

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: STACYVILLE
 Local Government Number: 66G630

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
STACYVILLE URBAN RENEWAL	66002	5

TIF Debt Outstanding: 1,516,623

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:	155,379
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	155,379

Rebate Expenditures:	30,000
Non-Rebate Expenditures:	125,379
Returned to County Treasurer:	0
Total Expenditures:	155,379

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	0	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: 1,361,244

Urban Renewal Area Data Collection

Local Government Name: STACYVILLE (66G630)
 Urban Renewal Area: STACYVILLE URBAN RENEWAL
 UR Area Number: 66002
 UR Area Creation Date: 09/1995
 UR Area Purpose: Street, Utility, Incentives

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
STACYVILLE CITY/ST ANSGAR SCH UR TIF INCREMENT	66072	66073	212,530
STACYVILLE CITY AG/ST ANSGAR SCH #2 UR TIF INCREMENT	66074	66075	15,480
STACYVILLE CITY/ST ANSGAR SCH #2 UR TIF INCREMENT	66080	66081	4,435,057
STACYVILLE CITY/ST ANSGAR SCH/#3 UR TIF INCREMENT	66086	66087	987,791
STACYVILLE CITY AG/ST ANSGAR SCH/#3 UR TIF INCREMENT	66088	66089	131,602

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	344,910	2,930,130	4,761,810	470,030	0	-14,816	8,492,064	0	8,492,064
Taxable	154,181	1,633,068	4,285,629	423,027	0	-14,816	6,481,089	0	6,481,089
Homestead Credits									24

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:	155,379
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Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
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TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: 0 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For STACYVILLE URBAN RENEWAL

Pitzen Addition

Description:	water, sewer, street
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Rolling Hills

Description:	water, sewer, street
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Church Street Sewer

Description:	sewer
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Diamond Brook

Description:	water, sewer
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Albion Lift

Description:	sewer
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Ind Park Utilities

Description:	water, sewer
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Ind Park Road

Description:	street
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Water Filtration

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

B Mayer Util Extension

Description:	water, sewer
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

N I Produce

Description:	incentives
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

FCBB Ind Park Road

Description:	street
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

USDA Ind Park Util

Description:	water, sewer
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Union Street

Description:	street
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Albion Street

Description:	street
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Heartland Union Street

Description:	street
Classification:	Industrial/manufacturing property

Physically Complete: Yes
Payments Complete: No

Northern Coop Grant

Description: incentives
Classification: Industrial/manufacturing property
Physically Complete: Yes
Payments Complete: No

Northern Coop Rebate

Description: incentives
Classification: Industrial/manufacturing property
Physically Complete: Yes
Payments Complete: No

Rolling Hills Road Improve

Description: street
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

Debts/Obligations For STACYVILLE URBAN RENEWAL

Pitzen Gen

Debt/Obligation Type:	Internal Loans
Principal:	32,293
Interest:	0
Total:	32,293
Annual Appropriation?:	No
Date Incurred:	07/09/1994
FY of Last Payment:	2020

Rolling Hills Gen

Debt/Obligation Type:	Internal Loans
Principal:	100,169
Interest:	0
Total:	100,169
Annual Appropriation?:	No
Date Incurred:	05/15/2003
FY of Last Payment:	2020

Church Street Sewer

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/05/2005
FY of Last Payment:	2022

Diamond Brook Gen

Debt/Obligation Type:	Internal Loans
Principal:	80,937
Interest:	0
Total:	80,937
Annual Appropriation?:	No
Date Incurred:	09/09/2006
FY of Last Payment:	2026

Albion Lift

Debt/Obligation Type:	Internal Loans
Principal:	41,728
Interest:	0
Total:	41,728
Annual Appropriation?:	No
Date Incurred:	03/03/2008
FY of Last Payment:	2028

Ind Park Util Gen

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/09/2008
FY of Last Payment:	2030

Ind Park Road Gen

Debt/Obligation Type:	Internal Loans
Principal:	182,088
Interest:	0
Total:	182,088
Annual Appropriation?:	No
Date Incurred:	09/09/2008
FY of Last Payment:	2038

Water Filtration

Debt/Obligation Type:	Internal Loans
Principal:	155,774
Interest:	0
Total:	155,774
Annual Appropriation?:	No
Date Incurred:	03/03/2009
FY of Last Payment:	2046

B Mayer Util Extension

Debt/Obligation Type:	Internal Loans
Principal:	35,036
Interest:	0
Total:	35,036
Annual Appropriation?:	No
Date Incurred:	06/06/2009
FY of Last Payment:	2048

N I Produce

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/08/2010
FY of Last Payment:	2023

FCNB Ind Park Road

Debt/Obligation Type:	TIF Revenue Bonds/Notes
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Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/09/2010
FY of Last Payment:	2025

USDA Ind Park Util

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/08/2010
FY of Last Payment:	2030

Union Street

Debt/Obligation Type:	Internal Loans
Principal:	48,207
Interest:	0
Total:	48,207
Annual Appropriation?:	No
Date Incurred:	11/11/2013
FY of Last Payment:	2033

Albion Street

Debt/Obligation Type:	Internal Loans
Principal:	22,415
Interest:	0
Total:	22,415
Annual Appropriation?:	No
Date Incurred:	11/11/2013
FY of Last Payment:	2033

Heartland Union Street

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	156,070
Interest:	0
Total:	156,070
Annual Appropriation?:	No
Date Incurred:	09/12/2014
FY of Last Payment:	2024

Northern Coop Grant

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No

Date Incurred:	12/23/2014
FY of Last Payment:	2024

Northern Coop Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/23/2014
FY of Last Payment:	2024

StA NCC & NIP

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	166,865
Interest:	0
Total:	166,865
Annual Appropriation?:	No
Date Incurred:	12/29/2015
FY of Last Payment:	2025

