

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Levy Authority Summary

Local Government Name: STACYVILLE
Local Government Number: 66G630

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
STACYVILLE URBAN RENEWAL	66002	5

TIF Debt Outstanding: 1,331,312

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:	0	0	Amount of 07-01-2021 Cash Balance Restricted for LMI
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TIF Revenue:	206,773
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	206,773

Rebate Expenditures:	32,804
Non-Rebate Expenditures:	173,969
Returned to County Treasurer:	0
Total Expenditures:	206,773

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	0	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: 1,124,539**

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Urban Renewal Area Data Collection

Local Government Name: STACYVILLE (66G630)
 Urban Renewal Area: STACYVILLE URBAN RENEWAL
 UR Area Number: 66002

UR Area Creation Date: 09/1995

UR Area Purpose: Street, Utility, Incentives

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
STACYVILLE CITY/ST ANSGAR SCH UR TIF INCREMENT	660072	660073	342,980
STACYVILLE CITY AG/ST ANSGAR SCH #2 UR TIF INCREMENT	660074	660075	0
STACYVILLE CITY/ST ANSGAR SCH #2 UR TIF INCREMENT	660080	660081	4,713,799
STACYVILLE CITY/ST ANSGAR SCH/#3 UR TIF INCREMENT	660086	660087	2,261,672
STACYVILLE CITY AG/ST ANSGAR SCH/#3 UR TIF INCREMENT	660088	660089	10,210

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	107,170	3,570,830	5,850,670	470,750	0	-11,112	9,988,308	0	9,988,308
Taxable	90,055	2,014,285	5,265,603	423,675	0	-11,112	7,782,506	0	7,782,506
Homestead Credits									23

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: 206,773
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 206,773

Rebate Expenditures: 32,804
 Non-Rebate Expenditures: 173,969
 Returned to County Treasurer: 0
Total Expenditures: 206,773

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

Projects For STACYVILLE URBAN RENEWAL

Pitzen Addition

Description:	water, sewer, street
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

Rolling Hills

Description:	water, sewer, street
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Diamond Brook

Description:	water, sewer
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Albion Lift

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

Ind Park Road

Description:	street
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Water Filtration

Description:	water
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

B Mayer Util Extension

Description:	water, sewer
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Union Street

Description:	street
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Albion Street

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

Heartland Union Street

Description:	street
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Northern Coop Rebate

Description:	incentives
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Rolling Hills Road Improve

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

Internal Interest 17

Description:	Accrued Interest 17
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

StA NCC/NIP

Description:	StA Refi Loan NCC/NIP
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

StA Ind Park

Description:	StA Refi Loan Ind Park
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Internal Interest 18

Description:	Accrued Interest 18
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Broad St Diesel

Description:	Broad Street Incentive
Classification:	Industrial/manufacturing property

Physically Complete:	Yes
Payments Complete:	No

SW Street Paving

Description:	SW Street Pave
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Internal Interest 19

Description:	Accrued Interest 19
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Internal Interest 20

Description:	Accrued Interest 20
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

2017 Street Interest

Description:	Project Interest
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Koenigs Rebate

Description:	Incentives
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Internal Interest 21

Description:	Accrued Interest 21
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

2021 Street Project

Description:	2021 Street Paving in NW
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Internal Interest 22

Description:	Accrued Interest 22
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

NCC Rebate

Description:	Northern Coop Tax Rebate Incentives
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Koenigs Rebate

Description:	Incentive Koenigs
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

StA Bank Interest Ind Park

Description:	2022 Ind Park Interest
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

StA Bank Interest NCC/NIP

Description:	2022 NCC/NIP Interest
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

College Street Culvert

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

Broad Street Bridge

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

Debts/Obligations For STACYVILLE URBAN RENEWAL

Pitzen Gen

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/09/1994
FY of Last Payment:	2020

Rolling Hills Gen

Debt/Obligation Type:	Internal Loans
Principal:	20,915
Interest:	0
Total:	20,915
Annual Appropriation?:	No
Date Incurred:	05/15/2003
FY of Last Payment:	2020

Diamond Brook Gen

Debt/Obligation Type:	Internal Loans
Principal:	80,937
Interest:	0
Total:	80,937
Annual Appropriation?:	No
Date Incurred:	09/09/2006
FY of Last Payment:	2026

Albion Lift

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	03/03/2008
FY of Last Payment:	2028

Ind Park Road Gen

Debt/Obligation Type:	Internal Loans
Principal:	182,089
Interest:	0
Total:	182,089
Annual Appropriation?:	No
Date Incurred:	09/09/2008
FY of Last Payment:	2038

