

# Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Levy Authority Summary

Local Government Name: ELLSWORTH  
 Local Government Number: 40G372

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
ELLSWORTH AREA #1 URBAN RENEWAL	40023	6
ELLSWORTH AREA #2 URBAN RENEWAL	40024	2
ELLSWORTH AREA #3 URBAN RENEWAL	40025	1
ELLSWORTH AREA #4 URBAN RENEWAL	40027	2

**TIF Debt Outstanding: 469,971**

<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>
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TIF Revenue:	103,790
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>103,790</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	34,381
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>34,381</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:</b>	<b>69,409</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: 366,181**

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

## Urban Renewal Area Data Collection

Local Government Name: ELLSWORTH (40G372)  
 Urban Renewal Area: ELLSWORTH AREA #1 URBAN RENEWAL  
 UR Area Number: 40023

UR Area Creation Date: 11/2002

UR Area Purpose: To promote economic development through public improvements including streets, electric, water, and sewer utilities.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ELLSWORTH CITY/SOUTH HAMILTON SCH/UR AREA #1 INCREMENT	400160	400161	0
ELLSWORTH CITY AG/SOUTH HAMILTON SCH/UR AREA #1 INCREMENT	400166	400167	0
ELLSWORTH CITY AG/SOUTH HAMILTON SCH/UR AREA #1 AMENDED INCREMENT	400190	400191	0
ELLSWORTH CITY/SOUTH HAMILTON SCH/UR AREA #1 2016 ADD INCR	400234	400235	967,710
ELLSWORTH CITY AG/SOUTH HAMILTON SCH/UR AREA 1 2016 ADD INCR	400236	400237	0
ELLSWORTH CITY/SOUTH HAMILTON SCH/UR AREA #1 2016 ADD EAGLES CATCH INCR	400244	400245	2,226,168

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	69,650	13,417,320	16,986,499	510,830	200	-27,780	31,012,670	0	31,012,670
Taxable	62,018	7,262,830	15,287,850	459,747	200	-27,780	23,080,534	0	23,080,534
Homestead Credits									84

**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: 103,790  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 103,790**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 34,381  
 Returned to County Treasurer: 0  
**Total Expenditures: 34,381**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 69,409 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For ELLSWORTH AREA #1 URBAN RENEWAL

### Storm Water Improvement

Description:	Constructing Infrastructure for a Storm Water Ditch
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Eagle's Catch Well Project

Description:	Construction of a well for Eagle's Catch LLC
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	Yes

### Administrative Expenses

Description:	Payment of Incurred Legal Expenses for Storm Water Project
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For ELLSWORTH AREA #1 URBAN RENEWAL

### USDA Stormwater Loan

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	461,936
Interest:	7,107
Total:	469,043
Annual Appropriation?:	No
Date Incurred:	09/28/2020
FY of Last Payment:	2041

### Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	928
Interest:	0
Total:	928
Annual Appropriation?:	No
Date Incurred:	10/26/2022
FY of Last Payment:	2022

## Non-Rebates For ELLSWORTH AREA #1 URBAN RENEWAL

TIF Expenditure Amount:	28,980
Tied To Debt:	USDA Stormwater Loan
Tied To Project:	Storm Water Improvement
TIF Expenditure Amount:	928
Tied To Debt:	Administrative Expenses
Tied To Project:	Storm Water Improvement
TIF Expenditure Amount:	3,783
Tied To Debt:	USDA Stormwater Loan
Tied To Project:	Storm Water Improvement
TIF Expenditure Amount:	690
Tied To Debt:	USDA Stormwater Loan
Tied To Project:	Storm Water Improvement

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Additional debt added to the Industrial Park Street Extension is for additional interest that was paid on loan but not certified previously. Original interest certified was an estimate, this will shore up all interest on loans.

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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: ELLSWORTH (40G372)  
 Urban Renewal Area: ELLSWORTH AREA #1 URBAN RENEWAL (40023)  
 TIF Taxing District Name: ELLSWORTH CITY/SOUTH HAMILTON SCH/UR AREA #1 INCREMENT  
 TIF Taxing District Inc. Number: 400161  
 TIF Taxing District Base Year: 2001  
 FY TIF Revenue First Received: 2004  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2002

### 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	13,396,490	8,519,969	510,830	200	-27,780	22,455,660	0	22,455,660
Taxable	0	7,251,556	7,667,973	459,747	200	-27,780	15,387,365	0	15,387,365
Homestead Credits									84

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	13,349,100	9,134,340	0	9,134,340	263,876

