

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: FAIRFAX
 Local Government Number: 57G544

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
FAIRFAX URBAN RENEWAL	57050	10

TIF Debt Outstanding: 9,823,956

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	14,994	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	992,826
TIF Sp. Revenue Fund Interest:	625
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	993,451

Rebate Expenditures:	0
Non-Rebate Expenditures:	934,006
Returned to County Treasurer:	0
Total Expenditures:	934,006

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	74,439	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 8,815,511

Urban Renewal Area Data Collection

Local Government Name: FAIRFAX (57G544)
 Urban Renewal Area: FAIRFAX URBAN RENEWAL
 UR Area Number: 57050
 UR Area Creation Date: 11/1998

This UR Plan was developed to help local officials promote economic development in Fairfax. Primary goal is to stimulate, through public involvement & commitment, private investment in new & expanding commercial, industrial, & residential development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
FAIRFAX CITY/COLLEGE SCH/ INCR	57379	57380	18,655,449
FAIRFAX CITY AG/COLLEGE SCH/ INCR	57381	57382	0
FAIRFAX CITY/COLLEGE SCH/ #1 INCR	57440	57441	8,290,328
FAIRFAX CITY AG/COLLEGE SCH/ #1 INCR	57442	57443	0
FAIRFAX CITY/COLLEGE SCH/ #2 INCR	57624	57625	8,620,335
FAIRFAX CITY AG/COLLEGE SCH/ #2 INCR	57626	57627	0
FAIRFAX CITY/COLLEGE SCH/ #3 INCR	57720	57721	268,699
FAIRFAX TWP/COLLEGE SCH/FAIRFAX 2013 # 4 TIF INCREM	57738	57739	0
FAIRFAX CITY/COLLEGE SCH/ #4 TIF INCR	57740	57741	0
FAIRFAX CITY AG/COLLEGE SCH/ #4 TIF INCREM	57742	57743	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	443,600	152,559,400	16,127,700	343,100	0	-200,016	169,273,784	0	169,273,784
Taxable	198,299	85,026,666	14,514,930	308,790	0	-200,016	99,848,669	0	99,848,669
Homestead Credits									600

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **14,994** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

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TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **74,439** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For FAIRFAX URBAN RENEWAL

WWTF Project 2008B

Description:	waste water treatment facility project
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

Sanitary Sewer Improvements 2008A

Description:	sanitary sewer system improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Water Main Replacement 2009

Description:	water main replacment
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Remote Meter Read Program

Description:	remote meter read program
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Library Improvements

Description:	library building improvements
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Park & Athletic Fields

Description:	new park with athletic fields, trail, playground, and building
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Drainage Improvements 2009

Description:	drainage improvements
Classification:	Roads, Bridges & Utilities

Physically Complete:	Yes
Payments Complete:	No

WWTF Project 2008A

Description:	waste water treatment facility project
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

Sewer System Improvements 2004

Description:	sanitary sewer system improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

WWTF Project 2005

Description:	waste water treatment facility project
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

Water Main Replacement 2011

Description:	water main replacement
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Water Main Replacement 2012

Description:	water main replacement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Sanitary Sewer & Water Extensions

Description:	sewer and water lines extensions
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Parking Lot Improvements

Description:	parking lot improvements Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Administrative Fees

Description:	loan processing fees
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

East Cemetery Rd Area Improvements Phase 1

Description:	water and sewer extension and drainage improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

East Cemetery Rd Area Improvements Phase 2

Description:	drainage improvements, street reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Trail Project 2014

Description:	trail with pedestrian bridge Recreational facilities (lake development, parks, ball fields, trails)
Classification:	trails)
Physically Complete:	No
Payments Complete:	No

Vanderbilt, WM, UV, FD, & Dev

Description:	street, water, & sewer improv, fire truck, dev planing
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For FAIRFAX URBAN RENEWAL

\$560,000 GO, Series 2008A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	145,000
Interest:	8,500
Total:	153,500
Annual Appropriation?:	No
Date Incurred:	03/11/2008
FY of Last Payment:	2018

\$790,000 GO, Series 2009

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	458,000
Interest:	67,076
Total:	525,076
Annual Appropriation?:	No
Date Incurred:	03/24/2009
FY of Last Payment:	2021

\$139,000 GO, SRF Series 2010

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	72,160
Interest:	16,568
Total:	88,728
Annual Appropriation?:	No
Date Incurred:	02/10/2010
FY of Last Payment:	2029

\$540,000 GO, Series 2011

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	390,000
Interest:	52,898
Total:	442,898
Annual Appropriation?:	No
Date Incurred:	05/12/2011
FY of Last Payment:	2022

