

# Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## Levy Authority Summary

Local Government Name: MANNING  
Local Government Number: 14G123

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MANNING URBAN RENEWAL	14011	4
MANNING CITY URBAN RENEWAL CHAR MAC	14036	1

**TIF Debt Outstanding: 949,731**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:		Amount of 07-01-2019 Cash Balance Restricted for LMI	
	8,394	0	
TIF Revenue:	91,361		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>91,361</b>		
Rebate Expenditures:	34,261		
Non-Rebate Expenditures:	70,794		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>105,055</b>		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:		Amount of 06-30-2020 Cash Balance Restricted for LMI	
	-5,300	0	

**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 849,976**

## Urban Renewal Area Data Collection

Local Government Name: MANNING (14G123)  
 Urban Renewal Area: MANNING URBAN RENEWAL  
 UR Area Number: 14011

UR Area Creation Date: 11/1994

UR Area Purpose: Economic Development. See plan and plan ammendments.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MANNING CITY AG/IKM-MANNING SCH/MATF1 UR TIF INCREM	140135	140136	0
MANNING CITY/IKM-MANNING SCH/MCTF1 UR TIF INCREM	140137	140138	172,399
MANNING CITY/IKM-MANNING SCH/MCTF3 UR TIF INCREM	140199	140200	0
MANNING INC-AMEND.UR MCTF2 INCREMENT	140212	140213	992,430

## Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,240	5,226,140	5,720,980	0	0	10,951,360	0	10,951,360
Taxable	0	2,414	4,703,526	5,148,882	0	0	9,854,822	0	9,854,822
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** **15,180** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 33,087  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 33,087**

Rebate Expenditures: 34,261  
 Non-Rebate Expenditures: 28,898  
 Returned to County Treasurer: 0  
**Total Expenditures: 63,159**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** **-14,892** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For MANNING URBAN RENEWAL

### 311th Street Paving

Description:	Pave 311th Street (Heritage Dr)
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Boulders Inn & Suites

Description:	Hotel Development Agreement
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

### Industrial Park Improvements-Betterment

Description:	Industrial Park Improvements-Betterment
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Accura Nursing Home

Description:	Accura Nursing Home
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For MANNING URBAN RENEWAL

### 311th St (Heritage Dr)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	195,639
Interest:	23,835
Total:	219,474
Annual Appropriation?:	No
Date Incurred:	09/01/2016
FY of Last Payment:	2028

### Boulder's Inn & Suites

Debt/Obligation Type:	Rebates
Principal:	46,470
Interest:	0
Total:	46,470
Annual Appropriation?:	Yes
Date Incurred:	05/17/2016
FY of Last Payment:	2028

### Betterment Foundation-Industrial Park

Debt/Obligation Type:	Rebates
Principal:	34,261
Interest:	0
Total:	34,261
Annual Appropriation?:	Yes
Date Incurred:	11/15/2016
FY of Last Payment:	2022

### Accura Healthcare of Manning-Rebate

Debt/Obligation Type:	Rebates
Principal:	150,000
Interest:	0
Total:	150,000
Annual Appropriation?:	Yes
Date Incurred:	07/26/2019
FY of Last Payment:	2031

### Internal Advance-Legal Fee

Debt/Obligation Type:	Rebates
Principal:	7,423
Interest:	0
Total:	7,423
Annual Appropriation?:	Yes
Date Incurred:	01/21/2020
FY of Last Payment:	2021

## Non-Rebates For MANNING URBAN RENEWAL

TIF Expenditure Amount:	28,898
Tied To Debt:	311th St (Heritage Dr)
Tied To Project:	311th Street Paving

## Rebates For MANNING URBAN RENEWAL

### Industrail Park Development

TIF Expenditure Amount:	34,261
Rebate Paid To:	Manning Betterment Foundation
Tied To Debt:	Betterment Foundation-Industrial Park
Tied To Project:	Industrial Park Improvements- Betterment
Projected Final FY of Rebate:	2021

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### TIF Taxing District Data Collection

