

# Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## Levy Authority Summary

Local Government Name: SANBORN  
Local Government Number: 71G664

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
SANBORN URBAN RENEWAL	71002	11

**TIF Debt Outstanding:** 1,992,037

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:</b>	<b>282,474</b>	<b>182,500</b>	<b>Amount of 07-01-2021 Cash Balance Restricted for LMI</b>
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TIF Revenue:	711,161
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>711,161</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	285,875
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>285,875</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:</b>	<b>707,760</b>	<b>182,500</b>	<b>Amount of 06-30-2022 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 998,402

## Urban Renewal Area Data Collection

Local Government Name: SANBORN (71G664)  
 Urban Renewal Area: SANBORN URBAN RENEWAL  
 UR Area Number: 71002

UR Area Creation Date: 10/1991

The Plan is intended to stabilize  
 revitalize and improve the  
 community be encouraging  
 development and to maintain the  
 character of the community by  
 strengthening the feasibility of  
 development projects, to preserve  
 the health, safety and welfare of  
 sanborn

UR Area Purpose:

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SANBORN CITY/HMS SCH/SANBORN URBAN RENEWAL INCREM	710078	710066	17,778,893
SANBORN CITY AG/HMS SCH/SANBORN URBAN RENEWAL INCREM	710085	710067	165,230
FRANKLIN TWP/HMS SCH/SANBORN URBAN RENEWAL INCREM	710083	710068	296,098
SANBORN CITY/HMS SCH/SANBORN VANDERHAAG PROJ	710124	710125	127,940
SANBORN CITY/ HMS SCH/ SANBORN URBAN REN AMEND08	710126	710127	6,761,610
SANBORN CITY/HMS SCH/SANBORN VNDERHAAG PROJ2	710128	710129	623,403
SANBORN CITY AG/HMS SCH/SANBORN URB REN AMEND2015	710138	710139	0
SANBORN CITY/HMS SCH/SANBORN URBAN REN 2017 ADDITIO	710152	710153	555,579
FRANKLIN TWP/HMS SCH/SANBORN URBAN RENEWAL2017 ADDITION	710154	710155	0
SANBORN CITY/HMS SCH/SANBORN URBAN REN AMEND10	710156	710157	2,080
SANBORN CITY/HMS SCH/SANBORN URBAN REN AMEND15	710158	710159	78,200

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	409,750	18,330,650	14,081,909	4,752,230	0	-35,188	41,379,932	0	41,379,932
Taxable	344,314	10,340,203	12,673,718	4,277,007	0	-35,188	30,192,447	0	30,192,447
Homestead Credits									84

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** **282,474** **182,500** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 711,161  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 711,161**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 285,875  
 Returned to County Treasurer: 0  
**Total Expenditures: 285,875**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** **707,760** **182,500** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For SANBORN URBAN RENEWAL

### 2013 Street Project

Description:	1st. Street Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### 2013 Vander Haag Apartments

Description:	Conversion of a Commercial building to 4 apartments
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

### 2014 Vander Haag Duplex Units

Description:	8 new construction affordable housing units
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### 2015 Expanded Urban Renewal Area

Description:	Purchase of 71.9 acres for Industrial, Commercial and residential development
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

### 2018 Street/Utility Projects

Description:	New Streets and Utilities commercial and residential
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### 2019 Vander Haag South Paradise Project

Description:	construction of affordable duplex units
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For SANBORN URBAN RENEWAL

### 2013 Vander Haag Apartments

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/11/2013
FY of Last Payment:	2025

### 2014 Vander Haag Duplex Units

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/23/2014
FY of Last Payment:	2026

### 2018 Street/Utility Projects

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,760,000
Interest:	232,037
Total:	1,992,037
Annual Appropriation?:	No
Date Incurred:	09/17/2018
FY of Last Payment:	2027

### 2018 Vander Haag 12 unit affordable housing

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	08/14/2017
FY of Last Payment:	2027

## Non-Rebates For SANBORN URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	2018 Street/Utility Projects
Tied To Project:	2015 Expanded Urban Renewal Area

TIF Expenditure Amount:	285,875
Tied To Debt:	2018 Street/Utility Projects
Tied To Project:	2018 Street/Utility Projects

## Rebates For SANBORN URBAN RENEWAL

### Vander Haag Apartments

TIF Expenditure Amount:	0
Rebate Paid To:	John C. and Ruth Vander Haag Living Trust
Tied To Debt:	2013 Vander Haag Apartments
Tied To Project:	2013 Vander Haag Apartments
Projected Final FY of Rebate:	2025

### Vander Haag Duplex

TIF Expenditure Amount:	0
Rebate Paid To:	John C. and Ruth Vander Haag Living Trust
Tied To Debt:	2014 Vander Haag Duplex Units
Tied To Project:	2014 Vander Haag Duplex Units
Projected Final FY of Rebate:	2026

## Income Housing For SANBORN 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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The LMI set aside is being accumulated for a future LMI project.

