

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Levy Authority Summary

Local Government Name: EDGEWOOD
Local Government Number: 28G183

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
EDGEWOOD COMBINED URBAN RENEWAL 2010	22035	2
EDGEWOOD #2 URBAN RENEWAL	28009	4
EDGEWOOD IND LIVING URBAN RENEWAL	28012	1

TIF Debt Outstanding: 1,911,554

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: 156,783 0 Amount of 07-01-2021 Cash Balance Restricted for LMI

TIF Revenue:	171,899
TIF Sp. Revenue Fund Interest:	594
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	172,493

Rebate Expenditures:	5,084
Non-Rebate Expenditures:	247,500
Returned to County Treasurer:	0
Total Expenditures:	252,584

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: 76,692 3,026 Amount of 06-30-2022 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 1,582,278

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Urban Renewal Area Data Collection

Local Government Name: EDGEWOOD (28G183)
 Urban Renewal Area: EDGEWOOD COMBINED URBAN RENEWAL 2010
 UR Area Number: 22035

UR Area Creation Date: 12/2010

The Edgewood Combined Urban Renewal Area 2010 consolidated the Edgewood Economic Development Distract and the Edgewood Urban Renewal Area and added Locust Street. An Emergency Response Center Project was added to the updated, restated urban renewal plan.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
EDGEWOOD CITY/EDGEWOOD-COLESBURG SCH/INDUSTRIAL PARK TIF INCREM	220105	220093	4,241,761
EDGEWOOD CITY AG/EDGEWOOD-COLESBURG SCH/INDUSTRIAL PARK TIF INCREM	220112	220122	36,270

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	68,730	3,640,133	2,039,151	661,325	0	-12,964	6,857,556	0	6,857,556
Taxable	57,754	2,053,379	1,835,238	595,193	0	-12,964	4,839,898	0	4,839,898
Homestead Credits									20

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

156,783

0

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

TIF Revenue: 122,951

TIF Sp. Revenue Fund Interest: 594

Property Tax Replacement Claims 0

Asset Sales & Loan Repayments: 0

Total Revenue: 123,545

Rebate Expenditures: 0

Non-Rebate Expenditures: 247,500

Returned to County Treasurer: 0

Total Expenditures: 247,500

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

32,828

0

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

Projects For EDGEWOOD COMBINED URBAN RENEWAL 2010

EBED - annual appropriation

Description:	Marketing and Downtown Program
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Locust Street Improvements

Description:	Locust Street Improvements/water/storm sewer
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Edgewood Locker Expansion

Description:	Locker Expansion for processing/retail
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For EDGEWOOD COMBINED URBAN RENEWAL 2010

EBED Annual Appropriation

Debt/Obligation Type:	Other Debt
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	Yes
Date Incurred:	10/12/2009
FY of Last Payment:	2025

Locust Street Improvements

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	818,100
Interest:	91,454
Total:	909,554
Annual Appropriation?:	No
Date Incurred:	04/26/2016
FY of Last Payment:	2028

Edgewood Locker Expansion

Debt/Obligation Type:	Rebates
Principal:	607,500
Interest:	0
Total:	607,500
Annual Appropriation?:	Yes
Date Incurred:	11/01/2021
FY of Last Payment:	2033

Non-Rebates For EDGEWOOD COMBINED URBAN RENEWAL 2010

TIF Expenditure Amount:	12,500
Tied To Debt:	EBED Annual Appropriation
Tied To Project:	EBED - annual appropriation

TIF Expenditure Amount:	235,000
Tied To Debt:	Locust Street Improvements
Tied To Project:	Locust Street Improvements

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Edgewood's two Urban Renewal Areas were combined in 2010 and are one contiguous area. All of the projects are listed in the Edgewood Combined Urban Renewal 2010. Revenues are listed in their original Urban Renewal Area.

