

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Levy Authority Summary

Local Government Name: LARCHWOOD
Local Government Number: 60G572

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
LARCHWOOD URBAN RENEWAL	60002	4

TIF Debt Outstanding: 0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:	430,963	0	Amount of 07-01-2021 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	622
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	622

Rebate Expenditures:	0
Non-Rebate Expenditures:	20,017
Returned to County Treasurer:	0
Total Expenditures:	20,017

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	411,568	0	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:** -431,585

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Urban Renewal Area Data Collection

Local Government Name: LARCHWOOD (60G572)
 Urban Renewal Area: LARCHWOOD URBAN RENEWAL
 UR Area Number: 60002

UR Area Creation Date: 05/1995

UR Area Purpose: See Larchwood UR Plan - purpose is defined.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
LARCHWOOD CITY/WEST LYON SCH/LARCHWOOD TIF INCREMENT	600051	600052	0
LARCHWOOD CITY/WEST LYON SCH/LARCHWOOD AMENDMENT TIF INCREMENT	600090	600091	0
LARCHWOOD CITY/WEST LYON SCH/LARCHWOOD AMENDMENT 2 TIF INCREMENT	600104	600105	0
LARCHWOOD CITY/WEST LYON SCH/LARCHWOOD AMEND 3 TIF INC	600110	600111	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	8,675,420	8,662,199	0	0	-9,260	18,081,885	0	18,081,885
Taxable	0	4,893,754	7,795,982	0	0	-9,260	13,189,108	0	13,189,108
Homestead Credits									40

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: 430,963 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 622
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 622

Rebate Expenditures: 0
 Non-Rebate Expenditures: 20,017
 Returned to County Treasurer: 0
Total Expenditures: 20,017

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: 411,568 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For LARCHWOOD URBAN RENEWAL

Snyders Properties

Description:	Payment to Snyders Properties for Apartment Building
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	Yes

Crosswalk Signs

Description:	Payment to Traffic Safety Svc for Crosswalk Signs
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Administrative

Description:	Payments to Lachlan Bonander for Legal TIF Expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Streetscape Project

Description:	Transfer to Broadway Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Streetscape Project 2

Description:	Transfer to Broadway Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

JMAR

Description:	Payment to JMAR for Storage Shed
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

ShelterHouse

Description:	Shelter House in City Park
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

Urban Renewal Plan Update

Description:	URP Update
Classification:	Administrative expenses
Physically Complete:	Yes

Payments Complete:	Yes
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Urban Renewal Plan Update

Description:	URP Update
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Paving Projects

Description:	Paving Projects
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Paving Project

Description:	Paving Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Elevator Property

Description:	Purchased empty lot from Elevator
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For LARCHWOOD URBAN RENEWAL

Endeavor's

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/01/1996
FY of Last Payment:	2015

Brad Bauer

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/01/1999
FY of Last Payment:	2017

Security Financial

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/01/1999
FY of Last Payment:	2017

Larchwood Mini Mart

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/01/1995
FY of Last Payment:	2021

Larchwood Chiropractic

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	03/01/2010
FY of Last Payment:	2026

TFC, LLC

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0

Total:	0
Annual Appropriation?:	No
Date Incurred:	10/01/2006
FY of Last Payment:	2023

D&L Masonry

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/07/2007
FY of Last Payment:	2023

Double R Properties

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/04/2009
FY of Last Payment:	2025

McCarty's Automation

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/01/2006
FY of Last Payment:	2023

Larchwood Lumber

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/01/2006
FY of Last Payment:	2023

Snyders Properties

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/10/1997
FY of Last Payment:	2016

Kevin Joachim

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0

Annual Appropriation?:	No
Date Incurred:	12/01/2003
FY of Last Payment:	2023

JMAR

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/07/2007
FY of Last Payment:	2021

5J's

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/07/2007
FY of Last Payment:	2024

Larco Homes

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/03/2008
FY of Last Payment:	2024

CK Trucking

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/17/2008
FY of Last Payment:	2023

Field of Dreams

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/12/2008
FY of Last Payment:	2023

Denture Clinic

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No

Date Incurred:	02/07/2000
FY of Last Payment:	2018

MT Closet

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/30/2012
FY of Last Payment:	2028

