

# Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## Levy Authority Summary

Local Government Name: URBANA  
Local Government Number: 06G042

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
URBANA URBAN RENEWAL	06009	7

**TIF Debt Outstanding:** 736,987

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:</b>	<b>115,595</b>	<b>100,800</b>	<b>Amount of 07-01-2021 Cash Balance Restricted for LMI</b>
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TIF Revenue:	541,156
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>541,156</b>

Rebate Expenditures:	54,843
Non-Rebate Expenditures:	194,545
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>249,388</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:</b>	<b>407,363</b>	<b>100,800</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:** 80,236



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## Urban Renewal Area Data Collection

Local Government Name: URBANA (06G042)  
 Urban Renewal Area: URBANA URBAN RENEWAL  
 UR Area Number: 06009

UR Area Creation Date: 01/1992

UR Area Purpose: To foster economic development in the area through public improvement including a new sewer plant.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
URBANA CITY/CENTER POINT-URBANA SCH/91 INCREM	060360	060361	6,900,508
URBANA CITY/CENTER POINT-URBANA SCH/BECОВI 94 INCREM	060362	060363	0
URBANA CITY/CENTER POINT-URBANA SCH/97 INCREM	060364	060365	0
POLK TWP/CENTER POINT-URBANA SCH/URBANA 94 INCREM	060416	060417	0
URBANA CITY AG/CENTER POINT-URBANA SCH/BECОВI 93 INCREM	060458	060459	0
URBANA CITY/CENTER POINT-URBANA SCH INCREM	060462	060463	0
URBANA CITY/CENTER POINT-URBANA SCH/INCR CLICKSTOP	060524	060525	1,788,148

## 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	21,819,400	6,617,600	0	0	-46,300	28,701,500	0	28,701,500
Taxable	0	12,308,180	5,955,840	0	0	-46,300	18,427,512	0	18,427,512
Homestead Credits									127

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** 115,595 100,800 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 541,156  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 541,156**

Rebate Expenditures: 54,843  
 Non-Rebate Expenditures: 194,545  
 Returned to County Treasurer: 0  
**Total Expenditures: 249,388**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** 407,363 100,800 **Amount of 06-30-2022 Cash Balance Restricted for LMI**



## Projects For URBANA URBAN RENEWAL

### CLICKSTOP DEVELOPMENT

Description:	TIF REBATE AGREEMENT
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### SEWER PLANT

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

### LMI

Description:	LMI TRANSFERS
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

### URBANA TOWNE CENTRE 1ST

Description:	URBAN RENEWAL
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No



## Debts/Obligations For URBANA URBAN RENEWAL

### CLICKSTOP #3

Debt/Obligation Type:	Rebates
Principal:	201,654
Interest:	0
Total:	201,654
Annual Appropriation?:	Yes
Date Incurred:	08/01/2016
FY of Last Payment:	2025

### 2020 URBAN RENEWAL

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	500,000
Interest:	35,333
Total:	535,333
Annual Appropriation?:	Yes
Date Incurred:	12/01/2020
FY of Last Payment:	2028

### 2015 GO BOND

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	03/01/2015
FY of Last Payment:	2021

### SEWER PAY DOWN

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/01/2010
FY of Last Payment:	2031



## Non-Rebates For URBANA URBAN RENEWAL

TIF Expenditure Amount:	100,000
Tied To Debt:	SEWER PAY DOWN
Tied To Project:	SEWER PLANT

TIF Expenditure Amount:	0
Tied To Debt:	2015 GO BOND
Tied To Project:	CLICKSTOP DEVELOPMENT

TIF Expenditure Amount:	94,545
Tied To Debt:	2020 URBAN RENEWAL
Tied To Project:	URBANA TOWNE CENTRE 1ST



