

# Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## Levy Authority Summary

Local Government Name: STACYVILLE  
Local Government Number: 66G630

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
STACYVILLE URBAN RENEWAL	66002	5

**TIF Debt Outstanding:** 0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:</b>	0	0	<b>Amount of 07-01-2019 Cash Balance Restricted for LMI</b>
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TIF Revenue:	164,728
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>164,728</b>

Rebate Expenditures:	30,000
Non-Rebate Expenditures:	134,728
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>164,728</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:</b>	0	0	<b>Amount of 06-30-2020 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** -164,728

## Urban Renewal Area Data Collection

Local Government Name: STACYVILLE (66G630)  
 Urban Renewal Area: STACYVILLE URBAN RENEWAL  
 UR Area Number: 66002  
 UR Area Creation Date: 09/1995  
 UR Area Purpose: Street, Utility, Incentives

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
STACYVILLE CITY/ST ANSGAR SCH UR TIF INCREMENT	660072	660073	278,575
STACYVILLE CITY AG/ST ANSGAR SCH #2 UR TIF INCREMENT	660074	660075	7,980
STACYVILLE CITY/ST ANSGAR SCH #2 UR TIF INCREMENT	660080	660081	4,463,401
STACYVILLE CITY/ST ANSGAR SCH/#3 UR TIF INCREMENT	660086	660087	1,264,350
STACYVILLE CITY AG/ST ANSGAR SCH/#3 UR TIF INCREMENT	660088	660089	48,340

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	156,740	3,426,400	4,805,400	471,770	0	-14,816	8,845,494	0	8,845,494
Taxable	87,984	1,950,237	4,324,860	424,593	0	-14,816	6,772,858	0	6,772,858
Homestead Credits									24

**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: 164,728  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 164,728**

Rebate Expenditures: 30,000  
 Non-Rebate Expenditures: 134,728  
 Returned to County Treasurer: 0  
**Total Expenditures: 164,728**

**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 STACYVILLE URBAN RENEWAL

### Pitzen Addition

Description:	water, sewer, street
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### Rolling Hills

Description:	water, sewer, street
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### Diamond Brook

Description:	water, sewer
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### Albion Lift

Description:	sewer
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### Ind Park Road

Description:	street
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### Water Filtration

Description:	water
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

### B Mayer Util Extension

Description:	water, sewer
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

## Union Street

Description:	street
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Albion Street

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

## Heartland Union Street

Description:	street
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Northern Coop Rebate

Description:	incentives
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Rolling Hills Road Improve

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

## Internal Interest 17

Description:	Accrued Interest 17
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

## StA NCC/NIP

Description:	StA Refi Loan NCC/NIP
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## StA Ind Park

Description:	StA Refi Loan Ind Park
Classification:	Industrial/manufacturing property

Physically Complete:	Yes
Payments Complete:	No

## Internal Interest 18

Description:	Accrued Interest 18
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

## Broad St Diesel

Description:	Broad Street Incentive
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## SW Street Paving

Description:	SW Street Pave
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Internal Interest 19

Description:	Accrued Interest 19
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

## Internal Interest 20

Description:	Accrued Interest 20
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

## 2017 Street Interest

Description:	Project Interest
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For STACYVILLE URBAN RENEWAL

### Pitzen Gen

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/09/1994
FY of Last Payment:	2020

### Rolling Hills Gen

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/15/2003
FY of Last Payment:	2020

### Diamond Brook Gen

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/09/2006
FY of Last Payment:	2026

### Albion Lift

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	03/03/2008
FY of Last Payment:	2028

### Ind Park Road Gen

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/09/2008
FY of Last Payment:	2038

## Water Filtration

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	03/03/2009
FY of Last Payment:	2046

## B Mayer Util Extension

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/06/2009
FY of Last Payment:	2020

## Union Street

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/11/2013
FY of Last Payment:	2033

## Albion Street

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/11/2013
FY of Last Payment:	2033

## Heartland Union Street

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/12/2014
FY of Last Payment:	2024

## Northern Coop Rebate

Debt/Obligation Type:	Rebates
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Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/23/2014
FY of Last Payment:	2024

## StA NCC & NIP Prin

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/29/2015
FY of Last Payment:	2025

## StA Industrial Park Prin

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/29/2015
FY of Last Payment:	2025

## Rolling Hills Road Improve

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/01/2015
FY of Last Payment:	2030

## Internal Interest 17

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2017
FY of Last Payment:	2020

## StA Interest NCC/NIP

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No



Date Incurred:	12/29/2015
FY of Last Payment:	2027

## StA Interest Ind Park

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/29/2015
FY of Last Payment:	2027

## Internal Interest 18

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2018
FY of Last Payment:	2020

## Broad St Diesel

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2018
FY of Last Payment:	2025

## SW Street Paving

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2018
FY of Last Payment:	2030

## Internal Interest 19

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2019
FY of Last Payment:	2025

## Internal Interest 20

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2020
FY of Last Payment:	2025

**2017 Street Interest**

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2020
FY of Last Payment:	2025

