

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Levy Authority Summary

Local Government Name: LARCHWOOD
Local Government Number: 60G572

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
LARCHWOOD URBAN RENEWAL	60002	4

TIF Debt Outstanding: 0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	383,187	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
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TIF Revenue:	154,676
TIF Sp. Revenue Fund Interest:	1,230
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	155,906

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	539,093	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:** -539,093

Urban Renewal Area Data Collection

Local Government Name: LARCHWOOD (60G572)
 Urban Renewal Area: LARCHWOOD URBAN RENEWAL
 UR Area Number: 60002

UR Area Creation Date: 05/1995

UR Area Purpose: See Larchwood UR Plan - purpose is defined.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
LARCHWOOD CITY/WEST LYON SCH/LARCHWOOD TIF INCREMENT	600051	600052	6,487,373
LARCHWOOD CITY/WEST LYON SCH/LARCHWOOD AMENDMENT TIF INCREMENT	600090	600091	797,076
LARCHWOOD CITY/WEST LYON SCH/LARCHWOOD AMENDMENT 2 TIF INCREMENT	600104	600105	0
LARCHWOOD CITY/WEST LYON SCH/LARCHWOOD AMEND 3 TIF INC	600110	600111	292,503

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	8,047,488	6,687,762	0	0	-11,112	15,472,735	0	15,472,735
Taxable	0	4,580,468	6,018,988	0	0	-11,112	11,149,794	0	11,149,794
Homestead Credits									43

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: **383,187** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 154,676

TIF Sp. Revenue Fund Interest: 1,230

Property Tax Replacement Claims 0

Asset Sales & Loan Repayments: 0

Total Revenue: 155,906

Rebate Expenditures: 0

Non-Rebate Expenditures: 0

Returned to County Treasurer: 0

Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: **539,093** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For LARCHWOOD URBAN RENEWAL

Snyders Properties

Description:	Payment to Snyders Properties for Apartment Building
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	Yes

Crosswalk Signs

Description:	Payment to Traffic Safety Svc for Crosswalk Signs
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Administrative

Description:	Payments to Lachlan Bonander for Legal TIF Expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Streetscape Project

Description:	Transfer to Broadway Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Streetscape Project 2

Description:	Transfer to Broadway Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

JMAR

Description:	Payment to JMAR for Storage Shed
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

ShelterHouse

Description:	Shelter House in City Park
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes

Payments Complete:	Yes
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Urban Renewal Plan Update

Description:	URP Update
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Urban Renewal Plan Update

Description:	URP Update
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Paving Projects

Description:	Paving Projects
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For LARCHWOOD URBAN RENEWAL

Endeavor's

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/01/1996
FY of Last Payment:	2015

Brad Bauer

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/01/1999
FY of Last Payment:	2017

Security Financial

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/01/1999
FY of Last Payment:	2017

Larchwood Mini Mart

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/01/1995
FY of Last Payment:	2021

Larchwood Chiropractic

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	03/01/2010
FY of Last Payment:	2026

TFC, LLC

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/01/2006
FY of Last Payment:	2023

D&L Masonry

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/07/2007
FY of Last Payment:	2023

Double R Properties

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/04/2009
FY of Last Payment:	2025

McCarty's Automation

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/01/2006
FY of Last Payment:	2023

Larchwood Lumber

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/01/2006
FY of Last Payment:	2023

Snyders Properties

Debt/Obligation Type:	Internal Loans
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Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/10/1997
FY of Last Payment:	2016

Kevin Joachim

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/01/2003
FY of Last Payment:	2023

JMAR

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/07/2007
FY of Last Payment:	2021

5J's

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/07/2007
FY of Last Payment:	2024

Larco Homes

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/03/2008
FY of Last Payment:	2024

CK Trucking

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No

Date Incurred:	04/17/2008
FY of Last Payment:	2023

Field of Dreams

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/12/2008
FY of Last Payment:	2023

Denture Clinic

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/07/2000
FY of Last Payment:	2018

MT Closet

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/30/2012
FY of Last Payment:	2028

JMAR

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/21/2013
FY of Last Payment:	2028

JMAR

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/05/2014
FY of Last Payment:	2029

Snyders Properties

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/03/2014
FY of Last Payment:	2030

Streetscape Project

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/27/2015
FY of Last Payment:	2015

