

# Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Levy Authority Summary

Local Government Name: MANCHESTER  
 Local Government Number: 28G263

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MANCHESTER URBAN RENEWAL	28002	18

**TIF Debt Outstanding:** 5,445,675

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:</b>	<b>35,885</b>	<b>0</b>	<b>Amount of 07-01-2022 Cash Balance Restricted for LMI</b>
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TIF Revenue:	738,535
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>738,535</b>

Rebate Expenditures:	157,914
Non-Rebate Expenditures:	540,691
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>698,605</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:</b>	<b>75,815</b>	<b>0</b>	<b>Amount of 06-30-2023 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
 Obligations, Net of TIF Special  
 Revenue Fund Balance:** 4,671,255

## Urban Renewal Area Data Collection

Local Government Name: MANCHESTER (28G263)  
 Urban Renewal Area: MANCHESTER URBAN RENEWAL  
 UR Area Number: 28002

UR Area Creation Date: 12/1988

UR Area Purpose: To stabilize, revitalize & improve the community through blight removal & by encouraging economic development and providing the opportunities for creating a vital, dynamic & competitive development area for the people of Manchester & the surrounding region

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MANCHESTER CITY/W DEL SCH/DELAWARE TWP CEMETERY/TIF/UR INCREMENT (ORIG)	280084	280085	14,879,605
MANCHESTER CITY AG/W DEL SCH/DELAWARE TWP CEMETERY/TIF/UR INCREMENT (ORIG)	280086	280087	0
DELAWARE TWP/W DEL SCH/MANCHESTER FD#7/TIF/UR INCREM (AMEND)	280121	280122	0
MILO TWP/W DEL SCH/MANCHESTER FD#7/TIF/UR INCREMENT (AMEND)	280123	280124	0
MANCHESTER CITY/W DEL SCH/DELAWARE TWP CEMETERY/TIF2/UR INCREMENT (AMEND)	280125	280126	7,534,175
MANCHESTER CITY AG/W DEL SCH/DELAWARE TWP CEMETERY/TIF2/UR INCREM (AMEND)	280127	280128	0
MANCHESTER CITY/W DEL SCH/DELAWARE TWP CEMETERY/TIF3/UR INCREMENT (AMEND)	280135	280136	459,421
COFFINS GROVE TWP/W DEL SCH/MANCHESTER FD#7/TIF 4/UR INCREMENT (AMEND)	280141	280142	0
DELAWARE TWP/W DEL SCH/MANCHESTER FD#7/TIF4/UR INCREMENT (AMEND)	280143	280144	0
MANCHESTER CITY/W DEL SCH/DELAWARE TWP CEMETERY/TIF 5/UR INCREMENT (AMEND)	280160	280161	0
MANCHESTER CITY/W DELAWARE SCH/TIF2/UR INCREMENT (AMEND)	280171	280172	0
MANCHESTER CITY AG/W DELAWARE SCH/TIF 2/UR INCREMENT (AMEND)	280174	280175	0
MANCHESTER CITY/W DELAWARE SCH/DELAWARE-MANCHESTER CEMETERY/TIF 6/UR INCREMENT (AMEND)	280176	280177	43,276
MANCHESTER CITY AG/W DELAWARE SCH/DELAWARE-MANCHESTER CEMETERY/TIF 6/UR INCREMENT (AMEND)	280178	280179	0
MANCHESTER CITY/W DEL SCH/DELAWARE TWP CEMETERY/TIF4/UR INCREMENT (AMEND)	280191	280192	857,427
MANCHESTER CITY/AG/W DEL SCH/DELAWARE TWP CEMETERY/TIF4/UR INCREMENT (AMEND)	280193	280194	0
MANCHESTER CITY/W DEL SCH/TIF7/INCREMENT (AMEND)	280201	280202	863,128
MANCHESTER CITY/W DELAWARE SCH/TIF8/UR INCREMENT (AMEND)	280209	280210	218,830

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,222,500	103,547,600	75,564,013	16,171,900	0	-166,680	203,925,723	0	203,925,723
Taxable	1,978,943	56,050,557	68,007,616	14,554,710	0	-166,680	144,623,977	0	144,623,977
Homestead Credits									463

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **35,885** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 738,535  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0

<b>Total Revenue:</b>	<b>738,535</b>	
Rebate Expenditures:	157,914	
Non-Rebate Expenditures:	540,691	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>698,605</b>	

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:</b>	<b>75,815</b>	<b>0</b>	<b>Amount of 06-30-2023 Cash Balance Restricted for LMI</b>
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## Projects For MANCHESTER URBAN RENEWAL

### Downtown Incentive Program

Description:	Revitalization of downtown district
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

### Commercial Incentive Program

Description:	Revitalization of targeted commercial areas
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

### West Commercial Subdivision Improvements

Description:	Extension of utilities and construction of concrete street
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### Highway 13 Improvements (Widening)

Description:	Widening of Highway 13 to add turn lanes
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### Hazard Mitigation (218 W. Main St.)