\$590,000 GO, Series 2012

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	285,000
Interest:	12,703
Total:	297,703
Annual Appropriation?:	No
Date Incurred:	06/26/2012
FY of Last Payment:	2020

\$2,260,000 GO, Series 2001B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,735,000
Interest:	227,070
Total:	1,962,070
Annual Appropriation?:	No
Date Incurred:	11/10/2011
FY of Last Payment:	2024

\$2,485,000 GO, Series 2013

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,065,000
Interest:	309,183
Total:	2,374,183
Annual Appropriation?:	No
Date Incurred:	09/10/2013
FY of Last Payment:	2025

\$1,330,000 GO, Series 2014

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,330,000
Interest:	213,475
Total:	1,543,475
Annual Appropriation?:	No
Date Incurred:	04/08/2014
FY of Last Payment:	2027

Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	34,495
Interest:	0
Total:	34,495
Annual Appropriation?:	No
Date Incurred:	04/08/2014
FY of Last Payment:	2029

\$2,080,000 GO, Series 2015

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,080,000
Interest:	321,828
Total:	2,401,828
Annual Appropriation?:	No
Date Incurred:	06/10/2015
FY of Last Payment:	2028

Non-Rebates For FAIRFAX URBAN RENEWAL

TIF Expenditure Amount: 79,930
 Tied To Debt: \$560,000 GO, Series 2008A
 Tied To Project: Sanitary Sewer Improvements
 2008A

TIF Expenditure Amount: 85,947
 Tied To Debt: \$790,000 GO, Series 2009
 Tied To Project: Water Main Replacement 2009

TIF Expenditure Amount: 6,265
 Tied To Debt: \$139,000 GO, SRF Series 2010
 Tied To Project: Remote Meter Read Program

TIF Expenditure Amount: 61,810
 Tied To Debt: \$540,000 GO, Series 2011
 Tied To Project: Library Improvements

TIF Expenditure Amount: 63,840
 Tied To Debt: \$590,000 GO, Series 2012
 Tied To Project: Water Main Replacement 2011

TIF Expenditure Amount: 215,890
 Tied To Debt: \$2,260,000 GO, Series 2001B
 Tied To Project: Water Main Replacement 2012

TIF Expenditure Amount: 600
 Tied To Debt: \$560,000 GO, Series 2008A
 Tied To Project: Administrative Fees

TIF Expenditure Amount: 545
 Tied To Debt: \$790,000 GO, Series 2009
 Tied To Project: Administrative Fees

TIF Expenditure Amount: 180
 Tied To Debt: \$139,000 GO, SRF Series 2010
 Tied To Project: Administrative Fees

TIF Expenditure Amount: 500
 Tied To Debt: \$540,000 GO, Series 2011
 Tied To Project: Administrative Fees

TIF Expenditure Amount: 381
 Tied To Debt: \$590,000 GO, Series 2012
 Tied To Project: Administrative Fees

TIF Expenditure Amount: 500
 Tied To Debt: \$2,260,000 GO, Series 2001B
 Tied To Project: Administrative Fees

TIF Expenditure Amount: 240,343

Tied To Debt: \$2,485,000 GO, Series 2013
Tied To Project: East Cemetery Rd Area
Improvements Phase 1

TIF Expenditure Amount: 500
Tied To Debt: \$2,485,000 GO, Series 2013
Tied To Project: Administrative Fees

TIF Expenditure Amount: 1,589
Tied To Debt: \$2,080,000 GO, Series 2015
Tied To Project: Administrative Fees

TIF Expenditure Amount: 129,727
Tied To Debt: \$1,330,000 GO, Series 2014
Tied To Project: East Cemetery Rd Area
Improvements Phase 2

TIF Expenditure Amount: 500
Tied To Debt: \$1,330,000 GO, Series 2014
Tied To Project: Administrative Fees

TIF Expenditure Amount: 44,959
Tied To Debt: \$2,080,000 GO, Series 2015
Tied To Project: Vanderbilt, WM, UV, FD, & Dev

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name: FAIRFAX (57G544)
 Urban Renewal Area: FAIRFAX URBAN RENEWAL (57050)
 TIF Taxing District Name: FAIRFAX CITY/COLLEGE SCH/ INCR
 TIF Taxing District Inc. Number: 57380
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1998

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	64,158,000	15,059,800	343,100	0	-94,452	79,466,448	0	79,466,448
Taxable	0	35,757,494	13,553,820	308,790	0	-94,452	49,525,652	0	49,525,652
Homestead Credits									287

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	7,010,753	49,525,652	18,655,449	30,870,203	819,357

