

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: SHELBY COUNTY
Local Government Number: 83

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
SHELBY COUNTY URBAN RENEWAL	83009	9

TIF Debt Outstanding: 200,000

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 82,800 0 Amount of 07-01-2022 Cash Balance Restricted for LMI

TIF Revenue:	177,778
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	4,462
Asset Sales & Loan Repayments:	117,200
Total Revenue:	299,440
Rebate Expenditures:	0
Non-Rebate Expenditures:	276,356
Returned to County Treasurer:	0
Total Expenditures:	276,356

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 105,884 0 Amount of 06-30-2023 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: -182,240

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Urban Renewal Area Data Collection

Local Government Name: SHELBY COUNTY (83)
 Urban Renewal Area: SHELBY COUNTY URBAN RENEWAL
 UR Area Number: 83009

UR Area Creation Date: 12/2018

UR Area Purpose: To upgrade various roads across
 Shelby County. Amended
 December 2018

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DOUGLAS TWP/I-K-M SCH/UR1DG INCREM	830510	830511	3,755,905
CENTER TWP/HARLAN SCH/UR1CN 2013 AMEND INCREM	830515	830516	249,193
GREELEY TWP/MANILLA SCH/UR1GL 2013 AMEND INCREM	830520	830521	370,981
UNION TWP/HARLAN SCH/UR1UN 2013 AMEND INCREM	830525	830526	2,853,380
UNION TWP/MANILLA SCH/UR2UN 2013 AMEND INCREM	830530	830531	0
FAIRVIEW TWP/HARLAN SCH/UR1FV 2016 AMEND INCREM	830532	830533	1,391,368
CENTER TWP/HARLAN SCH/UR4CN 2016 AMEND INCREM	830534	830535	0
POLK TWP/I-K-M SCH/UR1PK 2016 AMEND INCREM	830536	830537	0
GROVE TWP/HARLAN SCH TIF INCREM	830538	830539	166,684

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	5,348,306	294,614	1,545,964	3,170,421	0	0	10,359,305	0	10,359,305
Taxable	4,762,194	159,476	1,391,368	2,853,380	0	0	9,166,418	0	9,166,418
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: **82,800** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 177,778
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 4,462
 Asset Sales & Loan Repayments: 117,200
Total Revenue: 299,440

Rebate Expenditures: 0
 Non-Rebate Expenditures: 276,356
 Returned to County Treasurer: 0
Total Expenditures: 276,356

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: **105,884** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For SHELBY COUNTY URBAN RENEWAL

Shelby County Infrastructure Upgrad

Description:	Various Road Upgrades in the Area
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Shelby County TIF administrative expenses

Description:	Administrative costs
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Loan Repayment to GB

Description:	repay principal to General Basic
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For SHELBY COUNTY URBAN RENEWAL

fy23 loan

Debt/Obligation Type:	Internal Loans
Principal:	200,000
Interest:	0
Total:	200,000
Annual Appropriation?:	Yes
Date Incurred:	06/07/2022
FY of Last Payment:	2024

Non-Rebates For SHELBY COUNTY URBAN RENEWAL

TIF Expenditure Amount:	181,816
Tied To Debt:	fy23 loan
Tied To Project:	Loan Repayment to GB

TIF Expenditure Amount:	3,500
Tied To Debt:	fy23 loan
Tied To Project:	Shelby County TIF administrative expenses

TIF Expenditure Amount:	91,040
Tied To Debt:	fy23 loan
Tied To Project:	Shelby County Infrastructure Upgrad

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New areas to be added in fiscal year 2019.

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

0

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TIF Taxing District Data Collection

Local Government Name: SHELBY COUNTY (83)
 Urban Renewal Area: SHELBY COUNTY URBAN RENEWAL (83009)
 TIF Taxing District Name: DOUGLAS TWP/I-K-M SCH/UR1DG INCREM
 TIF Taxing District Inc. Number: 830511
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2007

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	4,167,487	83,363	0	0	0	0	4,250,850	0	4,250,850
Taxable	3,710,780	45,125	0	0	0	0	3,755,905	0	3,755,905
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	463,555	3,755,905	3,755,905	0	0