Description:	Acquisition and demolition of flood damaged property
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

### Whitewater Park Project

Description:	Construction of whitewater recreation area in downtown Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

### Royal Oaks Development Project

Description:	Construction of new office and commercial retail facilities
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### Fastenal Construction Project

Description:	Construction of a new retail and distribution facility
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes

Payments Complete:	No
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## Delaware County Economic Development

Description:	Funding of economic development activities
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

## Bard Materials Construction Project

Description:	Construction of a new ready mix concrete plant
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Lucas Holdings Construction Project

Description:	Construction of a new medical clinic and office building
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

## Norby Development Construction Project

Description:	Construction of a new commercial retail facility
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## Smitty's Acquisition

Description:	Acquisition and demolition of dilapidated commercial building
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

## Riverfront Park Project

Description:	Engineering and design of park adjacent to whitewater park in downtown Manchester
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

## City Shop Land Acquisition

Description:	Acquisition of land for City Shop
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

## 2017 Utility Improvement Project

Description:	Water and sewer improvements in downtown
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

**Parking Lot Project**

Description:	Reconstruction of parking lot in downtown district
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

**Boulders Development Agreement**

Description:	Construction of a new hotel
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

**Community Savings Bank Development Agreement**

Description:	Construction of a new bank
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

**Bailey Drive Estates Construction Development Agreement**

Description:	Construction of multi family housing
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

**Meadow Brook Trail Project**

Description:	Construction of infrastructure for new subdivision
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

**Meadow Park Fourth Subdivision**

Description:	Construction of infrastructure for new subdivision
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

**BR Development Construction Project**

Description:	Construction of a new commercial retail facility
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

**Bull Moose Construction Project**

Description:	Construction of an addition to XL Specialized Trailers
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For MANCHESTER URBAN RENEWAL

### 2013 General Obligation & Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	105,000
Interest:	1,995
Total:	106,995
Annual Appropriation?:	No
Date Incurred:	04/23/2013
FY of Last Payment:	2023

### 2014 General Obligation & Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	200,000
Interest:	9,695
Total:	209,695
Annual Appropriation?:	No
Date Incurred:	05/27/2014
FY of Last Payment:	2025

### Royal Oaks Development Agreement

Debt/Obligation Type:	Rebates
Principal:	240,000
Interest:	0
Total:	240,000
Annual Appropriation?:	Yes
Date Incurred:	04/25/2016
FY of Last Payment:	2028

### BDH, LLC Development Agreement

Debt/Obligation Type:	Rebates
Principal:	22,500
Interest:	0
Total:	22,500
Annual Appropriation?:	Yes
Date Incurred:	12/07/2015
FY of Last Payment:	2028

### Delaware County Economic Development Agreement

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/09/2020
FY of Last Payment:	2023

### Bard Materials Development Agreement

Debt/Obligation Type:	Rebates
Principal:	90,000
Interest:	0

Total:	90,000
Annual Appropriation?:	Yes
Date Incurred:	12/07/2015
FY of Last Payment:	2028

## Lucas Holdings Development Agreement

Debt/Obligation Type:	Rebates
Principal:	75,000
Interest:	0
Total:	75,000
Annual Appropriation?:	Yes
Date Incurred:	11/09/2015
FY of Last Payment:	2028

## Norby Development Agreement

Debt/Obligation Type:	Rebates
Principal:	171,500
Interest:	0
Total:	171,500
Annual Appropriation?:	Yes
Date Incurred:	03/28/2016
FY of Last Payment:	2029

## 2017 General Obligation Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	370,000
Interest:	25,065
Total:	395,065
Annual Appropriation?:	No
Date Incurred:	06/27/2017
FY of Last Payment:	2027

## 2018 General Obligation Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	550,000
Interest:	65,105
Total:	615,105
Annual Appropriation?:	No
Date Incurred:	04/28/2018
FY of Last Payment:	2029