FY 2016 TIF Revenue Received: 507,030

TIF Taxing District Data Collection

Local Government Name: FAIRFAX (57G544)
 Urban Renewal Area: FAIRFAX URBAN RENEWAL (57050)
 TIF Taxing District Name: FAIRFAX CITY AG/COLLEGE SCH/ INCR
 TIF Taxing District Inc. Number: 57382
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1998

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	130,100	0	0	0	0	0	130,100	0	130,100
Taxable	58,158	0	0	0	0	0	58,158	0	58,158
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	155,759	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: FAIRFAX (57G544)
 Urban Renewal Area: FAIRFAX URBAN RENEWAL (57050)
 TIF Taxing District Name: FAIRFAX CITY/COLLEGE SCH/ #1 INCR
 TIF Taxing District Inc. Number: 57441
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	39,582,400	0	0	0	-51,856	39,530,544	0	39,530,544
Taxable	0	22,060,649	0	0	0	-51,856	22,008,793	0	22,008,793
Homestead Credits									135

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	520,369	22,008,793	8,290,328	13,718,465	364,116

FY 2016 TIF Revenue Received: 238,282

TIF Taxing District Data Collection

Local Government Name: FAIRFAX (57G544)
 Urban Renewal Area: FAIRFAX URBAN RENEWAL (57050)
 TIF Taxing District Name: FAIRFAX CITY AG/COLLEGE SCH/ #1 INCR
 TIF Taxing District Inc. Number: 57443
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	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 2016	64,274	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: FAIRFAX (57G544)
 Urban Renewal Area: FAIRFAX URBAN RENEWAL (57050)
 TIF Taxing District Name: FAIRFAX CITY/COLLEGE SCH/ #2 INCR
 TIF Taxing District Inc. Number: 57625
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2006

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	39,623,700	921,100	0	0	-27,780	40,517,020	0	40,517,020
Taxable	0	22,083,671	828,990	0	0	-27,780	22,884,881	0	22,884,881
Homestead Credits									117

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	4,732,159	22,884,881	8,620,335	14,264,546	378,610

FY 2016 TIF Revenue Received: 237,575

TIF Taxing District Data Collection

Local Government Name: FAIRFAX (57G544)
 Urban Renewal Area: FAIRFAX URBAN RENEWAL (57050)
 TIF Taxing District Name: FAIRFAX CITY AG/COLLEGE SCH/ #2 INCR
 TIF Taxing District Inc. Number: 57627
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2006

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	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 2016	0	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: FAIRFAX (57G544)
 Urban Renewal Area: FAIRFAX URBAN RENEWAL (57050)
 TIF Taxing District Name: FAIRFAX CITY/COLLEGE SCH/ #3 INCR
 TIF Taxing District Inc. Number: 57721
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	9,195,300	146,800	0	0	-25,928	9,316,172	0	9,316,172
Taxable	0	5,124,852	132,120	0	0	-25,928	5,231,044	0	5,231,044
Homestead Credits									61

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	8,628,771	713,329	268,699	444,630	11,801

FY 2016 TIF Revenue Received: 9,689

TIF Taxing District Data Collection

Local Government Name: FAIRFAX (57G544)
 Urban Renewal Area: FAIRFAX URBAN RENEWAL (57050)
 TIF Taxing District Name: FAIRFAX TWP/COLLEGE SCH/FAIRFAX 2013 # 4 TIF INCREM
 TIF Taxing District Inc. Number: 57739
 TIF Taxing District Base Year: 2012
 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 - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	240,000	0	0	0	0	0	240,000	0	240,000
Taxable	107,285	0	0	0	0	0	107,285	0	107,285
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	160,900	79,100	0	79,100	1,744

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: FAIRFAX (57G544)
 Urban Renewal Area: FAIRFAX URBAN RENEWAL (57050)
 TIF Taxing District Name: FAIRFAX CITY/COLLEGE SCH/ #4 TIF INCR
 TIF Taxing District Inc. Number: 57741
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2016
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2036

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	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 2016	0	0	0	0	0

FY 2016 TIF Revenue Received: 250

TIF Taxing District Data Collection

Local Government Name: FAIRFAX (57G544)
 Urban Renewal Area: FAIRFAX URBAN RENEWAL (57050)
 TIF Taxing District Name: FAIRFAX CITY AG/COLLEGE SCH/ #4 TIF INCREM
 TIF Taxing District Inc. Number: 57743
 TIF Taxing District Base Year: 2012
 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 - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	73,500	0	0	0	0	0	73,500	0	73,500
Taxable	32,856	0	0	0	0	0	32,856	0	32,856
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	60,000	13,500	0	13,500	292

FY 2016 TIF Revenue Received: 0