

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Levy Authority Summary

Local Government Name: DE SOTO
Local Government Number: 25G232

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
DE SOTO URBAN RENEWAL AREA	25001	5
DE SOTO 2016 URBAN RENEWAL AREA	25035	3
DE SOTO 2020 RESIDENTIAL URBAN RENEWAL	25044	0

TIF Debt Outstanding: 5,601,190

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:	394,633
TIF Sp. Revenue Fund Interest:	147
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	394,780

Rebate Expenditures:	59,392
Non-Rebate Expenditures:	335,388
Returned to County Treasurer:	0
Total Expenditures:	394,780

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

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 5,206,410

Urban Renewal Area Data Collection

Local Government Name: DE SOTO (25G232)
 Urban Renewal Area: DE SOTO URBAN RENEWAL AREA
 UR Area Number: 25001

UR Area Creation Date: 04/1994

UR Area Purpose: This urban renewal plan has been developed to help local officials promote economic development in the City of De Soto. The primary goal is to stimulate, through public involvement and commitment, private investments in commercial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DE SOTO CITY/ADEL-DESOTO-MINBURN SCH/DE SOTO URA 25001/TIF INCREMENT	250142	250143	3,797,123
DE SOTO CITY AG/ADEL-DESOTO-MINBURN SCH/DE SOTO URA 25001/TIF INCREMENT	250144	250145	0
DE SOTO CITY/ADEL-DESOTO-MINBURN SCH/DE SOTO URA 25001/TIF 2 INCREMENT	250167	250168	390,246
DE SOTO CITY/ADEL-DESOTO-MINBURN SCH/DE SOTO URA 25001/CORNER PROPERTIES TIF INCREMENT	250315	250316	463,577
DE SOTO CITY AG/ADEL-DESOTO-MINBURN SCH/DE SOTO URA 25001/CORNER PROPERTIES TIF INCREMENT	250317	250318	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	206,990	14,367,400	8,197,850	0	0	-16,668	22,755,572	0	22,755,572
Taxable	173,935	8,104,558	7,378,065	0	0	-16,668	15,639,890	0	15,639,890
Homestead Credits									58

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: 127,693
 TIF Sp. Revenue Fund Interest: 127
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 127,820

Rebate Expenditures: 27,165
 Non-Rebate Expenditures: 100,655
 Returned to County Treasurer: 0
Total Expenditures: 127,820

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 DE SOTO URBAN RENEWAL AREA

2005 De Soto Corner Properties

Description:	2005 Ashland Crossroads
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

2013 New Water Treatment Plant

Description:	2013 New Water Treatment Plant
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

2015 Waste Water Treatment Plant Upgrades

Description:	2015 Waste Water Treatment Plant Upgrades
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For DE SOTO URBAN RENEWAL AREA

De Soto Corner Properties

Debt/Obligation Type:	Rebates
Principal:	135,825
Interest:	0
Total:	135,825
Annual Appropriation?:	Yes
Date Incurred:	04/13/2005
FY of Last Payment:	2026

Waste Water Treatment Upgrades

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	624,030
Interest:	109,728
Total:	733,758
Annual Appropriation?:	Yes
Date Incurred:	11/17/2015
FY of Last Payment:	2038

Water & Wastewater Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/01/2015
FY of Last Payment:	2038

Water Treatment Plant

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	559,000
Interest:	35,298
Total:	594,298
Annual Appropriation?:	Yes
Date Incurred:	11/20/2020
FY of Last Payment:	2027

Non-Rebates For DE SOTO URBAN RENEWAL AREA

TIF Expenditure Amount:	71,095
Tied To Debt:	Water Treatment Plant
Tied To Project:	2013 New Water Treatment Plant

TIF Expenditure Amount:	29,560
Tied To Debt:	Waste Water Treatment Upgrades
Tied To Project:	2015 Waste Water Treatment Plant Upgrades

TIF Expenditure Amount:	0
Tied To Debt:	Water & Wastewater Internal Loan
Tied To Project:	2015 Waste Water Treatment Plant Upgrades

Rebates For DE SOTO URBAN RENEWAL AREA

Ashland Crossroads Plat 1

TIF Expenditure Amount:	27,165
Rebate Paid To:	De Soto Corner Properties
Tied To Debt:	De Soto Corner Properties
Tied To Project:	2005 De Soto Corner Properties
Projected Final FY of Rebate:	2026

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The water treatment plant is expected to start construction in the spring of 2017; the waste water treatment upgrades project received a \$500,000 CDBG grant and the city is waiting for them to give us the green light to proceed.

