

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: MANNING  
Local Government Number: 14G123

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MANNING URBAN RENEWAL	14011	5
MANNING CITY URBAN RENEWAL CHAR MAC	14036	1

TIF Debt Outstanding: 762,333

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 37,289 0 Amount of 07-01-2022 Cash Balance Restricted for LMI

TIF Revenue:	108,303
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	108,303

Rebate Expenditures:	30,156
Non-Rebate Expenditures:	66,319
Returned to County Treasurer:	0
Total Expenditures:	96,475

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 49,117 0 Amount of 06-30-2023 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 616,741

# ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Urban Renewal Area Data Collection

Local Government Name: MANNING (14G123)  
 Urban Renewal Area: MANNING URBAN RENEWAL  
 UR Area Number: 14011  
 UR Area Creation Date: 11/1994  
 UR Area Purpose: Economic Development. See plan and plan ammendments.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MANNING CITY AG/IKM-MANNING SCH/MATF1 UR TIF INCREM	140135	140136	0
MANNING CITY/IKM-MANNING SCH/MCTF1 UR TIF INCREM	140137	140138	0
MANNING CITY/IKM-MANNING SCH/MCTF3 UR TIF INCREM	140199	140200	0
MANNING INC-AMEND.UR MCTF2 INCREMENT	140212	140213	1,015,470
MANNING CITY/MANNING SCH/MCTIF5 UR TIF/INCR	140270	140271	1,107,535

## 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	0	1,495,670	0	0	0	3,232,980	0	3,232,980
Taxable	0	0	1,346,103	0	0	0	2,453,638	0	2,453,638
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** -2,086      0      **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 58,242  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 58,242**

Rebate Expenditures: 30,156  
 Non-Rebate Expenditures: 27,185  
 Returned to County Treasurer: 0  
**Total Expenditures: 57,341**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** -1,185      0      **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For MANNING URBAN RENEWAL

### 311th Street Paving

Description:	Pave 311th Street (Heritage Dr)
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Boulders Inn & Suites

Description:	Hotel Development Agreement
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

### Accura Nursing Home

Description:	Accura Nursing Home
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For MANNING URBAN RENEWAL

### 311th St (Heritage Dr)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	123,091
Interest:	10,428
Total:	133,519
Annual Appropriation?:	No
Date Incurred:	09/01/2016
FY of Last Payment:	2028

### Boulder's Inn & Suites

Debt/Obligation Type:	Rebates
Principal:	40,485
Interest:	0
Total:	40,485
Annual Appropriation?:	Yes
Date Incurred:	05/17/2016
FY of Last Payment:	2028

### Accura Healthcare of Manning-Rebate

Debt/Obligation Type:	Rebates
Principal:	224,803
Interest:	0
Total:	224,803
Annual Appropriation?:	Yes
Date Incurred:	07/26/2019
FY of Last Payment:	2031

**Non-Rebates For MANNING URBAN RENEWAL**

TIF Expenditure Amount:	27,185
Tied To Debt:	311th St (Heritage Dr)
Tied To Project:	311th Street Paving

Rebates For MANNING URBAN RENEWAL

Accura Healthcare

TIF Expenditure Amount:	30,156
Rebate Paid To:	Accura Healthcare
Tied To Debt:	Accura Healthcare of Manning- Rebate
Tied To Project:	Accura Nursing Home
Projected Final FY of Rebate:	2028

## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

### TIF Taxing District Data Collection

Local Government Name: MANNING (14G123)  
 Urban Renewal Area: MANNING URBAN RENEWAL (14011)  
 TIF Taxing District Name: MANNING CITY AG/IKM-MANNING SCH/MATF1 UR TIF INCREM  
 TIF Taxing District Inc. Number: 140136  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

### 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	85,380	0	0	0	0

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: MANNING (14G123)  
 Urban Renewal Area: MANNING URBAN RENEWAL (14011)  
 TIF Taxing District Name: MANNING CITY/IKM-MANNING SCH/MCTF1 UR TIF INCREM  
 TIF Taxing District Inc. Number: 140138  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

### 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	9,728,532	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: MANNING (14G123)  
 Urban Renewal Area: MANNING URBAN RENEWAL (14011)  
 TIF Taxing District Name: MANNING CITY/IKM-MANNING SCH/MCTF3 UR TIF INCREM  
 TIF Taxing District Inc. Number: 140200  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2035

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	629,775	0	629,775
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	0	0	0	0	0

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: MANNING (14G123)  
 Urban Renewal Area: MANNING URBAN RENEWAL (14011)  
 TIF Taxing District Name: MANNING INC-AMEND.UR MCTF2 INCREMENT  
 TIF Taxing District Inc. Number: 140213  
 TIF Taxing District Base Year: 2002  
 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	1,495,670	0	0	0	1,495,670	0	1,495,670
Taxable	0	0	1,346,103	0	0	0	1,346,103	0	1,346,103
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	480,200	1,015,470	1,015,470	0	0

FY 2023 TIF Revenue Received: 27,858



TIF Taxing District Data Collection

Local Government Name:	MANNING (14G123)
Urban Renewal Area:	MANNING URBAN RENEWAL (14011)
TIF Taxing District Name:	MANNING CITY/MANNING SCH/MCTIF5 UR TIF/INCR
TIF Taxing District Inc. Number:	140271
TIF Taxing District Base Year:	2012
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	1,107,535	0	1,107,535
Taxable	0	0	0	0	0	0	1,107,535	0	1,107,535
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	0	1,107,535	1,107,535	0	0

FY 2023 TIF Revenue Received: 30,384

# ◆ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Urban Renewal Area Data Collection

Local Government Name: MANNING (14G123)  
 Urban Renewal Area: MANNING CITY URBAN RENEWAL CHAR MAC  
 UR Area Number: 14036

UR Area Creation Date: 09/2014

UR Area Purpose: Char-Mac Assisted Living

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MANNING CITY/MANNING SCH/MCTF4 UR TIF INCREMENT	140205	140206	1,824,742

## 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	52,480	0	0	0	0	2,870,260	0	2,870,260
Taxable	0	28,408	0	0	0	0	1,824,742	0	1,824,742
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **39,375** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 50,061  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 50,061**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 39,134  
 Returned to County Treasurer: 0  
**Total Expenditures: 39,134**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** **50,302** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For MANNING CITY URBAN RENEWAL CHAR MAC

### Char-Mac Assisted Living

Description:	Char-Mac Assisted Living
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For MANNING CITY URBAN RENEWAL CHAR MAC

### Char-Mac Assisted Living

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	290,000
Interest:	73,526
Total:	363,526
Annual Appropriation?:	No
Date Incurred:	09/30/2014
FY of Last Payment:	2031

**Non-Rebates For MANNING CITY URBAN RENEWAL CHAR MAC**

TIF Expenditure Amount:	39,134
Tied To Debt:	Char-Mac Assisted Living
Tied To Project:	Char-Mac Assisted Living

TIF Taxing District Data Collection

Local Government Name:	MANNING (14G123)
Urban Renewal Area:	MANNING CITY URBAN RENEWAL CHAR MAC (14036)
TIF Taxing District Name:	MANNING CITY/MANNING SCH/MCTF4 UR TIF INCREMENT
TIF Taxing District Inc. Number:	140206
TIF Taxing District Base Year:	2013
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	52,480	0	0	0	0	2,870,260	0	2,870,260
Taxable	0	28,408	0	0	0	0	1,824,742	0	1,824,742
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	71,130	1,824,742	1,824,742	0	0

FY 2023 TIF Revenue Received: 50,061