

# Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## Levy Authority Summary

Local Government Name: AUDUBON COUNTY  
 Local Government Number: 05

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL	05002	10

**TIF Debt Outstanding:** 13,081,693

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:</b>	<b>5,379</b>	<b>0</b>	<b>Amount of 07-01-2021 Cash Balance Restricted for LMI</b>
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TIF Revenue:	492,557		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>492,557</b>		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	486,488		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>486,488</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:</b>	<b>11,448</b>	<b>0</b>	<b>Amount of 06-30-2022 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
 Obligations, Net of TIF Special  
 Revenue Fund Balance:** 12,583,757

## Urban Renewal Area Data Collection

Local Government Name: AUDUBON COUNTY (05)  
 Urban Renewal Area: AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL  
 UR Area Number: 05002

UR Area Creation Date: 10/2014

contribute to economy/job opportunities/property tax base; to stimulate private investment/job retention, growth & expansion through incentives; and to provide infrastructure, services & facilities to enhance possibilities for private enterprise

UR Area Purpose:

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
HAMLIN TWP/AUDUBON SCH/AUDUBON CO UR TIF INCREM	050048	050049	321,187
LEROY TWP/AUDUBON SCH/AUDUBON CO UR TIF INCREM	050050	050051	281,266
HAMLIN TWP/AUDUBON SCH/WCC INCREM	050056	050057	2,890,686
LINCOLN TWP/IKM-MANNING SCH/PCE TIF INCREM	050058	050059	2,004,791
LEROY TWP/AUDUBON SCH/NW AUDUBON TIF INCREM	050060	050061	924,159
AUDUBON TWP/ADAIR-CASEY SCH/WIND TIF INCREM	050062	050063	1,846,658
AUDUBON TWP/CAM SCH/ WIND TIF INCREM	050064	050065	1,878,482
AUDUBON TWP/EEK SCH/WIND TIF INCREM	050066	050067	7,440,640
LEROY TWP/AUD SCHOOL/WIND2 AMEND INCREMENT	050076	050077	80,362
MELVILLE TWP/AUD SCHOOL/WIND 2 AMEND TIF INCREMENT	050078	050079	2,187,501

## Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,230,900	1,152,450	9,735,460	34,828,720	0	-5,556	46,941,974	0	46,941,974
Taxable	1,034,330	650,088	8,761,914	31,345,861	0	-5,556	41,786,637	0	41,786,637
Homestead Credits									16

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:**

5,379

0

**Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 492,557  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 492,557**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 486,488  
 Returned to County Treasurer: 0  
**Total Expenditures: 486,488**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:**

11,448

0

**Amount of 06-30-2022 Cash Balance Restricted for LMI**

# Projects For AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL

## 100th St Improvement Project

Description:	grading/paving 1/2 mile of 100th St
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Admin Exp/Bond Interest

Description:	Admin expenses incurred to consolidate rural UR/TIF areas
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

## F58 Littlefield Dr Impr South

Description:	Paving F58 Littlefield Dr 300th St to Cass County
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## LE21 Bridge Replacement

Description:	Leroy 21 Bridge Replacement on Lark Ave
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## LE27 Bridge Replacement

Description:	Leroy 27 Bridge Repl @ 190th & Lark Ave
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## N36 Road Resurfacing

Description:	resurface 13 mi Hwy 44 to Carroll Co line
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## F58 Littlefield Dr Impr North

Description:	Paving F58 Littlefield Dr 300th St North
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Greeley 03 Bridge Replacement

Description:	Greeley 03 bridge replacement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## 7th Ave Road Improvement

Description:	7th Ave from F32/190th St to 200th St
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## LE10 Bridge Replacement

Description:	Leroy 10 bridge on Lark Ave
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## LE20 Bridge Replacement

Description:	Leroy 20 bridge on F32/190th St
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## F32 E Road Improvement

Description:	F32/190th St E to Guthrie Co line
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## E Division St from 190th

Description:	East Division St Road Improvement with City for F32/190th St south to N Arlington
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Littlefield Recreation Cabins

