

# Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## Levy Authority Summary

Local Government Name: DE SOTO  
Local Government Number: 25G232

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
DESOTO URBAN RENEWAL	25001	5
DESOTO URBAN RENEWAL 2016	25035	3

**TIF Debt Outstanding: 3,312,116**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	0	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	415,228		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>415,228</b>		

Rebate Expenditures:	70,620		
Non-Rebate Expenditures:	344,608		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>415,228</b>		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	0	0	Amount of 06-30-2020 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 2,896,888**

## Urban Renewal Area Data Collection

Local Government Name: DE SOTO (25G232)  
 Urban Renewal Area: DESOTO URBAN RENEWAL  
 UR Area Number: 25001

UR Area Creation Date: 04/1994

UR Area Purpose: This urban renewal plan has been developed to help local officials promote economic development in the City of De Soto. The primary goal is to stimulate, through public involvement and commitment, private investments in commercial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DESOTO CITY/ADM SCH/URBAN TIF INCREMENT (ORIG)	250142	250143	5,212,885
DESOTO CITY AG/ADM SCH/URBAN TIF INCREMENT (ORIG)	250144	250145	0
DESOTO CITY/ADM SCH/URBAN TIF 2 INCREMENT (AMEND)	250167	250168	540,506
DESOTO CITY/ADM SCH/DESOTO CORNER PROPERTIES TIF INC	250315	250316	667,156
DESOTO CITY AG/ADM SCH/DESOTO CORNER PROPERTIES URBAN TIF INC	250317	250318	0

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	278,940	13,758,870	7,842,380	0	0	-24,076	21,856,114	0	21,856,114
Taxable	156,576	7,831,243	7,058,142	0	0	-24,076	15,021,885	0	15,021,885
Homestead Credits									66

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

TIF Revenue: 0  
 TIF Sp. Revenue Fund Interest: 177,505  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 177,505**

Rebate Expenditures: 70,620  
 Non-Rebate Expenditures: 106,885  
 Returned to County Treasurer: 0  
**Total Expenditures: 177,505**

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

## Projects For DESOTO URBAN RENEWAL

### 2005 De Soto Corner Properties

Description:	2005 Ashland Crossroads
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### 2013 New Water Treatment Plant

Description:	2013 New Water Treatment Plant
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

### 2015 Waste Water Treatment Plant Upgrades

Description:	2015 Waste Water Treatment Plant Upgrades
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For DESOTO URBAN RENEWAL

### De Soto Corner Properties

Debt/Obligation Type:	Rebates
Principal:	528,286
Interest:	0
Total:	528,286
Annual Appropriation?:	Yes
Date Incurred:	04/13/2005
FY of Last Payment:	2026

### Waste Water Treatment Upgrades

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	656,360
Interest:	140,036
Total:	796,396
Annual Appropriation?:	Yes
Date Incurred:	11/17/2015
FY of Last Payment:	2038

### Water & Wastewater Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	430,431
Interest:	0
Total:	430,431
Annual Appropriation?:	No
Date Incurred:	12/01/2015
FY of Last Payment:	2038

## Non-Rebates For DESOTO URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Waste Water Treatment Upgrades
Tied To Project:	2013 New Water Treatment Plant

TIF Expenditure Amount:	106,885
Tied To Debt:	Waste Water Treatment Upgrades
Tied To Project:	2015 Waste Water Treatment Plant Upgrades

## Rebates For DESOTO URBAN RENEWAL

### Ashland Crossroads Plat 1

TIF Expenditure Amount:	70,620
Rebate Paid To:	De Soto Corner Properties
Tied To Debt:	De Soto Corner Properties
Tied To Project:	2005 De Soto Corner Properties
Projected Final FY of Rebate:	2026

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2020

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### TIF Taxing District Data Collection

Local Government Name: DE SOTO (25G232)  
 Urban Renewal Area: DESOTO URBAN RENEWAL (25001)  
 TIF Taxing District Name: DESOTO CITY/ADM SCH/URBAN TIF INCREMENT (ORIG)  
 TIF Taxing District Inc. Number: 250143

TIF Taxing District Base Year:	1993	<b>UR Designation</b>	
FY TIF Revenue First Received:	1994	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	01/1994

#### 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	13,303,990	4,615,360	0	0	-22,224	17,897,126	0	17,897,126
Taxable	0	7,572,334	4,153,824	0	0	-22,224	11,703,934	0	11,703,934
Homestead Credits									65

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	4,977,949	11,703,934	5,212,885	6,491,049	178,444

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: DE SOTO (25G232)  
 Urban Renewal Area: DESOTO URBAN RENEWAL (25001)  
 TIF Taxing District Name: DESOTO CITY AG/ADM SCH/URBAN TIF INCREMENT (ORIG)  
 TIF Taxing District Inc. Number: 250145

TIF Taxing District Base Year:	1993	<b>UR Designation</b>	
FY TIF Revenue First Received:	1994	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	01/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	278,940	0	0	0	0	0	278,940	0	278,940
Taxable	156,576	0	0	0	0	0	156,576	0	156,576
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	64,110	156,576	0	156,576	3,054

FY 2020 TIF Revenue Received: 0



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### TIF Taxing District Data Collection

Local Government Name: DE SOTO (25G232)  
 Urban Renewal Area: DESOTO URBAN RENEWAL (25001)  
 TIF Taxing District Name: DESOTO CITY/ADM SCH/URBAN TIF 2 INCREMENT (AMEND)  
 TIF Taxing District Inc. Number: 250168  
 TIF Taxing District Base Year: 1995  
 FY TIF Revenue First Received: 1999  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1998

