

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: CHARITON
 Local Government Number: 59G563

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CHARITON CONSOLIDATED TIF AREA	59007	8

TIF Debt Outstanding: 850,000

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	0	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	140,776
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	140,776

Rebate Expenditures:	18,646
Non-Rebate Expenditures:	122,000
Returned to County Treasurer:	0
Total Expenditures:	140,646

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	130	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: 709,224

Urban Renewal Area Data Collection

Local Government Name: CHARITON (59G563)
 Urban Renewal Area: CHARITON CONSOLIDATED TIF AREA
 UR Area Number: 59007

UR Area Creation Date: 02/2012

UR Area Purpose: Economic Development area that is appropriate for the promotion of commercial development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CHARITON CITY/CHARITON SCH/CITY TIF 1 INCREM	59035	59040	0
CHARITON CITY/CHARITON SCH/CITY TIF 2 INCREM	59042	59043	0
LINCOLN TWP/CHARITON SCH/CITY TIF 2 INCREM	59044	59045	0
LINCOLN TWP/CHARITON SCH/CITY TIF 1 INCREM	59046	59047	0
CHARITON CITY AG/CHARITON SCH/CITY TIF 1 INCREM	59048	59049	0
CHARITON CITY AG/CHARITON SCH/CITY TIF 2 INCREM	59050	59051	0
CHARITON CITY/CHARITON SCH/CITY URBAN RENEWAL TIF 3 INCR	59052	59053	0
CHARITON CITY/CHARITON SCH/CITY CONSOLIDATED URBAN RENEWAL TIF INCR	59064	59065	3,737,286

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	21,713,584	6,557,127	0	0	-98,156	28,172,555	0	28,172,555
Taxable	0	12,101,734	5,901,410	0	0	-98,156	17,904,988	0	17,904,988
Homestead Credits									227

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

TIF Revenue:	140,776
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	140,776

Rebate Expenditures:	18,646
Non-Rebate Expenditures:	122,000
Returned to County Treasurer:	0
Total Expenditures:	140,646

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: 130 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For CHARITON CONSOLIDATED TIF AREA

Hotel Charitone

Description:	Rehabilitate historic hotel to living and commercial space
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

Downtown Facade Renovation

Description:	Historic rehab of 18 storefronts in the historic downtown district
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For CHARITON CONSOLIDATED TIF AREA

Hotel Charitone Development Agreement

Debt/Obligation Type:	Rebates
Principal:	500,000
Interest:	0
Total:	500,000
Annual Appropriation?:	Yes
Date Incurred:	01/21/2013
FY of Last Payment:	2030

Downtown Facade Renovation

Debt/Obligation Type:	Internal Loans
Principal:	350,000
Interest:	0
Total:	350,000
Annual Appropriation?:	No
Date Incurred:	01/01/2015
FY of Last Payment:	2019

Non-Rebates For CHARITON CONSOLIDATED TIF AREA

TIF Expenditure Amount:	122,000
Tied To Debt:	Downtown Facade Renovation
Tied To Project:	Downtown Facade Renovation

Rebates For CHARITON CONSOLIDATED TIF AREA

Hotel Charitone

TIF Expenditure Amount:	18,646
Rebate Paid To:	Hotel Charitone LLC
Tied To Debt:	Hotel Charitone Development Agreement
Tied To Project:	Hotel Charitone
Projected Final FY of Rebate:	2030

TIF Taxing District Data Collection

Local Government Name: CHARITON (59G563)
 Urban Renewal Area: CHARITON CONSOLIDATED TIF AREA (59007)
 TIF Taxing District Name: CHARITON CITY/CHARITON SCH/CITY TIF 1 INCREM
 TIF Taxing District Inc. Number: 59040
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

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	2,495,360	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CHARITON (59G563)
 Urban Renewal Area: CHARITON CONSOLIDATED TIF AREA (59007)
 TIF Taxing District Name: CHARITON CITY/CHARITON SCH/CITY TIF 2 INCREM
 TIF Taxing District Inc. Number: 59043
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

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	1,979,311	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CHARITON (59G563)
 Urban Renewal Area: CHARITON CONSOLIDATED TIF AREA (59007)
 TIF Taxing District Name: LINCOLN TWP/CHARITON SCH/CITY TIF 2 INCREM
 TIF Taxing District Inc. Number: 59045
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

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	399,578	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CHARITON (59G563)
 Urban Renewal Area: CHARITON CONSOLIDATED TIF AREA (59007)
 TIF Taxing District Name: LINCOLN TWP/CHARITON SCH/CITY TIF 1 INCREM
 TIF Taxing District Inc. Number: 59047
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

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	257,100	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CHARITON (59G563)
 Urban Renewal Area: CHARITON CONSOLIDATED TIF AREA (59007)
 TIF Taxing District Name: CHARITON CITY AG/CHARITON SCH/CITY TIF 1 INCREM
 TIF Taxing District Inc. Number: 59049
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

	UR Designation
Slum	No
Blighted	No
Economic Development	07/1994

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	19,633	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CHARITON (59G563)
 Urban Renewal Area: CHARITON CONSOLIDATED TIF AREA (59007)
 TIF Taxing District Name: CHARITON CITY AG/CHARITON SCH/CITY TIF 2 INCREM
 TIF Taxing District Inc. Number: 59051
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

	UR Designation
Slum	No
Blighted	No
Economic Development	07/1994

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	19,587	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CHARITON (59G563)
 Urban Renewal Area: CHARITON CONSOLIDATED TIF AREA (59007)
 TIF Taxing District Name: CHARITON CITY/CHARITON SCH/CITY URBAN RENEWAL TIF 3 INCR
 TIF Taxing District Inc. Number: 59053
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

	UR Designation
Slum	No
Blighted	No
Economic Development	07/1994

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	18,981,383	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CHARITON (59G563)
 Urban Renewal Area: CHARITON CONSOLIDATED TIF AREA (59007)
 TIF Taxing District Name: CHARITON CITY/CHARITON SCH/CITY CONSOLIDATED URBAN RENEWAL TIF INCR
 TIF Taxing District Inc. Number: 59065
 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 - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	21,713,584	6,557,127	0	0	-98,156	28,172,555	0	28,172,555
Taxable	0	12,101,734	5,901,410	0	0	-98,156	17,904,988	0	17,904,988
Homestead Credits									227

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	5,079,465	17,904,988	3,737,286	14,167,702	561,830

FY 2016 TIF Revenue Received: 140,776