

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: MOUNT AYR
Local Government Number: 80G758

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MOUNT AYR #2 URBAN RENEWAL	80003	1
MOUNT AYR INN URBAN RENEWAL	80005	1
MT AYR INDUSTRIAL PARK URBAN RENEWAL	80006	2
MOUNT AYR INDUSTRIAL PARK URBAN RENEWAL	80901	0

TIF Debt Outstanding: 2,924,350

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	94,859	0	Amount of 07-01-2022 Cash Balance Restricted for LMI
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TIF Revenue:	155,985
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	155,985

Rebate Expenditures:	10,185
Non-Rebate Expenditures:	143,762
Returned to County Treasurer:	0
Total Expenditures:	153,947

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	96,897	0	Amount of 06-30-2023 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 2,673,506

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Urban Renewal Area Data Collection

Local Government Name: MOUNT AYR (80G758)
 Urban Renewal Area: MOUNT AYR #2 URBAN RENEWAL
 UR Area Number: 80003

UR Area Creation Date: 06/2002

UR Area Purpose: To help local officials promote economic development. The primary goal of the plan is to stimulate, through public involvement and commitment, private investments in commercial development and to create a sound economic base that will serve as the foundation for growth and development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MT AYR CITY/MT AYR SCH/URBAN RENEWAL 3 TIF INCREM	800077	800078	1,135,990

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	4,450,322	5,129,708	144,312	0	-12,964	9,744,083	0	9,744,083
Taxable	0	2,408,980	4,616,742	129,881	0	-12,964	7,163,489	0	7,163,489
Homestead Credits									28

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:

2,166

0

Amount of 07-01-2022 Cash Balance Restricted for LMI

TIF Revenue: 37,715

TIF Sp. Revenue Fund Interest: 0

Property Tax Replacement Claims 0

Asset Sales & Loan Repayments: 0

Total Revenue: 37,715

Rebate Expenditures: 0

Non-Rebate Expenditures: 37,100

Returned to County Treasurer: 0

Total Expenditures: 37,100

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:

2,781

0

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

Projects For MOUNT AYR #2 URBAN RENEWAL

Streetscape Project

Description:	Replace the sidewalk, curb & gutter and streetlights that had been installed in the 1940's with permanent sidewalk that includes an attractive 36 inch brick pathway and vintage replica antique streetlights as well as water, sewer and electrical infrastructure improvements as needed.
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Brick Street Improvement Project

Description:	Redo brick on section of Fillmore St from Madison to Adams and repair storm sewer underneath.
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MOUNT AYR #2 URBAN RENEWAL

Street Improvement Project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	70,000
Interest:	3,150
Total:	73,150
Annual Appropriation?:	No
Date Incurred:	06/18/2014
FY of Last Payment:	2024

Non-Rebates For MOUNT AYR #2 URBAN RENEWAL

TIF Expenditure Amount:	37,100
Tied To Debt:	Street Improvement Project
Tied To Project:	Brick Street Improvement Project

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Construction on the final section of the downtown square streetscape project was delayed into late 2012 however construction resumed in FY2013. It is anticipated that the balance of TIF revenue received for this project will be expended in FY2014.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2023

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TIF Taxing District Data Collection

Local Government Name: MOUNT AYR (80G758)
 Urban Renewal Area: MOUNT AYR #2 URBAN RENEWAL (80003)
 TIF Taxing District Name: MT AYR CITY/MT AYR SCH/URBAN RENEWAL 3 TIF INCREM
 TIF Taxing District Inc. Number: 800078
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2022

	UR Designation
Slum	No
Blighted	No
Economic Development	06/2002

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	4,450,322	5,129,708	144,312	0	-12,964	9,744,083	0	9,744,083
Taxable	0	2,408,980	4,616,742	129,881	0	-12,964	7,163,489	0	7,163,489
Homestead Credits									28

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,492,036	7,163,489	1,135,990	6,027,499	199,249

FY 2023 TIF Revenue Received: 37,715

Urban Renewal Area Data Collection

Local Government Name: MOUNT AYR (80G758)
 Urban Renewal Area: MOUNT AYR INN URBAN RENEWAL
 UR Area Number: 80005

UR Area Creation Date: 12/2005

Development Agreement between the City and Mount Ayr Inn Properties, LLC with respect to the development of a new motel, which provides for certain property tax incentives. The Mount Ayr Inn Properties, LLC Project will add diversity and generate new opportunities for economic development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MT AYR CITY/MT AYR SCH/MT AYR INN UR TIF INCREM	800079	800080	311,857

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	891,857	0	0	0	891,857	0	891,857
Taxable	0	0	802,671	0	0	0	802,671	0	802,671
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: 10,309
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 10,309

Rebate Expenditures: 10,185
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 10,185

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:

124

0

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

Projects For MOUNT AYR INN URBAN RENEWAL

MA Inn Properties, LLC Development Agreement No. 2

Description:	Mount Ayr Inn Properties, LLC Renovation
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MOUNT AYR INN URBAN RENEWAL

