

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: CENTRAL CITY  
Local Government Number: 57G541

| Active Urban Renewal Areas | U.R.<br># | # of Tif<br>Taxing<br>Districts |
|----------------------------|-----------|---------------------------------|
| CENTRAL CITY URA           | 57047     | 5                               |

TIF Debt Outstanding: 1,925,127

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 166,130 149,387 Amount of 07-01-2022 Cash Balance Restricted for LMI

|                                 |         |  |
|---------------------------------|---------|--|
| TIF Revenue:                    | 231,096 |  |
| TIF Sp. Revenue Fund Interest:  | 246     |  |
| Property Tax Replacement Claims | 0       |  |
| Asset Sales & Loan Repayments:  | 0       |  |
| Total Revenue:                  | 231,342 |  |
| Rebate Expenditures:            | 22,825  |  |
| Non-Rebate Expenditures:        | 214,967 |  |
| Returned to County Treasurer:   | 0       |  |
| Total Expenditures:             | 237,792 |  |

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 159,680 158,047 Amount of 06-30-2023 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 1,527,655

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## Urban Renewal Area Data Collection

Local Government Name: CENTRAL CITY (57G541)  
 Urban Renewal Area: CENTRAL CITY URA  
 UR Area Number: 57047

UR Area Creation Date: 11/1994

UR Area Purpose: See Attached UR Plan

| Tax Districts within this Urban Renewal Area        | Base No. | Increment No. | Increment Value Used |
|---|----------|---------------|----------------------|
| JACKSON TWP/CENTRAL CITY SCH/FD3/CENTRAL CITY/ INCR | 570278   | 570279        | 270,175              |
| MAINE TWP/CENTRAL CITY SCH/FD3/CENTRAL CITY/ INCR   | 570280   | 570281        | 82,894               |
| CENTRAL CITY/CENTRAL CITY SCH/ INCR                 | 570282   | 570283        | 7,644,018            |
| CENTRAL CITY AG/CENTRAL CITY SCH/ INCR              | 570284   | 570285        | 17,867               |
| CENTRAL CITY CORP/CENTRAL CITY SCH/ #1 INCR         | 570404   | 570405        | 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          | 189,800      | 23,086,000  | 7,600,290  | 0          | 0     | -37,040  | 31,633,760 | 0                    | 31,633,760 |
| Taxable           | 169,001      | 12,496,495  | 6,840,262  | 0          | 0     | -37,040  | 19,975,348 | 0                    | 19,975,348 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 89         |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 166,130 149,387 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 231,096  
 TIF Sp. Revenue Fund Interest: 246  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 231,342**

Rebate Expenditures: 22,825  
 Non-Rebate Expenditures: 214,967  
 Returned to County Treasurer: 0  
**Total Expenditures: 237,792**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 159,680 158,047 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For CENTRAL CITY URA

### LMI Housing Grant

|                      |                                 |
|----------------------|---------------------------------|
| Description:         | Housing Grant Program           |
| Classification:      | Low and Moderate Income Housing |
| Physically Complete: | No                              |
| Payments Complete:   | No                              |

### Prairie Hills Development

|                      |   |
|----------------------|---|
| Description:         | Housing Development                           |
| Classification:      | Residential property (classified residential) |
| Physically Complete: | Yes   |
| Payments Complete:   | No  |

### 2021 Street Improv Proj

|                      |                                    |
|----------------------|------------------------------------|
| Description:         | Street/Infrastructure Improvements |
| Classification:      | Roads, Bridges & Utilities         |
| Physically Complete: | Yes                                |
| Payments Complete:   | No                                 |

## Debts/Obligations For CENTRAL CITY URA

### Don Hogan Development Agreement

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 114,127    |
| Interest:              | 0          |
| Total:                 | 114,127    |
| Annual Appropriation?: | No         |
| Date Incurred:         | 08/12/2015 |
| FY of Last Payment:    | 2027       |

### 2021 GO Bonds

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 1,613,350                   |
| Interest:              | 197,650                     |
| Total:                 | 1,811,000                   |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 04/29/2021                  |
| FY of Last Payment:    | 2031                        |

Non-Rebates For CENTRAL CITY URA

|                         |                         |
|-------------------------|-------------------------|
| TIF Expenditure Amount: | 214,967                 |
| Tied To Debt:           | 2021 GO Bonds           |
| Tied To Project:        | 2021 Street Improv Proj |

