

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: LUCAS COUNTY
Local Government Number: 59

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
LUCAS COUNTY URBAN RENEWAL	59006	2

TIF Debt Outstanding: 51,948

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:	194,576
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	194,576
Rebate Expenditures:	51,948
Non-Rebate Expenditures:	0
Returned to County Treasurer:	142,628
Total Expenditures:	194,576

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

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Urban Renewal Area Data Collection

Local Government Name: LUCAS COUNTY (59)
 Urban Renewal Area: LUCAS COUNTY URBAN RENEWAL
 UR Area Number: 59006

UR Area Creation Date: 10/2011

UR Area Purpose: To make it possible for the County to enter into a tax increment rebate agreement with Hy-Vee, Inc related to expansion of the Company's facilities that will be constructed on property located in and near the City of Chariton, within the Urban Renewal Area

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CHARITON CITY/CHARITON SCH/HY-VEE #1 TIF INCREM	590060	590061	655,054
WHITEBREAST TWP/CHARITON SCH/HY-VEE #1 TIF INCREM	590062	590063	6,020,023

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	16,547,861	0	0	0	16,547,861	0	16,547,861
Taxable	0	0	14,893,075	0	0	0	14,893,075	0	14,893,075
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: 194,576
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 194,576

Rebate Expenditures: 51,948
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 142,628
Total Expenditures: 194,576

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 LUCAS COUNTY URBAN RENEWAL

CHHV1_WBHV1

Description:	Rebate for New Fuel Island and Expansion of Existing Warehouse
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For LUCAS COUNTY URBAN RENEWAL

2011 Hy-Vee Rebate

Debt/Obligation Type:	Rebates
Principal:	51,948
Interest:	0
Total:	51,948
Annual Appropriation?:	No
Date Incurred:	10/05/2011
FY of Last Payment:	2024

Rebates For LUCAS COUNTY URBAN RENEWAL

CHCCHYVEETIF#1

TIF Expenditure Amount:	51,948
Rebate Paid To:	Hy-Vee
Tied To Debt:	2011 Hy-Vee Rebate
Tied To Project:	CHHV1_WBHV1
Projected Final FY of Rebate:	2024

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TIF Taxing District Data Collection

Local Government Name: LUCAS COUNTY (59)
 Urban Renewal Area: LUCAS COUNTY URBAN RENEWAL (59006)
 TIF Taxing District Name: CHARITON CITY/CHARITON SCH/HY-VEE #1 TIF INCREM
 TIF Taxing District Inc. Number: 590061
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2031

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2011

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	727,838	0	0	0	727,838	0	727,838
Taxable	0	0	655,054	0	0	0	655,054	0	655,054
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	12,567	655,054	655,054	0	0

FY 2023 TIF Revenue Received: 24,207

TIF Taxing District Data Collection

Local Government Name: LUCAS COUNTY (59)
 Urban Renewal Area: LUCAS COUNTY URBAN RENEWAL (59006)
 TIF Taxing District Name: WHITEBREAST TWP/CHARITON SCH/HY-VEE #1 TIF INCREM
 TIF Taxing District Inc. Number: 590063
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2031

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	15,820,023	0	0	0	15,820,023	0	15,820,023
Taxable	0	0	14,238,021	0	0	0	14,238,021	0	14,238,021
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	9,800,000	6,020,023	6,020,023	0	0

FY 2023 TIF Revenue Received: 170,369