

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: LARCHWOOD
Local Government Number: 60G572

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
LARCHWOOD URBAN RENEWAL	60002	4

TIF Debt Outstanding: 0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 411,568 0 Amount of 07-01-2022 Cash Balance Restricted for LMI

TIF Revenue:	195,959
TIF Sp. Revenue Fund Interest:	1,290
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	197,249
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: 608,817 0 Amount of 06-30-2023 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: -608,817

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Urban Renewal Area Data Collection

Local Government Name: LARCHWOOD (60G572)
 Urban Renewal Area: LARCHWOOD URBAN RENEWAL
 UR Area Number: 60002

UR Area Creation Date: 05/1995

UR Area Purpose: See Larchwood UR Plan - purpose is defined.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
LARCHWOOD CITY/WEST LYON SCH/LARCHWOOD TIF INCREMENT	600051	600052	6,162,770
LARCHWOOD CITY/WEST LYON SCH/LARCHWOOD AMENDMENT TIF INCREMENT	600090	600091	3,171,802
LARCHWOOD CITY/WEST LYON SCH/LARCHWOOD AMENDMENT 2 TIF INCREMENT	600104	600105	252,182
LARCHWOOD CITY/WEST LYON SCH/LARCHWOOD AMEND 3 TIF INC	600110	600111	209,266

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	10,229,900	8,608,704	0	0	-5,556	19,751,078	0	19,751,078
Taxable	0	5,537,469	7,747,834	0	0	-5,556	13,864,991	0	13,864,991
Homestead Credits									40

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 411,568 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 195,959
 TIF Sp. Revenue Fund Interest: 1,290
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 Asset Sales & Loan Repayments: 0
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Rebate Expenditures: 0
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TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 608,817 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For LARCHWOOD URBAN RENEWAL

Snyders Properties

Description:	Payment to Snyders Properties for Apartment Building
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	Yes

Crosswalk Signs

Description:	Payment to Traffic Safety Svc for Crosswalk Signs
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Administrative

Description:	Payments to Lachlan Bonander for Legal TIF Expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Streetscape Project

Description:	Transfer to Broadway Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Streetscape Project 2

Description:	Transfer to Broadway Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

JMAR

Description:	Payment to JMAR for Storage Shed
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

ShelterHouse

Description:	Shelter House in City Park
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

Urban Renewal Plan Update

Description:	URP Update
Classification:	Administrative expenses
Physically Complete:	Yes

Payments Complete:	Yes
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Urban Renewal Plan Update

Description:	URP Update
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Paving Projects

Description:	Paving Projects
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Paving Project

Description:	Paving Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Elevator Property

Description:	Purchased empty lot from Elevator
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For LARCHWOOD URBAN RENEWAL

Endeavor's

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/01/1996
FY of Last Payment:	2015

Brad Bauer

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/01/1999
FY of Last Payment:	2017

Security Financial

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/01/1999
FY of Last Payment:	2017

Larchwood Mini Mart

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/01/1995
FY of Last Payment:	2021

Larchwood Chiropractic

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	03/01/2010
FY of Last Payment:	2026

TFC, LLC

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0

Total:	0
Annual Appropriation?:	No
Date Incurred:	10/01/2006
FY of Last Payment:	2023

D&L Masonry

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/07/2007
FY of Last Payment:	2023

Double R Properties

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/04/2009
FY of Last Payment:	2025

McCarty's Automation

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/01/2006
FY of Last Payment:	2023

Larchwood Lumber

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/01/2006
FY of Last Payment:	2023

Snyders Properties

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/10/1997
FY of Last Payment:	2016

Kevin Joachim

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0

Annual Appropriation?:	No
Date Incurred:	12/01/2003
FY of Last Payment:	2023

JMAR

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/07/2007
FY of Last Payment:	2021

5J's

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/07/2007
FY of Last Payment:	2024

Larco Homes

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/03/2008
FY of Last Payment:	2024

CK Trucking

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/17/2008
FY of Last Payment:	2023

Field of Dreams

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/12/2008
FY of Last Payment:	2023

Denture Clinic

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No

Date Incurred:	02/07/2000
FY of Last Payment:	2018

MT Closet

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/30/2012
FY of Last Payment:	2028

JMAR

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/21/2013
FY of Last Payment:	2028

JMAR

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/05/2014
FY of Last Payment:	2029

Snyders Properties

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/03/2014
FY of Last Payment:	2030