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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:	EDGEWOOD (28G183)
Urban Renewal Area:	EDGEWOOD COMBINED URBAN RENEWAL 2010 (22035)
TIF Taxing District Name:	EDGEWOOD CITY/EDGEWOOD-COLESBURG SCH/INDUSTRIAL PARK TIF INCREM
TIF Taxing District Inc. Number:	220093
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	1995
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1992

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	3,640,133	2,039,151	661,325	0	-12,964	6,788,826	0	6,788,826
Taxable	0	2,053,379	1,835,238	595,193	0	-12,964	4,782,144	0	4,782,144
Homestead Credits									20

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	2,560,033	4,241,757	4,241,761	-4	0

FY 2022 TIF Revenue Received: 122,198

TIF Taxing District Data Collection

Local Government Name:	EDGEWOOD (28G183)
Urban Renewal Area:	EDGEWOOD COMBINED URBAN RENEWAL 2010 (22035)
TIF Taxing District Name:	EDGEWOOD CITY AG/EDGEWOOD-COLESBURG SCH/INDUSTRIAL PARK TIF INCREM
TIF Taxing District Inc. Number:	220122
TIF Taxing District Base Year:	1991
FY TIF Revenue First Received:	1995
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1992

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	68,730	0	0	0	0	0	68,730	0	68,730
Taxable	57,754	0	0	0	0	0	57,754	0	57,754
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	32,460	36,270	36,270	0	0

FY 2022 TIF Revenue Received: 753

Urban Renewal Area Data Collection

Local Government Name: EDGEWOOD (28G183)
 Urban Renewal Area: EDGEWOOD #2 URBAN RENEWAL
 UR Area Number: 28009

UR Area Creation Date: 12/1992

UR Area Purpose: The Edgewood Economic Development District was formed to strengthen and revitalize Edgewood's Economy.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
EDGEWOOD CITY/EDGE-COLES SCH/TIF1/UR INCREMENT (ORIG)	280082	280083	0
EDGEWOOD CITY/EDGE-COLES SCH/TIF2/UR INCREMENT (ORIG)	280094	280095	1,240,893
EDGEWOOD CITY/EDGE-COLES SCH/TIF 3/UR INCREMENT (AMEND)	280156	280157	0
EDGEWOOD CITY AG/EDGE-COLES SCH/TIF 3/UR INCREMENT (AMEND)	280158	280159	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	55,800	10,037,800	5,293,854	0	0	-11,112	15,516,142	0	15,516,142
Taxable	46,889	5,662,262	4,764,469	0	0	-11,112	10,556,874	0	10,556,874
Homestead Credits									39

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: 40,838
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 40,838

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: 40,838 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

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Edgewood's two Urban Renewal Area were combined in 2010 and are one contiguous area. All of the projects are listed in the Edgewood Combined Urban Renewal 2010. Revenues are listed in their original Urban Renewal Area.

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

TIF Taxing District Data Collection

Local Government Name: EDGEWOOD (28G183)
 Urban Renewal Area: EDGEWOOD #2 URBAN RENEWAL (28009)
 TIF Taxing District Name: EDGEWOOD CITY/EDGE-COLES SCH/TIF1/UR INCREMENT (ORIG)
 TIF Taxing District Inc. Number: 280083
 TIF Taxing District Base Year: 1987
 FY TIF Revenue First Received: 1991
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

	UR Designation
Slum	No
Blighted	No
Economic Development	12/1988

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	6,953,100	2,271,884	0	0	-9,260	9,355,524	0	9,355,524
Taxable	0	3,922,199	2,044,696	0	0	-9,260	6,052,001	0	6,052,001
Homestead Credits									21

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	142,900	6,052,001	0	6,052,001	182,790

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: EDGEWOOD (28G183)
 Urban Renewal Area: EDGEWOOD #2 URBAN RENEWAL (28009)
 TIF Taxing District Name: EDGEWOOD CITY/EDGE-COLES SCH/TIF2/UR INCREMENT (ORIG)
 TIF Taxing District Inc. Number: 280095
 TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	12/1992