Water Filtration

Debt/Obligation Type:	Internal Loans
Principal:	155,774
Interest:	0

Total:	155,774
Annual Appropriation?:	No
Date Incurred:	03/03/2009
FY of Last Payment:	2046

B Mayer Util Extension

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/06/2009
FY of Last Payment:	2020

Union Street

Debt/Obligation Type:	Internal Loans
Principal:	48,207
Interest:	0
Total:	48,207
Annual Appropriation?:	No
Date Incurred:	11/11/2013
FY of Last Payment:	2033

Albion Street

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/11/2013
FY of Last Payment:	2033

Heartland Union Street

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/12/2014
FY of Last Payment:	2024

Northern Coop Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/23/2014
FY of Last Payment:	2024

StA NCC & NIP Prin

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	64,781
Interest:	0
Total:	64,781

Annual Appropriation?:	No
Date Incurred:	12/29/2015
FY of Last Payment:	2025

StA Industrial Park Prin

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	100,987
Interest:	0
Total:	100,987
Annual Appropriation?:	No
Date Incurred:	12/29/2015
FY of Last Payment:	2025

Rolling Hills Road Improve

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/01/2015
FY of Last Payment:	2030

Internal Interest 17

Debt/Obligation Type:	Internal Loans
Principal:	13,677
Interest:	0
Total:	13,677
Annual Appropriation?:	No
Date Incurred:	06/30/2017
FY of Last Payment:	2020

StA Interest NCC/NIP

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/29/2015
FY of Last Payment:	2027

StA Interest Ind Park

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/29/2015
FY of Last Payment:	2027

Internal Interest 18

Debt/Obligation Type:	Internal Loans
Principal:	13,252
Interest:	0
Total:	13,252
Annual Appropriation?:	No

Date Incurred:	06/30/2018
FY of Last Payment:	2020

Broad St Diesel

Debt/Obligation Type:	Internal Loans
Principal:	30,000
Interest:	0
Total:	30,000
Annual Appropriation?:	No
Date Incurred:	07/01/2018
FY of Last Payment:	2025

SW Street Paving

Debt/Obligation Type:	Internal Loans
Principal:	412,654
Interest:	0
Total:	412,654
Annual Appropriation?:	No
Date Incurred:	07/01/2018
FY of Last Payment:	2030

Internal Interest 19

Debt/Obligation Type:	Internal Loans
Principal:	20,588
Interest:	0
Total:	20,588
Annual Appropriation?:	No
Date Incurred:	06/30/2019
FY of Last Payment:	2025

Internal Interest 20

Debt/Obligation Type:	Internal Loans
Principal:	22,344
Interest:	0
Total:	22,344
Annual Appropriation?:	No
Date Incurred:	06/30/2020
FY of Last Payment:	2025

2017 Street Interest

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	12,024
Interest:	0
Total:	12,024
Annual Appropriation?:	No
Date Incurred:	06/30/2020
FY of Last Payment:	2025

Internal Interest 21

Debt/Obligation Type:	Internal Loans
Principal:	21,110
Interest:	0
Total:	21,110
Annual Appropriation?:	No
Date Incurred:	06/30/2021

FY of Last Payment:	2025
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Koenigs Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2021
FY of Last Payment:	2025

Internal Interest 2022

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2022
FY of Last Payment:	2025

2021 Street Project

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2022
FY of Last Payment:	2042

NCC 2022 Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2022
FY of Last Payment:	2025

Koenigs 2022 Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2022
FY of Last Payment:	2025

St A Bank 22 Interest Ind Park

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2022
FY of Last Payment:	2025

St A Bank 22 Interest NCC/NIP

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2022
FY of Last Payment:	2025

College Street Culvert

Debt/Obligation Type:	Internal Loans
Principal:	45,328
Interest:	0
Total:	45,328
Annual Appropriation?:	No
Date Incurred:	06/30/2022
FY of Last Payment:	2025

Broad Street Bridge

Debt/Obligation Type:	Internal Loans
Principal:	86,645
Interest:	0
Total:	86,645
Annual Appropriation?:	No
Date Incurred:	06/30/2022
FY of Last Payment:	2025

Non-Rebates For STACYVILLE URBAN RENEWAL

TIF Expenditure Amount:	18,924
Tied To Debt:	Heartland Union Street
Tied To Project:	Heartland Union Street

TIF Expenditure Amount:	0
Tied To Debt:	Albion Street
Tied To Project:	Albion Street