#### 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	454,880	1,562,680	0	0	-1,852	2,015,708	0	2,015,708
Taxable	0	258,909	1,406,412	0	0	-1,852	1,663,469	0	1,663,469
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	803,997	1,213,563	540,506	673,057	18,503

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: DE SOTO (25G232)  
 Urban Renewal Area: DESOTO URBAN RENEWAL (25001)  
 TIF Taxing District Name: DESOTO CITY/ADM SCH/DESOTO CORNER PROPERTIES TIF INC  
 TIF Taxing District Inc. Number: 250316  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2005

#### 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	1,664,340	0	0	0	1,664,340	0	1,664,340
Taxable	0	0	1,497,906	0	0	0	1,497,906	0	1,497,906
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	23,770	1,497,906	667,156	830,750	22,838

FY 2020 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	DE SOTO (25G232)
Urban Renewal Area:	DESOTO URBAN RENEWAL (25001)
TIF Taxing District Name:	DESOTO CITY AG/ADM SCH/DESOTO CORNER PROPERTIES URBAN TIF INC
TIF Taxing District Inc. Number:	250318
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2005
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2026

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2005

## 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	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: DE SOTO (25G232)  
 Urban Renewal Area: DESOTO URBAN RENEWAL 2016  
 UR Area Number: 25035  
 UR Area Creation Date: 11/2016

The 2016 Urban Renewal Plan has been developed to help local officials alleviate blighting conditions and influences in the City of De Soto. The City intends to undertake Urban Renewal activities granted by Chapters 403 & 15A.

UR Area Purpose:

### Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ADAMS TWP/ADM SCH/FD#3/DESOTO URA '16 ORD 316 TIF INCREMENT	250146	250147	38,040
DESOTO CITY AG/ADM SCH/DESOTO URA '16 ORD 316 TIF INCREMENT	250535	250536	0
DESOTO CITY/ADM SCH/DESOTO URA '16 ORD 316 TIF INCREMENT	250549	250550	8,869,289

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	30,740	24,054,030	8,456,564	53,090	0	-62,968	34,433,902	0	34,433,902
Taxable	17,256	13,691,093	7,610,907	47,781	0	-62,968	22,730,905	0	22,730,905
Homestead Credits									119

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:**

0

0

**Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 0  
 TIF Sp. Revenue Fund Interest: 237,723  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 237,723**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 237,723  
 Returned to County Treasurer: 0  
**Total Expenditures: 237,723**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:**

0

0

**Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For DESOTO URBAN RENEWAL 2016

### 2013 Water Treatment Plant

Description:	2013 Water Treatment Plant Project
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

### 2015 Waste Water Treatment Upgrades

Description:	2015 Waste Water Treatment Plant Upgrades Project
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For DESOTO URBAN RENEWAL 2016

### Waste Water Treatment Upgrades

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	419,640
Interest:	89,531
Total:	509,171
Annual Appropriation?:	Yes
Date Incurred:	11/17/2015
FY of Last Payment:	2038

### Water & Waste Water Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	1,047,832
Interest:	0
Total:	1,047,832
Annual Appropriation?:	No
Date Incurred:	12/01/2015
FY of Last Payment:	2038

## Non-Rebates For DESOTO URBAN RENEWAL 2016

TIF Expenditure Amount:	237,723
Tied To Debt:	Water & Waste Water Internal Loan
Tied To Project:	2015 Waste Water Treatment Upgrades

## TIF Taxing District Data Collection

Local Government Name: DE SOTO (25G232)  
 Urban Renewal Area: DESOTO URBAN RENEWAL 2016 (25035)  
 TIF Taxing District Name: ADAMS TWP/ADM SCH/FD#3/DESOTO URA '16 ORD 316 TIF INCREMENT  
 TIF Taxing District Inc. Number: 250147

TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received: 1994  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1994

### 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	226,630	0	0	0	-1,852	224,778	0	224,778
Taxable	0	128,993	0	0	0	-1,852	127,141	0	127,141
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	195,450	31,180	38,040	-6,860	-133

FY 2020 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: DE SOTO (25G232)  
 Urban Renewal Area: DESOTO URBAN RENEWAL 2016 (25035)  
 TIF Taxing District Name: DESOTO CITY AG/ADM SCH/DESOTO URA '16 ORD 316 TIF INCREMENT  
 TIF Taxing District Inc. Number: 250536

TIF Taxing District Base Year: 2015  
 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	30,740	0	0	0	0	0	30,740	0	30,740
Taxable	17,256	0	0	0	0	0	17,256	0	17,256
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	17,800	12,940	0	12,940	252

FY 2020 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: DE SOTO (25G232)  
 Urban Renewal Area: DESOTO URBAN RENEWAL 2016 (25035)  
 TIF Taxing District Name: DESOTO CITY/ADM SCH/DESOTO URA '16 ORD 316 TIF INCREMENT  
 TIF Taxing District Inc. Number: 250550

TIF Taxing District Base Year: 2015

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	23,827,400	8,456,564	53,090	0	-61,116	34,178,384	0	34,178,384
Taxable	0	13,562,100	7,610,907	47,781	0	-61,116	22,586,508	0	22,586,508
Homestead Credits									118

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	25,394,090	8,845,410	8,869,289	-23,879	-656

FY 2020 TIF Revenue Received: 0