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	1,878,570	0	0	0	1,878,570	0	1,878,570
Taxable	0	0	1,690,713	0	0	0	1,690,713	0	1,690,713
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	637,677	1,240,893	1,240,893	0	0

FY 2022 TIF Revenue Received: 40,838

TIF Taxing District Data Collection

Local Government Name: EDGEWOOD (28G183)
 Urban Renewal Area: EDGEWOOD #2 URBAN RENEWAL (28009)
 TIF Taxing District Name: EDGEWOOD CITY/EDGE-COLES SCH/TIF 3/UR INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 280157
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2001

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	3,084,700	1,143,400	0	0	-1,852	4,226,248	0	4,226,248
Taxable	0	1,740,063	1,029,060	0	0	-1,852	2,767,271	0	2,767,271
Homestead Credits									18

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,241,400	2,767,271	0	2,767,271	83,580

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: EDGEWOOD (28G183)
 Urban Renewal Area: EDGEWOOD #2 URBAN RENEWAL (28009)
 TIF Taxing District Name: EDGEWOOD CITY AG/EDGE-COLES SCH/TIF 3/UR INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 280159
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2011

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	55,800	0	0	0	0	0	55,800	0	55,800
Taxable	46,889	0	0	0	0	0	46,889	0	46,889
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	14,800	41,000	0	41,000	896

FY 2022 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: EDGEWOOD (28G183)
 Urban Renewal Area: EDGEWOOD IND LIVING URBAN RENEWAL
 UR Area Number: 28012

UR Area Creation Date: 09/2020

UR Area Purpose: The Edgewood Independent Living Housing Urban Renewal Area was created to assist with the development of a residential housing subdivision and the corresponding construction of public infrastructure on the property.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
EDGEWOOD CITY/EGE-COLES SCH/UR IND LIVING TIF/INCREMENT	280213	280214	379,651

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	46,020	0	0	0	547,104	0	547,104
Taxable	0	0	41,418	0	0	0	379,651	0	379,651
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: 8,110
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 8,110

Rebate Expenditures: 5,084
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 5,084

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: 3,026 3,026 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For EDGEWOOD IND LIVING URBAN RENEWAL

Edgewood Independent Living

Description:	Infrastructure for senior housing
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For EDGEWOOD IND LIVING URBAN RENEWAL

Edgewood Independent Living

Debt/Obligation Type:	Rebates
Principal:	250,000
Interest:	0
Total:	250,000
Annual Appropriation?:	Yes
Date Incurred:	09/14/2020
FY of Last Payment:	2031

Edgewood Independent Living LMI

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	94,500
Interest:	0
Total:	94,500
Annual Appropriation?:	No
Date Incurred:	09/14/2022
FY of Last Payment:	2031

Rebates For EDGEWOOD IND LIVING URBAN RENEWAL

Edgewood Independent Living

TIF Expenditure Amount:	5,084
Rebate Paid To:	Edgewood Convalescent Home
Tied To Debt:	Edgewood Independent Living
Tied To Project:	Edgewood Independent Living
Projected Final FY of Rebate:	2031

Income Housing For EDGEWOOD IND LIVING URBAN RENEWAL

Amount of FY 2022 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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

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TIF Taxing District Data Collection

Local Government Name: EDGEWOOD (28G183)
 Urban Renewal Area: EDGEWOOD IND LIVING URBAN RENEWAL (28012)
 TIF Taxing District Name: EDGEWOOD CITY/EGE-COLES SCH/UR IND LIVING TIF/INCREMENT
 TIF Taxing District Inc. Number: 280214
 TIF Taxing District Base Year: 2019
 FY TIF Revenue First Received: 2022
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2031

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	46,020	0	0	0	547,104	0	547,104
Taxable	0	0	41,418	0	0	0	379,651	0	379,651
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	79,320	379,651	379,651	0	0

FY 2022 TIF Revenue Received: 8,110