

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: CUMMING
Local Government Number: 91G871

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CUMMING CONSOLIDATED URBAN RENEWAL	91001	6

TIF Debt Outstanding: 131,865

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	15,604	0	Amount of 07-01-2022 Cash Balance Restricted for LMI
-----------------------------------------------------	--------	---	---------------------------------------------------------

TIF Revenue:	186,189	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	186,189	
Rebate Expenditures:	0	
Non-Rebate Expenditures:	131,865	
Returned to County Treasurer:	0	
Total Expenditures:	131,865	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	69,928	0	Amount of 06-30-2023 Cash Balance Restricted for LMI
-----------------------------------------------------	--------	---	---------------------------------------------------------

Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: -69,928

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: CUMMING (91G871)
 Urban Renewal Area: CUMMING CONSOLIDATED URBAN RENEWAL
 UR Area Number: 91001

UR Area Creation Date: 11/1994

UR Area Purpose: Primary objectives are to eliminate blighting influences and conditions, assist in providing land for new and expanded commercial and residential development and to encourage growth and expansion through the use of federal, state and local incentives.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CUMMING CITY/NORWALK SCH/CUMMING UR TIF INCREM	910212	910213	4,370,394
LINN TWP/NORWALK SCG/CUMMING UR TIF INCREM	910285	910286	377,043
CUMMING CITY AG/NORWALK SCH/CUMMING AMEND UR TIF INCREM	910287	910288	566,119
CUMMING CITY/NORWALK SCH/CUMMING COMMERCIAL UR TIF INCREM	910303	910304	1,553,535
CUMMING CITY AG/NORWALK SCH/CUMMING COMMERCIAL UR TIF INCREM	910305	910306	0
LINN TWP/NORWALK SCH/EXPANSION TIF INC	910339	910340	13,100

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	960,400	25,061,200	3,593,800	0	0	-29,632	29,585,768	0	29,585,768
Taxable	855,147	13,565,677	3,234,420	0	0	-29,632	17,625,612	0	17,625,612
Homestead Credits									63

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: **15,604** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 186,189
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 186,189

Rebate Expenditures: 0
 Non-Rebate Expenditures: 131,865
 Returned to County Treasurer: 0
Total Expenditures: 131,865

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: **69,928** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For CUMMING CONSOLIDATED URBAN RENEWAL

Phase 2 Sewer

Description:	Sanitary Sewer
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Phase 3 Sewer Extension

Description:	Sanitary Sewer Extension
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CUMMING CONSOLIDATED URBAN RENEWAL

Phase 2 Sewer

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	28,000
Interest:	1,015
Total:	29,015
Annual Appropriation?:	No
Date Incurred:	06/12/2015
FY of Last Payment:	2034

Phase 3 Sewer Extension

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	100,000
Interest:	2,850
Total:	102,850
Annual Appropriation?:	No
Date Incurred:	10/29/2020
FY of Last Payment:	2025

Non-Rebates For CUMMING CONSOLIDATED URBAN RENEWAL

TIF Expenditure Amount:	29,015
Tied To Debt:	Phase 2 Sewer
Tied To Project:	Phase 2 Sewer
TIF Expenditure Amount:	102,850
Tied To Debt:	Phase 3 Sewer Extension
Tied To Project:	Phase 3 Sewer Extension

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name: CUMMING (91G871)
 Urban Renewal Area: CUMMING CONSOLIDATED URBAN RENEWAL (91001)
 TIF Taxing District Name: CUMMING CITY/NORWALK SCH/CUMMING UR TIF INCREM
 TIF Taxing District Inc. Number: 910213
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/1994
Economic Development	11/1994

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	24,484,900	1,710,900	0	0	-29,632	26,166,168	0	26,166,168
Taxable	0	13,253,725	1,539,810	0	0	-29,632	14,763,903	0	14,763,903
Homestead Credits									62

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	14,110,120	12,085,680	4,370,394	7,715,286	214,886

FY 2023 TIF Revenue Received: 186,189

TIF Taxing District Data Collection

Local Government Name: CUMMING (91G871)
 Urban Renewal Area: CUMMING CONSOLIDATED URBAN RENEWAL (91001)
 TIF Taxing District Name: LINN TWP/NORWALK SCG/CUMMING UR TIF INCREM
 TIF Taxing District Inc. Number: 910286
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/1994
Economic Development	11/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	220,400	355,400	0	0	0	0	575,800	0	575,800
Taxable	196,247	192,379	0	0	0	0	388,626	0	388,626
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	198,760	377,040	377,043	-3	0

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name:	CUMMING (91G871)
Urban Renewal Area:	CUMMING CONSOLIDATED URBAN RENEWAL (91001)
TIF Taxing District Name:	CUMMING CITY AG/NORWALK SCH/CUMMING AMEND UR TIF INCREM
TIF Taxing District Inc. Number:	910288
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	2006
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	11/1994
Economic Development	11/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	635,800	0	0	0	0	0	635,800	0	635,800
Taxable	566,119	0	0	0	0	0	566,119	0	566,119
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	42,300	566,119	566,119	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	CUMMING (91G871)
Urban Renewal Area:	CUMMING CONSOLIDATED URBAN RENEWAL (91001)
TIF Taxing District Name:	CUMMING CITY/NORWALK SCH/CUMMING COMMERCIAL UR TIF INCREM
TIF Taxing District Inc. Number:	910304
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	06/2007

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	1,882,900	0	0	0	1,882,900	0	1,882,900
Taxable	0	0	1,694,610	0	0	0	1,694,610	0	1,694,610
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	113,500	1,694,610	1,553,535	141,075	3,929

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name: CUMMING (91G871)
 Urban Renewal Area: CUMMING CONSOLIDATED URBAN RENEWAL (91001)
 TIF Taxing District Name: CUMMING CITY AG/NORWALK SCH/CUMMING COMMERICAL UR TIF INCREM
 TIF Taxing District Inc. Number: 910306
 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	06/2007

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	10,200	0	0	0	0	0	10,200	0	10,200
Taxable	9,082	0	0	0	0	0	9,082	0	9,082
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	78,800	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CUMMING (91G871)
 Urban Renewal Area: CUMMING CONSOLIDATED URBAN RENEWAL (91001)
 TIF Taxing District Name: LINN TWP/NORWALK SCH/EXPANSION TIF INC
 TIF Taxing District Inc. Number: 910340
 TIF Taxing District Base Year: 2012
 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	94,000	220,900	0	0	0	0	314,900	0	314,900
Taxable	83,699	119,573	0	0	0	0	203,272	0	203,272
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	301,800	13,100	13,100	0	0

FY 2023 TIF Revenue Received: 0