Description:	Cabin project for Littlefield Recreation Area
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

## ACED contribution

Description:	2021 Contribution to Audubon County Economic Development for use towards city projects
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL

## GO Urban Renewal County Purpose Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,700,000
Interest:	1,438,313
Total:	7,138,313
Annual Appropriation?:	Yes
Date Incurred:	02/20/2018
FY of Last Payment:	2036

## GO Urban Renewal Road Impr Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,000,000
Interest:	943,380
Total:	5,943,380
Annual Appropriation?:	Yes
Date Incurred:	10/15/2020
FY of Last Payment:	2040

## Non-Rebates For AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL

TIF Expenditure Amount:	171,488
Tied To Debt:	GO Urban Renewal County Purpose Bonds
Tied To Project:	Admin Exp/Bond Interest
TIF Expenditure Amount:	24,514
Tied To Debt:	GO Urban Renewal County Purpose Bonds
Tied To Project:	100th St Improvement Project
TIF Expenditure Amount:	163,812
Tied To Debt:	GO Urban Renewal County Purpose Bonds
Tied To Project:	LE21 Bridge Replacement
TIF Expenditure Amount:	126,674
Tied To Debt:	GO Urban Renewal County Purpose Bonds
Tied To Project:	LE27 Bridge Replacement

### TIF Taxing District Data Collection

Local Government Name: AUDUBON COUNTY (05)  
 Urban Renewal Area: AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL (05002)  
 TIF Taxing District Name: HAMLIN TWP/AUDUBON SCH/AUDUBON CO UR TIF INCREM  
 TIF Taxing District Inc. Number: 050049  
 TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2000

### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	723,930	396,020	0	0	-1,852	1,118,098	0	1,118,098
Taxable	0	408,362	356,418	0	0	-1,852	762,928	0	762,928
Homestead Credits									14

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	496,020	623,930	321,187	302,743	7,512

FY 2022 TIF Revenue Received: 7,971

### TIF Taxing District Data Collection

Local Government Name: AUDUBON COUNTY (05)  
 Urban Renewal Area: AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL (05002)  
 TIF Taxing District Name: LEROY TWP/AUDUBON SCH/AUDUBON CO UR TIF INCREM  
 TIF Taxing District Inc. Number: 050051  
 TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2000

### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	428,520	0	459,090	0	-3,704	883,906	0	883,906
Taxable	0	241,726	0	413,181	0	-3,704	651,203	0	651,203
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	317,790	569,820	281,266	288,554	7,185

FY 2022 TIF Revenue Received: 7,004

## TIF Taxing District Data Collection

Local Government Name: AUDUBON COUNTY (05)  
 Urban Renewal Area: AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL (05002)  
 TIF Taxing District Name: HAMLIN TWP/AUDUBON SCH/WCC INCREM  
 TIF Taxing District Inc. Number: 050057  
 TIF Taxing District Base Year: 2011  
 FY TIF Revenue First Received: 2014  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2012

### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,956,850	0	0	0	5,956,850	0	5,956,850
Taxable	0	0	5,361,165	0	0	0	5,361,165	0	5,361,165
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	94,020	5,361,165	2,890,686	2,470,479	61,303

FY 2022 TIF Revenue Received: 71,729

## TIF Taxing District Data Collection

Local Government Name: AUDUBON COUNTY (05)  
 Urban Renewal Area: AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL (05002)  
 TIF Taxing District Name: LINCOLN TWP/IKM-MANNING SCH/PCE TIF INCREM  
 TIF Taxing District Inc. Number: 050059  
 TIF Taxing District Base Year: 2011  
 FY TIF Revenue First Received: 2014  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2012

### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	4,201,110	0	0	4,201,110	0	4,201,110
Taxable	0	0	0	3,780,999	0	0	3,780,999	0	3,780,999
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	434,980	3,766,130	2,004,791	1,761,339	43,078

