

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Levy Authority Summary

Local Government Name: FAIRFAX
Local Government Number: 57G544

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
FAIRFAX URBAN RENEWAL	57050	8

TIF Debt Outstanding: 9,379,855

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	153,526	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
---	---------	---	---

TIF Revenue:	1,008,553
TIF Sp. Revenue Fund Interest:	771
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	2,050
Total Revenue:	1,011,374

Rebate Expenditures:	0
Non-Rebate Expenditures:	984,037
Returned to County Treasurer:	0
Total Expenditures:	984,037

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	180,863	0	Amount of 06-30-2020 Cash Balance Restricted for LMI
---	---------	---	---

**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 8,214,955

Urban Renewal Area Data Collection

Local Government Name: FAIRFAX (57G544)
 Urban Renewal Area: FAIRFAX URBAN RENEWAL
 UR Area Number: 57050

UR Area Creation Date: 11/1998

This UR Plan was developed to help local officials promote economic development in Fairfax. Primary goal is to stimulate, through public involvement & commitment, private investment in new & expanding commercial, industrial, & residential development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
FAIRFAX CITY/COLLEGE SCH/ #1 INCR	570440	570441	17,369,529
FAIRFAX CITY AG/COLLEGE SCH/ #1 INCR	570442	570443	0
FAIRFAX CITY/COLLEGE SCH/ #2 INCR	570624	570625	19,631,359
FAIRFAX CITY AG/COLLEGE SCH/ #2 INCR	570626	570627	0
FAIRFAX CITY/COLLEGE SCH/ #3 INCR	570720	570721	1,214,931
FAIRFAX TWP/COLLEGE SCH/FAIRFAX 2013 # 4 TIF INCREM	570738	570739	10,002
FAIRFAX CITY/COLLEGE SCH/ #4 TIF INCR	570740	570741	0
FAIRFAX CITY AG/COLLEGE SCH/ #4 TIF INCREM	570742	570743	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	236,000	106,720,000	1,385,900	0	0	-103,712	108,238,188	0	108,238,188
Taxable	132,473	60,742,901	1,247,310	0	0	-103,712	62,018,972	0	62,018,972
Homestead Credits									354

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: **153,526** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 1,008,553
 TIF Sp. Revenue Fund Interest: 771
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 2,050
Total Revenue: 1,011,374

Rebate Expenditures: 0
 Non-Rebate Expenditures: 984,037
 Returned to County Treasurer: 0
Total Expenditures: 984,037

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: **180,863** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For FAIRFAX URBAN RENEWAL

Remote Meter Read Program

Description:	remote meter read program
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Park & Athletic Fields

Description:	new park with athletic fields, trail, playground, and building
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Water Main Replacement 2011

Description:	water main replacement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Water Main Replacement 2012

Description:	water main replacement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Sanitary Sewer & Water Extensions

Description:	sewer and water lines extensions
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Parking Lot Improvements

Description:	parking lot improvements
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Administrative Fees

Description:	loan processing fees
--------------	----------------------

Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

East Cemetery Rd Area Improvements Phase 1

Description:	water and sewer extension and drainage improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

East Cemetery Rd Area Improvements Phase 2

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

Trail Project 2014

Description:	trail with pedestrian bridge Recreational facilities (lake development, parks, ball fields, trails)
Classification:	trails)
Physically Complete:	Yes
Payments Complete:	No

Vanderbilt, WM, UV, FD, & Dev

Description:	street, water, & sewer improv, fire truck, dev planing
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Well Upgrades, Water System Study, Tower Design, WM Ext, Street Design

Description:	Water system and street projects
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Sanitary Sewer Improvements

Description:	Heartland Heights Sewer Participation
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

Water System Improvements

Description:	Heartland Height Water Participation
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

Bridge Project Design

Description:	Bridge Realignment Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Splash Pad

Description:	Splash Pad
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

Bridge Realignment Project

Description:	W Cem Rd Bridge Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Water Storage 2020 Bond

Description:	At grade water storage project
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Heartland Heights Park Improvements 2020

Description:	New park improvements
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

Heartland Heights Participation 2020

Description:	Sewer improvements & other
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For FAIRFAX URBAN RENEWAL

\$139,000 GO, SRF Series 2010

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	54,940
Interest:	11,267
Total:	66,207
Annual Appropriation?:	No
Date Incurred:	02/10/2010
FY of Last Payment:	2029

\$540,000 GO, Series 2011

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	180,000
Interest:	12,840
Total:	192,840
Annual Appropriation?:	No
Date Incurred:	05/12/2011
FY of Last Payment:	2022