FY 2023 TIF Revenue Received: 72,760

TIF Taxing District Data Collection

Local Government Name: SHELBY COUNTY (83)
 Urban Renewal Area: SHELBY COUNTY URBAN RENEWAL (83009)
 TIF Taxing District Name: CENTER TWP/HARLAN SCH/UR1CN 2013 AMEND INCREM
 TIF Taxing District Inc. Number: 830516
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2007

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	362,644	211,251	0	0	0	0	573,895	0	573,895
Taxable	322,902	114,351	0	0	0	0	437,253	0	437,253
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	324,702	249,193	249,193	0	0

FY 2023 TIF Revenue Received: 5,340

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TIF Taxing District Data Collection

Local Government Name: SHELBY COUNTY (83)
 Urban Renewal Area: SHELBY COUNTY URBAN RENEWAL (83009)
 TIF Taxing District Name: GREELEY TWP/MANILLA SCH/UR1GL 2013 AMEND INCREM
 TIF Taxing District Inc. Number: 830521
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2016
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

	UR Designation
Slum	No
Blighted	No
Economic Development	09/2007

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	494,031	0	0	0	0	0	494,031	0	494,031
Taxable	439,891	0	0	0	0	0	439,891	0	439,891
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	123,050	370,981	370,981	0	0

FY 2023 TIF Revenue Received: 7,195

TIF Taxing District Data Collection

Local Government Name: SHELBY COUNTY (83)
 Urban Renewal Area: SHELBY COUNTY URBAN RENEWAL (83009)
 TIF Taxing District Name: UNION TWP/HARLAN SCH/UR1UN 2013 AMEND INCREM
 TIF Taxing District Inc. Number: 830526
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2016
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

	UR Designation
Slum	No
Blighted	No
Economic Development	09/2007

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	3,170,421	0	0	3,170,421	0	3,170,421
Taxable	0	0	0	2,853,380	0	0	2,853,380	0	2,853,380
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	52,100	2,853,380	2,853,380	0	0

FY 2023 TIF Revenue Received: 60,360

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TIF Taxing District Data Collection

Local Government Name: SHELBY COUNTY (83)
 Urban Renewal Area: SHELBY COUNTY URBAN RENEWAL (83009)
 TIF Taxing District Name: UNION TWP/MANILLA SCH/UR2UN 2013 AMEND INCREM
 TIF Taxing District Inc. Number: 830531
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2016
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2007

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	690,986	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SHELBY COUNTY (83)
 Urban Renewal Area: SHELBY COUNTY URBAN RENEWAL (83009)
 TIF Taxing District Name: FAIRVIEW TWP/HARLAN SCH/UR1FV 2016 AMEND INCREM
 TIF Taxing District Inc. Number: 830533
 TIF Taxing District Base Year: 2015
 FY TIF Revenue First Received: 2017
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2036

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	1,545,964	0	0	0	1,545,964	0	1,545,964
Taxable	0	0	1,391,368	0	0	0	1,391,368	0	1,391,368
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	60,684	1,391,368	1,391,368	0	0

FY 2023 TIF Revenue Received: 28,566

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TIF Taxing District Data Collection

Local Government Name: SHELBY COUNTY (83)
 Urban Renewal Area: SHELBY COUNTY URBAN RENEWAL (83009)
 TIF Taxing District Name: CENTER TWP/HARLAN SCH/UR4CN 2016 AMEND INCREM
 TIF Taxing District Inc. Number: 830535
 TIF Taxing District Base Year: 2015
 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	878,951	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SHELBY COUNTY (83)
 Urban Renewal Area: SHELBY COUNTY URBAN RENEWAL (83009)
 TIF Taxing District Name: POLK TWP/I-K-M SCH/UR1PK 2016 AMEND INCREM
 TIF Taxing District Inc. Number: 830537
 TIF Taxing District Base Year: 2015
 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	522,601	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SHELBY COUNTY (83)
Urban Renewal Area: SHELBY COUNTY URBAN RENEWAL (83009)
TIF Taxing District Name: GROVE TWP/HARLAN SCH TIF INCREM
TIF Taxing District Inc. Number: 830539
TIF Taxing District Base Year: 2018
FY TIF Revenue First Received: 2019
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District
statutorily ends: 2038

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	324,144	0	0	0	0	0	324,144	0	324,144
Taxable	288,621	0	0	0	0	0	288,621	0	288,621
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	157,460	166,684	166,684	0	0

FY 2023 TIF Revenue Received: 3,557