

# Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Levy Authority Summary

Local Government Name: EDGEWOOD  
Local Government Number: 28G183

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
EDGEWOOD COMBINED URBAN RENEWAL 2010	22035	2
EDGEWOOD #2 URBAN RENEWAL	28009	4
EDGEWOOD IND LIVING URBAN RENEWAL	28012	1

**TIF Debt Outstanding: 1,827,165**

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 76,692 3,026 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 242,973  
TIF Sp. Revenue Fund Interest: 1,758  
Property Tax Replacement Claims 0  
Asset Sales & Loan Repayments: 0  
**Total Revenue: 244,731**

Rebate Expenditures: 9,879  
Non-Rebate Expenditures: 117,500  
Returned to County Treasurer: 0  
**Total Expenditures: 127,379**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 194,044 9,088 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance:** 1,505,742

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

## Urban Renewal Area Data Collection

Local Government Name: EDGEWOOD (28G183)  
 Urban Renewal Area: EDGEWOOD COMBINED URBAN RENEWAL 2010  
 UR Area Number: 22035

UR Area Creation Date: 12/2010

The Edgewood Combined Urban Renewal Area 2010 consolidated the Edgewood Economic Development Distract and the Edgewood Urban Renewal Area and added Locust Street. An Emergency Response Center Project was added to the updated, restated urban renewal plan.

UR Area Purpose:

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
EDGEWOOD CITY/EDGEWOOD-COLESBURG SCH/INDUSTRIAL PARK TIF INCREM	220105	220093	6,845,993
EDGEWOOD CITY AG/EDGEWOOD-COLESBURG SCH/INDUSTRIAL PARK TIF INCREM	220112	220122	24,476

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	56,936	3,917,917	4,065,161	880,581	0	-12,964	9,449,998	0	9,449,998
Taxable	50,698	2,120,777	3,658,649	792,523	0	-12,964	6,955,443	0	6,955,443
Homestead Credits									22

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:**

76,692

0

**Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 190,291  
 TIF Sp. Revenue Fund Interest: 1,758  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 192,049**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 117,500  
 Returned to County Treasurer: 0  
**Total Expenditures: 117,500**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:**

151,241

0

**Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For EDGEWOOD COMBINED URBAN RENEWAL 2010

### EBED - annual appropriation

Description:	Marketing and Downtown Program
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### Locust Street Improvements

Description:	Locust Street Improvements/water/storm sewer
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Edgewood Locker Expansion

Description:	Locker Expansion for processing/retail
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### East Development

Description:	EBED Property purchase for development
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

### Industrial Park Improvements

Description:	Industrial Park - Water, Street construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Viking Trail, Water Loop

Description:	Water Main Looping and Walking Trail
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For EDGEWOOD COMBINED URBAN RENEWAL 2010

### EBED Annual Appropriation

Debt/Obligation Type:	Other Debt
Principal:	37,500
Interest:	0
Total:	37,500
Annual Appropriation?:	Yes
Date Incurred:	10/12/2009
FY of Last Payment:	2025

### Locust Street Improvments

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	760,000
Interest:	85,775
Total:	845,775
Annual Appropriation?:	No
Date Incurred:	04/26/2016
FY of Last Payment:	2028

### Edgewood Locker Expansion

Debt/Obligation Type:	Rebates
Principal:	607,500
Interest:	0
Total:	607,500
Annual Appropriation?:	Yes
Date Incurred:	11/01/2021
FY of Last Payment:	2033

### East Development

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	08/10/2023
FY of Last Payment:	2032

### Industrial Park Improvements

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/10/2023
FY of Last Payment:	2026

### Viking Loop/Water Loop

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0

Total:	0
Annual Appropriation?:	No
Date Incurred:	10/10/2023
FY of Last Payment:	2030

**Non-Rebates For EDGEWOOD COMBINED URBAN RENEWAL 2010**

TIF Expenditure Amount:	12,500
Tied To Debt:	EBED Annual Appropriation
Tied To Project:	EBED - annual appropriation
TIF Expenditure Amount:	105,000
Tied To Debt:	Locust Street Improvments
Tied To Project:	Locust Street Improvements

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

Edgewood's two Urban Renewal Areas were combined in 2010 and are one contiguous area. All of the projects are listed in the Edgewood Combined Urban Renewal 2010. Revenues are listed in their original Urban Renewal Area.