FY 2022 TIF Revenue Received: 49,033

### TIF Taxing District Data Collection

Local Government Name: AUDUBON COUNTY (05)  
 Urban Renewal Area: AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL (05002)  
 TIF Taxing District Name: LEROY TWP/AUDUBON SCH/NW AUDUBON TIF INCREM  
 TIF Taxing District Inc. Number: 050061  
 TIF Taxing District Base Year: 2013  
 FY TIF Revenue First Received: 2016  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2014

#### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	16,880	0	3,382,590	0	0	0	3,399,470	0	3,399,470
Taxable	14,184	0	3,044,331	0	0	0	3,058,515	0	3,058,515
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,616,170	1,783,300	924,159	859,141	21,392

FY 2022 TIF Revenue Received: 23,011

### TIF Taxing District Data Collection

Local Government Name: AUDUBON COUNTY (05)  
 Urban Renewal Area: AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL (05002)  
 TIF Taxing District Name: AUDUBON TWP/ADAIR-CASEY SCH/WIND TIF INCREM  
 TIF Taxing District Inc. Number: 050063  
 TIF Taxing District Base Year: 2014  
 FY TIF Revenue First Received: 2017  
 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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	208,870	0	0	4,235,080	0	0	4,443,950	0	4,443,950
Taxable	175,515	0	0	3,811,572	0	0	3,987,087	0	3,987,087
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,000,470	3,443,480	1,846,658	1,596,822	37,638

FY 2022 TIF Revenue Received: 43,526

## TIF Taxing District Data Collection

Local Government Name: AUDUBON COUNTY (05)  
 Urban Renewal Area: AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL (05002)  
 TIF Taxing District Name: AUDUBON TWP/CAM SCH/ WIND TIF INCREM  
 TIF Taxing District Inc. Number: 050065  
 TIF Taxing District Base Year: 2014  
 FY TIF Revenue First Received: 2017  
 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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	168,460	0	0	4,235,080	0	0	4,403,540	0	4,403,540
Taxable	141,558	0	0	3,811,572	0	0	3,953,130	0	3,953,130
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	918,670	3,484,870	1,878,482	1,606,388	40,164

FY 2022 TIF Revenue Received: 46,966

## TIF Taxing District Data Collection

Local Government Name: AUDUBON COUNTY (05)  
 Urban Renewal Area: AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL (05002)  
 TIF Taxing District Name: AUDUBON TWP/EEK SCH/WIND TIF INCREM  
 TIF Taxing District Inc. Number: 050067  
 TIF Taxing District Base Year: 2014  
 FY TIF Revenue First Received: 2017  
 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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	836,690	0	0	16,940,320	0	0	17,777,010	0	17,777,010
Taxable	703,073	0	0	15,246,288	0	0	15,949,361	0	15,949,361
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	3,935,690	13,841,320	7,440,640	6,400,680	160,898

FY 2022 TIF Revenue Received: 187,044

### TIF Taxing District Data Collection

Local Government Name: AUDUBON COUNTY (05)  
 Urban Renewal Area: AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL (05002)  
 TIF Taxing District Name: LEROY TWP/AUD SCHOOL/WIND2 AMEND INCREMENT  
 TIF Taxing District Inc. Number: 050077  
 TIF Taxing District Base Year: 2019  
 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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	206,906	0	0	206,906	0	206,906
Taxable	0	0	0	186,216	0	0	186,216	0	186,216
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1	186,216	80,362	105,854	2,636

FY 2022 TIF Revenue Received: 2,001

### TIF Taxing District Data Collection

Local Government Name: AUDUBON COUNTY (05)  
 Urban Renewal Area: AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL (05002)  
 TIF Taxing District Name: MELVILLE TWP/AUD SCHOOL/WIND 2 AMEND TIF INCREMENT  
 TIF Taxing District Inc. Number: 050079  
 TIF Taxing District Base Year: 2019  
 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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	4,551,134	0	0	4,551,134	0	4,551,134
Taxable	0	0	0	4,096,033	0	0	4,096,033	0	4,096,033
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	90,000	4,096,033	2,187,501	1,908,532	47,352

FY 2022 TIF Revenue Received: 54,272