

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Levy Authority Summary

Local Government Name: ELBERON
Local Government Number: 86G828

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
ELBERON TIF - HEARTLAND URBAN RENEWAL	86993	1

TIF Debt Outstanding: 55,000

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	0	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
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TIF Revenue:	8,996
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	8,996

Rebate Expenditures:	8,996
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	8,996

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	0	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:** 46,004

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Urban Renewal Area Data Collection

Local Government Name: ELBERON (86G828)
 Urban Renewal Area: ELBERON TIF - HEARTLAND URBAN RENEWAL
 UR Area Number: 86993

UR Area Creation Date: 05/2018

UR Area Purpose: Economic development,
 infrastructure, blight mitigation,
 public improvements and enhance
 community attractiveness.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ELBERON CITY/BENTON SCH TIF INCREMENT	860170	860171	323,336

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	0	2,451,610	0	0	0	2,451,610	0	2,451,610
Taxable	0	0	2,206,449	0	0	0	2,206,449	0	2,206,449
Homestead Credits									0

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: 8,996
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 8,996

Rebate Expenditures: 8,996
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 8,996

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 ELBERON TIF - HEARTLAND URBAN RENEWAL

Heartland Co-op Expansion

Description:	Expansion of Heartland Co-op facilities.
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

2018-2019 Fire Protection Improvements

Description:	Restoration or replacement of fire hydrants throughout URA
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Sewer Infiltration Blight Alleviation Improvement Project

Description:	Correct the groundwater infiltration of sewer mains
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Water Main Replacement

Description:	Replacement of water main and water shutoff boxes on and along 3rd St, 725 feet west from 5th Ave
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Main Street Infrastructure Improvements

Description:	Installation of water and sewer mains and incidental resurfacing and street improvements along Main St from 1st St to 2nd St
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Railway Street Resurfacing Project

Description:	Street resurfacing along Railway Street
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For ELBERON TIF - HEARTLAND URBAN RENEWAL

Heartland Co-op Rebate Agreement

Debt/Obligation Type:	Rebates
Principal:	55,000
Interest:	0
Total:	55,000
Annual Appropriation?:	Yes
Date Incurred:	06/07/2018
FY of Last Payment:	2026

Rebates For ELBERON TIF - HEARTLAND URBAN RENEWAL

Heartland Coop

TIF Expenditure Amount:	8,996
Rebate Paid To:	Heartland Coop
Tied To Debt:	Heartland Co-op Rebate Agreement
Tied To Project:	Heartland Co-op Expansion
Projected Final FY of Rebate:	2026

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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: ELBERON (86G828)
 Urban Renewal Area: ELBERON TIF - HEARTLAND URBAN RENEWAL (86993)
 TIF Taxing District Name: ELBERON CITY/BENTON SCH TIF INCREMENT
 TIF Taxing District Inc. Number: 860171

TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 2020
 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	2,451,610	0	0	0	2,451,610	0	2,451,610
Taxable	0	0	2,206,449	0	0	0	2,206,449	0	2,206,449
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,804,950	646,660	323,336	323,324	8,996

FY 2020 TIF Revenue Received: 8,996