021

## TIF Taxing District Data Collection

Local Government Name: PRAIRIE CITY (50G471)  
 Urban Renewal Area: PRAIRIE CITY URBAN RENEWAL (50007)  
 TIF Taxing District Name: PRAIRIE CITY-CITY/PCM SCH/PRAIRIE CITY UR 1994 AMENDMENT #1 TIF INCREM  
 TIF Taxing District Inc. Number: 500129  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1995  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2015

UR Designation

Slum 12/1994  
 Blighted 12/1994  
 Economic Development 12/1994

## TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	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									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	382,850	0	0	0	0

FY 2021 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: PRAIRIE CITY (50G471)  
 Urban Renewal Area: PRAIRIE CITY URBAN RENEWAL (50007)  
 TIF Taxing District Name: PRAIRIE CITY AG/PCM SCH/PRAIRIE CITY UR 1994 AMENDMENT #1 TIF INCREM  
 TIF Taxing District Inc. Number: 500131  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1995  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2015

UR Designation

Slum 12/1994  
 Blighted 12/1994  
 Economic Development 12/1994

## TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	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									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	188,996	0	0	0	0

FY 2021 TIF Revenue Received: 0

# Annual Urban Renewal Report, Fiscal Year 2020 - 2021

## TIF Taxing District Data Collection

Local Government Name: PRAIRIE CITY (50G471)  
 Urban Renewal Area: PRAIRIE CITY URBAN RENEWAL (50007)  
 TIF Taxing District Name: DES MOINES TWP/PCM SCH/WALNUT CREEK BENEFITED FIRE/PRAIRIE CITY  
 UR 1994 AMENDMENT #1 TIF INCREM  
 TIF Taxing District Inc. Number: 500207  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1996  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2015

Slum  
 Blighted  
 Economic Development

UR Designation  
 12/1994  
 12/1994  
 12/1994

## TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	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									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	18,366	0	0	0	0

FY 2021 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: PRAIRIE CITY (50G471)  
 Urban Renewal Area: PRAIRIE CITY URBAN RENEWAL (50007)  
 TIF Taxing District Name: PRAIRIE CITY-CITY/PCM SCH/PRAIRIE CITY CASEY'S-F&M BANK UR  
 SUBFUND ORIG DIST TIF INCREM  
 TIF Taxing District Inc. Number: 500361  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2012

Slum  
 Blighted  
 Economic Development

UR Designation  
 No  
 No  
 09/1999

## TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	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									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	6,772	0	0	0	0

FY 2021 TIF Revenue Received: 0

## Annual Urban Renewal Report, Fiscal Year 2020 - 2021

### TIF Taxing District Data Collection

Local Government Name: PRAIRIE CITY (50G471)  
 Urban Renewal Area: PRAIRIE CITY URBAN RENEWAL (50007)  
 TIF Taxing District Name: PRAIRIE CITY-CITY/PCM SCH/PRAIRIE CITY ROLLING PRAIRIE ESTATES  
 PLAT 1 UR SUBFND ORIG DIST TIF INCREM  
 TIF Taxing District Inc. Number: 500363  
 TIF Taxing District Base Year: 1988  
 FY TIF Revenue First Received: 2004  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation  
 Slum 11/1994  
 Blighted 11/1994  
 Economic Development 11/1994

### TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	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									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	3,460	0	0	0	0

FY 2021 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: PRAIRIE CITY (50G471)  
 Urban Renewal Area: PRAIRIE CITY URBAN RENEWAL (50007)  
 TIF Taxing District Name: PRAIRIE CITY-CITY/PCM SCH/PRAIRIE CITY ROLLING PRAIRIE ESTATES  
 PLAT 2 UR SUBFND ORIG DIST TIF INCREM  
 TIF Taxing District Inc. Number: 500365  
 TIF Taxing District Base Year: 1988  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation  
 Slum 11/1994  
 Blighted 11/1994  
 Economic Development 11/1994

### TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	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									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	3,086	0	0	0	0

FY 2021 TIF Revenue Received: 0

## ♣ Annual Urban Renewal Report, Fiscal Year 2020 - 2021

### TIF Taxing District Data Collection

Local Government Name: PRAIRIE CITY (50G471)  
 Urban Renewal Area: PRAIRIE CITY URBAN RENEWAL (50007)  
 TIF Taxing District Name: PRAIRIE CITY-CITY/PCM SCH/PRAIRIE CITY FARMER BOY HOMES UR  
 SUBFUND ORIG DIST TIF INCREM  
 TIF Taxing District Inc. Number: 500387  
 TIF Taxing District Base Year: 1988  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2020

	Slum	UR Designation 12/1994
	Blighted	12/1994
	Economic Development	12/1994

### TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,427,530	0	0	0	-9,260	5,418,270	0	5,418,270
Taxable	0	2,989,172	0	0	0	-9,260	2,979,912	0	2,979,912
Homestead Credits									15

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	9,600	2,979,912	0	2,979,912	95,828

FY 2021 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: PRAIRIE CITY (50G471)  
 Urban Renewal Area: PRAIRIE CITY URBAN RENEWAL (50007)  
 TIF Taxing District Name: PRAIRIE CITY-CITY/PCM SCH/PRAIRIE CITY FARMER BOY HOMES UR  
 SUBFUND 1994 AMENDMENT #1 TIF INCREM  
 TIF Taxing District Inc. Number: 500389  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2020

	Slum	UR Designation 12/1994
	Blighted	12/1994
	Economic Development	12/1994

### TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	32,670	0	0	0	0	32,670	0	32,670
Taxable	0	17,993	0	0	0	0	17,993	0	17,993
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	7,944	17,993	0	17,993	579

FY 2021 TIF Revenue Received: 0