

# Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## Levy Authority Summary

Local Government Name: CALMAR  
Local Government Number: 96G918

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CALMAR UR - DOLLAR GENERAL	96007	1
CALMAR UR - PIVO BREWERY	96010	1

**TIF Debt Outstanding: 510,346**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:</b>	<b>6,277</b>	<b>0</b>	<b>Amount of 07-01-2021 Cash Balance Restricted for LMI</b>
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TIF Revenue:	0	
TIF Sp. Revenue Fund Interest:	37,021	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
<b>Total Revenue:</b>	<b>37,021</b>	

Rebate Expenditures:	17,602	
Non-Rebate Expenditures:	22,945	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>40,547</b>	

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:</b>	<b>2,751</b>	<b>0</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: 467,048**

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

## Urban Renewal Area Data Collection

Local Government Name: CALMAR (96G918)  
 Urban Renewal Area: CALMAR UR - DOLLAR GENERAL  
 UR Area Number: 96007

UR Area Creation Date: 12/2015

UR Area Purpose: To contribute to a diversified, well-balanced local economy by creating job opportunities and strengthening the property tax base. To assist in providing land and resources for new and expanded commercial and industrial development.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CALMAR UR - DOLLAR GENERAL INCR	960097	960098	625,626

## 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	0	695,140	0	0	0	695,140	0	695,140
Taxable	0	0	625,626	0	0	0	625,626	0	625,626
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:**

**6,277**

**0**

**Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 0  
 TIF Sp. Revenue Fund Interest: 19,419  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 19,419**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 22,945  
 Returned to County Treasurer: 0  
**Total Expenditures: 22,945**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:**

**2,751**

**0**

**Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For CALMAR UR - DOLLAR GENERAL

### DOLLAR GENERAL UTILITIES

Description:	WATER/SEWER TO DOLLAR GENERAL
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For CALMAR UR - DOLLAR GENERAL

### State Bank

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	90,000
Interest:	11,461
Total:	101,461
Annual Appropriation?:	No
Date Incurred:	05/19/2016
FY of Last Payment:	2029

### Internal Loan to General Fund

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/19/2016
FY of Last Payment:	2029

## Non-Rebates For CALMAR UR - DOLLAR GENERAL

TIF Expenditure Amount:	10,000
Tied To Debt:	State Bank
Tied To Project:	DOLLAR GENERAL UTILITIES

TIF Expenditure Amount:	10,000
Tied To Debt:	Internal Loan to General Fund
Tied To Project:	DOLLAR GENERAL UTILITIES

TIF Expenditure Amount:	2,945
Tied To Debt:	Internal Loan to General Fund
Tied To Project:	DOLLAR GENERAL UTILITIES

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NO PRINCIPAL PAYMENT UNTIL 2020,  
5/22/21 TRANSFERRED 10000.00 TO DS, BUT NOT BUDGETED TO PAY SO DIDNT PAY UNTIL 7/21

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

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## TIF Taxing District Data Collection

Local Government Name: CALMAR (96G918)  
 Urban Renewal Area: CALMAR UR - DOLLAR GENERAL (96007)  
 TIF Taxing District Name: CALMAR UR - DOLLAR GENERAL INCR  
 TIF Taxing District Inc. Number: 960098

TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received: 2020  
 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	695,140	0	0	0	695,140	0	695,140
Taxable	0	0	625,626	0	0	0	625,626	0	625,626
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	4,950	625,626	625,626	0	0

FY 2022 TIF Revenue Received: 0

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

## Urban Renewal Area Data Collection

Local Government Name: CALMAR (96G918)  
 Urban Renewal Area: CALMAR UR - PIVO BREWERY  
 UR Area Number: 96010

UR Area Creation Date:

UR Area Purpose:

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CALMAR UR - PIVO BREWERY TIF INCR	960101	960104	567,080

## 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	0	692,470	0	0	0	692,470	0	692,470
Taxable	0	0	623,223	0	0	0	623,223	0	623,223
Homestead Credits									0

**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: 0  
 TIF Sp. Revenue Fund Interest: 17,602  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 17,602**

Rebate Expenditures: 17,602  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 17,602**

**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 CALMAR UR - PIVO BREWERY

### PIVO

Description:	PIVO TIF REBATE
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For CALMAR UR - PIVO BREWERY

### PIVO BREWERY

Debt/Obligation Type:	Rebates
Principal:	408,885
Interest:	0
Total:	408,885
Annual Appropriation?:	No
Date Incurred:	05/01/2017
FY of Last Payment:	2027

## Non-Rebates For CALMAR UR - PIVO BREWERY

TIF Expenditure Amount:	0
Tied To Debt:	PIVO BREWERY
Tied To Project:	PIVO

## Rebates For CALMAR UR - PIVO BREWERY

### PIVO

TIF Expenditure Amount:	17,602
Rebate Paid To:	CRAIG & SARA NEUZIL
Tied To Debt:	PIVO BREWERY
Tied To Project:	PIVO
Projected Final FY of Rebate:	2027

## TIF Taxing District Data Collection

Local Government Name: CALMAR (96G918)  
 Urban Renewal Area: CALMAR UR - PIVO BREWERY (96010)  
 TIF Taxing District Name: CALMAR UR - PIVO BREWERY TIF INCR  
 TIF Taxing District Inc. Number: 960104

TIF Taxing District Base Year: 2017  
 FY TIF Revenue First Received: 2020  
 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	692,470	0	0	0	692,470	0	692,470
Taxable	0	0	623,223	0	0	0	623,223	0	623,223
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	125,390	567,080	567,080	0	0

FY 2022 TIF Revenue Received: 0