

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Levy Authority Summary

Local Government Name: BAXTER
Local Government Number: 50G462

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
BAXTER URBAN RENEWAL	50001	11

TIF Debt Outstanding: 774,400

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:	211,802	196,686	Amount of 07-01-2021 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	90,093
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	90,093

Rebate Expenditures:	21,366
Non-Rebate Expenditures:	67,605
Returned to County Treasurer:	0
Total Expenditures:	88,971

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	212,924	196,686	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:** 472,505

Urban Renewal Area Data Collection

Local Government Name: BAXTER (50G462)
 Urban Renewal Area: BAXTER URBAN RENEWAL
 UR Area Number: 50001

UR Area Creation Date: 04/1990

UR Area Purpose: Primary objective is to expand residential, commercial, and industrial development and the creation of new employment opportunities. To help develop a sound economic base that will serve as a foundation for future growth and development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
BAXTER CITY/BAXTER SCH/BAXTER UR ORIG DIST TIF INCREM	500119	500120	2,038,028
BAXTER CITY/BAXTER SCH/BAXTER UR 1993 AMENDMENT #1 TIF INCREM	500145	500146	0
BAXTER CITY AG/BAXTER SCH/BAXTER UR ORIG DIST TIF INCREM	500200	500201	0
BAXTER CITY/BAXTER SCH/BAXTER UR 1994 AMENDMENT #2 TIF INCREM	500208	500209	0
BAXTER CITY/BAXTER SCH/BAXTER UR 1994 AMENDMENT #3 TIF INCREM	500210	500211	0
BAXTER CITY AG/BAXTER SCH/BAXTER UR 1994 AMENDMENT #3 TIF INCREM	500212	500213	0
BAXTER CITY/BAXTER SCH/BAXTER UR 1998 AMENDMENT #4 TIF INCREM	500238	500239	0
BAXTER CITY AG/BAXTER SCH/BAXTER UR 2000 AMENDMENT #5 TIF INCREM	500265	500266	0
BAXTER CITY/BAXTER SCH/BAXTER UR 2000 AMENDMENT #5 TIF INCREM	500267	500268	0
INDEPENDENCE TWP/BAXTER SCH/WEST MALAKA CONTRACTED FIRE/BAXTER CITY UR 2010 AMENDMENT #6 INCREM	500396	500397	0
BAXTER UR 2018 PHASE 3 INCREMENT	500428	500429	643,388

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	22,722,530	2,166,590	0	0	-22,224	25,024,136	0	25,024,136
Taxable	0	12,817,644	1,949,931	0	0	-22,224	14,851,488	0	14,851,488
Homestead Credits									95

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **211,802** **196,686** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 90,093
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 90,093

Rebate Expenditures: 21,366
 Non-Rebate Expenditures: 67,605
 Returned to County Treasurer: 0
Total Expenditures: 88,971

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **212,924** **196,686** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For BAXTER URBAN RENEWAL

Storm Wtr. Improve. Project

Description:	Finance Storm Water Improvement Project
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

BEDC WFH Phase IV Annual Approp.Rebate

Description:	Finance Assistance Residential Subdivision Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

BEDC WFH Phase IV LMI

Description:	LMI Set Aside Residential Subdivision Dev.
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Speer Financial/TIF Report Updates

Description:	Annual Update of TIF/Debt Report
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For BAXTER URBAN RENEWAL

GO Bond Storm Wtr.Improve.Proj.

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	509,000
Interest:	41,580
Total:	550,580
Annual Appropriation?:	No
Date Incurred:	02/17/2010
FY of Last Payment:	2029

BEDC WFH Phase IV Annual Approp. Rebate

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	223,395
Interest:	0
Total:	223,395
Annual Appropriation?:	Yes
Date Incurred:	11/12/2018
FY of Last Payment:	2028

BEDC WFH LMI

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/12/2018
FY of Last Payment:	2028

Speer Financial/TIF Report Updates

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	425
Interest:	0
Total:	425
Annual Appropriation?:	No
Date Incurred:	10/16/2020
FY of Last Payment:	2020

Non-Rebates For BAXTER URBAN RENEWAL

TIF Expenditure Amount:	67,180
Tied To Debt:	GO Bond Storm Wtr.Improve.Proj.
Tied To Project:	Storm Wtr. Improve. Project

TIF Expenditure Amount:	425
Tied To Debt:	Speer Financial/TIF Report Updates
Tied To Project:	Speer Financial/TIF Report Updates

Rebates For BAXTER URBAN RENEWAL

West Field Horizons Phase IV

TIF Expenditure Amount:	21,366
Rebate Paid To:	21366
Tied To Debt:	BEDC WFH Phase IV Annual Approp. Rebate
Tied To Project:	BEDC WFH Phase IV Annual Approp.Rebate
Projected Final FY of Rebate:	2028

BEDC WFH LMI

TIF Expenditure Amount:	0
Rebate Paid To:	0
Tied To Debt:	BEDC WFH LMI
Tied To Project:	BEDC WFH Phase IV Annual Approp.Rebate
Projected Final FY of Rebate:	2028

Income Housing For BAXTER 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

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TIF Taxing District Data Collection

