

# Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Levy Authority Summary

Local Government Name: HOLSTEIN  
Local Government Number: 47G439

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
HOLSTEIN #3 URBAN RENEWAL	47008	2
HOLSTEIN #4 URBAN RENEWAL	47011	1
HOLSTEIN #5 URBAN RENEWAL	47012	3
HOLSTEIN CITY URBAN RENEWAL 6A	47103	2

**TIF Debt Outstanding:** 1,253,732

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:</b>	<b>575,571</b>	<b>227,547</b>	<b>Amount of 07-01-2022 Cash Balance Restricted for LMI</b>
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TIF Revenue:	263,398		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>263,398</b>		

Rebate Expenditures:	87,164		
Non-Rebate Expenditures:	162,607		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>249,771</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:</b>	<b>589,198</b>	<b>209,685</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:** 414,763

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## Urban Renewal Area Data Collection

Local Government Name: HOLSTEIN (47G439)  
 Urban Renewal Area: HOLSTEIN #3 URBAN RENEWAL  
 UR Area Number: 47008

UR Area Creation Date: 07/2005

UR Area Purpose: City of Holstein will designate an economic development area to promote residential development. An assisted living facility is also planned in the urban renewal area.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HOLSTEIN CITY/GALVA-HOLSTEIN SCH/HOLSTEIN CITY UR 2 INCREM	470067	470057	0
HOLSTEIN CITY/GALVA-HOLSTEIN SCH/HOLSTEIN UR 3 INCREM	470074	470075	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	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 97,557 36,764 **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:** 97,557 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For HOLSTEIN #3 URBAN RENEWAL

### U.R. #3

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

## Debts/Obligations For HOLSTEIN #3 URBAN RENEWAL

### U.R. #3

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/01/2006
FY of Last Payment:	2018

### U.R. #3

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/30/2006
FY of Last Payment:	2018

**Non-Rebates For HOLSTEIN #3 URBAN RENEWAL**

TIF Expenditure Amount:	0
Tied To Debt:	U.R. #3
Tied To Project:	U.R. #3
TIF Expenditure Amount:	0
Tied To Debt:	U.R. #3
Tied To Project:	U.R. #3

### TIF Taxing District Data Collection

Local Government Name: HOLSTEIN (47G439)  
 Urban Renewal Area: HOLSTEIN #3 URBAN RENEWAL (47008)  
 TIF Taxing District Name: HOLSTEIN CITY/GALVA-HOLSTEIN SCH/HOLSTEIN CITY UR 2 INCREM  
 TIF Taxing District Inc. Number: 470057  
 TIF Taxing District Base Year: 1997  
 FY TIF Revenue First Received: 2000  
 Subject to a Statutory end date? No

UR Designation	
Slum	08/1998
Blighted	08/1998
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	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	103,560	0	0	0	0

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: HOLSTEIN (47G439)  
 Urban Renewal Area: HOLSTEIN #3 URBAN RENEWAL (47008)  
 TIF Taxing District Name: HOLSTEIN CITY/GALVA-HOLSTEIN SCH/HOLSTEIN UR 3 INCREM  
 TIF Taxing District Inc. Number: 470075  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2006  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2005

#### 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	382,720	0	0	0	0

FY 2023 TIF Revenue Received: 0

**Urban Renewal Area Data Collection**

Local Government Name: HOLSTEIN (47G439)  
 Urban Renewal Area: HOLSTEIN #4 URBAN RENEWAL  
 UR Area Number: 47011

UR Area Creation Date: 04/2006

UR Area Purpose: U.R. #4 is to provide a commercial urban renewal area for Galva-Holstein Ag and rebated back to Elevator for expansion of commercial grain facilities. (G-H Ag was sold to Firs Coop Association and the rebate agreement was renegotiated in 2011.)

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
HOLSTEIN CITY/GALVA-HOLSTEIN SCH/HOLSTEIN CITY UR 4 INCREMENT	470080	470081	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	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

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

5,068

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:**

5,068

0

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

## Projects For HOLSTEIN #4 URBAN RENEWAL

### U.R. #4

Description:	First Coop Associtaion
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No



**Debts/Obligations For HOLSTEIN #4 URBAN RENEWAL****U.R. # 4 First Coop Assn**

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/01/2011
FY of Last Payment:	2015

## Rebates For HOLSTEIN #4 URBAN RENEWAL

### U.R. #4

TIF Expenditure Amount:	0
Rebate Paid To:	First Coop Assn.
Tied To Debt:	U.R. # 4 First Coop Assn
Tied To Project:	U.R. #4
Projected Final FY of Rebate:	2015

