

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: NEOLA  
Local Government Number: 78G738

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
NEOLA 1999 URBAN RENEWAL	78026	2
NEOLA WHISPERING CREEK 2008 URBAN RENEWAL	78050	1

TIF Debt Outstanding: 1,392,504

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:	598,138
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	598,138
Rebate Expenditures:	0
Non-Rebate Expenditures:	587,814
Returned to County Treasurer:	0
Total Expenditures:	587,814

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 10,324 0 Amount of 06-30-2023 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 794,366

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

## Urban Renewal Area Data Collection

Local Government Name: NEOLA (78G738)  
 Urban Renewal Area: NEOLA 1999 URBAN RENEWAL  
 UR Area Number: 78026

UR Area Creation Date: 11/2000

UR Area Purpose: Blight mitigation

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
NEOLA CITY/TRI-CENTER SCH/1999 NEOLA UR TIF INCREM	780236	780237	18,206,123
NEOLA CITY/TRI-CENTER SCH/2017 NEOLA AMEND UR TIF INCREM	780355	780356	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	34,484,600	2,194,913	28,500	0	-50,004	37,575,896	0	37,575,896
Taxable	0	18,666,552	1,975,422	25,650	0	-50,004	21,202,775	0	21,202,775
Homestead Credits									155

**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: 510,745  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 510,745**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 500,421  
 Returned to County Treasurer: 0  
**Total Expenditures: 500,421**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** **10,324** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For NEOLA 1999 URBAN RENEWAL

### Housing Programs

Description:	Infill Housing Project
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

### Streets Programs

Description:	Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Park Project

Description:	New Park
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

### Community Development Project

Description:	Slum and Blight Elimination
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

### Water Project

Description:	Water System Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For NEOLA 1999 URBAN RENEWAL

### Park Project Loan

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	10,000
Interest:	0
Total:	10,000
Annual Appropriation?:	No
Date Incurred:	06/17/2019
FY of Last Payment:	2025

### Housing Grants

Debt/Obligation Type:	Internal Loans
Principal:	105,000
Interest:	0
Total:	105,000
Annual Appropriation?:	Yes
Date Incurred:	06/17/2019
FY of Last Payment:	2025

### Meyerring Addition

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	379,547
Interest:	0
Total:	379,547
Annual Appropriation?:	No
Date Incurred:	06/17/2019
FY of Last Payment:	2023

### Meyerring Addition Internal

Debt/Obligation Type:	Internal Loans
Principal:	85,072
Interest:	0
Total:	85,072
Annual Appropriation?:	Yes
Date Incurred:	11/16/2022
FY of Last Payment:	2025

### Urban Renewal Director

Debt/Obligation Type:	Internal Loans
Principal:	24,000
Interest:	0
Total:	24,000
Annual Appropriation?:	Yes
Date Incurred:	11/16/2022
FY of Last Payment:	2025

### Water Project

Debt/Obligation Type:	Internal Loans
Principal:	168,977
Interest:	0

Total:	168,977
Annual Appropriation?:	Yes
Date Incurred:	11/16/2022
FY of Last Payment:	2027

## Non-Rebates For NEOLA 1999 URBAN RENEWAL

TIF Expenditure Amount:	120,874
Tied To Debt:	Water Project
Tied To Project:	Water Project
TIF Expenditure Amount:	379,547
Tied To Debt:	Meyerring Addition
Tied To Project:	Housing Programs
TIF Expenditure Amount:	0
Tied To Debt:	Housing Grants
Tied To Project:	Community Development Project

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

### TIF Taxing District Data Collection

Local Government Name: NEOLA (78G738)  
 Urban Renewal Area: NEOLA 1999 URBAN RENEWAL (78026)  
 TIF Taxing District Name: NEOLA CITY/TRI-CENTER SCH/1999 NEOLA UR TIF INCREM  
 TIF Taxing District Inc. Number: 780237  
 TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/2000
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	34,484,600	2,194,913	28,500	0	-50,004	37,575,896	0	37,575,896
Taxable	0	18,666,552	1,975,422	25,650	0	-50,004	21,202,775	0	21,202,775
Homestead Credits									155

