

# Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## Levy Authority Summary

Local Government Name: FREMONT COUNTY  
Local Government Number: 36

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL	36004	4
FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL	36005	1

**TIF Debt Outstanding: 21,625**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:		Amount of 07-01-2019 Cash Balance Restricted for LMI
	0	0
TIF Revenue:	21,625	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
<b>Total Revenue:</b>	<b>21,625</b>	
Rebate Expenditures:	13,464	
Non-Rebate Expenditures:	8,161	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>21,625</b>	

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

**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 0**

## Urban Renewal Area Data Collection

Local Government Name: FREMONT COUNTY (36)  
 Urban Renewal Area: FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL  
 UR Area Number: 36004  
 UR Area Creation Date: 12/2001  
 UR Area Purpose: I-29 Agri-Business Park Urban  
 Renewal Area

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
BENTON TWP/HAMB SCH/I-29 AGRI BUS UR TIF INCREM	360059	360060	0
SIDNEY TWP/HAMB SCH/I-29 AGRI BUS UR TIF INCREM	360061	360062	0
WASHINGTON TWP/HAMB SCH/I-29 AGRI BUS UR TIF INCREM	360063	360064	0
BENTON TWP/HAMBURG SCH/I-29 HWY2 S.I.D. LLC PROJ UR TIF INCREM	360069	360070	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	5,864,670	500,690	12,930,580	0	0	0	19,295,940	0	19,295,940
Taxable	3,291,976	284,983	11,637,522	0	0	0	15,214,481	0	15,214,481
Homestead Credits									1

**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:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>0</b>
Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</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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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2020

### TIF Taxing District Data Collection

Local Government Name: FREMONT COUNTY (36)  
 Urban Renewal Area: FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL (36004)  
 TIF Taxing District Name: BENTON TWP/HAMB SCH/I-29 AGRI BUS UR TIF INCREM  
 TIF Taxing District Inc. Number: 360060

TIF Taxing District Base Year: 0  
 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	2,168,180	287,840	228,180	0	0	0	2,684,200	0	2,684,200
Taxable	1,217,051	163,833	205,362	0	0	0	1,586,246	0	1,586,246
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,213,400	1,470,800	0	1,470,800	30,733

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: FREMONT COUNTY (36)  
 Urban Renewal Area: FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL (36004)  
 TIF Taxing District Name: SIDNEY TWP/HAMB SCH/I-29 AGRI BUS UR TIF INCREM  
 TIF Taxing District Inc. Number: 360062

TIF Taxing District Base Year: 0  
 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	807,280	0	0	0	0	0	807,280	0	807,280
Taxable	453,145	0	0	0	0	0	453,145	0	453,145
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	466,170	341,110	0	341,110	7,028

FY 2020 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: FREMONT COUNTY (36)  
 Urban Renewal Area: FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL (36004)  
 TIF Taxing District Name: WASHINGTON TWP/HAMB SCH/I-29 AGRI BUS UR TIF INCREM  
 TIF Taxing District Inc. Number: 360064

TIF Taxing District Base Year:	0	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	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	2,695,200	212,850	0	0	0	0	2,908,050	0	2,908,050
Taxable	1,512,879	121,150	0	0	0	0	1,634,029	0	1,634,029
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,121,210	1,634,029	0	1,634,029	33,712

FY 2020 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: FREMONT COUNTY (36)  
 Urban Renewal Area: FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL (36004)  
 TIF Taxing District Name: BENTON TWP/HAMBURG SCH/I-29 HWY2 S.I.D. LLC PROJ UR TIF INCREM  
 TIF Taxing District Inc. Number: 360070

TIF Taxing District Base Year:	2001	UR Designation	
FY TIF Revenue First Received:	2003	Slum	No
Subject to a Statutory end date?	Yes	Blighted	No
Fiscal year this TIF Taxing District statutorily ends:	2017	Economic Development	12/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	194,010	0	12,702,400	0	0	0	12,896,410	0	12,896,410
Taxable	108,901	0	11,432,160	0	0	0	11,541,061	0	11,541,061
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	430,120	11,541,061	0	11,541,061	241,154

FY 2020 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: FREMONT COUNTY (36)  
 Urban Renewal Area: FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL  
 UR Area Number: 36005

UR Area Creation Date: 05/2002

UR Area Purpose: The County's primary objective in the Urban Renewal Area is to promote new residential development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SIDNEY TWP/SIDNEY SCHOOL WAUBONSIE RIDGE UR INCREM	360071	360072	2,362,281

## 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	4,156,830	0	0	0	-3,704	4,153,126	0	4,153,126
Taxable	0	2,365,985	0	0	0	-3,704	2,362,281	0	2,362,281
Homestead Credits									10

**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: 21,625  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 21,625**

Rebate Expenditures: 13,464  
 Non-Rebate Expenditures: 8,161  
 Returned to County Treasurer: 0  
**Total Expenditures: 21,625**

**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 FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL

### GMNW Investments, LLC

Description:	Urban Renewal Area
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

### LMI Project

Description:	SWIPCO Dues
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL

### Waubonsie Ridge

Debt/Obligation Type:	Rebates
Principal:	13,464
Interest:	0
Total:	13,464
Annual Appropriation?:	No
Date Incurred:	11/09/2003
FY of Last Payment:	2020

### LMI Project

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	8,161
Interest:	0
Total:	8,161
Annual Appropriation?:	No
Date Incurred:	11/09/2003
FY of Last Payment:	2020



## **Non-Rebates For FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL**

TIF Expenditure Amount:	8,161
Tied To Debt:	LMI Project
Tied To Project:	LMI Project

## **Rebates For FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL**

### **Sec 21 Twp 68 Range 42**

TIF Expenditure Amount:	13,464
Rebate Paid To:	MNW Investments L.L.C.
Tied To Debt:	Waubonsie Ridge
Tied To Project:	GMNW Investments, LLC
Projected Final FY of Rebate:	2032

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

## TIF Taxing District Data Collection

Local Government Name: FREMONT COUNTY (36)  
 Urban Renewal Area: FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL (36005)  
 TIF Taxing District Name: SIDNEY TWP/SIDNEY SCHOOL WAUBONSIE RIDGE UR INCREM  
 TIF Taxing District Inc. Number: 360072

TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2004  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2002

### 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	4,156,830	0	0	0	-3,704	4,153,126	0	4,153,126
Taxable	0	2,365,985	0	0	0	-3,704	2,362,281	0	2,362,281
Homestead Credits									10

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	39,150	2,362,281	2,362,281	0	0

FY 2020 TIF Revenue Received: 21,625