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2023

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

### TIF Taxing District Data Collection

Local Government Name:	EDGEWOOD (28G183)
Urban Renewal Area:	EDGEWOOD COMBINED URBAN RENEWAL 2010 (22035)
TIF Taxing District Name:	EDGEWOOD CITY/EDGEWOOD-COLESBURG SCH/INDUSTRIAL PARK TIF INCREM
TIF Taxing District Inc. Number:	220093
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	1995
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1992

### 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	3,917,917	4,065,161	880,581	0	-12,964	9,393,062	0	9,393,062
Taxable	0	2,120,777	3,658,649	792,523	0	-12,964	6,904,745	0	6,904,745
Homestead Credits									22

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,560,033	6,845,993	6,845,993	0	0

FY 2023 TIF Revenue Received: 189,827

### TIF Taxing District Data Collection

Local Government Name:	EDGEWOOD (28G183)
Urban Renewal Area:	EDGEWOOD COMBINED URBAN RENEWAL 2010 (22035)
TIF Taxing District Name:	EDGEWOOD CITY AG/EDGEWOOD-COLESBURG SCH/INDUSTRIAL PARK TIF INCREM
TIF Taxing District Inc. Number:	220122
TIF Taxing District Base Year:	1991
FY TIF Revenue First Received:	1995
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1992

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	56,936	0	0	0	0	0	56,936	0	56,936
Taxable	50,698	0	0	0	0	0	50,698	0	50,698
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	32,460	24,476	24,476	0	0

FY 2023 TIF Revenue Received: 464



**Urban Renewal Area Data Collection**

Local Government Name: EDGEWOOD (28G183)  
 Urban Renewal Area: EDGEWOOD #2 URBAN RENEWAL  
 UR Area Number: 28009

UR Area Creation Date: 12/1992

UR Area Purpose: The Edgewood Economic Development District was formed to strengthen and revitalize Edgewood's Economy.

<b>Tax Districts within this Urban Renewal Area</b>	<b>Base No.</b>	<b>Increment No.</b>	<b>Increment Value Used</b>
EDGEWOOD CITY/EDGE-COLES SCH/TIF1/UR INCREMENT (ORIG)	280082	280083	0
EDGEWOOD CITY/EDGE-COLES SCH/TIF2/UR INCREMENT (ORIG)	280094	280095	1,273,323
EDGEWOOD CITY/EDGE-COLES SCH/TIF 3/UR INCREMENT (AMEND)	280156	280157	0
EDGEWOOD CITY AG/EDGE-COLES SCH/TIF 3/UR INCREMENT (AMEND)	280158	280159	0

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

	<b>Agricultural</b>	<b>Residential</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Other</b>	<b>Military</b>	<b>Total</b>	<b>Gas/Electric Utility</b>	<b>Total</b>
Assessed	52,400	10,144,300	5,155,800	0	0	-9,260	15,507,540	0	15,507,540
Taxable	46,657	5,491,132	4,640,220	0	0	-9,260	10,273,490	0	10,273,490
Homestead Credits									39

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

TIF Revenue: 36,739  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 36,739**

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

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** **36,739** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

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

Edgewood's two Urban Renewal Area were combined in 2010 and are one contiguous area. All of the projects are listed in the Edgewood Combined Urban Renewal 2010. Revenues are listed in their original Urban Renewal Area.

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2023

### TIF Taxing District Data Collection

Local Government Name: EDGEWOOD (28G183)  
 Urban Renewal Area: EDGEWOOD #2 URBAN RENEWAL (28009)  
 TIF Taxing District Name: EDGEWOOD CITY/EDGE-COLES SCH/TIF1/UR INCREMENT (ORIG)  
 TIF Taxing District Inc. Number: 280083  
 TIF Taxing District Base Year: 1987  
 FY TIF Revenue First Received: 1991  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1988

### 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	6,931,200	2,189,200	0	0	-7,408	9,277,292	0	9,277,292
Taxable	0	3,751,873	1,970,280	0	0	-7,408	5,819,486	0	5,819,486
Homestead Credits									21

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	142,900	5,819,486	0	5,819,486	167,890

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: EDGEWOOD (28G183)  
 Urban Renewal Area: EDGEWOOD #2 URBAN RENEWAL (28009)  
 TIF Taxing District Name: EDGEWOOD CITY/EDGE-COLES SCH/TIF2/UR INCREMENT (ORIG)  
 TIF Taxing District Inc. Number: 280095  
 TIF Taxing District Base Year: 1991  
 FY TIF Revenue First Received: 1995  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1992

