

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Levy Authority Summary

Local Government Name: BAXTER
Local Government Number: 50G462

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
BAXTER URBAN RENEWAL	50001	11

TIF Debt Outstanding: 1,103,694

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	25,052	152,291	Amount of 07-01-2019 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	144,020
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	144,020

Rebate Expenditures:	71,500
Non-Rebate Expenditures:	79,717
Returned to County Treasurer:	0
Total Expenditures:	151,217

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	17,855	178,525	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:** 934,622

Urban Renewal Area Data Collection

Local Government Name: BAXTER (50G462)
 Urban Renewal Area: BAXTER URBAN RENEWAL
 UR Area Number: 50001

UR Area Creation Date: 04/1990

Primary objective is to expand residential, commercial, and industrial development and the creation of new employment opportunities. To help develop a sound economic base that will serve as a foundation for future growth and development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
BAXTER CITY/BAXTER SCH/BAXTER UR ORIG DIST TIF INCREM	500119	500120	1,933,522
BAXTER CITY/BAXTER SCH/BAXTER UR 1993 AMENDMENT #1 TIF INCREM	500145	500146	0
BAXTER CITY AG/BAXTER SCH/BAXTER UR ORIG DIST TIF INCREM	500200	500201	0
BAXTER CITY/BAXTER SCH/BAXTER UR 1994 AMENDMENT #2 TIF INCREM	500208	500209	0
BAXTER CITY/BAXTER SCH/BAXTER UR 1994 AMENDMENT #3 TIF INCREM	500210	500211	0
BAXTER CITY AG/BAXTER SCH/BAXTER UR 1994 AMENDMENT #3 TIF INCREM	500212	500213	0
BAXTER CITY/BAXTER SCH/BAXTER UR 1998 AMENDMENT #4 TIF INCREM	500238	500239	0
BAXTER CITY AG/BAXTER SCH/BAXTER UR 2000 AMENDMENT #5 TIF INCREM	500265	500266	0
BAXTER CITY/BAXTER SCH/BAXTER UR 2000 AMENDMENT #5 TIF INCREM	500267	500268	2,234,424
INDEPENDENCE TWP/BAXTER SCH/WEST MALAKA CONTRACTED FIRE/BAXTER CITY UR 2010 AMENDMENT #6 INCREM	500396	500397	0
BAXTER UR 2018 PHASE 3 INCREMENT	500428	500429	148,072

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	18,192,140	2,296,820	21,500	0	-24,076	20,643,624	0	20,643,624
Taxable	0	10,354,598	2,067,138	19,350	0	-24,076	12,534,941	0	12,534,941
Homestead Credits									92

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

25,052

152,291

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

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 144,020
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 144,020

Rebate Expenditures: 71,500
 Non-Rebate Expenditures: 79,717
 Returned to County Treasurer: 0
Total Expenditures: 151,217

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

17,855

178,525

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

Projects For BAXTER URBAN RENEWAL

Storm Wtr. Improve. Project

Description:	Finance Storm Water Improvement Project
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

BELC Allocation Agreement

Description:	Annual Debt Allocation
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

BEDC WFH Phase IV Annual Approp.Rebate

Description:	Finance Assistance Residential Subdivision Development
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

GO Econ.Dev.Grant Ser.2016 Deficit Bal.

Description:	Purchase of Derelict Trailer Parks for Res.Develop.
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

BEDC WFH Phase IV LMI

Description:	LMI Set Aside Residential Subdivision Dev.
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For BAXTER URBAN RENEWAL

GO Bond Storm Wtr.Improve.Proj.

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	617,000
Interest:	69,960
Total:	686,960
Annual Appropriation?:	No
Date Incurred:	02/17/2010
FY of Last Payment:	2029

BELC Allocation Agreement

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	5,000
Interest:	0
Total:	5,000
Annual Appropriation?:	No
Date Incurred:	09/12/2016
FY of Last Payment:	2019

BEDC WFH Phase IV Annual Approp. Rebate

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	300,000
Interest:	0
Total:	300,000
Annual Appropriation?:	Yes
Date Incurred:	11/12/2018
FY of Last Payment:	2028

GO Econ.Dev.Grant Ser.2016 Deficit Bal.

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,664
Interest:	0
Total:	1,664
Annual Appropriation?:	No
Date Incurred:	06/22/2020
FY of Last Payment:	2020

BEDC WFH LMI

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	110,070
Interest:	0
Total:	110,070
Annual Appropriation?:	Yes
Date Incurred:	11/12/2018
FY of Last Payment:	2028

Non-Rebates For BAXTER URBAN RENEWAL

TIF Expenditure Amount:	5,000
Tied To Debt:	BELC Allocation Agreement
Tied To Project:	BELC Allocation Agreement

TIF Expenditure Amount:	73,053
Tied To Debt:	GO Bond Storm Wtr.Improve.Proj.
Tied To Project:	Storm Wtr. Improve. Project

TIF Expenditure Amount:	1,664
Tied To Debt:	GO Econ.Dev.Grant Ser.2016 Deficit Bal.
Tied To Project:	GO Econ.Dev.Grant Ser.2016 Deficit Bal.