JMAR

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/21/2013
FY of Last Payment:	2028

JMAR

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/05/2014
FY of Last Payment:	2029

Snyders Properties

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/03/2014
FY of Last Payment:	2030

Streetscape Project

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/27/2015
FY of Last Payment:	2015

Crosswalk Signs

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/11/2014

FY of Last Payment:	2014
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Streetscape Project

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/05/2016
FY of Last Payment:	2016

JMAR

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/04/2017
FY of Last Payment:	2017

Shelter House

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/03/2017
FY of Last Payment:	2017

Urban Rewal Plan

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/27/2018
FY of Last Payment:	2018

Urban Renewal Plan Update

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/31/2018
FY of Last Payment:	2018

Paving Projects

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/30/2018
FY of Last Payment:	2018

Paving Project

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/30/2020
FY of Last Payment:	2021

Elevator Property

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/26/2021
FY of Last Payment:	2021

Non-Rebates For LARCHWOOD URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	JMAR
Tied To Project:	JMAR
TIF Expenditure Amount:	0
Tied To Debt:	Shelter House
Tied To Project:	ShelterHouse
TIF Expenditure Amount:	0
Tied To Debt:	Urban Rewal Plan
Tied To Project:	Urban Renewal Plan Update
TIF Expenditure Amount:	0
Tied To Debt:	Urban Renewal Plan Update
Tied To Project:	Urban Renewal Plan Update
TIF Expenditure Amount:	0
Tied To Debt:	Paving Projects
Tied To Project:	Paving Projects
TIF Expenditure Amount:	0
Tied To Debt:	Paving Projects
Tied To Project:	Paving Projects
TIF Expenditure Amount:	20,017
Tied To Debt:	Elevator Property
Tied To Project:	Elevator Property

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name:	LARCHWOOD (60G572)
Urban Renewal Area:	LARCHWOOD URBAN RENEWAL (60002)
TIF Taxing District Name:	LARCHWOOD CITY/WEST LYON SCH/LARCHWOOD TIF INCREMENT
TIF Taxing District Inc. Number:	600052
TIF Taxing District Base Year:	1995
FY TIF Revenue First Received:	1996
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	05/1995
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	6,935,300	4,210,809	0	0	-7,408	11,892,227	0	11,892,227
Taxable	0	3,912,163	3,789,729	0	0	-7,408	8,203,116	0	8,203,116
Homestead Credits									32

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	2,630,556	8,203,116	0	8,203,116	164,095

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	LARCHWOOD (60G572)
Urban Renewal Area:	LARCHWOOD URBAN RENEWAL (60002)
TIF Taxing District Name:	LARCHWOOD CITY/WEST LYON SCH/LARCHWOOD AMENDMENT TIF INCREMENT
TIF Taxing District Inc. Number:	600091
TIF Taxing District Base Year:	2002
FY TIF Revenue First Received:	2004
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2025

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2003

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	1,740,120	3,704,240	0	0	-1,852	5,442,508	0	5,442,508
Taxable	0	981,591	3,333,818	0	0	-1,852	4,313,557	0	4,313,557
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,012,762	4,313,557	0	4,313,557	86,288

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: LARCHWOOD (60G572)
 Urban Renewal Area: LARCHWOOD URBAN RENEWAL (60002)
 TIF Taxing District Name: LARCHWOOD CITY/WEST LYON SCH/LARCHWOOD AMENDMENT 2 TIF INCREMENT
 TIF Taxing District Inc. Number: 600105
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2006

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	422,010	0	0	0	422,010	0	422,010
Taxable	0	0	379,809	0	0	0	379,809	0	379,809
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	11,672	379,809	0	379,809	7,598

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: LARCHWOOD (60G572)
 Urban Renewal Area: LARCHWOOD URBAN RENEWAL (60002)
 TIF Taxing District Name: LARCHWOOD CITY/WEST LYON SCH/LARCHWOOD AMEND 3 TIF INC
 TIF Taxing District Inc. Number: 600111
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2007

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	325,140	0	0	0	325,140	0	325,140
Taxable	0	0	292,626	0	0	0	292,626	0	292,626
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	11,157	292,626	0	292,626	5,854

FY 2022 TIF Revenue Received: 0