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

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TIF Taxing District Data Collection

Local Government Name: DE SOTO (25G232)
 Urban Renewal Area: DE SOTO URBAN RENEWAL AREA (25001)
 TIF Taxing District Name: DE SOTO CITY/ADEL-DESOTO-MINBURN SCH/DE SOTO URA 25001/TIF
 INCREMENT
 TIF Taxing District Inc. Number: 250143
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1994

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	13,896,380	4,939,580	0	0	-14,816	18,821,144	0	18,821,144
Taxable	0	7,838,859	4,445,622	0	0	-14,816	12,269,665	0	12,269,665
Homestead Credits									57

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	4,835,069	12,269,665	3,797,123	8,472,542	231,413

FY 2022 TIF Revenue Received: 127,693

TIF Taxing District Data Collection

Local Government Name: DE SOTO (25G232)
 Urban Renewal Area: DE SOTO URBAN RENEWAL AREA (25001)
 TIF Taxing District Name: DE SOTO CITY AG/ADEL-DESOTO-MINBURN SCH/DE SOTO URA 25001/TIF
 INCREMENT
 TIF Taxing District Inc. Number: 250145
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	206,990	0	0	0	0	0	206,990	0	206,990
Taxable	173,935	0	0	0	0	0	173,935	0	173,935
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	206,990	0	0	0	0

FY 2022 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: DE SOTO (25G232)
 Urban Renewal Area: DE SOTO URBAN RENEWAL AREA (25001)
 TIF Taxing District Name: DE SOTO CITY/ADEL-DESOTO-MINBURN SCH/DE SOTO URA 25001/TIF 2
 INCREMENT
 TIF Taxing District Inc. Number: 250168
 TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1998

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	471,020	1,593,930	0	0	-1,852	2,063,098	0	2,063,098
Taxable	0	265,699	1,434,537	0	0	-1,852	1,698,384	0	1,698,384
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	803,997	1,260,953	390,246	870,707	23,782

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DE SOTO (25G232)
 Urban Renewal Area: DE SOTO URBAN RENEWAL AREA (25001)
 TIF Taxing District Name: DE SOTO CITY/ADEL-DESOTO-MINBURN SCH/DE SOTO URA 25001/CORNER
 PROPERTIES TIF INCREMENT
 TIF Taxing District Inc. Number: 250316
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2005

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	1,664,340	0	0	0	1,664,340	0	1,664,340
Taxable	0	0	1,497,906	0	0	0	1,497,906	0	1,497,906
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	23,770	1,497,906	463,577	1,034,329	28,251

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	DE SOTO (25G232)	
Urban Renewal Area:	DE SOTO URBAN RENEWAL AREA (25001)	
TIF Taxing District Name:	DE SOTO CITY AG/ADEL-DESOTO-MINBURN SCH/DE SOTO URA	
25001/CORNER PROPERTIES TIF INCREMENT		
TIF Taxing District Inc. Number:	250318	
TIF Taxing District Base Year:	2004	
FY TIF Revenue First Received:	2005	
Subject to a Statutory end date?	Yes	
Fiscal year this TIF Taxing District		
statutorily ends:	2026	

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2005

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	0	0	0	0	0

FY 2022 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: DE SOTO (25G232)
 Urban Renewal Area: DE SOTO 2016 URBAN RENEWAL AREA
 UR Area Number: 25035

UR Area Creation Date: 11/2016

UR Area Purpose: The 2016 Urban Renewal Plan has been developed to help local officials alleviate blighting conditions and influences in the City of De Soto. The City intends to undertake Urban Renewal activities granted by Chapters 403 & 15A.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ADAMS TWP/ADEL-DESOTO-MINBURN SCH/DE SOTO CITY FD NO 3/DE SOTO 2016 URA 25035/16 TIF ORD 316 INCREMENT	250146	250147	45,280
DE SOTO CITY AG/ADEL-DESOTO-MINBURN SCH/DE SOTO 2016 URA 25035/16 TIF ORD 316 INCREMENT	250535	250536	0
DE SOTO CITY/ADEL-DESOTO-MINBURN SCH/DE SOTO 2016 URA 25035/16 TIF ORD 316 INCREMENT	250549	250550	9,576,900

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	22,990	25,221,930	8,482,794	54,390	0	-50,004	35,161,716	0	35,161,716
Taxable	19,318	14,227,540	7,634,514	48,951	0	-50,004	22,845,310	0	22,845,310
Homestead Credits									120

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: 266,940
 TIF Sp. Revenue Fund Interest: 20
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 266,960

Rebate Expenditures: 32,227
 Non-Rebate Expenditures: 234,733
 Returned to County Treasurer: 0
Total Expenditures: 266,960

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 DE SOTO 2016 URBAN RENEWAL AREA

2013 Water Treatment Plant

Description:	2013 Water Treatment Plant Project
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

2015 Waste Water Treatment Upgrades

Description:	2015 Waste Water Treatment Plant Upgrades Project
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

2005 De Soto Corner Properties

Description:	2005 Ashland Crossroads
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

2022 Water Treatment Plant Project

Description:	2022 Water Treatment Plant Project
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For DE SOTO 2016 URBAN RENEWAL AREA