## Bailey Drive Estates Development Agreement (2018)

Debt/Obligation Type:	Rebates
Principal:	89,600
Interest:	0
Total:	89,600
Annual Appropriation?:	Yes
Date Incurred:	08/13/2018
FY of Last Payment:	2030

## Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0



Annual Appropriation?:	Yes
Date Incurred:	06/30/2018
FY of Last Payment:	2018

## 2020B General Obligation Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	275,000
Interest:	30,240
Total:	305,240
Annual Appropriation?:	No
Date Incurred:	07/06/2020
FY of Last Payment:	2031

## Bailey Drive Estates Development (2020 #1)

Debt/Obligation Type:	Rebates
Principal:	130,000
Interest:	0
Total:	130,000
Annual Appropriation?:	Yes
Date Incurred:	05/26/2020
FY of Last Payment:	2032

## Community Savings Bank

Debt/Obligation Type:	Rebates
Principal:	382,500
Interest:	0
Total:	382,500
Annual Appropriation?:	Yes
Date Incurred:	03/11/2019
FY of Last Payment:	2031

## Downtown/Commercial Incentive Program

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	10/26/2020
FY of Last Payment:	2022

## 2021A General Obligation Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	310,000
Interest:	39,600
Total:	349,600
Annual Appropriation?:	No
Date Incurred:	09/28/2021
FY of Last Payment:	2033

## 2021B General Obligation Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	310,000
Interest:	31,875
Total:	341,875
Annual Appropriation?:	No

Date Incurred:	09/28/2021
FY of Last Payment:	2033

## Bull Moose Heavy Haul Development Agreement

Debt/Obligation Type:	Rebates
Principal:	571,000
Interest:	0
Total:	571,000
Annual Appropriation?:	Yes
Date Incurred:	02/28/2021
FY of Last Payment:	2034

## BR Development LLC Development Agreement

Debt/Obligation Type:	Rebates
Principal:	1,200,000
Interest:	0
Total:	1,200,000
Annual Appropriation?:	Yes
Date Incurred:	11/09/2020
FY of Last Payment:	2035

## Bailey Drive Estates Development (2020 #2)

Debt/Obligation Type:	Rebates
Principal:	150,000
Interest:	0
Total:	150,000
Annual Appropriation?:	Yes
Date Incurred:	09/28/2020
FY of Last Payment:	2033

## Non-Rebates For MANCHESTER URBAN RENEWAL

TIF Expenditure Amount:	52,275
Tied To Debt:	2013 General Obligation & Refunding
Tied To Project:	West Commercial Subdivision Improvements

TIF Expenditure Amount:	15,285
Tied To Debt:	2013 General Obligation & Refunding
Tied To Project:	Hazard Mitigation (218 W. Main St.)

TIF Expenditure Amount:	69,471
Tied To Debt:	2014 General Obligation & Refunding
Tied To Project:	Whitewater Park Project

TIF Expenditure Amount:	39,435
Tied To Debt:	2013 General Obligation & Refunding
Tied To Project:	Highway 13 Improvements (Widening)

TIF Expenditure Amount:	17,118
Tied To Debt:	2017 General Obligation Bond
Tied To Project:	Smitty's Acquisition

TIF Expenditure Amount:	44,350
Tied To Debt:	2017 General Obligation Bond
Tied To Project:	Whitewater Park Project

TIF Expenditure Amount:	16,340
Tied To Debt:	2017 General Obligation Bond
Tied To Project:	City Shop Land Acquisition

TIF Expenditure Amount:	30,000
Tied To Debt:	Delaware County Economic Development Agreement
Tied To Project:	Delaware County Economic Development

TIF Expenditure Amount:	28,839
Tied To Debt:	2018 General Obligation Bond
Tied To Project:	2017 Utility Improvement Project

TIF Expenditure Amount:	5,407
Tied To Debt:	2018 General Obligation Bond
Tied To Project:	Downtown Incentive Program

TIF Expenditure Amount:	39,654
Tied To Debt:	2018 General Obligation Bond
Tied To Project:	Riverfront Park Project

TIF Expenditure Amount:	16,222
Tied To Debt:	2018 General Obligation Bond
Tied To Project:	Parking Lot Project

TIF Expenditure Amount:	30,145
Tied To Debt:	2020B General Obligation Bond
Tied To Project:	Meadow Brook Trail Project
TIF Expenditure Amount:	75,000
Tied To Debt:	Downtown/Commercial Incentive Program
Tied To Project:	Downtown Incentive Program
TIF Expenditure Amount:	31,200
Tied To Debt:	2021A General Obligation Bond
Tied To Project:	Meadow Park Fourth Subdivision
TIF Expenditure Amount:	29,950
Tied To Debt:	2021B General Obligation Bond
Tied To Project:	Meadow Park Fourth Subdivision