Rebates For BAXTER URBAN RENEWAL

West Field Horizons Phase IV

TIF Expenditure Amount:	45,267
Rebate Paid To:	45,267
Tied To Debt:	BEDC WFH Phase IV Annual Approp. Rebate
Tied To Project:	BEDC WFH Phase IV Annual Approp.Rebate
Projected Final FY of Rebate:	2028

BEDC WFH LMI

TIF Expenditure Amount:	26,233
Rebate Paid To:	23,233
Tied To Debt:	BEDC WFH LMI
Tied To Project:	BEDC WFH Phase IV Annual Approp.Rebate
Projected Final FY of Rebate:	2028

Income Housing For BAXTER URBAN RENEWAL

Amount of FY 2020 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

TIF Taxing District Data Collection

Local Government Name: BAXTER (50G462)
 Urban Renewal Area: BAXTER URBAN RENEWAL (50001)
 TIF Taxing District Name: BAXTER CITY/BAXTER SCH/BAXTER UR ORIG DIST TIF INCREM
 TIF Taxing District Inc. Number: 500120
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1991
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	04/1990

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	11,202,460	2,296,820	21,500	0	-16,668	13,661,352	0	13,661,352
Taxable	0	6,376,213	2,067,138	19,350	0	-16,668	8,563,964	0	8,563,964
Homestead Credits									72

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	4,471,000	8,563,964	1,933,522	6,630,442	225,626

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: BAXTER (50G462)
 Urban Renewal Area: BAXTER URBAN RENEWAL (50001)
 TIF Taxing District Name: BAXTER CITY/BAXTER SCH/BAXTER UR 1993 AMENDMENT #1 TIF INCREM
 TIF Taxing District Inc. Number: 500146
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1993

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	484,267	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: BAXTER (50G462)
 Urban Renewal Area: BAXTER URBAN RENEWAL (50001)
 TIF Taxing District Name: BAXTER CITY AG/BAXTER SCH/BAXTER UR ORIG DIST TIF INCREM
 TIF Taxing District Inc. Number: 500201

TIF Taxing District Base Year:	1989	UR Designation	
FY TIF Revenue First Received:	2004	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	04/1990

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	63,533	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: BAXTER (50G462)
 Urban Renewal Area: BAXTER URBAN RENEWAL (50001)
 TIF Taxing District Name: BAXTER CITY/BAXTER SCH/BAXTER UR 1994 AMENDMENT #2 TIF INCREM
 TIF Taxing District Inc. Number: 500209

TIF Taxing District Base Year:	1993	UR Designation	
FY TIF Revenue First Received:	2001	Slum	04/1994
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	04/1994

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	64,116	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	BAXTER (50G462)
Urban Renewal Area:	BAXTER URBAN RENEWAL (50001)
TIF Taxing District Name:	BAXTER CITY/BAXTER SCH/BAXTER UR 1994 AMENDMENT #3 TIF INCREM
TIF Taxing District Inc. Number:	500211
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	1995
Subject to a Statutory end date?	No

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	4,636,565	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	BAXTER (50G462)
Urban Renewal Area:	BAXTER URBAN RENEWAL (50001)
TIF Taxing District Name:	BAXTER CITY AG/BAXTER SCH/BAXTER UR 1994 AMENDMENT #3 TIF INCREM
TIF Taxing District Inc. Number:	500213
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	2001
Subject to a Statutory end date?	No

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	14,982	0	0	0	0

FY 2020 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	BAXTER (50G462)
Urban Renewal Area:	BAXTER URBAN RENEWAL (50001)
TIF Taxing District Name:	BAXTER CITY/BAXTER SCH/BAXTER UR 1998 AMENDMENT #4 TIF INCREM
TIF Taxing District Inc. Number:	500239
TIF Taxing District Base Year:	1997
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/1998

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	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

TIF Taxing District Data Collection

Local Government Name:	BAXTER (50G462)
Urban Renewal Area:	BAXTER URBAN RENEWAL (50001)
TIF Taxing District Name:	BAXTER CITY AG/BAXTER SCH/BAXTER UR 2000 AMENDMENT #5 TIF INCREM
TIF Taxing District Inc. Number:	500266
TIF Taxing District Base Year:	1999
FY TIF Revenue First Received:	2004
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2017

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2000

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	75,580	0	0	0	0

FY 2020 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	BAXTER (50G462)
Urban Renewal Area:	BAXTER URBAN RENEWAL (50001)
TIF Taxing District Name:	BAXTER CITY/BAXTER SCH/BAXTER UR 2000 AMENDMENT #5 TIF INCREM
TIF Taxing District Inc. Number:	500268
TIF Taxing District Base Year:	1999
FY TIF Revenue First Received:	2002
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2017

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2000

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	6,729,530	0	0	0	-7,408	6,722,122	0	6,722,122
Taxable	0	3,830,313	0	0	0	-7,408	3,822,905	0	3,822,905
Homestead Credits									20

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	3,822,905	2,234,424	1,588,481	54,054

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	BAXTER (50G462)
Urban Renewal Area:	BAXTER URBAN RENEWAL (50001)
TIF Taxing District Name:	INDEPENDENCE TWP/BAXTER SCH/WEST MALAKA CONTRACTED FIRE/BAXTER CITY UR 2010 AMENDMENT #6 INCREM
TIF Taxing District Inc. Number:	500397
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2010

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

TIF Taxing District Data Collection

Local Government Name: BAXTER (50G462)
 Urban Renewal Area: BAXTER URBAN RENEWAL (50001)
 TIF Taxing District Name: BAXTER UR 2018 PHASE 3 INCREMENT
 TIF Taxing District Inc. Number: 500429

TIF Taxing District Base Year: 2017

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	260,150	0	0	0	0	260,150	0	260,150
Taxable	0	148,072	0	0	0	0	148,072	0	148,072
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	148,072	148,072	0	0

FY 2020 TIF Revenue Received: 0