FY 2023 TIF Revenue Received: 25

### TIF Taxing District Data Collection

Local Government Name: ELLSWORTH (40G372)  
 Urban Renewal Area: ELLSWORTH AREA #1 URBAN RENEWAL (40023)  
 TIF Taxing District Name: ELLSWORTH CITY AG/SOUTH HAMILTON SCH/UR AREA #1 INCREMENT  
 TIF Taxing District Inc. Number: 400167  
 TIF Taxing District Base Year: 2001  
 FY TIF Revenue First Received: 2004  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2002

### 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	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: ELLSWORTH (40G372)  
 Urban Renewal Area: ELLSWORTH AREA #1 URBAN RENEWAL (40023)  
 TIF Taxing District Name: ELLSWORTH CITY AG/SOUTH HAMILTON SCH/UR AREA #1 AMENDED INCREMENT  
 TIF Taxing District Inc. Number: 400191  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received: 2004  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2007

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	27,010	0	0	0	0	0	27,010	0	27,010
Taxable	24,050	0	0	0	0	0	24,050	0	24,050
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	12,920	14,090	0	14,090	268

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: ELLSWORTH (40G372)  
 Urban Renewal Area: ELLSWORTH AREA #1 URBAN RENEWAL (40023)  
 TIF Taxing District Name: ELLSWORTH CITY/SOUTH HAMILTON SCH/UR AREA #1 2016 ADD INCR  
 TIF Taxing District Inc. Number: 400235  
 TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received: 2022  
 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	20,830	4,927,770	0	0	0	4,948,600	0	4,948,600
Taxable	0	11,274	4,434,993	0	0	0	4,446,267	0	4,446,267
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	282,670	4,446,267	967,710	3,478,557	100,490

FY 2023 TIF Revenue Received: 39,455



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### TIF Taxing District Data Collection

Local Government Name:	ELLSWORTH (40G372)
Urban Renewal Area:	ELLSWORTH AREA #1 URBAN RENEWAL (40023)
TIF Taxing District Name:	ELLSWORTH CITY AG/SOUTH HAMILTON SCH/UR AREA 1 2016 ADD INCR
TIF Taxing District Inc. Number:	400237
TIF Taxing District Base Year:	2015
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	42,640	0	0	0	0	0	42,640	0	42,640
Taxable	37,968	0	0	0	0	0	37,968	0	37,968
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	61,180	0	0	0	0

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	ELLSWORTH (40G372)
Urban Renewal Area:	ELLSWORTH AREA #1 URBAN RENEWAL (40023)
TIF Taxing District Name:	ELLSWORTH CITY/SOUTH HAMILTON SCH/UR AREA #1 2016 ADD EAGLES CATCH INCR
TIF Taxing District Inc. Number:	400245
TIF Taxing District Base Year:	2015
FY TIF Revenue First Received:	2023
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	3,538,760	0	0	0	3,538,760	0	3,538,760
Taxable	0	0	3,184,884	0	0	0	3,184,884	0	3,184,884
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	26,050	3,184,884	2,226,168	958,716	27,696

FY 2023 TIF Revenue Received: 64,310

**Urban Renewal Area Data Collection**

Local Government Name: ELLSWORTH (40G372)  
 Urban Renewal Area: ELLSWORTH AREA #2 URBAN RENEWAL  
 UR Area Number: 40024

UR Area Creation Date: 11/2002

UR Area Purpose: To promote economic development through public improvements and private investment in new residential development.

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
ELLSWORTH CITY/SOUTH HAMILTON SCH/UR AREA #2 INCREMENT	400162	400163	0
ELLSWORTH CITY AG/SOUTH HAMILTON SCH/UR AREA #2 INCREMENT	400168	400169	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	40,650	3,883,480	249,210	60,720	0	-3,704	4,230,356	0	4,230,356
Taxable	36,194	2,102,134	224,289	54,648	0	-3,704	2,413,561	0	2,413,561
Homestead Credits									20

**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**

## Projects For ELLSWORTH AREA #2 URBAN RENEWAL

### 2008 Lift Station Upgrade

Description:	Upgrading existing drywell-wetwell pump station
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### TIF Taxing District Data Collection

Local Government Name: ELLSWORTH (40G372)  
 Urban Renewal Area: ELLSWORTH AREA #2 URBAN RENEWAL (40024)  
 TIF Taxing District Name: ELLSWORTH CITY/SOUTH HAMILTON SCH/UR AREA #2 INCREMENT  
 TIF Taxing District Inc. Number: 400163  
 TIF Taxing District Base Year: 2001  
 FY TIF Revenue First Received: 2004  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2014

