

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: AUDUBON COUNTY
Local Government Number: 05

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL	05002	10

TIF Debt Outstanding: 18,839,395

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 11,448 0 Amount of 07-01-2022 Cash Balance Restricted for LMI

TIF Revenue:	590,994	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	590,994	
Rebate Expenditures:	0	
Non-Rebate Expenditures:	562,012	
Returned to County Treasurer:	0	
Total Expenditures:	562,012	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 40,430 0 Amount of 06-30-2023 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 18,236,953

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Urban Renewal Area Data Collection

Local Government Name: AUDUBON COUNTY (05)
 Urban Renewal Area: AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL
 UR Area Number: 05002

UR Area Creation Date: 10/2014

UR Area Purpose: contribute to economy/job opportunities/property tax base; to stimulate private investment/job retention, growth & expansion through incentives; and to provide infrastructure, services & facilities to enhance possibilities for private enterprise

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HAMLIN TWP/AUDUBON SCH/AUDUBON CO UR TIF INCREM	050048	050049	0
LEROY TWP/AUDUBON SCH/AUDUBON CO UR TIF INCREM	050050	050051	0
HAMLIN TWP/AUDUBON SCH/WCC INCREM	050056	050057	3,109,519
LINCOLN TWP/IKM-MANNING SCH/PCE TIF INCREM	050058	050059	2,192,965
LEROY TWP/AUDUBON SCH/NW AUDUBON TIF INCREM	050060	050061	1,276,933
AUDUBON TWP/ADAIR-CASEY SCH/WIND TIF INCREM	050062	050063	1,990,809
AUDUBON TWP/CAM SCH/ WIND TIF INCREM	050064	050065	2,016,177
AUDUBON TWP/EEK SCH/WIND TIF INCREM	050066	050067	8,002,557
LEROY TWP/AUD SCHOOL/WIND2 AMEND INCREMENT	050076	050077	216,069
MELVILLE TWP/AUD SCHOOL/WIND 2 AMEND TIF INCREMENT	050078	050079	4,704,462

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,166,250	0	9,758,500	39,052,553	0	0	49,977,303	0	49,977,303
Taxable	1,038,446	0	8,782,650	35,147,285	0	0	44,968,381	0	44,968,381
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 11,448 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 590,994
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 590,994

Rebate Expenditures: 0
 Non-Rebate Expenditures: 562,012
 Returned to County Treasurer: 0
Total Expenditures: 562,012

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 40,430 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL

Admin Exp/Bond Interest

Description:	Admin expenses incurred to consolidate rural UR/TIF areas
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

F58 Littlefield Dr Impr South

Description:	Paving F58 Littlefield Dr 300th St to Cass County
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

LE27 Bridge Replacement

Description:	Leroy 27 Bridge Repl @ 190th & Lark Ave
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

N36 Road Resurfacing

Description:	resurface 13 mi Hwy 44 to Carroll Co line
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

F58 Littlefield Dr Impr North

Description:	Paving F58 Littlefield Dr 300th St North
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Greeley 03 Bridge Replacement

Description:	Greeley 03 bridge replacement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

7th Ave Road Improvement

Description:	7th Ave from F32/190th St to 200th St
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

LE10 Bridge Replacement

Description:	Leroy 10 bridge on Lark Ave
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

LE20 Bridge Replacement

Description:	Leroy 20 bridge on F32/190th St
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

F32 E Road Improvement

Description:	F32/190th St E to Guthrie Co line
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

E Division St from 190th

Description:	East Division St Road Improvement with City for F32/190th St south to N Arlington
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Littlefield Recreation Cabins

Description:	Cabin project for Littlefield Recreation Area
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

ACED contribution

Description:	2021 Contribution to Audubon County Economic Development for use towards city projects
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

F32 W Road Improvement

Description:	F32/180th from Bluebird Ave E to Hwy 71ment to Shelby Co line
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Lark/44

Description:	Paving granular on Lark Ave from Hwy 44 north approx 800 ft
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

LE17 Bridge Replacement

Description:	Leroy 17 bridge replacement on 190th St
Classification:	Roads, Bridges & Utilities
Physically Complete:	No

Payments Complete:	No
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CA4 Bridge Replacement

Description:	Cameron 04 bridge on Kingbird Ave
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

CA9 Bridge Replacement

Description:	Cameron 09 bridge replacement on 110 th St
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

F65 resurface

Description:	Resurface F65 from Hwy 71 west .5 miles
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Eastside/Mockingbird paving

Description:	Paving Eastside/Mockingbird from F58 North and east 1 mile
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL

GO Urban Renewal County Purpose Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,385,000
Interest:	1,266,825
Total:	6,651,825
Annual Appropriation?:	Yes
Date Incurred:	02/20/2018
FY of Last Payment:	2036

GO Urban Renewal Road Impr Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,000,000
Interest:	868,405
Total:	5,868,405
Annual Appropriation?:	Yes
Date Incurred:	10/15/2020
FY of Last Payment:	2040

GO Urban Renewal County Purpose Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,000,000
Interest:	1,319,165
Total:	6,319,165
Annual Appropriation?:	Yes
Date Incurred:	12/22/2021
FY of Last Payment:	2041

Non-Rebates For AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL

TIF Expenditure Amount:	237,012
Tied To Debt:	GO Urban Renewal County Purpose Bonds
Tied To Project:	Admin Exp/Bond Interest
TIF Expenditure Amount:	12,423
Tied To Debt:	GO Urban Renewal County Purpose Bonds
Tied To Project:	LE27 Bridge Replacement
TIF Expenditure Amount:	312,577
Tied To Debt:	GO Urban Renewal County Purpose Bonds
Tied To Project:	F58 Littlefield Dr Impr North

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TIF Taxing District Data Collection