\$590,000 GO, Series 2012

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	55,000
Interest:	935
Total:	55,935
Annual Appropriation?:	No
Date Incurred:	06/26/2012
FY of Last Payment:	2020

\$2,260,000 GO, Series 2001B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,010,000
Interest:	84,910
Total:	1,094,910
Annual Appropriation?:	No
Date Incurred:	11/10/2011
FY of Last Payment:	2024

\$2,485,000 GO, Series 2013

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,425,000
Interest:	138,663
Total:	1,563,663
Annual Appropriation?:	No
Date Incurred:	09/10/2013
FY of Last Payment:	2025

\$1,330,000 GO, Series 2014

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	925,000
Interest:	103,159
Total:	1,028,159
Annual Appropriation?:	No
Date Incurred:	04/08/2014
FY of Last Payment:	2027

Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	33,028
Interest:	0
Total:	33,028
Annual Appropriation?:	No
Date Incurred:	04/08/2014
FY of Last Payment:	2035

\$2,080,000 GO, Series 2015

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,170,000
Interest:	150,268
Total:	1,320,268
Annual Appropriation?:	No
Date Incurred:	06/10/2015
FY of Last Payment:	2028

955,000 GO, Series 2017

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	728,800
Interest:	76,833
Total:	805,633
Annual Appropriation?:	No
Date Incurred:	06/27/2017
FY of Last Payment:	2029

\$2,170,000 GO 2018

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,135,000
Interest:	426,618
Total:	2,561,618
Annual Appropriation?:	No
Date Incurred:	08/28/2018
FY of Last Payment:	2031

\$1,270,000 GO 2020

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
-----------------------	-----------------------------

Principal:	657,594
Interest:	0
Total:	657,594
Annual Appropriation?:	No
Date Incurred:	02/11/2020
FY of Last Payment:	2035

Non-Rebates For FAIRFAX URBAN RENEWAL

TIF Expenditure Amount: 6,568
 Tied To Debt: \$139,000 GO, SRF Series 2010
 Tied To Project: Remote Meter Read Program

TIF Expenditure Amount: 66,270
 Tied To Debt: \$540,000 GO, Series 2011
 Tied To Project: Water Main Replacement 2011

TIF Expenditure Amount: 55,935
 Tied To Debt: \$590,000 GO, Series 2012
 Tied To Project: Water Main Replacement 2011

TIF Expenditure Amount: 216,390
 Tied To Debt: \$2,260,000 GO, Series 2001B
 Tied To Project: Water Main Replacement 2012

TIF Expenditure Amount: 137
 Tied To Debt: \$139,000 GO, SRF Series 2010
 Tied To Project: Administrative Fees

TIF Expenditure Amount: 500
 Tied To Debt: \$540,000 GO, Series 2011
 Tied To Project: Administrative Fees

TIF Expenditure Amount: 500
 Tied To Debt: \$590,000 GO, Series 2012
 Tied To Project: Administrative Fees

TIF Expenditure Amount: 500
 Tied To Debt: \$2,260,000 GO, Series 2001B
 Tied To Project: Administrative Fees

TIF Expenditure Amount: 211,988
 Tied To Debt: \$2,485,000 GO, Series 2013
 Tied To Project: East Cemetery Rd Area
 Improvements Phase 1

TIF Expenditure Amount: 500
 Tied To Debt: \$2,485,000 GO, Series 2013
 Tied To Project: Administrative Fees

TIF Expenditure Amount: 390
 Tied To Debt: \$2,080,000 GO, Series 2015
 Tied To Project: Administrative Fees

TIF Expenditure Amount: 126,628
 Tied To Debt: \$1,330,000 GO, Series 2014
 Tied To Project: East Cemetery Rd Area
 Improvements Phase 2

TIF Expenditure Amount:	500
Tied To Debt:	\$1,330,000 GO, Series 2014
Tied To Project:	Administrative Fees
TIF Expenditure Amount:	146,317
Tied To Debt:	\$2,080,000 GO, Series 2015
Tied To Project:	Vanderbilt, WM, UV, FD, & Dev
TIF Expenditure Amount:	150,426
Tied To Debt:	955,000 GO, Series 2017
Tied To Project:	Well Upgrades, Water System Study, Tower Design, WM Ext, Street Design
TIF Expenditure Amount:	488
Tied To Debt:	955,000 GO, Series 2017
Tied To Project:	Administrative Fees
TIF Expenditure Amount:	0
Tied To Debt:	\$2,170,000 GO 2018
Tied To Project:	Water System Improvements
TIF Expenditure Amount:	0
Tied To Debt:	\$2,170,000 GO 2018
Tied To Project:	Administrative Fees
TIF Expenditure Amount:	0
Tied To Debt:	\$1,270,000 GO 2020
Tied To Project:	Water Storage 2020 Bond
TIF Expenditure Amount:	0
Tied To Debt:	\$1,270,000 GO 2020
Tied To Project:	Administrative Fees

