

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Levy Authority Summary

Local Government Name: GRANGER
Local Government Number: 25G234

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
GRANGER URBAN RENEWAL AREA	25018	8
GRANGER TWIN EAGLES POINT URBAN RENEWAL	77092	2

TIF Debt Outstanding: 2,297,087

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:	98,103	51,075	Amount of 07-01-2021 Cash Balance Restricted for LMI
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TIF Revenue:	615,240		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	615,240		

Rebate Expenditures:	235,804		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	235,804		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	477,539	109,282	Amount of 06-30-2022 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 1,583,744**

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Urban Renewal Area Data Collection

Local Government Name: GRANGER (25G234)
 Urban Renewal Area: GRANGER URBAN RENEWAL AREA
 UR Area Number: 25018
 UR Area Creation Date: 01/2000
 UR Area Purpose: See Urban Renewal Plan, as amended.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
GRANGER CITY/WOODWARD-GRANGER SCH/GRANGER URA 25018/TIF INCREMENT	250190	250191	10,036,350
GRANGER CITY AG/WOODWARD-GRANGER SCH/GRANGER URA 25018/07 TIF INCREMENT	250344	250345	0
GRANGER CITY/ WOODWARD-GRANGER SCH/GRANGER URA 25018/09 TIF INCREMENT	250373	250374	0
GRANGER CITY AG/WOODWARD-GRANGER SCH/GRANGER URA 25018/09 TIF INCREMENT	250375	250376	0
GRANGER CITY/WOODWARD-GRANGER SCH/GRANGER URA 25018/16 TIF ORD 347 INCREMENT	250537	250538	1,959,730
GRANGER CITY AG/WOODWARD-GRANGER SCH/GRANGER URA 25018/TIF INCREMENT	250604	250605	0
GRANGER CITY/WOODWARD-GRANGER SCH/GRANGER URA 25018/07 TIF INCREMENT	250611	250612	0
GRANGER CITY/WOODWARD-GRANGER SCH/GRANGER URA 25018/19 TIF ORD 378 INCREMENT	250619	250620	4,753,588

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	47,920	10,687,470	16,270,691	0	0	-16,668	29,208,732	0	29,208,732
Taxable	40,268	6,028,737	14,643,622	0	0	-16,668	22,193,999	0	22,193,999
Homestead Credits									43

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: 465,684
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 465,684

Rebate Expenditures: 139,963
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 139,963

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: 325,721 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For GRANGER URBAN RENEWAL AREA

Granger Community Center

Description:	Community Center, Land and Improvements
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

Sidewalk Project 1

Description:	Economic Development Sidewalk Project 1
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Sidewalk Project 2

Description:	Economic Development Sidewalk Project 2
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Ironwood

Description:	Economic Development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For GRANGER URBAN RENEWAL AREA

Grandwood

Debt/Obligation Type:	Rebates
Principal:	1,831,000
Interest:	0
Total:	1,831,000
Annual Appropriation?:	Yes
Date Incurred:	08/08/2018
FY of Last Payment:	2039

Non-Rebates For GRANGER URBAN RENEWAL AREA

TIF Expenditure Amount:	0
Tied To Debt:	Grandwood
Tied To Project:	Granger Community Center
TIF Expenditure Amount:	0
Tied To Debt:	Grandwood
Tied To Project:	Sidewalk Project 2

Rebates For GRANGER URBAN RENEWAL AREA

Grandwood

TIF Expenditure Amount:	139,963
Rebate Paid To:	Granger Land Co.
Tied To Debt:	Grandwood
Tied To Project:	Ironwood
Projected Final FY of Rebate:	2039

TIF Taxing District Data Collection

Local Government Name: GRANGER (25G234)
 Urban Renewal Area: GRANGER URBAN RENEWAL AREA (25018)
 TIF Taxing District Name: GRANGER CITY/WOODWARD-GRANGER SCH/GRANGER URA 25018/TIF INCREMENT
 TIF Taxing District Inc. Number: 250191
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2000

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	2,829,440	10,310,781	0	0	-3,704	13,681,416	0	13,681,416
Taxable	0	1,596,069	9,279,703	0	0	-3,704	11,239,875	0	11,239,875
Homestead Credits									13

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	3,648,770	10,036,350	10,036,350	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRANGER (25G234)
 Urban Renewal Area: GRANGER URBAN RENEWAL AREA (25018)
 TIF Taxing District Name: GRANGER CITY AG/WOODWARD-GRANGER SCH/GRANGER URA 25018/07 TIF INCREMENT
 TIF Taxing District Inc. Number: 250345
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2008

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	23,130	0	0	0	0	0	23,130	0	23,130
Taxable	19,437	0	0	0	0	0	19,437	0	19,437
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	26,500	0	0	0	0

FY 2022 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	GRANGER (25G234)
Urban Renewal Area:	GRANGER URBAN RENEWAL AREA (25018)
TIF Taxing District Name:	GRANGER CITY/ WOODWARD-GRANGER SCH/GRANGER URA 25018/09 TIF INCREMENT
TIF Taxing District Inc. Number:	250374
TIF Taxing District Base Year:	2008
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2030

	UR Designation
Slum	No
Blighted	No
Economic Development	01/2010

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	11,990	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	GRANGER (25G234)
Urban Renewal Area:	GRANGER URBAN RENEWAL AREA (25018)
TIF Taxing District Name:	GRANGER CITY AG/WOODWARD-GRANGER SCH/GRANGER URA 25018/09 TIF INCREMENT
TIF Taxing District Inc. Number:	250376
TIF Taxing District Base Year:	2008
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2030

