

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: CHARITON  
Local Government Number: 59G563

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CHARITON CONSOLIDATED TIF AREA	59007	8

TIF Debt Outstanding: 438,228

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 7,405 0 Amount of 07-01-2022 Cash Balance Restricted for LMI

TIF Revenue:	145,768	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	145,768	
Rebate Expenditures:	21,174	
Non-Rebate Expenditures:	125,000	
Returned to County Treasurer:	0	
Total Expenditures:	146,174	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 6,999 0 Amount of 06-30-2023 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 285,055

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

## Urban Renewal Area Data Collection

Local Government Name: CHARITON (59G563)  
 Urban Renewal Area: CHARITON CONSOLIDATED TIF AREA  
 UR Area Number: 59007

UR Area Creation Date: 02/2012

UR Area Purpose: Economic Development area that is appropriate for the promotion of commercial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CHARITON CITY/CHARITON SCH/CITY TIF 1 INCREM	590035	590040	0
CHARITON CITY/CHARITON SCH/CITY TIF 2 INCREM	590042	590043	0
LINCOLN TWP/CHARITON SCH/CITY TIF 2 INCREM	590044	590045	0
LINCOLN TWP/CHARITON SCH/CITY TIF 1 INCREM	590046	590047	0
CHARITON CITY AG/CHARITON SCH/CITY TIF 1 INCREM	590048	590049	0
CHARITON CITY AG/CHARITON SCH/CITY TIF 2 INCREM	590050	590051	0
CHARITON CITY/CHARITON SCH/CITY URBAN RENEWAL TIF 3 INCR	590052	590053	0
CHARITON CITY/CHARITON SCH/CITY CONSOLIDATED URBAN RENEWAL TIF INCR	590064	590065	4,049,449

## 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	30,871,535	5,542,827	0	36,710	-74,080	38,052,076	0	38,052,076
Taxable	0	16,710,810	4,988,550	0	36,710	-74,080	22,729,858	0	22,729,858
Homestead Credits									228

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **7,405** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 145,768  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 145,768**

Rebate Expenditures: 21,174  
 Non-Rebate Expenditures: 125,000  
 Returned to County Treasurer: 0  
**Total Expenditures: 146,174**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** **6,999** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For CHARITON CONSOLIDATED TIF AREA

### Hotel Charitone

Description:	Rehabilitate historic hotel to living and commercial space
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

### Downtown Sidewalk Re-Construction Project

Description:	Replacement of sidewalks on the square
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For CHARITON CONSOLIDATED TIF AREA

### Hotel Charitone Development Agreement

Debt/Obligation Type:	Rebates
Principal:	233,228
Interest:	0
Total:	233,228
Annual Appropriation?:	Yes
Date Incurred:	01/21/2013
FY of Last Payment:	2030

### Downtown Sidewalk Replacement

Debt/Obligation Type:	Internal Loans
Principal:	205,000
Interest:	0
Total:	205,000
Annual Appropriation?:	Yes
Date Incurred:	04/16/2018
FY of Last Payment:	2025

**Non-Rebates For CHARITON CONSOLIDATED TIF AREA**

TIF Expenditure Amount:	125,000
Tied To Debt:	Downtown Sidewalk Replacement
Tied To Project:	Downtown Sidewalk Re- Construction Project

Rebates For CHARITON CONSOLIDATED TIF AREA

Hotel Charitone

TIF Expenditure Amount:	21,174
Rebate Paid To:	Hotel Charitone LLC
Tied To Debt:	Hotel Charitone Development Agreement
Tied To Project:	Hotel Charitone
Projected Final FY of Rebate:	2030

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

Please note that the ending balance om FY 2022 on our report was not correct and after much review, we have now corrected our ending balance in our TIF funds as of the end of the fiscal year. Both balances are correct with our internal financial reports.

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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: CHARITON (59G563)  
 Urban Renewal Area: CHARITON CONSOLIDATED TIF AREA (59007)  
 TIF Taxing District Name: CHARITON CITY/CHARITON SCH/CITY TIF 1 INCREM  
 TIF Taxing District Inc. Number: 590040  
 TIF Taxing District Base Year: 1994  
 FY TIF Revenue First Received: 1996  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

### 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	2,495,360	0	0	0	0

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: CHARITON (59G563)  
 Urban Renewal Area: CHARITON CONSOLIDATED TIF AREA (59007)  
 TIF Taxing District Name: CHARITON CITY/CHARITON SCH/CITY TIF 2 INCREM  
 TIF Taxing District Inc. Number: 590043  
 TIF Taxing District Base Year: 1994  
 FY TIF Revenue First Received: 1996  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

### 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	1,979,311	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: CHARITON (59G563)  
 Urban Renewal Area: CHARITON CONSOLIDATED TIF AREA (59007)  
 TIF Taxing District Name: LINCOLN TWP/CHARITON SCH/CITY TIF 2 INCREM  
 TIF Taxing District Inc. Number: 590045  
 TIF Taxing District Base Year: 1994  
 FY TIF Revenue First Received: 1996  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

### 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	399,578	0	0	0	0

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: CHARITON (59G563)  
 Urban Renewal Area: CHARITON CONSOLIDATED TIF AREA (59007)  
 TIF Taxing District Name: LINCOLN TWP/CHARITON SCH/CITY TIF 1 INCREM  
 TIF Taxing District Inc. Number: 590047  
 TIF Taxing District Base Year: 1994  
 FY TIF Revenue First Received: 1996  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

### 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	257,100	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: CHARITON (59G563)  
 Urban Renewal Area: CHARITON CONSOLIDATED TIF AREA (59007)  
 TIF Taxing District Name: CHARITON CITY AG/CHARITON SCH/CITY TIF 1 INCREM  
 TIF Taxing District Inc. Number: 590049  
 TIF Taxing District Base Year: 1994  
 FY TIF Revenue First Received: 1996  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

### 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	19,633	0	0	0	0

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: CHARITON (59G563)  
 Urban Renewal Area: CHARITON CONSOLIDATED TIF AREA (59007)  
 TIF Taxing District Name: CHARITON CITY AG/CHARITON SCH/CITY TIF 2 INCREM  
 TIF Taxing District Inc. Number: 590051  
 TIF Taxing District Base Year: 1994  
 FY TIF Revenue First Received: 1996  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

### 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	19,587	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: CHARITON (59G563)  
 Urban Renewal Area: CHARITON CONSOLIDATED TIF AREA (59007)  
 TIF Taxing District Name: CHARITON CITY/CHARITON SCH/CITY URBAN RENEWAL TIF 3 INCR  
 TIF Taxing District Inc. Number: 590053  
 TIF Taxing District Base Year: 1994  
 FY TIF Revenue First Received: 1996  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

### 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	18,981,383	0	0	0	0

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: CHARITON (59G563)  
 Urban Renewal Area: CHARITON CONSOLIDATED TIF AREA (59007)  
 TIF Taxing District Name: CHARITON CITY/CHARITON SCH/CITY CONSOLIDATED URBAN RENEWAL TIF INCR  
 TIF Taxing District Inc. Number: 590065  
 TIF Taxing District Base Year: 2013  
 FY TIF Revenue First Received: 2016  
 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	30,871,535	5,542,827	0	36,710	-74,080	38,052,076	0	38,052,076
Taxable	0	16,710,810	4,988,550	0	36,710	-74,080	22,729,858	0	22,729,858
Homestead Credits									228

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	5,079,465	22,729,858	4,049,449	18,680,409	680,039

FY 2023 TIF Revenue Received: 145,768