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name: FAIRFAX (57G544)
 Urban Renewal Area: FAIRFAX URBAN RENEWAL (57050)
 TIF Taxing District Name: FAIRFAX CITY/COLLEGE SCH/ #1 INCR
 TIF Taxing District Inc. Number: 570441
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	46,160,900	0	0	0	-51,856	46,109,044	0	46,109,044
Taxable	0	26,273,880	0	0	0	-51,856	26,222,024	0	26,222,024
Homestead Credits									146

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	520,369	26,222,024	17,369,529	8,852,495	227,875

FY 2020 TIF Revenue Received: 460,354

TIF Taxing District Data Collection

Local Government Name: FAIRFAX (57G544)
 Urban Renewal Area: FAIRFAX URBAN RENEWAL (57050)
 TIF Taxing District Name: FAIRFAX CITY AG/COLLEGE SCH/ #1 INCR
 TIF Taxing District Inc. Number: 570443
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	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	64,274	0	0	0	0

FY 2020 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name: FAIRFAX (57G544)
 Urban Renewal Area: FAIRFAX URBAN RENEWAL (57050)
 TIF Taxing District Name: FAIRFAX CITY/COLLEGE SCH/ #2 INCR
 TIF Taxing District Inc. Number: 570625
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2006

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	50,399,600	1,082,500	0	0	-24,076	51,458,024	0	51,458,024
Taxable	0	28,686,436	974,250	0	0	-24,076	29,636,610	0	29,636,610
Homestead Credits									150

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	4,732,159	29,636,610	19,631,359	10,005,251	257,549

FY 2020 TIF Revenue Received: 515,937

TIF Taxing District Data Collection

Local Government Name: FAIRFAX (57G544)
 Urban Renewal Area: FAIRFAX URBAN RENEWAL (57050)
 TIF Taxing District Name: FAIRFAX CITY AG/COLLEGE SCH/ #2 INCR
 TIF Taxing District Inc. Number: 570627
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2006

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: FAIRFAX (57G544)
 Urban Renewal Area: FAIRFAX URBAN RENEWAL (57050)
 TIF Taxing District Name: FAIRFAX CITY/COLLEGE SCH/ #3 INCR
 TIF Taxing District Inc. Number: 570721
 TIF Taxing District Base Year: 2010
 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	10,159,500	303,400	0	0	-27,780	10,435,120	0	10,435,120
Taxable	0	5,782,585	273,060	0	0	-27,780	6,027,865	0	6,027,865
Homestead Credits									58

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	8,628,771	1,834,129	1,214,931	619,198	15,939

FY 2020 TIF Revenue Received: 32,262

TIF Taxing District Data Collection

Local Government Name: FAIRFAX (57G544)
 Urban Renewal Area: FAIRFAX URBAN RENEWAL (57050)
 TIF Taxing District Name: FAIRFAX TWP/COLLEGE SCH/FAIRFAX 2013 # 4 TIF INCREM
 TIF Taxing District Inc. Number: 570739
 TIF Taxing District Base Year: 2012
 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	199,700	0	0	0	0	0	199,700	0	199,700
Taxable	112,097	0	0	0	0	0	112,097	0	112,097
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	160,900	38,800	10,002	28,798	605

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: FAIRFAX (57G544)
 Urban Renewal Area: FAIRFAX URBAN RENEWAL (57050)
 TIF Taxing District Name: FAIRFAX CITY/COLLEGE SCH/ #4 TIF INCR
 TIF Taxing District Inc. Number: 570741
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2016
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2036

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	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: FAIRFAX (57G544)
 Urban Renewal Area: FAIRFAX URBAN RENEWAL (57050)
 TIF Taxing District Name: FAIRFAX CITY AG/COLLEGE SCH/ #4 TIF INCREM
 TIF Taxing District Inc. Number: 570743
 TIF Taxing District Base Year: 2012
 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	36,300	0	0	0	0	0	36,300	0	36,300
Taxable	20,376	0	0	0	0	0	20,376	0	20,376
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	60,000	0	0	0	0

FY 2020 TIF Revenue Received: 0