

# Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## Levy Authority Summary

Local Government Name: SHELBY COUNTY  
Local Government Number: 83

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
SHELBY COUNTY URBAN RENEWAL	83009	9

**TIF Debt Outstanding:** 313,766

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	86,135	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
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TIF Revenue:	141,275
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	5,620
Asset Sales & Loan Repayments:	113,865
<b>Total Revenue:</b>	<b>260,760</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	160,456
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>160,456</b>

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	186,439	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:** -33,129

## Urban Renewal Area Data Collection

Local Government Name: SHELBY COUNTY (83)  
 Urban Renewal Area: SHELBY COUNTY URBAN RENEWAL  
 UR Area Number: 83009

UR Area Creation Date: 12/2018

UR Area Purpose: To upgrade various roads across  
 Shelby County. Amended  
 December 2018

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
DOUGLAS TWP/I-K-M SCH/UR1DG INCREM	830510	830511	3,054,078
CENTER TWP/HARLAN SCH/UR1CN 2013 AMEND INCREM	830515	830516	221,204
GREELEY TWP/MANILLA SCH/UR1GL 2013 AMEND INCREM	830520	830521	356,700
UNION TWP/HARLAN SCH/UR1UN 2013 AMEND INCREM	830525	830526	1,752,201
UNION TWP/MANILLA SCH/UR2UN 2013 AMEND INCREM	830530	830531	60,355
FAIRVIEW TWP/HARLAN SCH/UR1FV 2016 AMEND INCREM	830532	830533	1,288,192
CENTER TWP/HARLAN SCH/UR4CN 2016 AMEND INCREM	830534	830535	0
POLK TWP/I-K-M SCH/UR1PK 2016 AMEND INCREM	830536	830537	0
GROVE TWP/HARLAN SCH TIF INCREM	830538	830539	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	7,129,883	242,636	1,433,149	2,942,685	0	0	11,748,353	0	11,748,353
Taxable	4,002,174	138,103	1,289,835	2,648,417	0	0	8,078,529	0	8,078,529
Homestead Credits									1

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** **86,135** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 141,275  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 5,620  
 Asset Sales & Loan Repayments: 113,865  
**Total Revenue: 260,760**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 160,456  
 Returned to County Treasurer: 0  
**Total Expenditures: 160,456**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** **186,439** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For SHELBY COUNTY URBAN RENEWAL

### Shelby County Infrastructure Upgrad

Description:	Various Road Upgrades in the Area
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Shelby County TIF administrative expenses

Description:	Administrative costs
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Loan Repayment to GB

Description:	repay principal to General Basic
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For SHELBY COUNTY URBAN RENEWAL

### General Fund Loan to TIF

Debt/Obligation Type:	Internal Loans
Principal:	199,900
Interest:	0
Total:	199,900
Annual Appropriation?:	Yes
Date Incurred:	11/20/2018
FY of Last Payment:	2027

### FY20 LOAN TO TIF TO BING BALANCE UP

Debt/Obligation Type:	Internal Loans
Principal:	113,866
Interest:	0
Total:	113,866
Annual Appropriation?:	No
Date Incurred:	07/02/2020
FY of Last Payment:	2027

## Non-Rebates For SHELBY COUNTY URBAN RENEWAL

TIF Expenditure Amount:	140,982
Tied To Debt:	General Fund Loan to TIF
Tied To Project:	Loan Repayment to GB
TIF Expenditure Amount:	0
Tied To Debt:	General Fund Loan to TIF
Tied To Project:	Shelby County TIF administrative expenses
TIF Expenditure Amount:	19,474
Tied To Debt:	General Fund Loan to TIF
Tied To Project:	Shelby County Infrastructure Upgrad

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

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### TIF Taxing District Data Collection

Local Government Name: SHELBY COUNTY (83)  
 Urban Renewal Area: SHELBY COUNTY URBAN RENEWAL (83009)  
 TIF Taxing District Name: DOUGLAS TWP/I-K-M SCH/UR1DG INCREM  
 TIF Taxing District Inc. Number: 830511  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received: 2009  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2007

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	5,365,769	74,042	0	0	0	0	5,439,811	0	5,439,811
Taxable	3,011,935	42,143	0	0	0	0	3,054,078	0	3,054,078
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	463,555	3,054,078	3,054,078	0	0

