

# Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## Levy Authority Summary

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

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
PRAIRIE CITY URBAN RENEWAL	50007	10

TIF Debt Outstanding: 0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:	0	147,691	Amount of 07-01-2021 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>0</b>

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

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	0	147,691	Amount of 06-30-2022 Cash Balance Restricted for LMI
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Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 0

### 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

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

UR Area Purpose:

### 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	0
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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	15,218,210	2,328,920	0	0	-25,928	17,521,202	0	17,521,202
Taxable	0	8,584,496	2,096,028	0	0	-25,928	10,654,596	0	10,654,596
Homestead Credits									54

### TIF Sp. Rev. Fund Cash Balance

as of 07-01-2021: 0 147,691 Amount of 07-01-2021 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 06-30-2022: 0 147,691 Amount of 06-30-2022 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:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/09/2001
FY of Last Payment:	2021

### LMI Requirement

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

## Non-Rebates For PRAIRIE CITY URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Water Treatment Plant
Tied To Project:	Water Treatment Plant

## Income Housing For PRAIRIE CITY URBAN RENEWAL

Amount of FY 2022 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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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 2021 - 2022**

**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	Slum	UR Designation 12/1989
Subject to a Statutory end date?	Yes	Blighted	12/1989
Fiscal year this TIF Taxing District statutorily ends:	2015	Economic Development	12/1989

**TIF Taxing District Value by Class - 1/1/2020 for FY 2022**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	9,702,560	2,328,920	0	0	-16,668	12,014,812	0	12,014,812
Taxable	0	5,473,157	2,096,028	0	0	-16,668	7,552,517	0	7,552,517
Homestead Credits									38

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	3,257,712	7,552,517	0	7,552,517	239,760

FY 2022 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 ORIG DIST TIF INCREM		
TIF Taxing District Inc. Number:	500118		
TIF Taxing District Base Year:	1988		
FY TIF Revenue First Received:	1992	Slum	UR Designation 12/1989
Subject to a Statutory end date?	Yes	Blighted	12/1989
Fiscal year this TIF Taxing District statutorily ends:	2015	Economic Development	12/1989

**TIF Taxing District Value by Class - 1/1/2020 for FY 2022**

	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 2022	45,126	0	0	0	0

FY 2022 TIF Revenue Received: 0

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**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

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

**TIF Taxing District Value by Class - 1/1/2020 for FY 2022**

	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 2022	382,850	0	0	0	0

FY 2022 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

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

**TIF Taxing District Value by Class - 1/1/2020 for FY 2022**

	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 2022	188,996	0	0	0	0

FY 2022 TIF Revenue Received: 0



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

**TIF Taxing District Value by Class - 1/1/2020 for FY 2022**

	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 2022	18,366	0	0	0	0

FY 2022 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	UR Designation
		No
	Blighted	No
	Economic Development	09/1999

**TIF Taxing District Value by Class - 1/1/2020 for FY 2022**

	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 2022	6,772	0	0	0	0

FY 2022 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 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

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

### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	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 2022	3,460	0	0	0	0

FY 2022 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

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

### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	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 2022	3,086	0	0	0	0

FY 2022 TIF Revenue Received: 0

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**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
	Blighted	12/1994
	Economic Development	12/1994

**TIF Taxing District Value by Class - 1/1/2020 for FY 2022**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,482,980	0	0	0	-9,260	5,473,720	0	5,473,720
Taxable	0	3,092,910	0	0	0	-9,260	3,083,650	0	3,083,650
Homestead Credits									16

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	9,600	3,083,650	0	3,083,650	97,893

FY 2022 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
	Blighted	12/1994
	Economic Development	12/1994

**TIF Taxing District Value by Class - 1/1/2020 for FY 2022**

	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	18,429	0	0	0	0	18,429	0	18,429
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	7,944	18,429	0	18,429	585

FY 2022 TIF Revenue Received: 0

**Resolution No. 11-09-22-3**

**Resolution Approving the  
Annual Jasper County, Prairie City TIF Certification 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 2022 Annual Jasper County, Prairie City TIF Report in accordance with the rules and regulations set forth by the Iowa Department of Management.

Passed and approved this 9th day of November, 2022.

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Eric Imerman, Mayor

Attest:

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Deb Townsend, Mayor Pro Tem

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area**

City: Prairie City County: Jasper

Urban Renewal Area Name: Prairie City Urban Renewal Area

Urban Renewal Area Number: 50007 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ 24,805

\*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

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Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Signature of Authorized Official Telephone

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**City: Prairie City County: JasperUrban Renewal Area Name: Prairie City Urban Renewal AreaUrban Renewal Area Number: 50007 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. Admin Costs for Rolling Prairie Estates Plats 3 and 4 Developer Agreement. This will only happen in year #1 of the TIF payments.	11/10/2022	7,500
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2. LMI Portion of TIF Revenues generated by Rolling Prairie Estates Plat 3&4 Developer Agreement. 36.69% after Admin withholding	11/10/2022	6,349
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. Developer Portion of TIF Revenues generated by Rolling Prairie Estates Plat 3&4 Developer Agreement. 63.31% after Admin withholding	11/10/2022	10,956
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

**Total For City TIF Form 1.1 Page 1: 24,805**

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

Telephone