### 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	1,911,000	0	0	0	1,911,000	0	1,911,000
Taxable	0	0	1,719,900	0	0	0	1,719,900	0	1,719,900
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	637,677	1,273,323	1,273,323	0	0

FY 2023 TIF Revenue Received: 36,739

### TIF Taxing District Data Collection

Local Government Name: EDGEWOOD (28G183)  
 Urban Renewal Area: EDGEWOOD #2 URBAN RENEWAL (28009)  
 TIF Taxing District Name: EDGEWOOD CITY/EDGE-COLES SCH/TIF 3/UR INCREMENT (AMEND)  
 TIF Taxing District Inc. Number: 280157  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2001

#### 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	3,213,100	1,055,600	0	0	-1,852	4,266,848	0	4,266,848
Taxable	0	1,739,259	950,040	0	0	-1,852	2,687,447	0	2,687,447
Homestead Credits									18

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,241,400	2,687,447	0	2,687,447	77,532

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: EDGEWOOD (28G183)  
 Urban Renewal Area: EDGEWOOD #2 URBAN RENEWAL (28009)  
 TIF Taxing District Name: EDGEWOOD CITY AG/EDGE-COLES SCH/TIF 3/UR INCREMENT (AMEND)  
 TIF Taxing District Inc. Number: 280159  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2011

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	52,400	0	0	0	0	0	52,400	0	52,400
Taxable	46,657	0	0	0	0	0	46,657	0	46,657
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	14,800	37,600	0	37,600	751

FY 2023 TIF Revenue Received: 0

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## Urban Renewal Area Data Collection

Local Government Name: EDGEWOOD (28G183)  
 Urban Renewal Area: EDGEWOOD IND LIVING URBAN RENEWAL  
 UR Area Number: 28012

UR Area Creation Date: 09/2020

UR Area Purpose: The Edgewood Independent Living Housing Urban Renewal Area was created to assist with the development of a residential housing subdivision and the corresponding construction of public infrastructure on the property.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
EDGEWOOD CITY/EGE-COLES SCH/UR IND LIVING TIF/INCREMENT	280213	280214	552,744

## 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	956,300	39,000	0	0	0	995,300	0	995,300
Taxable	0	517,644	35,100	0	0	0	552,744	0	552,744
Homestead Credits									1

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 0 3,026 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue:	15,943
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>15,943</b>

Rebate Expenditures:	9,879
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>9,879</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 6,064 9,088 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For EDGEWOOD IND LIVING URBAN RENEWAL

### Edgewood Independent Living

Description:	Infrastructure for senior housing
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For EDGEWOOD IND LIVING URBAN RENEWAL

### Edgewood Independent Living

Debt/Obligation Type:	Rebates
Principal:	244,916
Interest:	0
Total:	244,916
Annual Appropriation?:	Yes
Date Incurred:	09/14/2020
FY of Last Payment:	2031

### Edgewood Independent Living LMI

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	91,474
Interest:	0
Total:	91,474
Annual Appropriation?:	No
Date Incurred:	09/14/2022
FY of Last Payment:	2031

## Rebates For EDGEWOOD IND LIVING URBAN RENEWAL

### Edgewood Independent Living

TIF Expenditure Amount:	9,879
Rebate Paid To:	Edgewood Convalescent Home
Tied To Debt:	Edgewood Independent Living
Tied To Project:	Edgewood Independent Living
Projected Final FY of Rebate:	2031



Income Housing For EDGEWOOD IND LIVING URBAN RENEWAL

Amount of FY 2023 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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

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## TIF Taxing District Data Collection

Local Government Name:	EDGEWOOD (28G183)	
Urban Renewal Area:	EDGEWOOD IND LIVING URBAN RENEWAL (28012)	
TIF Taxing District Name:	EDGEWOOD CITY/EGE-COLES SCH/UR IND LIVING TIF/INCREMENT	
TIF Taxing District Inc. Number:	280214	
TIF Taxing District Base Year:	2019	
FY TIF Revenue First Received:	2022	
Subject to a Statutory end date?	Yes	
Fiscal year this TIF Taxing District statutorily ends:	2031	

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	956,300	39,000	0	0	0	995,300	0	995,300
Taxable	0	517,644	35,100	0	0	0	552,744	0	552,744
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	79,320	552,744	552,744	0	0

FY 2023 TIF Revenue Received: 15,943