# Rebates For CENTRAL CITY URA

## Hickory Hills First Add

|                               |                                 |
|-------------------------------|---------------------------------|
| TIF Expenditure Amount:       | 22,825                          |
| Rebate Paid To:               | Don Hogan Const Inc             |
| Tied To Debt:                 | Don Hogan Development Agreement |
| Tied To Project:              | Prairie Hills Development       |
| Projected Final FY of Rebate: | 2028                            |

### TIF Taxing District Data Collection

Local Government Name: CENTRAL CITY (57G541)  
 Urban Renewal Area: CENTRAL CITY URA (57047)  
 TIF Taxing District Name: JACKSON TWP/CENTRAL CITY SCH/FD3/CENTRAL CITY/ INCR  
 TIF Taxing District Inc. Number: 570279  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2024

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 11/1994 |

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

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 67,000       | 1,057,500   | 0          | 0          | 0     | -1,852   | 1,122,648 | 0                    | 1,122,648 |
| Taxable           | 59,658       | 572,426     | 0          | 0          | 0     | -1,852   | 630,232   | 0                    | 630,232   |
| Homestead Credits |              |             |            |            |       |          |           |                      | 5         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2023 | 318,652           | 630,232             | 270,175        | 360,057            | 7,989                      |

FY 2023 TIF Revenue Received: 5,763

### TIF Taxing District Data Collection

Local Government Name: CENTRAL CITY (57G541)  
 Urban Renewal Area: CENTRAL CITY URA (57047)  
 TIF Taxing District Name: MAINE TWP/CENTRAL CITY SCH/FD3/CENTRAL CITY/ INCR  
 TIF Taxing District Inc. Number: 570281  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2024

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 11/1994 |

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

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total   | Gas/Electric Utility | Total   |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed          | 57,500       | 292,100     | 0          | 0          | 0     | 0        | 349,600 | 0                    | 349,600 |
| Taxable           | 51,199       | 158,113     | 0          | 0          | 0     | 0        | 209,312 | 0                    | 209,312 |
| Homestead Credits |              |             |            |            |       |          |         |                      | 1       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2023 | 100               | 209,312             | 82,894         | 126,418            | 2,831                      |

FY 2023 TIF Revenue Received: 1,854

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

### TIF Taxing District Data Collection

Local Government Name: CENTRAL CITY (57G541)  
 Urban Renewal Area: CENTRAL CITY URA (57047)  
 TIF Taxing District Name: CENTRAL CITY/CENTRAL CITY SCH/ INCR  
 TIF Taxing District Inc. Number: 570283  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2024

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 11/1994 |

### 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            | 21,736,400  | 7,600,290  | 0          | 0     | -35,188  | 30,096,212 | 0                    | 30,096,212 |
| Taxable           | 0            | 11,765,956  | 6,840,262  | 0          | 0     | -35,188  | 19,077,660 | 0                    | 19,077,660 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 83         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2023 | 3,458,645         | 19,077,660          | 7,644,018      | 11,433,642         | 332,225                    |

FY 2023 TIF Revenue Received: 223,093

### TIF Taxing District Data Collection

Local Government Name: CENTRAL CITY (57G541)  
 Urban Renewal Area: CENTRAL CITY URA (57047)  
 TIF Taxing District Name: CENTRAL CITY AG/CENTRAL CITY SCH/ INCR  
 TIF Taxing District Inc. Number: 570285  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2024

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 11/1994 |

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

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total  | Gas/Electric Utility | Total  |
|-------------------|--------------|-------------|------------|------------|-------|----------|--------|----------------------|--------|
| Assessed          | 65,300       | 0           | 0          | 0          | 0     | 0        | 65,300 | 0                    | 65,300 |
| Taxable           | 58,144       | 0           | 0          | 0          | 0     | 0        | 58,144 | 0                    | 58,144 |
| Homestead Credits |              |             |            |            |       |          |        |                      | 0      |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2023 | 20,193            | 45,107              | 17,867         | 27,240             | 589                        |

FY 2023 TIF Revenue Received: 386

TIF Taxing District Data Collection

Local Government Name: CENTRAL CITY (57G541)  
Urban Renewal Area: CENTRAL CITY URA (57047)  
TIF Taxing District Name: CENTRAL CITY CORP/CENTRAL CITY SCH/ #1 INCR  
TIF Taxing District Inc. Number: 570405  
TIF Taxing District Base Year: 1998  
FY TIF Revenue First Received: 2001  
Subject to a Statutory end date? Yes  
Fiscal year this TIF Taxing District statutorily ends: 2024

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 11/1994 |

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            | 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 | 34,614            | 0                   | 0              | 0                  | 0                          |

FY 2023 TIF Revenue Received: 0