TIF Taxing District Data Collection

Local Government Name:	HOLSTEIN (47G439)		
Urban Renewal Area:	HOLSTEIN #4 URBAN RENEWAL (47011)		
TIF Taxing District Name:	HOLSTEIN CITY/GALVA-HOLSTEIN SCH/HOLSTEIN CITY UR 4 INCREMENT		
TIF Taxing District Inc. Number:	470081		
TIF Taxing District Base Year:	2006		
FY TIF Revenue First Received:	2008		
Subject to a Statutory end date?	No		
		UR Designation	
		Slum	No
		Blighted	No
		Economic Development	04/2006

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	1,384,670	0	0	0	0

FY 2023 TIF Revenue Received: 0

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## Urban Renewal Area Data Collection

Local Government Name: HOLSTEIN (47G439)  
 Urban Renewal Area: HOLSTEIN #5 URBAN RENEWAL  
 UR Area Number: 47012  
 UR Area Creation Date: 02/2007  
 UR Area Purpose: Promote New Residential Development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HOLSTEIN CITY/GALVA-HOLSTEIN SCH/HOLSTEIN CITY UR 5 INCREM	470082	470083	3,861,625
HOLSTEIN CITY FARMLANDS/GALVA HOLSTEIN SCH/UR #5 INCREMENT	470092	470093	0
HOLSTEIN CITY/GALVA-HOLSTEIN SCH/HOLSTEIN UR 5A INC	470097	470098	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	6,606,296	0	0	0	-1,852	10,444,894	0	10,444,894
Taxable	0	3,575,998	0	0	0	-1,852	6,022,433	0	6,022,433
Homestead Credits									11

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:</b>	<b>410,465</b>	<b>190,783</b>	<b>Amount of 07-01-2022 Cash Balance Restricted for LMI</b>
TIF Revenue:	110,947		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>110,947</b>		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	77,710		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>77,710</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:</b>	<b>443,702</b>	<b>209,685</b>	<b>Amount of 06-30-2023 Cash Balance Restricted for LMI</b>
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## Projects For HOLSTEIN #5 URBAN RENEWAL

### U.R. #5

Description:	Eastridge Subdivision
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

### U.R. #5

Description:	CharMac Development Agreement
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

### U.R. #5

Description:	Benning Property Acquisition
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For HOLSTEIN #5 URBAN RENEWAL

### U.R. #5

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	141,000
Interest:	1,415
Total:	142,415
Annual Appropriation?:	No
Date Incurred:	12/03/2007
FY of Last Payment:	2023

### U.R. #5 - Land Aquisition

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/08/2007
FY of Last Payment:	2016

### Stanley & Jeanine Chartier

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	01/01/2013
FY of Last Payment:	2021

### LMI Reserve

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/03/2007
FY of Last Payment:	2024

## Non-Rebates For HOLSTEIN #5 URBAN RENEWAL

TIF Expenditure Amount:	72,710
Tied To Debt:	U.R. #5
Tied To Project:	U.R. #5

TIF Expenditure Amount:	5,000
Tied To Debt:	U.R. #5
Tied To Project:	U.R. #5

## Rebates For HOLSTEIN #5 URBAN RENEWAL

### CharMac

TIF Expenditure Amount:	0
Rebate Paid To:	Stanley/Jeanene Chartier
Tied To Debt:	Stanley & Jeanine Chartier
Tied To Project:	U.R. #5
Projected Final FY of Rebate:	2021



Income Housing For HOLSTEIN #5 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:	HOLSTEIN (47G439)
Urban Renewal Area:	HOLSTEIN #5 URBAN RENEWAL (47012)
TIF Taxing District Name:	HOLSTEIN CITY/GALVA-HOLSTEIN SCH/HOLSTEIN CITY UR 5 INCREM
TIF Taxing District Inc. Number:	470083
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2013
Subject to a Statutory end date?	No

UR Designation	
Slum	02/2007
Blighted	02/2007
Economic Development	06/2009

## 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	6,606,296	0	0	0	-1,852	10,444,894	0	10,444,894
Taxable	0	3,575,998	0	0	0	-1,852	6,022,433	0	6,022,433
Homestead Credits									11

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	27,200	6,022,433	3,861,625	2,160,808	55,329

FY 2023 TIF Revenue Received: 105,410

## TIF Taxing District Data Collection

Local Government Name:	HOLSTEIN (47G439)
Urban Renewal Area:	HOLSTEIN #5 URBAN RENEWAL (47012)
TIF Taxing District Name:	HOLSTEIN CITY FARMLANDS/GALVA HOLSTEIN SCH/UR #5 INCREMENT
TIF Taxing District Inc. Number:	470093
TIF Taxing District Base Year:	2009
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	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	12,820	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	HOLSTEIN (47G439)		
Urban Renewal Area:	HOLSTEIN #5 URBAN RENEWAL (47012)		
TIF Taxing District Name:	HOLSTEIN CITY/GALVA-HOLSTEIN SCH/HOLSTEIN UR 5A INC		
TIF Taxing District Inc. Number:	470098		
TIF Taxing District Base Year:	2009		
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	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	3,870	0	0	0	0

