

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: FREMONT COUNTY  
Local Government Number: 36

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL	36004	4
FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL	36005	1

TIF Debt Outstanding: 0

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  
Total Revenue: 0

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: 0 0 Amount of 06-30-2023 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 0

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

## Urban Renewal Area Data Collection

Local Government Name: FREMONT COUNTY (36)  
 Urban Renewal Area: FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL  
 UR Area Number: 36004  
 UR Area Creation Date: 12/2001  
 UR Area Purpose: I-29 Agri-Business Park Urban Renewal Area

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
BENTON TWP/HAMB SCH/I-29 AGRI BUS UR TIF INCREM	360059	360060	0
SIDNEY TWP/HAMB SCH/I-29 AGRI BUS UR TIF INCREM	360061	360062	0
WASHINGTON TWP/HAMB SCH/I-29 AGRI BUS UR TIF INCREM	360063	360064	0
BENTON TWP/HAMBURG SCH/I-29 HWY2 S.I.D. LLC PROJ UR TIF INCREM	360069	360070	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	3,693,930	509,030	9,402,060	0	0	0	13,605,020	0	13,605,020
Taxable	3,289,116	275,539	8,461,854	0	0	0	12,026,509	0	12,026,509
Homestead Credits									1

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2022 Cash Balance Restricted for LMI</b>
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>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:</b>	<b>0</b>	<b>0</b>	<b>Amount of 06-30-2023 Cash Balance Restricted for LMI</b>
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## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Ended; Final payment June 2017; nothing occurred in 2018. There were no projects or debt for FY22 and no revenue was collected.

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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:	FREMONT COUNTY (36)
Urban Renewal Area:	FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL (36004)
TIF Taxing District Name:	BENTON TWP/HAMB SCH/I-29 AGRI BUS UR TIF INCREM
TIF Taxing District Inc. Number:	360060
TIF Taxing District Base Year:	0
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	1,356,170	280,660	193,710	0	0	0	1,830,540	0	1,830,540
Taxable	1,207,549	151,922	174,339	0	0	0	1,533,810	0	1,533,810
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,213,400	617,140	0	617,140	13,030

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	FREMONT COUNTY (36)
Urban Renewal Area:	FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL (36004)
TIF Taxing District Name:	SIDNEY TWP/HAMB SCH/I-29 AGRI BUS UR TIF INCREM
TIF Taxing District Inc. Number:	360062
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	594,450	0	0	0	0	0	594,450	0	594,450
Taxable	529,304	0	0	0	0	0	529,304	0	529,304
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	466,170	128,280	0	128,280	2,671

FY 2023 TIF Revenue Received: 0

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

### TIF Taxing District Data Collection

Local Government Name:	FREMONT COUNTY (36)
Urban Renewal Area:	FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL (36004)
TIF Taxing District Name:	WASHINGTON TWP/HAMB SCH/I-29 AGRI BUS UR TIF INCREM
TIF Taxing District Inc. Number:	360064
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	1,635,910	228,370	0	0	0	0	1,864,280	0	1,864,280
Taxable	1,456,633	123,617	0	0	0	0	1,580,250	0	1,580,250
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,121,210	743,070	0	743,070	15,573

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	FREMONT COUNTY (36)
Urban Renewal Area:	FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL (36004)
TIF Taxing District Name:	BENTON TWP/HAMBURG SCH/I-29 HWY2 S.I.D. LLC PROJ UR TIF INCREM
TIF Taxing District Inc. Number:	360070
TIF Taxing District Base Year:	2001
FY TIF Revenue First Received:	2003
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2017

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	107,400	0	9,208,350	0	0	0	9,315,750	0	9,315,750
Taxable	95,630	0	8,287,515	0	0	0	8,383,145	0	8,383,145
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	430,120	8,383,145	0	8,383,145	176,992

FY 2023 TIF Revenue Received: 0

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

## Urban Renewal Area Data Collection

Local Government Name: FREMONT COUNTY (36)  
 Urban Renewal Area: FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL  
 UR Area Number: 36005

UR Area Creation Date: 05/2002

UR Area Purpose: The County's primary objective in the Urban Renewal Area is to promote new residential development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SIDNEY TWP/SIDNEY SCHOOL WAUBONSIE RIDGE UR INCREM	360071	360072	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	5,401,940	0	0	0	-1,852	5,400,088	0	5,400,088
Taxable	0	2,924,085	0	0	0	-1,852	2,922,233	0	2,922,233
Homestead Credits									11

**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 FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL

### GMNW Investments, LLC

Description:	Urban Renewal Area
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

### LMI Project

Description:	SWIPCO Dues
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

# Debts/Obligations For FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL

## Waubonsie Ridge

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/09/2003
FY of Last Payment:	2020

## LMI Project

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/09/2003
FY of Last Payment:	2020



**Non-Rebates For FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL**

TIF Expenditure Amount:	0
Tied To Debt:	LMI Project
Tied To Project:	LMI Project

# Rebates For FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL

## Sec 21 Twp 68 Range 42

TIF Expenditure Amount:	0
Rebate Paid To:	MNW Investments L.L.C.
Tied To Debt:	Waubonsie Ridge
Tied To Project:	GMNW Investments, LLC
Projected Final FY of Rebate:	2032

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County met the payment threshold in 19/20. There were no projects or debt for FY22 and no revenue was collected.

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

0

TIF Taxing District Data Collection

Local Government Name:	FREMONT COUNTY (36)		
Urban Renewal Area:	FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL (36005)		
TIF Taxing District Name:	SIDNEY TWP/SIDNEY SCHOOL WAUBONSIE RIDGE UR INCREM		
TIF Taxing District Inc. Number:	360072		
TIF Taxing District Base Year:	2002		
FY TIF Revenue First Received:	2004		
Subject to a Statutory end date?	No		
		UR Designation	
		Slum	No
		Blighted	No
		Economic Development	05/2002

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	5,401,940	0	0	0	-1,852	5,400,088	0	5,400,088
Taxable	0	2,924,085	0	0	0	-1,852	2,922,233	0	2,922,233
Homestead Credits									11

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	39,150	2,922,233	0	2,922,233	63,656

FY 2023 TIF Revenue Received: 0