## Rebates For MANCHESTER URBAN RENEWAL

### Fastenal

TIF Expenditure Amount:	5,769
Rebate Paid To:	BDH, LLC
Tied To Debt:	BDH, LLC Development Agreement
Tied To Project:	Fastenal Construction Project
Projected Final FY of Rebate:	2027

### Royal Oaks

TIF Expenditure Amount:	12,746
Rebate Paid To:	Royal Oaks Development
Tied To Debt:	Royal Oaks Development Agreement
Tied To Project:	Royal Oaks Development Project
Projected Final FY of Rebate:	2028

### Bard

TIF Expenditure Amount:	16,981
Rebate Paid To:	Dyersville Ready Mix, Inc
Tied To Debt:	Bard Materials Development Agreement
Tied To Project:	Bard Materials Construction Project
Projected Final FY of Rebate:	2028

### Lucas Holdings

TIF Expenditure Amount:	15,706
Rebate Paid To:	Lucas Holdings, LLC
Tied To Debt:	Lucas Holdings Development Agreement
Tied To Project:	Lucas Holdings Construction Project
Projected Final FY of Rebate:	2028

### Norby's

TIF Expenditure Amount:	44,744
Rebate Paid To:	Norby Development, LLC
Tied To Debt:	Norby Development Agreement
Tied To Project:	Norby Development Construction Project
Projected Final FY of Rebate:	2029

### 2018 Hildebrand/Bailey Drive Estates

TIF Expenditure Amount:	9,602
Rebate Paid To:	Eastern Iowa Pumping
Tied To Debt:	Bailey Drive Estates Development Agreement (2018)
Tied To Project:	Bailey Drive Estates Construction Development Agreement

Projected Final FY of Rebate: 2030

Community Savings Bank

TIF Expenditure Amount:	42,006
Rebate Paid To:	Community Savings Bank
Tied To Debt:	Community Savings Bank
Tied To Project:	Community Savings Bank
	Development Agreement
Projected Final FY of Rebate:	2031

2020-1 Hildebrand/Bailey Drive Estates

TIF Expenditure Amount:	10,360
Rebate Paid To:	Eastern Iowa Pumping
Tied To Debt:	Bailey Drive Estates Development
	(2020 #1)
Tied To Project:	Bailey Drive Estates Construction
	Development Agreement
Projected Final FY of Rebate:	2032

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

### TIF Taxing District Data Collection

Local Government Name:	MANCHESTER (28G263)
Urban Renewal Area:	MANCHESTER URBAN RENEWAL (28002)
TIF Taxing District Name:	MANCHESTER CITY/W DEL SCH/DELAWARE TWP CEMETERY/TIF/UR
INCREMENT (ORIG)	
TIF Taxing District Inc. Number:	280085
TIF Taxing District Base Year:	1988
FY TIF Revenue First Received:	1993
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	12/1988
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	28,323,800	59,691,510	12,062,400	0	-61,116	106,041,484	0	106,041,484
Taxable	0	15,331,740	53,722,363	10,856,160	0	-61,116	83,690,020	0	83,690,020
Homestead Credits									154

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	26,275,163	79,827,437	14,879,605	64,947,832	1,952,194

FY 2023 TIF Revenue Received: 738,535

### TIF Taxing District Data Collection

Local Government Name:	MANCHESTER (28G263)
Urban Renewal Area:	MANCHESTER URBAN RENEWAL (28002)
TIF Taxing District Name:	MANCHESTER CITY AG/W DEL SCH/DELAWARE TWP CEMETERY/TIF/UR
INCREMENT (ORIG)	
TIF Taxing District Inc. Number:	280087
TIF Taxing District Base Year:	1988
FY TIF Revenue First Received:	1993
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	12/1988
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	308,800	0	0	0	0	0	308,800	0	308,800
Taxable	274,960	0	0	0	0	0	274,960	0	274,960
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	274,600	34,200	0	34,200	693

FY 2023 TIF Revenue Received: 0

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

### TIF Taxing District Data Collection

Local Government Name:	MANCHESTER (28G263)
Urban Renewal Area:	MANCHESTER URBAN RENEWAL (28002)
TIF Taxing District Name:	DELAWARE TWP/W DEL SCH/MANCHESTER FD#7/TIF/UR INCREM (AMEND)
TIF Taxing District Inc. Number:	280122
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	1993
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	03/1989
Economic Development	03/1989

