

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Levy Authority Summary

Local Government Name: NEOLA
Local Government Number: 78G738

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
NEOLA 1999 URBAN RENEWAL	78026	2
NEOLA WHISPERING CREEK 2008 URBAN RENEWAL	78050	1

TIF Debt Outstanding: 2,414,507

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:	573,175
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	573,175

Rebate Expenditures:	0
Non-Rebate Expenditures:	573,175
Returned to County Treasurer:	0
Total Expenditures:	573,175

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

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 1,841,332

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Urban Renewal Area Data Collection

Local Government Name: NEOLA (78G738)
 Urban Renewal Area: NEOLA 1999 URBAN RENEWAL
 UR Area Number: 78026

UR Area Creation Date: 11/2000

UR Area Purpose: Blight mitigation

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
NEOLA CITY/TRI-CENTER SCH/1999 NEOLA UR TIF INCREM	780236	780237	16,725,129
NEOLA CITY/TRI-CENTER SCH/2017 NEOLA AMEND UR TIF INCREM	780355	780356	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	34,259,600	2,221,348	28,500	0	-51,856	37,375,544	0	37,375,544
Taxable	0	19,325,666	1,999,213	25,650	0	-51,856	21,918,293	0	21,918,293
Homestead Credits									161

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: 484,070
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 484,070

Rebate Expenditures: 0
 Non-Rebate Expenditures: 494,070
 Returned to County Treasurer: 0
Total Expenditures: 494,070

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **-10,000** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For NEOLA 1999 URBAN RENEWAL

Housing Programs

Description:	Infill Housing Project
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Streets Programs

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

Park Project

Description:	New Park
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Community Development Project

Description:	Slum and Blight Elimination
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

Water Project

Description:	Water System Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For NEOLA 1999 URBAN RENEWAL

Park Project Loan

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	203,569
Interest:	0
Total:	203,569
Annual Appropriation?:	No
Date Incurred:	06/17/2019
FY of Last Payment:	2022

Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	1,086,180
Interest:	0
Total:	1,086,180
Annual Appropriation?:	Yes
Date Incurred:	06/17/2019
FY of Last Payment:	2030

Meyerring Addition

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	420,000
Interest:	0
Total:	420,000
Annual Appropriation?:	No
Date Incurred:	06/17/2019
FY of Last Payment:	2024

Non-Rebates For NEOLA 1999 URBAN RENEWAL

TIF Expenditure Amount:	217,170
Tied To Debt:	Park Project Loan
Tied To Project:	Park Project
TIF Expenditure Amount:	98,932
Tied To Debt:	Meyerring Addition
Tied To Project:	Housing Programs
TIF Expenditure Amount:	177,968
Tied To Debt:	Internal Loan
Tied To Project:	Community Development Project

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TIF Taxing District Data Collection

Local Government Name: NEOLA (78G738)
 Urban Renewal Area: NEOLA 1999 URBAN RENEWAL (78026)
 TIF Taxing District Name: NEOLA CITY/TRI-CENTER SCH/1999 NEOLA UR TIF INCREM
 TIF Taxing District Inc. Number: 780237
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/2000
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	34,259,600	2,221,348	28,500	0	-51,856	37,375,544	0	37,375,544
Taxable	0	19,325,666	1,999,213	25,650	0	-51,856	21,918,293	0	21,918,293
Homestead Credits									161

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	19,419,777	18,007,623	16,725,129	1,282,494	37,073

FY 2022 TIF Revenue Received: 484,070

TIF Taxing District Data Collection

Local Government Name: NEOLA (78G738)
 Urban Renewal Area: NEOLA 1999 URBAN RENEWAL (78026)
 TIF Taxing District Name: NEOLA CITY/TRI-CENTER SCH/2017 NEOLA AMEND UR TIF INCREM
 TIF Taxing District Inc. Number: 780356
 TIF Taxing District Base Year: 2016
 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	8,864,989	0	0	0	0

FY 2022 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: NEOLA (78G738)
 Urban Renewal Area: NEOLA WHISPERING CREEK 2008 URBAN RENEWAL
 UR Area Number: 78050

UR Area Creation Date: 11/2006

UR Area Purpose: Promotion of new residential development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
NEOLA CITY/TRI-CENTER SCH/2008 UR WHISPERING CREEK INCREM	780325	780326	3,091,855

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	5,481,100	0	0	0	0	5,481,100	0	5,481,100
Taxable	0	3,091,855	0	0	0	0	3,091,855	0	3,091,855
Homestead Credits									17

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: 89,105
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 89,105

Rebate Expenditures: 0
 Non-Rebate Expenditures: 79,105
 Returned to County Treasurer: 0
Total Expenditures: 79,105

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **10,000** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For NEOLA WHISPERING CREEK 2008 URBAN RENEWAL

Whispering Creek Infrastructure

Description:	Construction for new residential subdivision
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

LMI Housing

Description:	LMI Benefits Per Law
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

Meyerring Subdivision

Description:	Construction for new residential subdivision
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For NEOLA WHISPERING CREEK 2008 URBAN RENEWAL

Meyering Addition

Debt/Obligation Type:	Internal Loans
Principal:	704,758
Interest:	0
Total:	704,758
Annual Appropriation?:	Yes
Date Incurred:	06/29/2018
FY of Last Payment:	2024

Non-Rebates For NEOLA WHISPERING CREEK 2008 URBAN RENEWAL

TIF Expenditure Amount:	79,105
Tied To Debt:	Meyering Addition
Tied To Project:	LMI Housing

Rebates For NEOLA WHISPERING CREEK 2008 URBAN RENEWAL

Whispering Creek/ A&N Enterprises, Ltd

TIF Expenditure Amount:	0
Rebate Paid To:	A & N Enterprises, Ltd
Tied To Debt:	Meyering Addition
Tied To Project:	Whispering Creek Infrastructure
Projected Final FY of Rebate:	2020

Income Housing For NEOLA WHISPERING CREEK 2008 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

TIF Taxing District Data Collection

Local Government Name:	NEOLA (78G738)
Urban Renewal Area:	NEOLA WHISPERING CREEK 2008 URBAN RENEWAL (78050)
TIF Taxing District Name:	NEOLA CITY/TRI-CENTER SCH/2008 UR WHISPERING CREEK INCREM
TIF Taxing District Inc. Number:	780326
TIF Taxing District Base Year:	2008
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2006

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	5,481,100	0	0	0	0	5,481,100	0	5,481,100
Taxable	0	3,091,855	0	0	0	0	3,091,855	0	3,091,855
Homestead Credits									17

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	309,794	3,091,855	3,091,855	0	0

FY 2022 TIF Revenue Received: 89,105