Crosswalk Signs

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/11/2014
FY of Last Payment:	2014

Streetscape Project

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/05/2016
FY of Last Payment:	2016

JMAR

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/04/2017
FY of Last Payment:	2017

Shelter House

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0

Annual Appropriation?:	No
Date Incurred:	01/03/2017
FY of Last Payment:	2017

Urban Rewal Plan

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/27/2018
FY of Last Payment:	2018

Urban Renewal Plan Update

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/31/2018
FY of Last Payment:	2018

Paving Projects

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/30/2018
FY of Last Payment:	2018

Non-Rebates For LARCHWOOD URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	JMAR
Tied To Project:	JMAR
TIF Expenditure Amount:	0
Tied To Debt:	Shelter House
Tied To Project:	ShelterHouse
TIF Expenditure Amount:	0
Tied To Debt:	Urban Rewal Plan
Tied To Project:	Urban Renewal Plan Update
TIF Expenditure Amount:	0
Tied To Debt:	Urban Renewal Plan Update
Tied To Project:	Urban Renewal Plan Update
TIF Expenditure Amount:	0
Tied To Debt:	Paving Projects
Tied To Project:	Paving Projects

TIF Taxing District Data Collection

Local Government Name: LARCHWOOD (60G572)
 Urban Renewal Area: LARCHWOOD URBAN RENEWAL (60002)
 TIF Taxing District Name: LARCHWOOD CITY/WEST LYON SCH/LARCHWOOD TIF INCREMENT
 TIF Taxing District Inc. Number: 600052

TIF Taxing District Base Year:	1995	UR Designation	
FY TIF Revenue First Received:	1996	Slum	No
Subject to a Statutory end date?	No	Blighted	05/1995
		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	6,388,182	3,224,199	0	0	-9,260	10,351,718	0	10,351,718
Taxable	0	3,636,023	2,901,782	0	0	-9,260	7,089,995	0	7,089,995
Homestead Credits									35

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	2,630,556	7,089,995	6,487,373	602,622	12,799

FY 2020 TIF Revenue Received: 133,191

TIF Taxing District Data Collection

Local Government Name: LARCHWOOD (60G572)
 Urban Renewal Area: LARCHWOOD URBAN RENEWAL (60002)
 TIF Taxing District Name: LARCHWOOD CITY/WEST LYON SCH/LARCHWOOD AMENDMENT TIF INCREMENT
 TIF Taxing District Inc. Number: 600091

TIF Taxing District Base Year:	2002	UR Designation	
FY TIF Revenue First Received:	2004	Slum	No
Subject to a Statutory end date?	Yes	Blighted	No
Fiscal year this TIF Taxing District statutorily ends:	2025	Economic Development	10/2003

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	1,659,306	2,812,376	0	0	-1,852	4,469,830	0	4,469,830
Taxable	0	944,445	2,531,138	0	0	-1,852	3,473,731	0	3,473,731
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,012,762	3,458,920	797,076	2,661,844	56,534

FY 2020 TIF Revenue Received: 17,047

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name:	LARCHWOOD (60G572)
Urban Renewal Area:	LARCHWOOD URBAN RENEWAL (60002)
TIF Taxing District Name:	LARCHWOOD CITY/WEST LYON SCH/LARCHWOOD AMENDMENT 2 TIF INCREMENT
TIF Taxing District Inc. Number:	600105
TIF Taxing District Base Year:	2006
FY TIF Revenue First Received:	2006
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2006

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	326,184	0	0	0	326,184	0	326,184
Taxable	0	0	293,565	0	0	0	293,565	0	293,565
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	11,672	293,565	0	293,565	6,235

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	LARCHWOOD (60G572)
Urban Renewal Area:	LARCHWOOD URBAN RENEWAL (60002)
TIF Taxing District Name:	LARCHWOOD CITY/WEST LYON SCH/LARCHWOOD AMEND 3 TIF INC
TIF Taxing District Inc. Number:	600111
TIF Taxing District Base Year:	2008
FY TIF Revenue First Received:	2009
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2030

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2007

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	325,003	0	0	0	325,003	0	325,003
Taxable	0	0	292,503	0	0	0	292,503	0	292,503
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	11,157	292,503	292,503	0	0

FY 2020 TIF Revenue Received: 4,438