

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: URBANA
Local Government Number: 06G042

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
URBANA URBAN RENEWAL	06009	7

TIF Debt Outstanding: 1,192,829

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 407,363 100,800 Amount of 07-01-2022 Cash Balance Restricted for LMI

TIF Revenue:	246,504	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	246,504	
Rebate Expenditures:	50,413	
Non-Rebate Expenditures:	263,558	
Returned to County Treasurer:	0	
Total Expenditures:	313,971	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 339,896 30,800 Amount of 06-30-2023 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 538,962

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: URBANA (06G042)
 Urban Renewal Area: URBANA URBAN RENEWAL
 UR Area Number: 06009

UR Area Creation Date: 01/1992

UR Area Purpose: To foster economic development in the area through public improvement including a new sewer plant.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
URBANA CITY/CENTER POINT-URBANA SCH/91 INCREM	060360	060361	6,557,536
URBANA CITY/CENTER POINT-URBANA SCH/BECОВI 94 INCREM	060362	060363	0
URBANA CITY/CENTER POINT-URBANA SCH/97 INCREM	060364	060365	0
POLK TWP/CENTER POINT-URBANA SCH/URBANA 94 INCREM	060416	060417	0
URBANA CITY AG/CENTER POINT-URBANA SCH/BECОВI 93 INCREM	060458	060459	0
URBANA CITY/CENTER POINT-URBANA SCH INCREM	060462	060463	0
URBANA CITY/CENTER POINT-URBANA SCH/INCR CLICKSTOP	060524	060525	1,712,395

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	23,082,300	6,417,604	0	0	-44,448	29,852,752	0	29,852,752
Taxable	0	12,494,497	5,775,844	0	0	-44,448	18,479,170	0	18,479,170
Homestead Credits									124

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: **407,363** **100,800** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 246,504
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 246,504

Rebate Expenditures: 50,413
 Non-Rebate Expenditures: 263,558
 Returned to County Treasurer: 0
Total Expenditures: 313,971

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: **339,896** **30,800** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For URBANA URBAN RENEWAL

CLICKSTOP DEVELOPMENT

Description:	TIF REBATE AGREEMENT
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

URBANA TOWNE CENTRE 1ST

Description:	URBAN RENEWAL
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

WARBUCKS 1ST ADD LMI

Description:	LMI OBLIGATION FROM WARBUCKS 1ST ADD
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

SEWER PLANT EXPANTION

Description:	SEWER PLANT EXPANTION PROJECT
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For URBANA URBAN RENEWAL

CLICKSTOP #3

Debt/Obligation Type:	Rebates
Principal:	151,241
Interest:	0
Total:	151,241
Annual Appropriation?:	Yes
Date Incurred:	08/01/2016
FY of Last Payment:	2025

2020B URBAN RENEWAL

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	415,000
Interest:	25,788
Total:	440,788
Annual Appropriation?:	Yes
Date Incurred:	12/01/2020
FY of Last Payment:	2028

LMI OBLIGATION OUTSTANDING

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	100,800
Interest:	0
Total:	100,800
Annual Appropriation?:	Yes
Date Incurred:	01/19/2005
FY of Last Payment:	2030

SEWER PROJECT SRF

Debt/Obligation Type:	Other Debt
Principal:	500,000
Interest:	0
Total:	500,000
Annual Appropriation?:	No
Date Incurred:	01/13/2010
FY of Last Payment:	2030

Non-Rebates For URBANA URBAN RENEWAL

TIF Expenditure Amount:	93,558
Tied To Debt:	2020B URBAN RENEWAL
Tied To Project:	URBANA TOWNE CENTRE 1ST
TIF Expenditure Amount:	70,000
Tied To Debt:	LMI OBLIGATION OUTSTANDING
Tied To Project:	WARBUCKS 1ST ADD LMI
TIF Expenditure Amount:	100,000
Tied To Debt:	SEWER PROJECT SRF
Tied To Project:	SEWER PLANT EXPANTION

Rebates For URBANA URBAN RENEWAL

CLICKSTOP

TIF Expenditure Amount:	50,413
Rebate Paid To:	CLICKSTOP
Tied To Debt:	CLICKSTOP #3
Tied To Project:	CLICKSTOP DEVELOPMENT
Projected Final FY of Rebate:	2025

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name: URBANA (06G042)
 Urban Renewal Area: URBANA URBAN RENEWAL (06009)
 TIF Taxing District Name: URBANA CITY/CENTER POINT-URBANA SCH/91 INCREM
 TIF Taxing District Inc. Number: 060361
 TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1991

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	23,082,300	430,304	0	0	-44,448	23,865,452	0	23,865,452
Taxable	0	12,494,497	387,274	0	0	-44,448	13,090,600	0	13,090,600
Homestead Credits									124

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,721,944	13,090,600	6,557,536	6,533,064	192,380

FY 2023 TIF Revenue Received: 196,079

TIF Taxing District Data Collection

Local Government Name: URBANA (06G042)
 Urban Renewal Area: URBANA URBAN RENEWAL (06009)
 TIF Taxing District Name: URBANA CITY/CENTER POINT-URBANA SCH/BECОВI 94 INCREM
 TIF Taxing District Inc. Number: 060363
 TIF Taxing District Base Year: 1994
 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	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	146,606	0	0	0	0

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name: URBANA (06G042)
 Urban Renewal Area: URBANA URBAN RENEWAL (06009)
 TIF Taxing District Name: URBANA CITY/CENTER POINT-URBANA SCH/97 INCREM
 TIF Taxing District Inc. Number: 060365
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1997

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	27,774	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: URBANA (06G042)
 Urban Renewal Area: URBANA URBAN RENEWAL (06009)
 TIF Taxing District Name: POLK TWP/CENTER POINT-URBANA SCH/URBANA 94 INCREM
 TIF Taxing District Inc. Number: 060417
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1994

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	16,991	0	0	0	0

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name:	URBANA (06G042)
Urban Renewal Area:	URBANA URBAN RENEWAL (06009)
TIF Taxing District Name:	URBANA CITY AG/CENTER POINT-URBANA SCH/BECОВI 93 INCREM
TIF Taxing District Inc. Number:	060459
TIF Taxing District Base Year:	1993
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	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	271,386	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	URBANA (06G042)
Urban Renewal Area:	URBANA URBAN RENEWAL (06009)
TIF Taxing District Name:	URBANA CITY/CENTER POINT-URBANA SCH INCREM
TIF Taxing District Inc. Number:	060463
TIF Taxing District Base Year:	1994
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	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	97,575	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	URBANA (06G042)
Urban Renewal Area:	URBANA URBAN RENEWAL (06009)
TIF Taxing District Name:	URBANA CITY/CENTER POINT-URBANA SCH/INCR CLICKSTOP
TIF Taxing District Inc. Number:	060525
TIF Taxing District Base Year:	2011
FY TIF Revenue First Received:	2013
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	5,987,300	0	0	0	5,987,300	0	5,987,300
Taxable	0	0	5,388,570	0	0	0	5,388,570	0	5,388,570
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	3,700	5,388,570	1,712,395	3,676,175	108,253

FY 2023 TIF Revenue Received: 50,425