## Non-Rebates For STACYVILLE URBAN RENEWAL

TIF Expenditure Amount:	7,780
Tied To Debt:	Pitzen Gen
Tied To Project:	Pitzen Addition

TIF Expenditure Amount:	18,924
Tied To Debt:	Heartland Union Street
Tied To Project:	Heartland Union Street

TIF Expenditure Amount:	0
Tied To Debt:	Albion Street
Tied To Project:	Albion Street

TIF Expenditure Amount:	19,018
Tied To Debt:	StA NCC & NIP Prin
Tied To Project:	StA NCC/NIP

TIF Expenditure Amount:	37,725
Tied To Debt:	StA Industrial Park Prin
Tied To Project:	StA Ind Park

TIF Expenditure Amount:	10,695
Tied To Debt:	Rolling Hills Road Improve
Tied To Project:	Rolling Hills Road Improve

TIF Expenditure Amount:	4,382
Tied To Debt:	StA Interest NCC/NIP
Tied To Project:	StA NCC/NIP

TIF Expenditure Amount:	12,475
Tied To Debt:	StA Interest Ind Park
Tied To Project:	StA Ind Park

TIF Expenditure Amount:	0
Tied To Debt:	B Mayer Util Extension
Tied To Project:	B Mayer Util Extension

TIF Expenditure Amount:	23,729
Tied To Debt:	Albion Lift
Tied To Project:	Albion Lift

## Rebates For STACYVILLE URBAN RENEWAL

### Northern Country Coop

TIF Expenditure Amount:	30,000
Rebate Paid To:	Northern Country Coop
Tied To Debt:	Northern Coop Rebate
Tied To Project:	Northern Coop Rebate
Projected Final FY of Rebate:	2024

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### TIF Taxing District Data Collection

Local Government Name: STACYVILLE (66G630)  
 Urban Renewal Area: STACYVILLE URBAN RENEWAL (66002)  
 TIF Taxing District Name: STACYVILLE CITY/ST ANSGAR SCH UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 660073

TIF Taxing District Base Year:	1996	UR Designation	
FY TIF Revenue First Received:	2000	Slum	No
Subject to a Statutory end date?	No	Blighted	11/2009
		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	167,340	636,620	0	0	0	803,960	0	803,960
Taxable	0	95,245	572,958	0	0	0	668,203	0	668,203
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	524,410	279,550	278,575	975	27

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: STACYVILLE (66G630)  
 Urban Renewal Area: STACYVILLE URBAN RENEWAL (66002)  
 TIF Taxing District Name: STACYVILLE CITY AG/ST ANSGAR SCH #2 UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 660075

TIF Taxing District Base Year:	1995	UR Designation	
FY TIF Revenue First Received:	1998	Slum	No
Subject to a Statutory end date?	No	Blighted	11/2009
		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	41,780	0	0	0	0	0	41,780	0	41,780
Taxable	23,453	0	0	0	0	0	23,453	0	23,453
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	35,030	6,750	7,980	-1,230	-25

FY 2020 TIF Revenue Received: 0

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### TIF Taxing District Data Collection

Local Government Name: STACYVILLE (66G630)  
 Urban Renewal Area: STACYVILLE URBAN RENEWAL (66002)  
 TIF Taxing District Name: STACYVILLE CITY/ST ANSGAR SCH #2 UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 660081

TIF Taxing District Base Year:	1995	UR Designation	
FY TIF Revenue First Received:	1998	Slum	No
Subject to a Statutory end date?	No	Blighted	11/2009
		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	1,953,450	3,732,160	0	0	-7,408	5,678,202	0	5,678,202
Taxable	0	1,111,865	3,358,944	0	0	-7,408	4,463,401	0	4,463,401
Homestead Credits									15

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	2,900	4,463,401	4,463,401	0	0

FY 2020 TIF Revenue Received: 164,728

### TIF Taxing District Data Collection

Local Government Name: STACYVILLE (66G630)  
 Urban Renewal Area: STACYVILLE URBAN RENEWAL (66002)  
 TIF Taxing District Name: STACYVILLE CITY/ST ANSGAR SCH/#3 UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 660087

TIF Taxing District Base Year:	2003	UR Designation	
FY TIF Revenue First Received:	2005	Slum	No
Subject to a Statutory end date?	No	Blighted	11/2009
		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	1,305,610	436,620	471,770	0	-7,408	2,206,592	0	2,206,592
Taxable	0	743,127	392,958	424,593	0	-7,408	1,553,270	0	1,553,270
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	453,910	1,553,270	1,264,350	288,920	8,010

FY 2020 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: STACYVILLE (66G630)  
 Urban Renewal Area: STACYVILLE URBAN RENEWAL (66002)  
 TIF Taxing District Name: STACYVILLE CITY AG/ST ANSGAR SCH/#3 UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 660089

TIF Taxing District Base Year: 2003  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/2009
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	114,960	0	0	0	0	0	114,960	0	114,960
Taxable	64,531	0	0	0	0	0	64,531	0	64,531
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	67,500	47,460	48,340	-880	-18

FY 2020 TIF Revenue Received: 0