Local Government Name: AUDUBON COUNTY (05)
 Urban Renewal Area: AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL (05002)
 TIF Taxing District Name: HAMLIN TWP/AUDUBON SCH/AUDUBON CO UR TIF INCREM
 TIF Taxing District Inc. Number: 050049
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2000

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	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 2023	496,020	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: AUDUBON COUNTY (05)
 Urban Renewal Area: AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL (05002)
 TIF Taxing District Name: LEROY TWP/AUDUBON SCH/AUDUBON CO UR TIF INCREM
 TIF Taxing District Inc. Number: 050051
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2000

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	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 2023	317,790	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: AUDUBON COUNTY (05)
 Urban Renewal Area: AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL (05002)
 TIF Taxing District Name: HAMLIN TWP/AUDUBON SCH/WCC INCREM
 TIF Taxing District Inc. Number: 050057
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2012

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,956,850	0	0	0	5,956,850	0	5,956,850
Taxable	0	0	5,361,165	0	0	0	5,361,165	0	5,361,165
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	94,020	5,361,165	3,109,519	2,251,646	58,137

FY 2023 TIF Revenue Received: 80,287

TIF Taxing District Data Collection

Local Government Name: AUDUBON COUNTY (05)
 Urban Renewal Area: AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL (05002)
 TIF Taxing District Name: LINCOLN TWP/IKM-MANNING SCH/PCE TIF INCREM
 TIF Taxing District Inc. Number: 050059
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2012

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	4,215,950	0	0	4,215,950	0	4,215,950
Taxable	0	0	0	3,794,355	0	0	3,794,355	0	3,794,355
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	434,980	3,780,970	2,192,965	1,588,005	38,603

FY 2023 TIF Revenue Received: 53,308

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TIF Taxing District Data Collection

Local Government Name: AUDUBON COUNTY (05)
 Urban Renewal Area: AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL (05002)
 TIF Taxing District Name: LEROY TWP/AUDUBON SCH/NW AUDUBON TIF INCREM
 TIF Taxing District Inc. Number: 050061
 TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received: 2016
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2014

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	15,980	0	3,801,650	0	0	0	3,817,630	0	3,817,630
Taxable	14,229	0	3,421,485	0	0	0	3,435,714	0	3,435,714
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,616,170	2,201,460	1,276,933	924,527	23,929

FY 2023 TIF Revenue Received: 33,051

TIF Taxing District Data Collection

Local Government Name: AUDUBON COUNTY (05)
 Urban Renewal Area: AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL (05002)
 TIF Taxing District Name: AUDUBON TWP/ADAIR-CASEY SCH/WIND TIF INCREM
 TIF Taxing District Inc. Number: 050063
 TIF Taxing District Base Year: 2014
 FY TIF Revenue First Received: 2017
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2036

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	197,850	0	0	4,235,080	0	0	4,432,930	0	4,432,930
Taxable	176,168	0	0	3,811,572	0	0	3,987,740	0	3,987,740
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,000,470	3,432,460	1,990,809	1,441,651	35,408

FY 2023 TIF Revenue Received: 48,895

TIF Taxing District Data Collection

Local Government Name: AUDUBON COUNTY (05)
 Urban Renewal Area: AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL (05002)
 TIF Taxing District Name: AUDUBON TWP/CAM SCH/ WIND TIF INCREM
 TIF Taxing District Inc. Number: 050065
 TIF Taxing District Base Year: 2014
 FY TIF Revenue First Received: 2017
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2036

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	159,740	0	0	4,235,080	0	0	4,394,820	0	4,394,820
Taxable	142,236	0	0	3,811,572	0	0	3,953,808	0	3,953,808
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	918,670	3,476,150	2,016,177	1,459,973	35,898

FY 2023 TIF Revenue Received: 49,573

TIF Taxing District Data Collection

Local Government Name: AUDUBON COUNTY (05)
 Urban Renewal Area: AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL (05002)
 TIF Taxing District Name: AUDUBON TWP/EEK SCH/WIND TIF INCREM
 TIF Taxing District Inc. Number: 050067
 TIF Taxing District Base Year: 2014
 FY TIF Revenue First Received: 2017
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2036

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	792,680	0	0	16,940,320	0	0	17,733,000	0	17,733,000
Taxable	705,813	0	0	15,246,288	0	0	15,952,101	0	15,952,101
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	3,935,690	13,797,310	8,002,557	5,794,753	144,073

FY 2023 TIF Revenue Received: 198,966

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TIF Taxing District Data Collection

Local Government Name:	AUDUBON COUNTY (05)
Urban Renewal Area:	AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL (05002)
TIF Taxing District Name:	LEROY TWP/AUD SCHOOL/WIND2 AMEND INCREMENT
TIF Taxing District Inc. Number:	050077
TIF Taxing District Base Year:	2019
FY TIF Revenue First Received:	0
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	413,814	0	0	413,814	0	413,814
Taxable	0	0	0	372,432	0	0	372,432	0	372,432
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	0	372,432	216,069	156,363	4,047

FY 2023 TIF Revenue Received: 5,593

TIF Taxing District Data Collection

Local Government Name:	AUDUBON COUNTY (05)
Urban Renewal Area:	AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL (05002)
TIF Taxing District Name:	MELVILLE TWP/AUD SCHOOL/WIND 2 AMEND TIF INCREMENT
TIF Taxing District Inc. Number:	050079
TIF Taxing District Base Year:	2019
FY TIF Revenue First Received:	0
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	9,012,309	0	0	9,012,309	0	9,012,309
Taxable	0	0	0	8,111,066	0	0	8,111,066	0	8,111,066
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	90,000	8,111,066	4,704,462	3,406,604	87,855

FY 2023 TIF Revenue Received: 121,321