

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Levy Authority Summary

Local Government Name: CENTRAL CITY
Local Government Number: 57G541

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CENTRAL CITY URA	57047	5

TIF Debt Outstanding: 2,018,973

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:	153,817	127,276	Amount of 07-01-2021 Cash Balance Restricted for LMI
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TIF Revenue:	34,372
TIF Sp. Revenue Fund Interest:	502
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	34,874

Rebate Expenditures:	18,421
Non-Rebate Expenditures:	4,140
Returned to County Treasurer:	0
Total Expenditures:	22,561

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	166,130	149,387	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:** 1,830,282

Urban Renewal Area Data Collection

Local Government Name: CENTRAL CITY (57G541)
 Urban Renewal Area: CENTRAL CITY URA
 UR Area Number: 57047

UR Area Creation Date: 11/1994

UR Area Purpose: See Attached UR Plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
JACKSON TWP/CENTRAL CITY SCH/FD3/CENTRAL CITY/ INCR	570278	570279	32,596
MAINE TWP/CENTRAL CITY SCH/FD3/CENTRAL CITY/ INCR	570280	570281	10,611
CENTRAL CITY/CENTRAL CITY SCH/ INCR	570282	570283	1,104,252
CENTRAL CITY AG/CENTRAL CITY SCH/ INCR	570284	570285	2,631
CENTRAL CITY CORP/CENTRAL CITY SCH/ #1 INCR	570404	570405	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	189,300	21,185,700	7,795,990	0	0	-37,040	29,863,660	0	29,863,660
Taxable	159,070	11,950,729	7,016,392	0	0	-37,040	19,581,707	0	19,581,707
Homestead Credits									90

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Projects For CENTRAL CITY URA

LMI Housing Grant

Description:	Housing Grant Program
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Prairie Hills Development

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

2021 Street Improv Proj

Description:	Street/Infrastructure Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CENTRAL CITY URA

Don Hogan Development Agreement

Debt/Obligation Type:	Rebates
Principal:	207,973
Interest:	0
Total:	207,973
Annual Appropriation?:	No
Date Incurred:	08/12/2015
FY of Last Payment:	2027

2021 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,613,350
Interest:	197,650
Total:	1,811,000
Annual Appropriation?:	No
Date Incurred:	04/29/2021
FY of Last Payment:	2031

Non-Rebates For CENTRAL CITY URA

TIF Expenditure Amount:	4,140
Tied To Debt:	2021 GO Bonds
Tied To Project:	2021 Street Improv Proj

Rebates For CENTRAL CITY URA

Hickory Hills First Add

TIF Expenditure Amount:	18,421
Rebate Paid To:	Don Hogan Const Inc
Tied To Debt:	Don Hogan Development Agreement
Tied To Project:	Prairie Hills Development
Projected Final FY of Rebate:	2028

Income Housing For CENTRAL CITY URA

Amount of FY 2022 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	3,815
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:	3,815
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: CENTRAL CITY (57G541)
 Urban Renewal Area: CENTRAL CITY URA (57047)
 TIF Taxing District Name: JACKSON TWP/CENTRAL CITY SCH/FD3/CENTRAL CITY/ INCR
 TIF Taxing District Inc. Number: 570279
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

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	66,500	887,200	0	0	0	-1,852	951,848	0	951,848
Taxable	55,880	500,465	0	0	0	-1,852	554,493	0	554,493
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	318,652	554,493	32,596	521,897	11,731

FY 2022 TIF Revenue Received: 734

TIF Taxing District Data Collection

Local Government Name: CENTRAL CITY (57G541)
 Urban Renewal Area: CENTRAL CITY URA (57047)
 TIF Taxing District Name: MAINE TWP/CENTRAL CITY SCH/FD3/CENTRAL CITY/ INCR
 TIF Taxing District Inc. Number: 570281
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

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	57,700	233,800	0	0	0	0	291,500	0	291,500
Taxable	48,486	131,886	0	0	0	0	180,372	0	180,372
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	100	180,372	10,611	169,761	3,852

FY 2022 TIF Revenue Received: 242

TIF Taxing District Data Collection

Local Government Name: CENTRAL CITY (57G541)
 Urban Renewal Area: CENTRAL CITY URA (57047)
 TIF Taxing District Name: CENTRAL CITY/CENTRAL CITY SCH/ INCR
 TIF Taxing District Inc. Number: 570283
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2024

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	20,064,700	7,795,990	0	0	-35,188	28,555,212	0	28,555,212
Taxable	0	11,318,378	7,016,392	0	0	-35,188	18,792,138	0	18,792,138
Homestead Credits									84

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	3,458,645	18,792,138	1,104,252	17,687,886	514,408

FY 2022 TIF Revenue Received: 33,338

TIF Taxing District Data Collection

Local Government Name: CENTRAL CITY (57G541)
 Urban Renewal Area: CENTRAL CITY URA (57047)
 TIF Taxing District Name: CENTRAL CITY AG/CENTRAL CITY SCH/ INCR
 TIF Taxing District Inc. Number: 570285
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2024

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	65,100	0	0	0	0	0	65,100	0	65,100
Taxable	54,704	0	0	0	0	0	54,704	0	54,704
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	20,193	44,907	2,631	42,276	928

FY 2022 TIF Revenue Received: 58

TIF Taxing District Data Collection

Local Government Name: CENTRAL CITY (57G541)
Urban Renewal Area: CENTRAL CITY URA (57047)
TIF Taxing District Name: CENTRAL CITY CORP/CENTRAL CITY SCH/ #1 INCR
TIF Taxing District Inc. Number: 570405
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: 2024

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	34,614	0	0	0	0

FY 2022 TIF Revenue Received: 0