MA Inn Properties, LLC Development Agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	09/04/2018
FY of Last Payment:	2027

Rebates For MOUNT AYR INN URBAN RENEWAL

MA Inn

TIF Expenditure Amount:	10,185
Rebate Paid To:	10185
Tied To Debt:	MA Inn Properties, LLC Development Agreement
Tied To Project:	MA Inn Properties, LLC Development Agreement No. 2
Projected Final FY of Rebate:	2027

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First Rebate Payment In FY2020

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2023

0

TIF Taxing District Data Collection

Local Government Name:	MOUNT AYR (80G758)									
Urban Renewal Area:	MOUNT AYR INN URBAN RENEWAL (80005)									
TIF Taxing District Name:	MT AYR CITY/MT AYR SCH/MT AYR INN UR TIF INCREM									
TIF Taxing District Inc. Number:	800080									
TIF Taxing District Base Year:	2006									
FY TIF Revenue First Received:	2007									
Subject to a Statutory end date?	Yes									
Fiscal year this TIF Taxing District statutorily ends:	2017									
		<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>12/2005</td></tr></table>	UR Designation		Slum	No	Blighted	No	Economic Development	12/2005
UR Designation										
Slum	No									
Blighted	No									
Economic Development	12/2005									

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	891,857	0	0	0	891,857	0	891,857
Taxable	0	0	802,671	0	0	0	802,671	0	802,671
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	580,000	311,857	311,857	0	0

FY 2023 TIF Revenue Received: 10,309

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Urban Renewal Area Data Collection

Local Government Name: MOUNT AYR (80G758)
 Urban Renewal Area: MT AYR INDUSTRIAL PARK URBAN RENEWAL
 UR Area Number: 80006

UR Area Creation Date: 11/2019

UR Area Purpose: To provide municipal infrastructure, services and facilities that enhance possibilities for economic development & community attractiveness to private enterprise; to help finance the costs of public infrastructure improvements in support of new development

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MT AYR INDUSTRIAL PARK URBAN RENEWAL INCREMENT	800081	800082	3,265,966
MT AYR AG INDUSTRIAL PARK URBAN RENEWAL INCREMENT	800083	800084	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	65,315	1,244,218	7,920,269	1,255,520	0	-5,556	10,986,058	0	10,986,058
Taxable	58,156	673,500	7,128,244	1,129,968	0	-5,556	9,307,074	0	9,307,074
Homestead Credits									6

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: **92,693** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 107,961
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 107,961

Rebate Expenditures: 0
 Non-Rebate Expenditures: 106,662
 Returned to County Treasurer: 0
Total Expenditures: 106,662

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: **93,992** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For MT AYR INDUSTRIAL PARK URBAN RENEWAL

Industrial Park-Streets

Description:	Cleveland St. & Garfield St. Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MT AYR INDUSTRIAL PARK URBAN RENEWAL

GO Corporate Purpose Bonds, Series 2019

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,265,000
Interest:	586,200
Total:	2,851,200
Annual Appropriation?:	No
Date Incurred:	11/27/2019
FY of Last Payment:	2039

Non-Rebates For MT AYR INDUSTRIAL PARK URBAN RENEWAL

TIF Expenditure Amount:	106,662
Tied To Debt:	GO Corporate Purpose Bonds, Series 2019
Tied To Project:	Industrial Park-Streets

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TIF Taxing District Data Collection

Local Government Name: MOUNT AYR (80G758)
 Urban Renewal Area: MT AYR INDUSTRIAL PARK URBAN RENEWAL (80006)
 TIF Taxing District Name: MT AYR INDUSTRIAL PARK URBAN RENEWAL INCREMENT
 TIF Taxing District Inc. Number: 800082
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received: 2020
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2039

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2019

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	1,244,218	7,920,269	1,255,520	0	-5,556	10,920,743	0	10,920,743
Taxable	0	673,500	7,128,244	1,129,968	0	-5,556	9,248,918	0	9,248,918
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	7,660,333	3,265,966	3,265,966	0	0

FY 2023 TIF Revenue Received: 107,961

TIF Taxing District Data Collection

Local Government Name: MOUNT AYR (80G758)
 Urban Renewal Area: MT AYR INDUSTRIAL PARK URBAN RENEWAL (80006)
 TIF Taxing District Name: MT AYR AG INDUSTRIAL PARK URBAN RENEWAL INCREMENT
 TIF Taxing District Inc. Number: 800084
 TIF Taxing District Base Year: 2018
 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	65,315	0	0	0	0	0	65,315	0	65,315
Taxable	58,156	0	0	0	0	0	58,156	0	58,156
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	106,847	0	0	0	0

FY 2023 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: MOUNT AYR (80G758)
Urban Renewal Area: MOUNT AYR INDUSTRIAL PARK URBAN RENEWAL
UR Area Number: 80901

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base	Increment	Increment
	No.	No.	Value Used

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
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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
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