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2002

### 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	3,883,480	249,210	60,720	0	-3,704	4,189,706	0	4,189,706
Taxable	0	2,102,134	224,289	54,648	0	-3,704	2,377,367	0	2,377,367
Homestead Credits									20

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,620,060	2,377,367	0	2,377,367	68,678

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: ELLSWORTH (40G372)  
 Urban Renewal Area: ELLSWORTH AREA #2 URBAN RENEWAL (40024)  
 TIF Taxing District Name: ELLSWORTH CITY AG/SOUTH HAMILTON SCH/UR AREA #2 INCREMENT  
 TIF Taxing District Inc. Number: 400169  
 TIF Taxing District Base Year: 2001  
 FY TIF Revenue First Received: 2004  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2014

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2002

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	40,650	0	0	0	0	0	40,650	0	40,650
Taxable	36,194	0	0	0	0	0	36,194	0	36,194
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	33,350	7,300	0	7,300	139

FY 2023 TIF Revenue Received: 0

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## Urban Renewal Area Data Collection

Local Government Name: ELLSWORTH (40G372)  
 Urban Renewal Area: ELLSWORTH AREA #3 URBAN RENEWAL  
 UR Area Number: 40025

UR Area Creation Date: 11/2002

UR Area Purpose: To promote economic development  
 by stimulating private investment  
 in new residential development.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ELLSWORTH CITY/SOUTH HAMILTON SCH/UR AREA #3 INCREMENT	400164	400165	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	547,240	1,169,370	0	0	0	1,716,610	0	1,716,610
Taxable	0	296,222	1,052,433	0	0	0	1,348,655	0	1,348,655
Homestead Credits									3

**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**

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## TIF Taxing District Data Collection

Local Government Name:	ELLSWORTH (40G372)	
Urban Renewal Area:	ELLSWORTH AREA #3 URBAN RENEWAL (40025)	
TIF Taxing District Name:	ELLSWORTH CITY/SOUTH HAMILTON SCH/UR AREA #3 INCREMENT	
TIF Taxing District Inc. Number:	400165	
TIF Taxing District Base Year:	2001	
FY TIF Revenue First Received:		
Subject to a Statutory end date?	No	
		<b>UR Designation</b>
		Slum No
		Blighted No
		Economic Development 11/2002

## 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	547,240	1,169,370	0	0	0	1,716,610	0	1,716,610
Taxable	0	296,222	1,052,433	0	0	0	1,348,655	0	1,348,655
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	169,640	1,348,655	0	1,348,655	38,960

FY 2023 TIF Revenue Received: 0

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## Urban Renewal Area Data Collection

Local Government Name: ELLSWORTH (40G372)  
 Urban Renewal Area: ELLSWORTH AREA #4 URBAN RENEWAL  
 UR Area Number: 40027

UR Area Creation Date: 11/2007

UR Area Purpose: To promote revitalization and economic development in the city by stimulating private investment in new commercial and industrial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ELLSWORTH CITY/SOUTH HAMILTON SCH/UR AREA #4 INCREMENT	400188	400189	0
ELLSWORTH CITY AG/SOUTH HAMILTON SCH/UR AREA #4 INCREMENT	400192	400193	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	182,010	0	1,450	0	0	0	364,080	0	364,080
Taxable	162,063	0	1,305	0	0	0	278,514	0	278,514
Homestead Credits									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
<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**

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### TIF Taxing District Data Collection

Local Government Name:	ELLSWORTH (40G372)
Urban Renewal Area:	ELLSWORTH AREA #4 URBAN RENEWAL (40027)
TIF Taxing District Name:	ELLSWORTH CITY/SOUTH HAMILTON SCH/UR AREA #4 INCREMENT
TIF Taxing District Inc. Number:	400189
TIF Taxing District Base Year:	2006
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2007

### 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	1,450	0	0	0	182,070	0	182,070
Taxable	0	0	1,305	0	0	0	116,451	0	116,451
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	30,510	116,451	0	116,451	3,364

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	ELLSWORTH (40G372)
Urban Renewal Area:	ELLSWORTH AREA #4 URBAN RENEWAL (40027)
TIF Taxing District Name:	ELLSWORTH CITY AG/SOUTH HAMILTON SCH/UR AREA #4 INCREMENT
TIF Taxing District Inc. Number:	400193
TIF Taxing District Base Year:	2006
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2007

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	182,010	0	0	0	0	0	182,010	0	182,010
Taxable	162,063	0	0	0	0	0	162,063	0	162,063
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	68,920	113,090	0	113,090	2,155

FY 2023 TIF Revenue Received: 0