FY 2023 TIF Revenue Received: 5,537

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## Urban Renewal Area Data Collection

Local Government Name: HOLSTEIN (47G439)  
 Urban Renewal Area: HOLSTEIN CITY URBAN RENEWAL 6A  
 UR Area Number: 47103

UR Area Creation Date: 12/2014

UR Area Purpose: INFRASTRUCTURE  
 IMPROVEMENTS RELATED TO  
 THE CONSTRUCTION OF A  
 HOTEL AND TRUCK STOP IN  
 HOLSTEIN URBAN RENEWAL  
 AREA NO. 6A

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HOLSTEIN FARMLANDS/GALVA HOLSTEIN SCHOOL/HOLSTEIN FARMLANDS UR 6A INCREMENT	470101	470102	0
HOLSTEIN CITY/GALVA HOLSTEIN SCHOOL/HOLSTEIN CITY URBAN RENEWAL 6A INCREMENT	470103	470104	5,953,746

## 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	44,149	6,588,720	0	0	0	6,632,869	0	6,632,869
Taxable	0	23,898	5,929,848	0	0	0	5,953,746	0	5,953,746
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:</b>	<b>62,481</b>	<b>0</b>	<b>Amount of 07-01-2022 Cash Balance Restricted for LMI</b>
TIF Revenue:	152,451		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>152,451</b>		
Rebate Expenditures:	87,164		
Non-Rebate Expenditures:	84,897		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>172,061</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:</b>	<b>42,871</b>	<b>0</b>	<b>Amount of 06-30-2023 Cash Balance Restricted for LMI</b>
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Projects For HOLSTEIN CITY URBAN RENEWAL 6A

UR 6A FOUTS FIRST ADDITION

Description:	INFRASTRUCTURE IMPROVEMENTS
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For HOLSTEIN CITY URBAN RENEWAL 6A

### UR 6A FOUTS FIRST ADDITION

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,014,000
Interest:	97,317
Total:	1,111,317
Annual Appropriation?:	No
Date Incurred:	12/15/2014
FY of Last Payment:	2034

### NORTH IDA BUILDERS

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/21/2014
FY of Last Payment:	2034

### NORTH IDA INVESTORS

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/21/2014
FY of Last Payment:	2034

**Non-Rebates For HOLSTEIN CITY URBAN RENEWAL 6A**

TIF Expenditure Amount:	84,897
Tied To Debt:	UR 6A FOUTS FIRST ADDITION
Tied To Project:	UR 6A FOUTS FIRST ADDITION

## Rebates For HOLSTEIN CITY URBAN RENEWAL 6A

### UR 6A FOUTS FIRST ADDITION

TIF Expenditure Amount:	26,656
Rebate Paid To:	NORTH IDA BUILDERS
Tied To Debt:	UR 6A FOUTS FIRST ADDITION
Tied To Project:	UR 6A FOUTS FIRST ADDITION
Projected Final FY of Rebate:	2030

### UR 61 FOUTS FIRST ADDITION

TIF Expenditure Amount:	60,508
Rebate Paid To:	NORTH IDA INVESTORS
Tied To Debt:	UR 6A FOUTS FIRST ADDITION
Tied To Project:	UR 6A FOUTS FIRST ADDITION
Projected Final FY of Rebate:	2030



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### TIF Taxing District Data Collection

Local Government Name:	HOLSTEIN (47G439)
Urban Renewal Area:	HOLSTEIN CITY URBAN RENEWAL 6A (47103)
TIF Taxing District Name:	HOLSTEIN FARMLANDS/GALVA HOLSTEIN SCHOOL/HOLSTEIN FARMLANDS
UR 6A INCREMENT	
TIF Taxing District Inc. Number:	470102
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	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	95,040	0	0	0	0

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	HOLSTEIN (47G439)
Urban Renewal Area:	HOLSTEIN CITY URBAN RENEWAL 6A (47103)
TIF Taxing District Name:	HOLSTEIN CITY/GALVA HOLSTEIN SCHOOL/HOLSTEIN CITY URBAN
RENEWAL 6A INCREMENT	
TIF Taxing District Inc. Number:	470104
TIF Taxing District Base Year:	2015
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	0	44,149	6,588,720	0	0	0	6,632,869	0	6,632,869
Taxable	0	23,898	5,929,848	0	0	0	5,953,746	0	5,953,746
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	96,664	5,953,746	5,953,746	0	0

FY 2023 TIF Revenue Received: 152,451