Local Government Name: MANNING (14G123)  
 Urban Renewal Area: MANNING URBAN RENEWAL (14011)  
 TIF Taxing District Name: MANNING CITY AG/IKM-MANNING SCH/MATF1 UR TIF INCREM  
 TIF Taxing District Inc. Number: 140136  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	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 2020	85,380	0	0	0	0

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: MANNING (14G123)  
 Urban Renewal Area: MANNING URBAN RENEWAL (14011)  
 TIF Taxing District Name: MANNING CITY/IKM-MANNING SCH/MCTF1 UR TIF INCREM  
 TIF Taxing District Inc. Number: 140138  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,240	3,753,510	5,720,980	0	0	9,478,730	0	9,478,730
Taxable	0	2,414	3,378,159	5,148,882	0	0	8,529,455	0	8,529,455
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	3,738,436	5,740,294	172,399	5,567,895	155,872

FY 2020 TIF Revenue Received: 4,896

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### TIF Taxing District Data Collection

Local Government Name: MANNING (14G123)  
 Urban Renewal Area: MANNING URBAN RENEWAL (14011)  
 TIF Taxing District Name: MANNING CITY/IKM-MANNING SCH/MCTF3 UR TIF INCREM  
 TIF Taxing District Inc. Number: 140200  
 TIF Taxing District Base Year: 2012  
 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 - 1/1/2018 for FY 2020

	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 2020	6,281,192	0	0	0	0

FY 2020 TIF Revenue Received: 3

### TIF Taxing District Data Collection

Local Government Name: MANNING (14G123)  
 Urban Renewal Area: MANNING URBAN RENEWAL (14011)  
 TIF Taxing District Name: MANNING INC-AMEND.UR MCTF2 INCREMENT  
 TIF Taxing District Inc. Number: 140213  
 TIF Taxing District Base Year: 2002  
 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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,472,630	0	0	0	1,472,630	0	1,472,630
Taxable	0	0	1,325,367	0	0	0	1,325,367	0	1,325,367
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	480,200	992,430	992,430	0	0

FY 2020 TIF Revenue Received: 28,188



## Urban Renewal Area Data Collection

Local Government Name: MANNING (14G123)  
 Urban Renewal Area: MANNING CITY URBAN RENEWAL CHAR MAC  
 UR Area Number: 14036

UR Area Creation Date: 09/2014

UR Area Purpose: Char-Mac Assisted Living

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MANNING CITY/MANNING SCH/MCTF4 UR TIF INCREMENT	140205	140206	2,051,654

## Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	52,480	0	0	0	0	2,748,190	0	2,748,190
Taxable	0	29,871	0	0	0	0	2,051,654	0	2,051,654
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** -6,786      0      **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 58,274  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 58,274**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 41,896  
 Returned to County Treasurer: 0  
**Total Expenditures: 41,896**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** 9,592      0      **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For MANNING CITY URBAN RENEWAL CHAR MAC

### Char-Mac Assisted Living

Description:	Char-Mac Assisted Living
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For MANNING CITY URBAN RENEWAL CHAR MAC

### Char-Mac Assisted Living

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	365,000
Interest:	127,103
Total:	492,103
Annual Appropriation?:	No
Date Incurred:	09/30/2014
FY of Last Payment:	2031

## Non-Rebates For MANNING CITY URBAN RENEWAL CHAR MAC

TIF Expenditure Amount:	41,896
Tied To Debt:	Char-Mac Assisted Living
Tied To Project:	Char-Mac Assisted Living

## TIF Taxing District Data Collection

Local Government Name: MANNING (14G123)  
 Urban Renewal Area: MANNING CITY URBAN RENEWAL CHAR MAC (14036)  
 TIF Taxing District Name: MANNING CITY/MANNING SCH/MCTF4 UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 140206

TIF Taxing District Base Year: 2013  
 FY TIF Revenue First Received: 2020  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	52,480	0	0	0	0	2,748,190	0	2,748,190
Taxable	0	29,871	0	0	0	0	2,051,654	0	2,051,654
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	71,130	2,051,654	2,051,654	0	0

FY 2020 TIF Revenue Received: 58,274