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	559,900	3,949,900	549,200	0	0	0	5,059,000	0	5,059,000
Taxable	498,542	2,138,090	494,280	0	0	0	3,130,912	0	3,130,912
Homestead Credits									12

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,979,100	3,079,900	0	3,079,900	65,836

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	MANCHESTER (28G263)
Urban Renewal Area:	MANCHESTER URBAN RENEWAL (28002)
TIF Taxing District Name:	MILO TWP/W DEL SCH/MANCHESTER FD#7/TIF/UR INCREMENT (AMEND)
TIF Taxing District Inc. Number:	280124
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	1993
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	03/1989
Economic Development	03/1989

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	40,900	0	691,700	0	0	0	732,600	0	732,600
Taxable	36,419	0	622,530	0	0	0	658,949	0	658,949
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	136,500	596,100	0	596,100	12,724

FY 2023 TIF Revenue Received: 0



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

### TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)  
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)  
 TIF Taxing District Name: MANCHESTER CITY/W DEL SCH/DELAWARE TWP CEMETERY/TIF2/UR  
 INCREMENT (AMEND)  
 TIF Taxing District Inc. Number: 280126  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1993  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	09/1989
Economic Development	09/1989

### 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	63,677,900	3,617,303	2,797,900	0	-92,600	70,451,103	0	70,451,103
Taxable	0	34,468,992	3,255,573	2,518,110	0	-92,600	40,437,334	0	40,437,334
Homestead Credits									249

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	11,226,106	40,437,334	7,534,175	32,903,159	988,999

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)  
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)  
 TIF Taxing District Name: MANCHESTER CITY AG/W DEL SCH/DELAWARE TWP CEMETERY/TIF2/UR  
 INCREM (AMEND)  
 TIF Taxing District Inc. Number: 280128  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1993  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	09/1989
Economic Development	09/1989

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	459,300	0	0	0	0	0	459,300	0	459,300
Taxable	408,966	0	0	0	0	0	408,966	0	408,966
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	290,600	168,700	0	168,700	3,420

FY 2023 TIF Revenue Received: 0

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

### TIF Taxing District Data Collection

Local Government Name:	MANCHESTER (28G263)
Urban Renewal Area:	MANCHESTER URBAN RENEWAL (28002)
TIF Taxing District Name:	MANCHESTER CITY/W DEL SCH/DELAWARE TWP CEMETERY/TIF3/UR
INCREMENT (AMEND)	
TIF Taxing District Inc. Number:	280136
TIF Taxing District Base Year:	1995
FY TIF Revenue First Received:	1993
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1994

### 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	6,569,200	753,700	0	0	-11,112	7,422,688	0	7,422,688
Taxable	0	3,555,927	678,330	0	0	-11,112	4,293,844	0	4,293,844
Homestead Credits									44

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	4,968,000	2,465,800	459,421	2,006,379	60,307

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	MANCHESTER (28G263)
Urban Renewal Area:	MANCHESTER URBAN RENEWAL (28002)
TIF Taxing District Name:	COFFINS GROVE TWP/W DEL SCH/MANCHESTER FD#7/TIF 4/UR INCREMENT
(AMEND)	
TIF Taxing District Inc. Number:	280142
TIF Taxing District Base Year:	1999
FY TIF Revenue First Received:	1993
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2017

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1996

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	220,600	499,600	0	0	0	0	720,200	0	720,200
Taxable	196,424	270,434	0	0	0	0	466,858	0	466,858
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	251,000	466,858	0	466,858	9,980

FY 2023 TIF Revenue Received: 0

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

### TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)  
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)  
 TIF Taxing District Name: DELAWARE TWP/W DEL SCH/MANCHESTER FD#7/TIF4/UR INCREMENT (AMEND)  
 TIF Taxing District Inc. Number: 280144  
 TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received: 1993  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1996

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	316,700	98,100	0	0	0	-1,852	412,948	0	412,948
Taxable	281,994	53,101	0	0	0	-1,852	333,243	0	333,243
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	190,500	224,300	0	224,300	4,795

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)  
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)  
 TIF Taxing District Name: MANCHESTER CITY/W DEL SCH/DELAWARE TWP CEMETERY/TIF 5/UR INCREMENT (AMEND)  
 TIF Taxing District Inc. Number: 280161  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 1993  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2000