TIF Expenditure Amount:	23,400
Tied To Debt:	StA NCC & NIP Prin
Tied To Project:	StA NCC/NIP

TIF Expenditure Amount:	50,200
Tied To Debt:	StA Industrial Park Prin
Tied To Project:	StA Ind Park

TIF Expenditure Amount:	20,915
Tied To Debt:	Rolling Hills Road Improve
Tied To Project:	Rolling Hills Road Improve

TIF Expenditure Amount:	0
Tied To Debt:	StA Interest NCC/NIP
Tied To Project:	StA NCC/NIP

TIF Expenditure Amount:	0
Tied To Debt:	StA Interest Ind Park
Tied To Project:	StA Ind Park

TIF Expenditure Amount:	0
Tied To Debt:	B Mayer Util Extension
Tied To Project:	B Mayer Util Extension

TIF Expenditure Amount:	0
Tied To Debt:	Albion Lift
Tied To Project:	Albion Lift

TIF Expenditure Amount:	60,530
Tied To Debt:	Diamond Brook Gen
Tied To Project:	Diamond Brook

Rebates For STACYVILLE URBAN RENEWAL

Northern Country Coop

TIF Expenditure Amount:	30,000
Rebate Paid To:	Northern Country Coop
Tied To Debt:	Northern Coop Rebate
Tied To Project:	Northern Coop Rebate
Projected Final FY of Rebate:	2024

Charles Koenigs

TIF Expenditure Amount:	2,804
Rebate Paid To:	Charles Koenigs
Tied To Debt:	Koenigs Rebate
Tied To Project:	Koenigs Rebate
Projected Final FY of Rebate:	2025

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TIF Taxing District Data Collection

Local Government Name: STACYVILLE (66G630)
 Urban Renewal Area: STACYVILLE URBAN RENEWAL (66002)
 TIF Taxing District Name: STACYVILLE CITY/ST ANSGAR SCH UR TIF INCREMENT
 TIF Taxing District Inc. Number: 660073
 TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/2009
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	189,550	677,840	0	0	0	867,390	0	867,390
Taxable	0	106,924	610,056	0	0	0	716,980	0	716,980
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	524,410	342,980	342,980	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: STACYVILLE (66G630)
 Urban Renewal Area: STACYVILLE URBAN RENEWAL (66002)
 TIF Taxing District Name: STACYVILLE CITY AG/ST ANSGAR SCH #2 UR TIF INCREMENT
 TIF Taxing District Inc. Number: 660075
 TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received: 1998
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/2009
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	29,460	0	0	0	0	0	29,460	0	29,460
Taxable	24,755	0	0	0	0	0	24,755	0	24,755
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	35,030	0	0	0	0

FY 2022 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: STACYVILLE (66G630)
 Urban Renewal Area: STACYVILLE URBAN RENEWAL (66002)
 TIF Taxing District Name: STACYVILLE CITY/ST ANSGAR SCH #2 UR TIF INCREMENT
 TIF Taxing District Inc. Number: 660081
 TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received: 1998
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/2009
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	1,992,590	3,994,830	0	0	-5,556	5,981,864	0	5,981,864
Taxable	0	1,124,008	3,595,347	0	0	-5,556	4,713,799	0	4,713,799
Homestead Credits									14

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	2,900	4,713,799	4,713,799	0	0

FY 2022 TIF Revenue Received: 206,773

TIF Taxing District Data Collection

Local Government Name: STACYVILLE (66G630)
 Urban Renewal Area: STACYVILLE URBAN RENEWAL (66002)
 TIF Taxing District Name: STACYVILLE CITY/ST ANSGAR SCH/#3 UR TIF INCREMENT
 TIF Taxing District Inc. Number: 660087
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/2009
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	1,388,690	1,178,000	470,750	0	-5,556	3,031,884	0	3,031,884
Taxable	0	783,353	1,060,200	423,675	0	-5,556	2,261,672	0	2,261,672
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	453,910	2,261,672	2,261,672	0	0

FY 2022 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: STACYVILLE (66G630)
 Urban Renewal Area: STACYVILLE URBAN RENEWAL (66002)
 TIF Taxing District Name: STACYVILLE CITY AG/ST ANSGAR SCH/#3 UR TIF INCREMENT
 TIF Taxing District Inc. Number: 660089
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/2009
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	77,710	0	0	0	0	0	77,710	0	77,710
Taxable	65,300	0	0	0	0	0	65,300	0	65,300
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	67,500	10,210	10,210	0	0

FY 2022 TIF Revenue Received: 0