Waste Water Treatment Upgrades

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	398,970
Interest:	70,154
Total:	469,124
Annual Appropriation?:	Yes
Date Incurred:	11/17/2015
FY of Last Payment:	2038

Water & Waste Water Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	808,965
Interest:	0
Total:	808,965
Annual Appropriation?:	No
Date Incurred:	12/01/2015
FY of Last Payment:	2038

Water Treatment Plant

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	778,000
Interest:	136,937
Total:	914,937
Annual Appropriation?:	Yes
Date Incurred:	11/20/2020
FY of Last Payment:	2039

De Soto Corner Properties

Debt/Obligation Type:	Rebates
Principal:	161,135
Interest:	0
Total:	161,135
Annual Appropriation?:	Yes
Date Incurred:	07/01/2016
FY of Last Payment:	2026

Non-Rebates For DE SOTO 2016 URBAN RENEWAL AREA

TIF Expenditure Amount:	135,273
Tied To Debt:	Water & Waste Water Internal Loan
Tied To Project:	2015 Waste Water Treatment Upgrades

TIF Expenditure Amount:	80,560
Tied To Debt:	Water Treatment Plant
Tied To Project:	2013 Water Treatment Plant

TIF Expenditure Amount:	18,900
Tied To Debt:	Waste Water Treatment Upgrades
Tied To Project:	2015 Waste Water Treatment Upgrades

Rebates For DE SOTO 2016 URBAN RENEWAL AREA

De Soto Corner Properties

TIF Expenditure Amount:	32,227
Rebate Paid To:	De Soto Corner Properties
Tied To Debt:	Waste Water Treatment Upgrades
Tied To Project:	2015 Waste Water Treatment Upgrades
Projected Final FY of Rebate:	2026

◆ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name:	DE SOTO (25G232)
Urban Renewal Area:	DE SOTO 2016 URBAN RENEWAL AREA (25035)
TIF Taxing District Name:	ADAMS TWP/ADEL-DESOTO-MINBURN SCH/DE SOTO CITY FD NO 3/DE SOTO 2016 URA 25035/16 TIF ORD 316 INCREMENT
TIF Taxing District Inc. Number:	250147
TIF Taxing District Base Year:	2015
FY TIF Revenue First Received:	1994
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1994

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	233,870	0	0	0	-1,852	232,018	0	232,018
Taxable	0	131,925	0	0	0	-1,852	130,073	0	130,073
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	188,590	45,280	45,280	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	DE SOTO (25G232)
Urban Renewal Area:	DE SOTO 2016 URBAN RENEWAL AREA (25035)
TIF Taxing District Name:	DE SOTO CITY AG/ADEL-DESOTO-MINBURN SCH/DE SOTO 2016 URA 25035/16 TIF ORD 316 INCREMENT
TIF Taxing District Inc. Number:	250536
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	22,990	0	0	0	0	0	22,990	0	22,990
Taxable	19,318	0	0	0	0	0	19,318	0	19,318
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	22,990	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:	DE SOTO (25G232)
Urban Renewal Area:	DE SOTO 2016 URBAN RENEWAL AREA (25035)
TIF Taxing District Name:	DE SOTO CITY/ADEL-DESOTO-MINBURN SCH/DE SOTO 2016 URA 25035/16 TIF ORD 316 INCREMENT
TIF Taxing District Inc. Number:	250550
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	24,988,060	8,482,794	54,390	0	-48,152	34,906,708	0	34,906,708
Taxable	0	14,095,615	7,634,514	48,951	0	-48,152	22,695,919	0	22,695,919
Homestead Credits									119

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	25,377,960	9,576,900	9,576,900	0	0

FY 2022 TIF Revenue Received: 266,940

▲ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Urban Renewal Area Data Collection

Local Government Name: DE SOTO (25G232)
 Urban Renewal Area: DE SOTO 2020 RESIDENTIAL URBAN RENEWAL
 UR Area Number: 25044

UR Area Creation Date: 04/2020

The City of De Soto adopted its De Soto 2020 Residential Urban Renewal Plan for the De Soto 2020 Residential Area in April, 2020.

UR Area Purpose: The Urban Renewal Area continues to be an economic development area that is appropriate for the provision of public interests.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
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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 DE SOTO 2020 RESIDENTIAL URBAN RENEWAL

2020 Residential Housing Development

Description:	2020 Residential Housing Development
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For DE SOTO 2020 RESIDENTIAL URBAN RENEWAL

Keystone Equity Group Plat 1

Debt/Obligation Type:	Rebates
Principal:	1,096,412
Interest:	0
Total:	1,096,412
Annual Appropriation?:	Yes
Date Incurred:	11/16/2021
FY of Last Payment:	2031

Keystone Equity Group Plat 2

Debt/Obligation Type:	Rebates
Principal:	686,736
Interest:	0
Total:	686,736
Annual Appropriation?:	Yes
Date Incurred:	11/16/2021
FY of Last Payment:	2031