Streetscape Project

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/27/2015
FY of Last Payment:	2015

Crosswalk Signs

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/11/2014

FY of Last Payment:	2014
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Streetscape Project

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/05/2016
FY of Last Payment:	2016

JMAR

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/04/2017
FY of Last Payment:	2017

Shelter House

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/03/2017
FY of Last Payment:	2017

Urban Rewal Plan

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/27/2018
FY of Last Payment:	2018

Urban Renewal Plan Update

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/31/2018
FY of Last Payment:	2018

Paving Projects

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/30/2018
FY of Last Payment:	2018

Paving Project

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/30/2020
FY of Last Payment:	2021

Elevator Property

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/26/2021
FY of Last Payment:	2021

Non-Rebates For LARCHWOOD URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	JMAR
Tied To Project:	JMAR
TIF Expenditure Amount:	0
Tied To Debt:	Shelter House
Tied To Project:	ShelterHouse
TIF Expenditure Amount:	0
Tied To Debt:	Urban Rewal Plan
Tied To Project:	Urban Renewal Plan Update
TIF Expenditure Amount:	0
Tied To Debt:	Urban Renewal Plan Update
Tied To Project:	Urban Renewal Plan Update
TIF Expenditure Amount:	0
Tied To Debt:	Paving Projects
Tied To Project:	Paving Projects
TIF Expenditure Amount:	0
Tied To Debt:	Paving Projects
Tied To Project:	Paving Projects
TIF Expenditure Amount:	0
Tied To Debt:	Elevator Property
Tied To Project:	Elevator Property

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TIF Taxing District Data Collection

Local Government Name:	LARCHWOOD (60G572)
Urban Renewal Area:	LARCHWOOD URBAN RENEWAL (60002)
TIF Taxing District Name:	LARCHWOOD CITY/WEST LYON SCH/LARCHWOOD TIF INCREMENT
TIF Taxing District Inc. Number:	600052
TIF Taxing District Base Year:	1995
FY TIF Revenue First Received:	1996
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	05/1995
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	8,263,220	4,075,733	0	0	-3,704	13,253,279	0	13,253,279
Taxable	0	4,472,898	3,668,160	0	0	-3,704	8,722,598	0	8,722,598
Homestead Credits									31

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,630,556	8,722,598	6,162,770	2,559,828	53,518

FY 2023 TIF Revenue Received: 124,737

TIF Taxing District Data Collection

Local Government Name:	LARCHWOOD (60G572)
Urban Renewal Area:	LARCHWOOD URBAN RENEWAL (60002)
TIF Taxing District Name:	LARCHWOOD CITY/WEST LYON SCH/LARCHWOOD AMENDMENT TIF INCREMENT
TIF Taxing District Inc. Number:	600091
TIF Taxing District Base Year:	2002
FY TIF Revenue First Received:	2004
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2025

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2003

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	1,966,680	3,807,281	0	0	-1,852	5,772,109	0	5,772,109
Taxable	0	1,064,571	3,426,553	0	0	-1,852	4,489,272	0	4,489,272
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,012,762	4,489,272	3,171,802	1,317,470	27,544

FY 2023 TIF Revenue Received: 62,891

TIF Taxing District Data Collection

Local Government Name: LARCHWOOD (60G572)
 Urban Renewal Area: LARCHWOOD URBAN RENEWAL (60002)
 TIF Taxing District Name: LARCHWOOD CITY/WEST LYON SCH/LARCHWOOD AMENDMENT 2 TIF INCREMENT
 TIF Taxing District Inc. Number: 600105
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

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	396,590	0	0	0	396,590	0	396,590
Taxable	0	0	356,931	0	0	0	356,931	0	356,931
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	11,672	356,931	252,182	104,749	2,190

FY 2023 TIF Revenue Received: 5,595

TIF Taxing District Data Collection

Local Government Name: LARCHWOOD (60G572)
 Urban Renewal Area: LARCHWOOD URBAN RENEWAL (60002)
 TIF Taxing District Name: LARCHWOOD CITY/WEST LYON SCH/LARCHWOOD AMEND 3 TIF INC
 TIF Taxing District Inc. Number: 600111
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2030

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	329,100	0	0	0	329,100	0	329,100
Taxable	0	0	296,190	0	0	0	296,190	0	296,190
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	11,157	296,190	209,266	86,924	1,817

FY 2023 TIF Revenue Received: 2,736