	UR Designation
Slum	No
Blighted	No
Economic Development	01/2010

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

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TIF Taxing District Data Collection

Local Government Name:	GRANGER (25G234)
Urban Renewal Area:	GRANGER URBAN RENEWAL AREA (25018)
TIF Taxing District Name:	GRANGER CITY/WOODWARD-GRANGER SCH/GRANGER URA 25018/16 TIF ORD 347 INCREMENT
TIF Taxing District Inc. Number:	250538
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	7,408,480	959,910	0	0	-12,964	10,029,846	0	10,029,846
Taxable	0	4,179,080	863,919	0	0	-12,964	6,160,268	0	6,160,268
Homestead Credits									29

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	8,083,080	1,959,730	1,959,730	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	GRANGER (25G234)
Urban Renewal Area:	GRANGER URBAN RENEWAL AREA (25018)
TIF Taxing District Name:	GRANGER CITY AG/WOODWARD-GRANGER SCH/GRANGER URA 25018/TIF INCREMENT
TIF Taxing District Inc. Number:	250605
TIF Taxing District Base Year:	1998
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	24,790	0	0	0	0	0	24,790	0	24,790
Taxable	20,831	0	0	0	0	0	20,831	0	20,831
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	24,790	0	0	0	0

FY 2022 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	GRANGER (25G234)
Urban Renewal Area:	GRANGER URBAN RENEWAL AREA (25018)
TIF Taxing District Name:	GRANGER CITY/WOODWARD-GRANGER SCH/GRANGER URA 25018/07 TIF INCREMENT
TIF Taxing District Inc. Number:	250612
TIF Taxing District Base Year:	2006
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	0	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	GRANGER (25G234)
Urban Renewal Area:	GRANGER URBAN RENEWAL AREA (25018)
TIF Taxing District Name:	GRANGER CITY/WOODWARD-GRANGER SCH/GRANGER URA 25018/19 TIF ORD 378 INCREMENT
TIF Taxing District Inc. Number:	250620
TIF Taxing District Base Year:	2018
FY TIF Revenue First Received:	2022
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	449,550	5,000,000	0	0	0	5,449,550	0	5,449,550
Taxable	0	253,588	4,500,000	0	0	0	4,753,588	0	4,753,588
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	10,790	4,753,588	4,753,588	0	0

FY 2022 TIF Revenue Received: 465,684

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Urban Renewal Area Data Collection

Local Government Name: GRANGER (25G234)
 Urban Renewal Area: GRANGER TWIN EAGLES POINT URBAN RENEWAL
 UR Area Number: 77092

UR Area Creation Date: 05/2016

UR Area Purpose: See Urban renewal plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
GRANGER CITY/WOOD-GRANGER SCH/16 TWIN EAGLES POINT TIF INCR	770406	770407	4,610,535
GRANGER CITY AG/WOOD-GRANGER SCH/16 TWIN EAGLES POINT TIF INCR	770408	770409	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	8,176,620	0	0	0	-1,852	8,174,768	0	8,174,768
Taxable	0	4,612,387	0	0	0	-1,852	4,610,535	0	4,610,535
Homestead Credits									23

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **98,103** **51,075** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 149,556
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 149,556

Rebate Expenditures: 95,841
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 95,841

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **151,818** **109,282** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For GRANGER TWIN EAGLES POINT URBAN RENEWAL

Twin Eagles Subdivision Lift Station

Description:	Reimbursement of developer for installation of sewer lift station in Twin Eagles subdivision
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For GRANGER TWIN EAGLES POINT URBAN RENEWAL

Twin Eagles Rebate - Lift Station

Debt/Obligation Type:	Rebates
Principal:	466,087
Interest:	0
Total:	466,087
Annual Appropriation?:	Yes
Date Incurred:	02/01/2018
FY of Last Payment:	2027

Rebates For GRANGER TWIN EAGLES POINT URBAN RENEWAL

Twin Eagles Subdivision

TIF Expenditure Amount:	95,841
Rebate Paid To:	Eagle One Development, LLC
Tied To Debt:	Twin Eagles Rebate - Lift Station
Tied To Project:	Twin Eagles Subdivision Lift Station
Projected Final FY of Rebate:	2032

Income Housing For GRANGER TWIN EAGLES POINT URBAN RENEWAL

Amount of FY 2022 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

TIF Taxing District Data Collection

Local Government Name:	GRANGER (25G234)
Urban Renewal Area:	GRANGER TWIN EAGLES POINT URBAN RENEWAL (77092)
TIF Taxing District Name:	GRANGER CITY/WOOD-GRANGER SCH/16 TWIN EAGLES POINT TIF INCR
TIF Taxing District Inc. Number:	770407
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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	8,176,620	0	0	0	-1,852	8,174,768	0	8,174,768
Taxable	0	4,612,387	0	0	0	-1,852	4,610,535	0	4,610,535
Homestead Credits									23

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	335,090	4,610,535	4,610,535	0	0

FY 2022 TIF Revenue Received: 149,556

TIF Taxing District Data Collection

Local Government Name:	GRANGER (25G234)
Urban Renewal Area:	GRANGER TWIN EAGLES POINT URBAN RENEWAL (77092)
TIF Taxing District Name:	GRANGER CITY AG/WOOD-GRANGER SCH/16 TWIN EAGLES POINT TIF INCR
TIF Taxing District Inc. Number:	770409
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 - 1/1/2020 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