

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Levy Authority Summary

Local Government Name: AUDUBON
Local Government Number: 05G027

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
AUDUBON CITY ORIGINAL URBAN RENEWAL	05001	6
AUDUBON 3RD AVENUE URBAN RENEWAL	05003	2

TIF Debt Outstanding: 375,000

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: 0 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue:	408,367
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	408,367

Rebate Expenditures:	199,223
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	199,223

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: 209,144 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: -33,367

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Urban Renewal Area Data Collection

Local Government Name: AUDUBON (05G027)
 Urban Renewal Area: AUDUBON CITY ORIGINAL URBAN RENEWAL
 UR Area Number: 05001

UR Area Creation Date: 07/1993

UR Area Purpose: To promote commercial and industrial development. To construct and/or repair infrastructure. To purchase and/or prepare properties for development. To make loans or grants for economic development purposes.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
AUDUBON CITY/AUDUBON SCH/UR ORIGINAL INCREM	050040	050041	819,281
AUDUBON CITY/AUDUBON SCH/UR AMENDMENT #1 INCREM	050042	050043	0
AUDUBON CITY AG/AUDUBON SCH/UR AMENDMENT #1 INCREM	050044	050045	0
AUDUBON CITY AG/AUDUBON SCH/UR ORIGINAL INCREM	050046	050047	0
AUDUBON CITY AG/AUDUBON SCH/UR AMENDMENT #2 INCREM	050070	050071	0
AUDUBON CITY/AUDUBON SCH/UR AMENDMENT #2 INCREM	050072	050073	9,523,008

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,079,710	17,165,311	730,770	0	-24,076	23,052,924	0	23,052,924
Taxable	0	2,865,432	15,448,780	657,693	0	-24,076	19,016,146	0	19,016,146
Homestead Credits									66

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: 0 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 408,367
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 408,367

Rebate Expenditures: 199,223
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 199,223

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: 209,144 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For AUDUBON CITY ORIGINAL URBAN RENEWAL

Rec Center

Description:	Economic Development
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	Yes

Waspy's Truckstop

Description:	Economic Development
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 CITY ORIGINAL URBAN RENEWAL

Rec Center

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/15/2018
FY of Last Payment:	2021

Waspy's Infrastructure Rebate

Debt/Obligation Type:	Rebates
Principal:	375,000
Interest:	0
Total:	375,000
Annual Appropriation?:	No
Date Incurred:	07/01/2020
FY of Last Payment:	2023

Rebates For AUDUBON CITY ORIGINAL URBAN RENEWAL

Waspy's

TIF Expenditure Amount:	199,223
Rebate Paid To:	199223
Tied To Debt:	Waspy's Infrastructure Rebate
Tied To Project:	Waspy's Truckstop
Projected Final FY of Rebate:	2023

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name: AUDUBON (05G027)
 Urban Renewal Area: AUDUBON CITY ORIGINAL URBAN RENEWAL (05001)
 TIF Taxing District Name: AUDUBON CITY/AUDUBON SCH/UR ORIGINAL INCREM
 TIF Taxing District Inc. Number: 050041
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1993

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	5,079,710	6,584,191	730,770	0	-24,076	12,471,804	0	12,471,804
Taxable	0	2,865,432	5,925,772	657,693	0	-24,076	9,493,138	0	9,493,138
Homestead Credits									66

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	6,903,520	5,592,360	819,281	4,773,079	175,982

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: AUDUBON (05G027)
 Urban Renewal Area: AUDUBON CITY ORIGINAL URBAN RENEWAL (05001)
 TIF Taxing District Name: AUDUBON CITY/AUDUBON SCH/UR AMENDMENT #1 INCREM
 TIF Taxing District Inc. Number: 050043
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1993

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	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 2022	7,886,290	0	0	0	0

FY 2022 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name: AUDUBON (05G027)
 Urban Renewal Area: AUDUBON CITY ORIGINAL URBAN RENEWAL (05001)
 TIF Taxing District Name: AUDUBON CITY AG/AUDUBON SCH/UR AMENDMENT #1 INCREM
 TIF Taxing District Inc. Number: 050045
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1993

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	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 2022	76,500	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: AUDUBON (05G027)
 Urban Renewal Area: AUDUBON CITY ORIGINAL URBAN RENEWAL (05001)
 TIF Taxing District Name: AUDUBON CITY AG/AUDUBON SCH/UR ORIGINAL INCREM
 TIF Taxing District Inc. Number: 050047
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1993

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	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 2022	78,760	0	0	0	0

FY 2022 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name: AUDUBON (05G027)
 Urban Renewal Area: AUDUBON CITY ORIGINAL URBAN RENEWAL (05001)
 TIF Taxing District Name: AUDUBON CITY AG/AUDUBON SCH/UR AMENDMENT #2 INCREM
 TIF Taxing District Inc. Number: 050071
 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 - 1/1/2020 for FY 2022

	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 2022	1	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: AUDUBON (05G027)
 Urban Renewal Area: AUDUBON CITY ORIGINAL URBAN RENEWAL (05001)
 TIF Taxing District Name: AUDUBON CITY/AUDUBON SCH/UR AMENDMENT #2 INCREM
 TIF Taxing District Inc. Number: 050073
 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	07/2020

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	10,581,120	0	0	0	10,581,120	0	10,581,120
Taxable	0	0	9,523,008	0	0	0	9,523,008	0	9,523,008
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	129,140	9,523,008	9,523,008	0	0

FY 2022 TIF Revenue Received: 408,367

Urban Renewal Area Data Collection

Local Government Name: AUDUBON (05G027)
 Urban Renewal Area: AUDUBON 3RD AVENUE URBAN RENEWAL
 UR Area Number: 05003

UR Area Creation Date: 04/2001

UR Area Purpose: To improve the area, replat lots,
 and pave the street to provide
 desirable housing lots.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
AUDUBON CITY/AUDUBON SCH/AUDUBON 3RD AVE UR TIF INCREM	050052	050053	0
AUDUBON CITY AG/AUDUBON SCH/AUDUBON 3RD AVE UR TIF INCREM	050054	050055	0

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

	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

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: 0 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

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

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

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: 0 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For AUDUBON 3RD AVENUE URBAN RENEWAL

Third Avenue Paving

Description:	Third Avenue Paving
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

◆ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

For years the city had been paying for projects by deficit spending the TIF fund. This has caused the persistent negative balance.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2022

TIF Taxing District Data Collection

Local Government Name:	AUDUBON (05G027)
Urban Renewal Area:	AUDUBON 3RD AVENUE URBAN RENEWAL (05003)
TIF Taxing District Name:	AUDUBON CITY/AUDUBON SCH/AUDUBON 3RD AVE UR TIF INCREM
TIF Taxing District Inc. Number:	050053
TIF Taxing District Base Year:	2000
FY TIF Revenue First Received:	2005
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	04/2001
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	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 2022	262,680	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	AUDUBON (05G027)
Urban Renewal Area:	AUDUBON 3RD AVENUE URBAN RENEWAL (05003)
TIF Taxing District Name:	AUDUBON CITY AG/AUDUBON SCH/AUDUBON 3RD AVE UR TIF INCREM
TIF Taxing District Inc. Number:	050055
TIF Taxing District Base Year:	2000
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	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 2022	5,000	0	0	0	0

FY 2022 TIF Revenue Received: 0