StA Industrial Park

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	471,149
Interest:	0
Total:	471,149
Annual Appropriation?:	No
Date Incurred:	12/29/2015
FY of Last Payment:	2025

Rolling Hills Road Improve

Debt/Obligation Type:	Internal Loans
Principal:	23,892
Interest:	0
Total:	23,892
Annual Appropriation?:	No
Date Incurred:	08/01/2015
FY of Last Payment:	2030

Non-Rebates For STACYVILLE URBAN RENEWAL

TIF Expenditure Amount: 5,757
 Tied To Debt: Pitzen Gen
 Tied To Project: Pitzen Addition

TIF Expenditure Amount: 3,163
 Tied To Debt: N I Produce
 Tied To Project: N I Produce

TIF Expenditure Amount: 7,997
 Tied To Debt: FCNB Ind Park Road
 Tied To Project: FCBB Ind Park Road

TIF Expenditure Amount: 8,986
 Tied To Debt: USDA Ind Park Util
 Tied To Project: USDA Ind Park Util

TIF Expenditure Amount: 0
 Tied To Debt: Church Street Sewer
 Tied To Project: Church Street Sewer

TIF Expenditure Amount: 18,924
 Tied To Debt: Heartland Union Street
 Tied To Project: Heartland Union Street

TIF Expenditure Amount: 6,917
 Tied To Debt: Northern Coop Grant
 Tied To Project: Northern Coop Grant

TIF Expenditure Amount: 36,835
 Tied To Debt: Albion Street
 Tied To Project: Albion Street

TIF Expenditure Amount: 11,700
 Tied To Debt: StA NCC & NIP
 Tied To Project: N I Produce

TIF Expenditure Amount: 25,100
 Tied To Debt: StA Industrial Park
 Tied To Project: USDA Ind Park Util

Rebates For STACYVILLE URBAN RENEWAL

Northern Country Coop

TIF Expenditure Amount:	30,000
Rebate Paid To:	Northern Country Coop
Tied To Debt:	Northern Coop Rebate
Tied To Project:	Northern Coop Rebate
Projected Final FY of Rebate:	2024

TIF Taxing District Data Collection

Local Government Name: STACYVILLE (66G630)
 Urban Renewal Area: STACYVILLE URBAN RENEWAL (66002)
 TIF Taxing District Name: STACYVILLE CITY/ST ANSGAR SCH UR TIF INCREMENT
 TIF Taxing District Inc. Number: 66073

TIF Taxing District Base Year:	1996	UR Designation	
FY TIF Revenue First Received:	2000	Slum	No
Subject to a Statutory end date?	No	Blighted	11/2009
		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	136,040	600,900	0	0	0	736,940	0	736,940
Taxable	0	75,819	540,810	0	0	0	616,629	0	616,629
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	524,410	212,530	212,530	0	0

FY 2016 TIF Revenue Received: 120,233

TIF Taxing District Data Collection

Local Government Name: STACYVILLE (66G630)
 Urban Renewal Area: STACYVILLE URBAN RENEWAL (66002)
 TIF Taxing District Name: STACYVILLE CITY AG/ST ANSGAR SCH #2 UR TIF INCREMENT
 TIF Taxing District Inc. Number: 66075

TIF Taxing District Base Year:	1995	UR Designation	
FY TIF Revenue First Received:	1998	Slum	No
Subject to a Statutory end date?	No	Blighted	11/2009
		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	50,510	0	0	0	0	0	50,510	0	50,510
Taxable	22,579	0	0	0	0	0	22,579	0	22,579
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	35,030	15,480	15,480	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: STACYVILLE (66G630)
 Urban Renewal Area: STACYVILLE URBAN RENEWAL (66002)
 TIF Taxing District Name: STACYVILLE CITY/ST ANSGAR SCH #2 UR TIF INCREMENT
 TIF Taxing District Inc. Number: 66081

TIF Taxing District Base Year:	1995	UR Designation	
FY TIF Revenue First Received:	1998	Slum	No
Subject to a Statutory end date?	No	Blighted	11/2009
		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	1,667,470	3,905,530	0	0	-9,260	5,563,740	0	5,563,740
Taxable	0	929,340	3,514,977	0	0	-9,260	4,435,057	0	4,435,057
Homestead Credits									14

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	2,900	4,435,057	4,435,057	0	0

FY 2016 TIF Revenue Received: 5,757

TIF Taxing District Data Collection

Local Government Name: STACYVILLE (66G630)
 Urban Renewal Area: STACYVILLE URBAN RENEWAL (66002)
 TIF Taxing District Name: STACYVILLE CITY/ST ANSGAR SCH/#3 UR TIF INCREMENT
 TIF Taxing District Inc. Number: 66087

TIF Taxing District Base Year:	2003	UR Designation	
FY TIF Revenue First Received:	2005	Slum	No
Subject to a Statutory end date?	No	Blighted	11/2009
		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	1,126,620	255,380	470,030	0	-5,556	1,846,474	0	1,846,474
Taxable	0	627,909	229,842	423,027	0	-5,556	1,275,222	0	1,275,222
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	453,910	1,275,222	987,791	287,431	7,785

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: STACYVILLE (66G630)
 Urban Renewal Area: STACYVILLE URBAN RENEWAL (66002)
 TIF Taxing District Name: STACYVILLE CITY AG/ST ANSGAR SCH/#3 UR TIF INCREMENT
 TIF Taxing District Inc. Number: 66089
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	11/2009
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	294,400	0	0	0	0	0	294,400	0	294,400
Taxable	131,602	0	0	0	0	0	131,602	0	131,602
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	67,500	131,602	131,602	0	0

FY 2016 TIF Revenue Received: 29,389