

# Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Levy Authority Summary

Local Government Name: MALVERN  
Local Government Number: 65G620

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MALVERN EC DEV URBAN RENEWAL	65001	3
MALVERN CORP FAIRVIEW HILLS SUB	65002	2

**TIF Debt Outstanding: 26,897**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:</b>	<b>598</b>	<b>598</b>	<b>Amount of 07-01-2022 Cash Balance Restricted for LMI</b>
---	------------	------------	---

TIF Revenue:	35,864		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>35,864</b>		

Rebate Expenditures:	26,897		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>26,897</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:</b>	<b>9,565</b>	<b>9,565</b>	<b>Amount of 06-30-2023 Cash Balance Restricted for LMI</b>
---	--------------	--------------	---

**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: -9,565**

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

## Urban Renewal Area Data Collection

Local Government Name: MALVERN (65G620)  
 Urban Renewal Area: MALVERN EC DEV URBAN RENEWAL  
 UR Area Number: 65001

UR Area Creation Date: 05/2017

Fairview Hills URA: Land & resources for residential devlpmt, municipal infrastructure, enhance economic devlpmt to private enterprise and investment climate; various incentives, including TIF. Increase safe city housing according to median family income.

UR Area Purpose:

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MALVERN CITY/EAST MILLS SCH(MALVERN) /MALVERN TIF #1 INCREM	650074	650075	0
SILVER CREEK TWP/EAST MILLS SCH(MALVERN)/SILVER CREEK TIF#1 INCREM	650076	650077	0
MALVERN CITY AG/EAST MILLS SCH(MALVERN)/MALVERN CITY AG TIF #1 INCREM	650078	650079	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:**

0

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:**

0

0

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

## Projects For MALVERN EC DEV URBAN RENEWAL

### E 10th Street Project

Description:	Streets, sewer, water, and incidentals
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

### 2017 Fairview Hills URA

	Provide land for new/expanded residential development thru federal, state, local, and TIF. Provide municipal infrastructure to enhance economic development/community attractiveness. Assistance for housing based on median family income. Job opportunities/property tax base.
Description:	
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For MALVERN EC DEV URBAN RENEWAL

### E 10th Street Obligation

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/14/2016
FY of Last Payment:	2017

**Non-Rebates For MALVERN EC DEV URBAN RENEWAL**

TIF Expenditure Amount:	0
Tied To Debt:	E 10th Street Obligation
Tied To Project:	E 10th Street Project

### TIF Taxing District Data Collection

Local Government Name:	MALVERN (65G620)
Urban Renewal Area:	MALVERN EC DEV URBAN RENEWAL (65001)
TIF Taxing District Name:	MALVERN CITY/EAST MILLS SCH(MALVERN) /MALVERN TIF #1 INCREM
TIF Taxing District Inc. Number:	650075
TIF Taxing District Base Year:	1997
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

	UR Designation
Slum	No
Blighted	No
Economic Development	04/2007

### 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	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	3,093,786	0	0	0	0

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	MALVERN (65G620)
Urban Renewal Area:	MALVERN EC DEV URBAN RENEWAL (65001)
TIF Taxing District Name:	SILVER CREEK TWP/EAST MILLS SCH(MALVERN)/SILVER CREEK TIF#1 INCREM
TIF Taxing District Inc. Number:	650077
TIF Taxing District Base Year:	1997
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

	UR Designation
Slum	No
Blighted	No
Economic Development	04/2007

### 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	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	205,707	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MALVERN (65G620)
Urban Renewal Area:	MALVERN EC DEV URBAN RENEWAL (65001)
TIF Taxing District Name:	MALVERN CITY AG/EAST MILLS SCH(MALVERN)/MALVERN CITY AG TIF #1 INCREM
TIF Taxing District Inc. Number:	650079
TIF Taxing District Base Year:	1997
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2007

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	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	258,636	0	0	0	0

FY 2023 TIF Revenue Received: 0

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

## Urban Renewal Area Data Collection

Local Government Name: MALVERN (65G620)  
 Urban Renewal Area: MALVERN CORP FAIRVIEW HILLS SUB  
 UR Area Number: 65002

UR Area Creation Date: 05/2017

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MALVERN CITY/EASTMILLS SCH/MALVERN	650107	650108	165,946
MALVERN CITY/EAST MILLS SCH/FAIRVIEW HILLS PHAS2 INCREMENT	650111	650112	1,226,863

## 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	2,576,494	0	0	0	-1,852	2,574,642	0	2,574,642
Taxable	0	1,394,661	0	0	0	-1,852	1,392,809	0	1,392,809
Homestead Credits									5

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **598** **598** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 35,864  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 35,864**

Rebate Expenditures: 26,897  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 26,897**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** **9,565** **9,565** **Amount of 06-30-2023 Cash Balance Restricted for LMI**



## Projects For MALVERN CORP FAIRVIEW HILLS SUB

### FVH Infrastructure

Description:	Project and Admin Costs
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### FVH LMI Requirement

Description:	Required LMI Set Aside-25%
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

### FVH Administrative

Description:	Administrative Costs for Bonding
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

**Debts/Obligations For MALVERN CORP FAIRVIEW HILLS SUB****Fairview Hills Developer Payments**

Debt/Obligation Type:	Rebates
Principal:	26,897
Interest:	0
Total:	26,897
Annual Appropriation?:	Yes
Date Incurred:	05/08/2017
FY of Last Payment:	2039

# Rebates For MALVERN CORP FAIRVIEW HILLS SUB

## Fairview Hills Phase 1

TIF Expenditure Amount:	26,897
Rebate Paid To:	Malvern Development Corporation
Tied To Debt:	Fairview Hills Developer Payments
Tied To Project:	FVH Infrastructure
Projected Final FY of Rebate:	2036

# Income Housing For MALVERN CORP FAIRVIEW HILLS SUB

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

**TIF Taxing District Data Collection**

Local Government Name: MALVERN (65G620)  
 Urban Renewal Area: MALVERN CORP FAIRVIEW HILLS SUB (65002)  
 TIF Taxing District Name: MALVERN CITY/EASTMILLS SCH/MALVERN  
 TIF Taxing District Inc. Number: 650108  
 TIF Taxing District Base Year: 2019  
 FY TIF Revenue First Received: 2022  
 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	306,567	0	0	0	0	306,567	0	306,567
Taxable	0	165,946	0	0	0	0	165,946	0	165,946
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	512	165,946	165,946	0	0

FY 2023 TIF Revenue Received: 4,668

**TIF Taxing District Data Collection**

Local Government Name: MALVERN (65G620)  
 Urban Renewal Area: MALVERN CORP FAIRVIEW HILLS SUB (65002)  
 TIF Taxing District Name: MALVERN CITY/EAST MILLS SCH/FAIRVIEW HILLS PHAS2 INCREMENT  
 TIF Taxing District Inc. Number: 650112  
 TIF Taxing District Base Year: 2020  
 FY TIF Revenue First Received: 2023  
 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	2,269,927	0	0	0	-1,852	2,268,075	0	2,268,075
Taxable	0	1,228,715	0	0	0	-1,852	1,226,863	0	1,226,863
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	89,088	1,226,863	1,226,863	0	0

FY 2023 TIF Revenue Received: 31,196