Local Government Name: BAXTER (50G462)
 Urban Renewal Area: BAXTER URBAN RENEWAL (50001)
 TIF Taxing District Name: BAXTER CITY/BAXTER SCH/BAXTER UR ORIG DIST TIF INCREM
 TIF Taxing District Inc. Number: 500120
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1991
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

	UR Designation
Slum	No
Blighted	No
Economic Development	04/1990

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	12,716,020	2,166,590	0	0	-14,816	15,025,034	0	15,025,034
Taxable	0	7,173,037	1,949,931	0	0	-14,816	9,214,289	0	9,214,289
Homestead Credits									71

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	4,471,000	9,214,289	2,038,028	7,176,261	241,985

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: BAXTER (50G462)
 Urban Renewal Area: BAXTER URBAN RENEWAL (50001)
 TIF Taxing District Name: BAXTER CITY/BAXTER SCH/BAXTER UR 1993 AMENDMENT #1 TIF INCREM
 TIF Taxing District Inc. Number: 500146
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	10/1993

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	484,267	0	0	0	0

FY 2022 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	BAXTER (50G462)
Urban Renewal Area:	BAXTER URBAN RENEWAL (50001)
TIF Taxing District Name:	BAXTER CITY AG/BAXTER SCH/BAXTER UR ORIG DIST TIF INCREM
TIF Taxing District Inc. Number:	500201
TIF Taxing District Base Year:	1989
FY TIF Revenue First Received:	2004
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/1990

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	63,533	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	BAXTER (50G462)
Urban Renewal Area:	BAXTER URBAN RENEWAL (50001)
TIF Taxing District Name:	BAXTER CITY/BAXTER SCH/BAXTER UR 1994 AMENDMENT #2 TIF INCREM
TIF Taxing District Inc. Number:	500209
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	2001
Subject to a Statutory end date?	No

UR Designation	
Slum	04/1994
Blighted	No
Economic Development	04/1994

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	64,116	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	BAXTER (50G462)
Urban Renewal Area:	BAXTER URBAN RENEWAL (50001)
TIF Taxing District Name:	BAXTER CITY/BAXTER SCH/BAXTER UR 1994 AMENDMENT #3 TIF INCREM
TIF Taxing District Inc. Number:	500211
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	11/1994

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	4,636,565	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	BAXTER (50G462)
Urban Renewal Area:	BAXTER URBAN RENEWAL (50001)
TIF Taxing District Name:	BAXTER CITY AG/BAXTER SCH/BAXTER UR 1994 AMENDMENT #3 TIF INCREM
TIF Taxing District Inc. Number:	500213
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	2001
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

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	14,982	0	0	0	0

FY 2022 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	BAXTER (50G462)
Urban Renewal Area:	BAXTER URBAN RENEWAL (50001)
TIF Taxing District Name:	BAXTER CITY/BAXTER SCH/BAXTER UR 1998 AMENDMENT #4 TIF INCREM
TIF Taxing District Inc. Number:	500239
TIF Taxing District Base Year:	1997
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/1998

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	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:	BAXTER (50G462)
Urban Renewal Area:	BAXTER URBAN RENEWAL (50001)
TIF Taxing District Name:	BAXTER CITY AG/BAXTER SCH/BAXTER UR 2000 AMENDMENT #5 TIF INCREM
TIF Taxing District Inc. Number:	500266
TIF Taxing District Base Year:	1999
FY TIF Revenue First Received:	2004
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2017

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2000

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	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	75,580	0	0	0	0

FY 2022 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	BAXTER (50G462)
Urban Renewal Area:	BAXTER URBAN RENEWAL (50001)
TIF Taxing District Name:	BAXTER CITY/BAXTER SCH/BAXTER UR 2000 AMENDMENT #5 TIF INCREM
TIF Taxing District Inc. Number:	500268
TIF Taxing District Base Year:	1999
FY TIF Revenue First Received:	2002
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2017

	UR Designation
Slum	No
Blighted	No
Economic Development	02/2000

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	8,838,310	0	0	0	-7,408	8,830,902	0	8,830,902
Taxable	0	4,985,634	0	0	0	-7,408	4,978,226	0	4,978,226
Homestead Credits									23

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	0	4,978,226	0	4,978,226	167,867

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	BAXTER (50G462)
Urban Renewal Area:	BAXTER URBAN RENEWAL (50001)
TIF Taxing District Name:	INDEPENDENCE TWP/BAXTER SCH/WEST MALAKA CONTRACTED FIRE/BAXTER CITY UR 2010 AMENDMENT #6 INCREM
TIF Taxing District Inc. Number:	500397
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	03/2010

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: BAXTER (50G462)
 Urban Renewal Area: BAXTER URBAN RENEWAL (50001)
 TIF Taxing District Name: BAXTER UR 2018 PHASE 3 INCREMENT
 TIF Taxing District Inc. Number: 500429
 TIF Taxing District Base Year: 2017
 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	1,168,200	0	0	0	0	1,168,200	0	1,168,200
Taxable	0	658,973	0	0	0	0	658,973	0	658,973
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	0	658,973	643,388	15,585	526

FY 2022 TIF Revenue Received: 0