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

3132900



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### TIF Taxing District Data Collection

Local Government Name:	SANBORN (71G664)
Urban Renewal Area:	SANBORN URBAN RENEWAL (71002)
TIF Taxing District Name:	SANBORN CITY/HMS SCH/SANBORN URBAN RENEWAL INCREM
TIF Taxing District Inc. Number:	710066
TIF Taxing District Base Year:	1990
FY TIF Revenue First Received:	1992
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	10/1991

### 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	18,073,290	5,608,189	811,810	0	-35,188	27,185,582	0	27,185,582
Taxable	0	10,195,032	5,047,370	730,629	0	-35,188	17,778,893	0	17,778,893
Homestead Credits									83

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	4,087,630	17,778,893	17,778,893	0	0

FY 2022 TIF Revenue Received: 486,093

### TIF Taxing District Data Collection

Local Government Name:	SANBORN (71G664)
Urban Renewal Area:	SANBORN URBAN RENEWAL (71002)
TIF Taxing District Name:	SANBORN CITY AG/HMS SCH/SANBORN URBAN RENEWAL INCREM
TIF Taxing District Inc. Number:	710067
TIF Taxing District Base Year:	1990
FY TIF Revenue First Received:	1992
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	10/1991

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	298,910	0	0	0	0	0	298,910	0	298,910
Taxable	251,175	0	0	0	0	0	251,175	0	251,175
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	133,680	165,230	165,230	0	0

FY 2022 TIF Revenue Received: 5,274

## ♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

### TIF Taxing District Data Collection

Local Government Name:	SANBORN (71G664)
Urban Renewal Area:	SANBORN URBAN RENEWAL (71002)
TIF Taxing District Name:	FRANKLIN TWP/HMS SCH/SANBORN URBAN RENEWAL INCREM
TIF Taxing District Inc. Number:	710068
TIF Taxing District Base Year:	1990
FY TIF Revenue First Received:	1992
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1991

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	110,840	207,110	99,850	0	0	0	417,800	0	417,800
Taxable	93,139	116,830	89,865	0	0	0	299,834	0	299,834
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	121,702	296,098	296,098	0	0

FY 2022 TIF Revenue Received: 3,088

### TIF Taxing District Data Collection

Local Government Name:	SANBORN (71G664)
Urban Renewal Area:	SANBORN URBAN RENEWAL (71002)
TIF Taxing District Name:	SANBORN CITY/HMS SCH/SANBORN VANDERHAAG PROJ
TIF Taxing District Inc. Number:	710125
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2015
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	0	0	0	0	0	189,540	0	189,540
Taxable	0	0	0	0	0	0	127,940	0	127,940
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1	127,940	127,940	0	0

FY 2022 TIF Revenue Received: 3,402

## ♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

### TIF Taxing District Data Collection

Local Government Name:	SANBORN (71G664)
Urban Renewal Area:	SANBORN URBAN RENEWAL (71002)
TIF Taxing District Name:	SANBORN CITY/ HMS SCH/ SANBORN URBAN REN AMEND08
TIF Taxing District Inc. Number:	710127
TIF Taxing District Base Year:	2008
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	0	7,647,740	3,940,420	0	0	11,588,160	0	11,588,160
Taxable	0	0	6,882,966	3,546,378	0	0	10,429,344	0	10,429,344
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	4,826,550	6,761,610	6,761,610	0	0

FY 2022 TIF Revenue Received: 179,547

### TIF Taxing District Data Collection

Local Government Name:	SANBORN (71G664)
Urban Renewal Area:	SANBORN URBAN RENEWAL (71002)
TIF Taxing District Name:	SANBORN CITY/HMS SCH/SANBORN VNDERHAAG PROJ2
TIF Taxing District Inc. Number:	710129
TIF Taxing District Base Year:	2013
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	0	0	0	0	0	923,560	0	923,560
Taxable	0	0	0	0	0	0	623,403	0	623,403
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1	623,403	623,403	0	0

FY 2022 TIF Revenue Received: 16,573

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### TIF Taxing District Data Collection

Local Government Name: SANBORN (71G664)  
 Urban Renewal Area: SANBORN URBAN RENEWAL (71002)  
 TIF Taxing District Name: SANBORN CITY AG/HMS SCH/SANBORN URB REN AMEND2015  
 TIF Taxing District Inc. Number: 710139  
 TIF Taxing District Base Year: 2014  
 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	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	189,490	0	0	0	0

FY 2022 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: SANBORN (71G664)  
 Urban Renewal Area: SANBORN URBAN RENEWAL (71002)  
 TIF Taxing District Name: SANBORN CITY/HMS SCH/SANBORN URBAN REN 2017 ADDITIO  
 TIF Taxing District Inc. Number: 710153  
 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	50,250	585,820	0	0	0	636,070	0	636,070
Taxable	0	28,341	527,238	0	0	0	555,579	0	555,579
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	67,307	555,579	555,579	0	0

FY 2022 TIF Revenue Received: 15,049

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### TIF Taxing District Data Collection

Local Government Name:	SANBORN (71G664)
Urban Renewal Area:	SANBORN URBAN RENEWAL (71002)
TIF Taxing District Name:	FRANKLIN TWP/HMS SCH/SANBORN URBAN RENEWAL2017 ADDITION
TIF Taxing District Inc. Number:	710155
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	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	97,260	0	0	0	0

FY 2022 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	SANBORN (71G664)
Urban Renewal Area:	SANBORN URBAN RENEWAL (71002)
TIF Taxing District Name:	SANBORN CITY/HMS SCH/SANBORN URBAN REN AMEND10
TIF Taxing District Inc. Number:	710157
TIF Taxing District Base Year:	2009
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	0	52,660	0	0	0	52,660	0	52,660
Taxable	0	0	47,394	0	0	0	47,394	0	47,394
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	50,580	2,080	2,080	0	0

FY 2022 TIF Revenue Received: 55

TIF Taxing District Data Collection

Local Government Name:	SANBORN (71G664)		
Urban Renewal Area:	SANBORN URBAN RENEWAL (71002)		
TIF Taxing District Name:	SANBORN CITY/HMS SCH/SANBORN URBAN REN AMEND15		
TIF Taxing District Inc. Number:	710159		
TIF Taxing District Base Year:	2014		
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	0	87,650	0	0	0	87,650	0	87,650
Taxable	0	0	78,885	0	0	0	78,885	0	78,885
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	9,450	78,200	78,200	0	0

FY 2022 TIF Revenue Received: 2,080