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	19,419,777	18,206,123	18,206,123	0	0

FY 2023 TIF Revenue Received: 510,745

### TIF Taxing District Data Collection

Local Government Name: NEOLA (78G738)  
 Urban Renewal Area: NEOLA 1999 URBAN RENEWAL (78026)  
 TIF Taxing District Name: NEOLA CITY/TRI-CENTER SCH/2017 NEOLA AMEND UR TIF INCREM  
 TIF Taxing District Inc. Number: 780356  
 TIF Taxing District Base Year: 2016  
 FY TIF Revenue First Received:  
 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	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	8,864,989	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: NEOLA (78G738)  
 Urban Renewal Area: NEOLA WHISPERING CREEK 2008 URBAN RENEWAL  
 UR Area Number: 78050

UR Area Creation Date: 11/2006

UR Area Purpose: Promotion of new residential development.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
NEOLA CITY/TRI-CENTER SCH/2008 UR WHISPERING CREEK INCREM	780325	780326	2,966,929

## 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	5,481,100	0	0	0	0	5,481,100	0	5,481,100
Taxable	0	2,966,929	0	0	0	0	2,966,929	0	2,966,929
Homestead Credits									18

**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: 87,393

TIF Sp. Revenue Fund Interest: 0

Property Tax Replacement Claims 0

Asset Sales & Loan Repayments: 0

**Total Revenue: 87,393**

Rebate Expenditures: 0

Non-Rebate Expenditures: 87,393

Returned to County Treasurer: 0

**Total Expenditures: 87,393**

**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 NEOLA WHISPERING CREEK 2008 URBAN RENEWAL

## Whispering Creek Infrastructure

Description:	Construction for new residential subdivision
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

## LMI Housing

Description:	LMI Benefits Per Law
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

## Meyerring Subdivision

Description:	Construction for new residential subdivision
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

# Debts/Obligations For NEOLA WHISPERING CREEK 2008 URBAN RENEWAL

## Meyering Addition

Debt/Obligation Type:	Internal Loans
Principal:	619,908
Interest:	0
Total:	619,908
Annual Appropriation?:	Yes
Date Incurred:	06/29/2018
FY of Last Payment:	2024

**Non-Rebates For NEOLA WHISPERING CREEK 2008 URBAN RENEWAL**

TIF Expenditure Amount:	87,393
Tied To Debt:	Meyering Addition
Tied To Project:	Meyerring Subdivision

## Rebates For NEOLA WHISPERING CREEK 2008 URBAN RENEWAL

### Whispering Creek/ A&N Enterprises, Ltd

TIF Expenditure Amount:	0
Rebate Paid To:	A & N Enterprises, Ltd
Tied To Debt:	Meyering Addition
Tied To Project:	Whispering Creek Infrastructure
Projected Final FY of Rebate:	2020

# Income Housing For NEOLA WHISPERING CREEK 2008 URBAN RENEWAL

Amount of FY 2023 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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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:	NEOLA (78G738)										
Urban Renewal Area:	NEOLA WHISPERING CREEK 2008 URBAN RENEWAL (78050)										
TIF Taxing District Name:	NEOLA CITY/TRI-CENTER SCH/2008 UR WHISPERING CREEK INCREM										
TIF Taxing District Inc. Number:	780326										
TIF Taxing District Base Year:	2008										
FY TIF Revenue First Received:	2010										
Subject to a Statutory end date?	Yes										
Fiscal year this TIF Taxing District statutorily ends:	2024										
	<table><tr><th colspan="2">UR Designation</th></tr><tr><td>Slum</td><td>No</td></tr><tr><td>Blighted</td><td>No</td></tr><tr><td>Economic Development</td><td>11/2006</td></tr></table>			UR Designation		Slum	No	Blighted	No	Economic Development	11/2006
UR Designation											
Slum	No										
Blighted	No										
Economic Development	11/2006										

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	5,481,100	0	0	0	0	5,481,100	0	5,481,100
Taxable	0	2,966,929	0	0	0	0	2,966,929	0	2,966,929
Homestead Credits									18

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	309,794	2,966,929	2,966,929	0	0

FY 2023 TIF Revenue Received: 87,393