

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: DELHI  
Local Government Number: 28G258

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
DELHI URBAN RENEWAL	28003	2
DELHI RESIDENTIAL URBAN RENEWAL	28011	1

TIF Debt Outstanding: 1,065,239

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:		Amount of 07-01-2022 Cash Balance Restricted for LMI	
	-45,278	0	
TIF Revenue:	96,273		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	96,273		
Rebate Expenditures:	13,238		
Non-Rebate Expenditures:	56,000		
Returned to County Treasurer:	0		
Total Expenditures:	69,238		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:		Amount of 06-30-2023 Cash Balance Restricted for LMI	
	-18,243	0	

Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 1,014,244

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

## Urban Renewal Area Data Collection

Local Government Name: DELHI (28G258)  
 Urban Renewal Area: DELHI URBAN RENEWAL  
 UR Area Number: 28003  
 UR Area Creation Date: 05/1995  
 UR Area Purpose: To encourage the development of the Delhi Economic Development District and future private investment therein.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DELHI CITY/MAQ VALLEY SCH/TIF/UR INCREMENT (ORIG)	280018	280108	3,363,020
DELHI CITY AG/MAQ VALLEY SCH/TIF/UR INCREMENT (ORIG)	280017	280129	0

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	307,700	29,759,200	5,148,661	2,549,200	0	-31,484	38,251,616	0	38,251,616
Taxable	273,979	16,108,726	4,633,795	2,294,280	0	-31,484	23,609,739	0	23,609,739
Homestead Credits									149

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:</b>	<b>-45,278</b>	<b>0</b>	<b>Amount of 07-01-2022 Cash Balance Restricted for LMI</b>
TIF Revenue:	96,273		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>96,273</b>		
Rebate Expenditures:	13,238		
Non-Rebate Expenditures:	56,000		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>69,238</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:</b>	<b>-18,243</b>	<b>0</b>	<b>Amount of 06-30-2023 Cash Balance Restricted for LMI</b>
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## Projects For DELHI URBAN RENEWAL

### 2015 GO BOND

Description:	THOMPSON ESTATES SUBDIVISION
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### Heritage Bank/Cooper Properties, L.C.

Description:	Rebate
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

### Downtown Revitalization

Description:	Rebate
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### Hobbs Meadow Subdivision

Description:	Subdivision
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For DELHI URBAN RENEWAL

### 2015 GO BOND

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	122,000
Interest:	0
Total:	122,000
Annual Appropriation?:	Yes
Date Incurred:	09/03/2015
FY of Last Payment:	2027

### Heritage Bank/Cooper Properties, L.C.

Debt/Obligation Type:	Rebates
Principal:	13,239
Interest:	0
Total:	13,239
Annual Appropriation?:	Yes
Date Incurred:	11/01/2013
FY of Last Payment:	2023

### 2020 GO BOND

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	930,000
Interest:	0
Total:	930,000
Annual Appropriation?:	Yes
Date Incurred:	11/09/2020
FY of Last Payment:	2035

## Non-Rebates For DELHI URBAN RENEWAL

TIF Expenditure Amount:	19,000
Tied To Debt:	2015 GO BOND
Tied To Project:	2015 GO BOND

TIF Expenditure Amount:	37,000
Tied To Debt:	2020 GO BOND
Tied To Project:	Downtown Revitalization

## Rebates For DELHI URBAN RENEWAL

### Heritage Bank/Cooper Properties, L.C.

TIF Expenditure Amount:	13,238
Rebate Paid To:	Heritage Bank
Tied To Debt:	Heritage Bank/Cooper Properties, L.C.
Tied To Project:	Heritage Bank/Cooper Properties, L.C.
Projected Final FY of Rebate:	2023

### Hobbs Meadow Estates

TIF Expenditure Amount:	0
Rebate Paid To:	316 Franklin St., LLC
Tied To Debt:	2020 GO BOND
Tied To Project:	Hobbs Meadow Subdivision
Projected Final FY of Rebate:	2026

### Off the Hoof Meats & Deli

TIF Expenditure Amount:	0
Rebate Paid To:	Off the Hoof, Inc.
Tied To Debt:	2020 GO BOND
Tied To Project:	Downtown Revitalization
Projected Final FY of Rebate:	2026

Income Housing For DELHI 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

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

Negative balance due to under-estimated rebate; did not certify enough.

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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: DELHI (28G258)  
 Urban Renewal Area: DELHI URBAN RENEWAL (28003)  
 TIF Taxing District Name: DELHI CITY/MAQ VALLEY SCH/TIF/UR INCREMENT (ORIG)  
 TIF Taxing District Inc. Number: 280108  
 TIF Taxing District Base Year: 1990  
 FY TIF Revenue First Received: 1995  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1995

### 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	29,759,200	5,148,661	2,549,200	0	-31,484	37,943,916	0	37,943,916
Taxable	0	16,108,726	4,633,795	2,294,280	0	-31,484	23,335,760	0	23,335,760
Homestead Credits									149

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	7,756,808	23,335,760	3,363,020	19,972,740	572,761

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: DELHI (28G258)  
 Urban Renewal Area: DELHI URBAN RENEWAL (28003)  
 TIF Taxing District Name: DELHI CITY AG/MAQ VALLEY SCH/TIF/UR INCREMENT (ORIG)  
 TIF Taxing District Inc. Number: 280129  
 TIF Taxing District Base Year: 1990  
 FY TIF Revenue First Received: 1995  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1995

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	307,700	0	0	0	0	0	307,700	0	307,700
Taxable	273,979	0	0	0	0	0	273,979	0	273,979
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	192,100	115,600	0	115,600	2,289

FY 2023 TIF Revenue Received: 96,273

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

## Urban Renewal Area Data Collection

Local Government Name: DELHI (28G258)  
 Urban Renewal Area: DELHI RESIDENTIAL URBAN RENEWAL  
 UR Area Number: 28011  
 UR Area Creation Date: 10/2020  
 UR Area Purpose: Development Agreement Rebate  
 per home constructed

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DELHI CORP/MAQ VALLEY SCH/RESIDENTIAL TIF/UR INCREMENT (ORIG)	280207	280208	0

## 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	768,900	0	0	0	0	768,900	0	768,900
Taxable	0	416,208	0	0	0	0	416,208	0	416,208
Homestead Credits									1

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

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

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

## Projects For DELHI RESIDENTIAL URBAN RENEWAL

### Hobbs Meadow Estates

Description:	Development Agreement
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

# Income Housing For DELHI RESIDENTIAL URBAN RENEWAL

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

TIF Taxing District Data Collection

Local Government Name:	DELHI (28G258)		
Urban Renewal Area:	DELHI RESIDENTIAL URBAN RENEWAL (28011)		
TIF Taxing District Name:	DELHI CORP/MAQ VALLEY SCH/RESIDENTIAL TIF/UR INCREMENT (ORIG)		
TIF Taxing District Inc. Number:	280208		
TIF Taxing District Base Year:	0		
FY TIF Revenue First Received:			
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	768,900	0	0	0	0	768,900	0	768,900
Taxable	0	416,208	0	0	0	0	416,208	0	416,208
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	0	416,208	0	416,208	11,936

FY 2023 TIF Revenue Received: 0