## Rebates For URBANA URBAN RENEWAL

### CLICKSTOP

TIF Expenditure Amount:	4,430
Rebate Paid To:	CLICKSTOP
Tied To Debt:	CLICKSTOP #3
Tied To Project:	CLICKSTOP DEVELOPMENT
Projected Final FY of Rebate:	2020

### CLICKSTOP

TIF Expenditure Amount:	50,413
Rebate Paid To:	CLICKSTOP
Tied To Debt:	CLICKSTOP #3
Tied To Project:	CLICKSTOP DEVELOPMENT
Projected Final FY of Rebate:	2025



## ♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

### TIF Taxing District Data Collection

Local Government Name: URBANA (06G042)  
 Urban Renewal Area: URBANA URBAN RENEWAL (06009)  
 TIF Taxing District Name: URBANA CITY/CENTER POINT-URBANA SCH/91 INCREM  
 TIF Taxing District Inc. Number: 060361  
 TIF Taxing District Base Year: 1991  
 FY TIF Revenue First Received: 1993  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1991

### 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	21,819,400	451,000	0	0	-46,300	22,534,900	0	22,534,900
Taxable	0	12,308,180	405,900	0	0	-46,300	12,877,572	0	12,877,572
Homestead Credits									127

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,721,944	12,877,572	6,900,508	5,977,064	175,969

FY 2022 TIF Revenue Received: 377,764

### TIF Taxing District Data Collection

Local Government Name: URBANA (06G042)  
 Urban Renewal Area: URBANA URBAN RENEWAL (06009)  
 TIF Taxing District Name: URBANA CITY/CENTER POINT-URBANA SCH/BECОВI 94 INCREM  
 TIF Taxing District Inc. Number: 060363  
 TIF Taxing District Base Year: 1994  
 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	146,606	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: URBANA (06G042)  
 Urban Renewal Area: URBANA URBAN RENEWAL (06009)  
 TIF Taxing District Name: URBANA CITY/CENTER POINT-URBANA SCH/97 INCREM  
 TIF Taxing District Inc. Number: 060365  
 TIF Taxing District Base Year: 1997  
 FY TIF Revenue First Received: 1999  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1997

### 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	27,774	0	0	0	0

FY 2022 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: URBANA (06G042)  
 Urban Renewal Area: URBANA URBAN RENEWAL (06009)  
 TIF Taxing District Name: POLK TWP/CENTER POINT-URBANA SCH/URBANA 94 INCREM  
 TIF Taxing District Inc. Number: 060417  
 TIF Taxing District Base Year: 1994  
 FY TIF Revenue First Received: 1996  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1994

### 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	16,991	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: URBANA (06G042)  
 Urban Renewal Area: URBANA URBAN RENEWAL (06009)  
 TIF Taxing District Name: URBANA CITY AG/CENTER POINT-URBANA SCH/BECОВI 93 INCREM  
 TIF Taxing District Inc. Number: 060459  
 TIF Taxing District Base Year: 1993  
 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	271,386	0	0	0	0

FY 2022 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: URBANA (06G042)  
 Urban Renewal Area: URBANA URBAN RENEWAL (06009)  
 TIF Taxing District Name: URBANA CITY/CENTER POINT-URBANA SCH INCREM  
 TIF Taxing District Inc. Number: 060463  
 TIF Taxing District Base Year: 1994  
 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	97,575	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: URBANA (06G042)  
 Urban Renewal Area: URBANA URBAN RENEWAL (06009)  
 TIF Taxing District Name: URBANA CITY/CENTER POINT-URBANA SCH/INCR CLICKSTOP  
 TIF Taxing District Inc. Number: 060525  
 TIF Taxing District Base Year: 2011  
 FY TIF Revenue First Received: 2013  
 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	6,166,600	0	0	0	6,166,600	0	6,166,600
Taxable	0	0	5,549,940	0	0	0	5,549,940	0	5,549,940
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	3,700	5,549,940	1,788,148	3,761,792	110,750

FY 2022 TIF Revenue Received: 163,392