### 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	0	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:	MANCHESTER (28G263)
Urban Renewal Area:	MANCHESTER URBAN RENEWAL (28002)
TIF Taxing District Name:	MANCHESTER CITY/W DELAWARE SCH/TIF2/UR INCREMENT (AMEND)
TIF Taxing District Inc. Number:	280172
TIF Taxing District Base Year:	1988
FY TIF Revenue First Received:	1993
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	09/1989
Economic Development	09/1989

### 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	6,600	0	0	6,600	0	6,600
Taxable	0	0	0	5,940	0	0	5,940	0	5,940
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,000	5,600	0	5,600	168

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	MANCHESTER (28G263)
Urban Renewal Area:	MANCHESTER URBAN RENEWAL (28002)
TIF Taxing District Name:	MANCHESTER CITY AG/W DELAWARE SCH/TIF 2/UR INCREMENT (AMEND)
TIF Taxing District Inc. Number:	280175
TIF Taxing District Base Year:	1988
FY TIF Revenue First Received:	1993
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	09/1989
Economic Development	09/1989

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	12,800	0	0	0	0	0	12,800	0	12,800
Taxable	11,397	0	0	0	0	0	11,397	0	11,397
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	5,000	7,800	0	7,800	158

FY 2023 TIF Revenue Received: 0

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

### TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)  
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)  
 TIF Taxing District Name: MANCHESTER CITY/W DELAWARE SCH/DELAWARE-MANCHESTER  
 CEMETERY/TIF 6/UR INCREMENT (AMEND)  
 TIF Taxing District Inc. Number: 280177  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received: 1993  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2001

### 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	429,100	0	0	0	0	429,100	0	429,100
Taxable	0	232,273	0	0	0	0	232,273	0	232,273
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	41,900	232,273	43,276	188,997	5,681

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)  
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)  
 TIF Taxing District Name: MANCHESTER CITY AG/W DELAWARE SCH/DELAWARE-MANCHESTER  
 CEMETERY/TIF 6/UR INCREMENT (AMEND)  
 TIF Taxing District Inc. Number: 280179  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received: 1993  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	256,800	0	0	0	0	0	256,800	0	256,800
Taxable	228,658	0	0	0	0	0	228,658	0	228,658
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	203,900	52,900	0	52,900	1,072

FY 2023 TIF Revenue Received: 0

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

### TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)  
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)  
 TIF Taxing District Name: MANCHESTER CITY/W DEL SCH/DELAWARE TWP CEMETERY/TIF4/UR  
 INCREMENT (AMEND)  
 TIF Taxing District Inc. Number: 280192  
 TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received: 1993  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1996

### 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	5,113,300	0	0	0	5,113,300	0	5,113,300
Taxable	0	0	4,601,970	0	0	0	4,601,970	0	4,601,970
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	80,200	4,601,970	857,427	3,744,543	112,553

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)  
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)  
 TIF Taxing District Name: MANCHESTER CITY/AG/W DEL SCH/DELAWARE TWP CEMETERY/TIF4/UR  
 INCREMENT (AMEND)  
 TIF Taxing District Inc. Number: 280194  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 1993  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1996

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	46,700	0	0	0	0	0	46,700	0	46,700
Taxable	41,583	0	0	0	0	0	41,583	0	41,583
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	35,300	11,400	0	11,400	231

FY 2023 TIF Revenue Received: 0

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

### TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)  
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)  
 TIF Taxing District Name: MANCHESTER CITY/W DEL SCH/TIF7/INCREMENT (AMEND)  
 TIF Taxing District Inc. Number: 280202  
 TIF Taxing District Base Year: 2012  
 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	0	5,147,300	0	0	0	5,147,300	0	5,147,300
Taxable	0	0	4,632,570	0	0	0	4,632,570	0	4,632,570
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	414,500	4,632,570	863,128	3,769,442	113,047

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)  
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)  
 TIF Taxing District Name: MANCHESTER CITY/W DELAWARE SCH/TIF8/UR INCREMENT (AMEND)  
 TIF Taxing District Inc. Number: 280210  
 TIF Taxing District Base Year: 2014  
 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	0	0	1,305,000	0	0	1,305,000	0	1,305,000
Taxable	0	0	0	1,174,500	0	0	1,174,500	0	1,174,500
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	44,100	1,174,500	218,830	955,670	28,661

FY 2023 TIF Revenue Received: 0