FY 2020 TIF Revenue Received: 63,215

### TIF Taxing District Data Collection

Local Government Name: SHELBY COUNTY (83)  
 Urban Renewal Area: SHELBY COUNTY URBAN RENEWAL (83009)  
 TIF Taxing District Name: CENTER TWP/HARLAN SCH/UR1CN 2013 AMEND INCREM  
 TIF Taxing District Inc. Number: 830516  
 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: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2007

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	377,312	168,594	0	0	0	0	545,906	0	545,906
Taxable	211,794	95,960	0	0	0	0	307,754	0	307,754
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	324,702	221,204	221,204	0	0

FY 2020 TIF Revenue Received: 4,844

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### TIF Taxing District Data Collection

Local Government Name: SHELBY COUNTY (83)  
 Urban Renewal Area: SHELBY COUNTY URBAN RENEWAL (83009)  
 TIF Taxing District Name: GREELEY TWP/MANILLA SCH/UR1GL 2013 AMEND INCREM  
 TIF Taxing District Inc. Number: 830521  
 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: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2007

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	635,461	0	0	0	0	0	635,461	0	635,461
Taxable	356,700	0	0	0	0	0	356,700	0	356,700
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	123,050	356,700	356,700	0	0

FY 2020 TIF Revenue Received: 7,452

### TIF Taxing District Data Collection

Local Government Name: SHELBY COUNTY (83)  
 Urban Renewal Area: SHELBY COUNTY URBAN RENEWAL (83009)  
 TIF Taxing District Name: UNION TWP/HARLAN SCH/UR1UN 2013 AMEND INCREM  
 TIF Taxing District Inc. Number: 830526  
 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: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2007

#### 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	1,825	2,942,685	0	0	2,944,510	0	2,944,510
Taxable	0	0	1,643	2,648,417	0	0	2,650,060	0	2,650,060
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	52,100	2,650,060	1,752,201	897,859	19,987

FY 2020 TIF Revenue Received: 37,771



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### TIF Taxing District Data Collection

Local Government Name: SHELBY COUNTY (83)  
 Urban Renewal Area: SHELBY COUNTY URBAN RENEWAL (83009)  
 TIF Taxing District Name: UNION TWP/MANILLA SCH/UR2UN 2013 AMEND INCREM  
 TIF Taxing District Inc. Number: 830531  
 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: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2007

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	751,341	0	0	0	0	0	751,341	0	751,341
Taxable	421,745	0	0	0	0	0	421,745	0	421,745
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	690,986	60,355	60,355	0	0

FY 2020 TIF Revenue Received: 1,251

### TIF Taxing District Data Collection

Local Government Name: SHELBY COUNTY (83)  
 Urban Renewal Area: SHELBY COUNTY URBAN RENEWAL (83009)  
 TIF Taxing District Name: FAIRVIEW TWP/HARLAN SCH/UR1FV 2016 AMEND INCREM  
 TIF Taxing District Inc. Number: 830533  
 TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received: 2017  
 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	0	1,431,324	0	0	0	1,431,324	0	1,431,324
Taxable	0	0	1,288,192	0	0	0	1,288,192	0	1,288,192
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	60,684	1,288,192	1,288,192	0	0

FY 2020 TIF Revenue Received: 26,742

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**TIF Taxing District Data Collection**

Local Government Name: SHELBY COUNTY (83)  
 Urban Renewal Area: SHELBY COUNTY URBAN RENEWAL (83009)  
 TIF Taxing District Name: CENTER TWP/HARLAN SCH/UR4CN 2016 AMEND INCREM  
 TIF Taxing District Inc. Number: 830535

TIF Taxing District Base Year: 2015  
 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	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	878,951	0	0	0	0

FY 2020 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: SHELBY COUNTY (83)  
 Urban Renewal Area: SHELBY COUNTY URBAN RENEWAL (83009)  
 TIF Taxing District Name: POLK TWP/I-K-M SCH/UR1PK 2016 AMEND INCREM  
 TIF Taxing District Inc. Number: 830537

TIF Taxing District Base Year: 2015  
 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	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	522,601	0	0	0	0

FY 2020 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: SHELBY COUNTY (83)  
 Urban Renewal Area: SHELBY COUNTY URBAN RENEWAL (83009)  
 TIF Taxing District Name: GROVE TWP/HARLAN SCH TIF INCREM  
 TIF Taxing District Inc. Number: 830539

TIF Taxing District Base Year: 2018  
 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	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	157,460	0	0	0	0

FY 2020 TIF Revenue Received: 0