

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: ADAMS COUNTY
 Local Government Number: 02

Active Urban Renewal Areas

	U.R. #	# of Tif Taxing Districts
ADAMS COUNTY JUNIPER AVE/CORNING HOTEL URBAN RENEWAL	02001	1
ADAMS COUNTY SOUTHERN HILLS WINDFARM URBAN RENEWAL	02002	3

TIF Debt Outstanding: 7,635,804

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	16,364	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	239,047		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	174		
Asset Sales & Loan Repayments:	0		
Total Revenue:	239,221		

Rebate Expenditures:	32,714		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	32,714		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	222,871	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 7,380,219

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Urban Renewal Area Data Collection

Local Government Name: ADAMS COUNTY (02)
 Urban Renewal Area: ADAMS COUNTY JUNIPER AVE/CORNING HOTEL URBAN RENEWAL
 UR Area Number: 02001

UR Area Creation Date: 07/2019

UR Area Purpose: To promote economic development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
JASPER TWP/ CORNING SCHOOL/ CORNING HOTEL/ TIF INC	020036	020037	1,628,944

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,882,700	0	0	0	1,882,700	0	1,882,700
Taxable	0	0	1,628,944	0	0	0	1,628,944	0	1,628,944
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 0 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	32,540
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	174
Asset Sales & Loan Repayments:	0
Total Revenue:	32,714

Rebate Expenditures:	32,714
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	32,714

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 0 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For ADAMS COUNTY JUNIPER AVE/CORNING HOTEL URBAN RENEWAL

Corning Hotel

Description:	Rebate Agreement on Corning Hotel
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ADAMS COUNTY JUNIPER AVE/CORNING HOTEL URBAN RENEWAL

Corning Hotel

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/15/2019
FY of Last Payment:	2032

Rebates For ADAMS COUNTY JUNIPER AVE/CORNING HOTEL URBAN RENEWAL

Corning Hotel 2260 Juniper Ave

TIF Expenditure Amount:	32,714
Rebate Paid To:	Corning Hotel
Tied To Debt:	Corning Hotel
Tied To Project:	Corning Hotel
Projected Final FY of Rebate:	2032

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TIF Taxing District Data Collection

Local Government Name: ADAMS COUNTY (02)
 Urban Renewal Area: ADAMS COUNTY JUNIPER AVE/CORNING HOTEL URBAN RENEWAL (02001)
 TIF Taxing District Name: JASPER TWP/ CORNING SCHOOL/ CORNING HOTEL/ TIF INC
 TIF Taxing District Inc. Number: 020037

TIF Taxing District Base Year:	2020	UR Designation
FY TIF Revenue First Received:	2022	Slum
Subject to a Statutory end date?	No	Blighted
		Economic Development
		No
		No
		07/2020

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,882,700	0	0	0	1,882,700	0	1,882,700
Taxable	0	0	1,628,944	0	0	0	1,628,944	0	1,628,944
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	64,900	1,628,944	1,628,944	0	0

FY 2025 TIF Revenue Received: 32,540

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Urban Renewal Area Data Collection

Local Government Name: ADAMS COUNTY (02)
 Urban Renewal Area: ADAMS COUNTY SOUTHERN HILLS WINDFARM URBAN RENEWAL
 UR Area Number: 02002
 UR Area Creation Date: 10/2022
 UR Area Purpose: To be able repair bridges and roads.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
UNION TWP/CRESTON SCH SOUTHERN HILLS TIF INC	020038	020039	1,820,400
COLONY TWP/CRESTON SCH SOUTHERN HILLS TIF INC	020040	020041	3,116,400
COLONY TWP/OM SCH SOUTHERN HILLS TIF INC	020043	020044	3,584,400

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	8,521,200	0	0	8,521,200	0	8,521,200
Taxable	0	0	0	8,521,200	0	0	8,521,200	0	8,521,200
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	16,364	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	206,507		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	206,507		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	0		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	222,871	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For ADAMS COUNTY SOUTHERN HILLS WINDFARM URBAN RENEWAL

Roads & Bridges

Description:	Repair and Maintenance of Roads
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For ADAMS COUNTY SOUTHERN HILLS WINDFARM URBAN RENEWAL

2024 Wind TIF Bond

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	4,935,000
Interest:	2,700,804
Total:	7,635,804
Annual Appropriation?:	No
Date Incurred:	05/31/2024
FY of Last Payment:	2043

Douglas 11

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/28/2022
FY of Last Payment:	2024

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TIF Taxing District Data Collection

Local Government Name: ADAMS COUNTY (02)
 Urban Renewal Area: ADAMS COUNTY SOUTHERN HILLS WINDFARM URBAN RENEWAL (02002)
 TIF Taxing District Name: UNION TWP/CRESTON SCH SOUTHERN HILLS TIF INC
 TIF Taxing District Inc. Number: 020039
 TIF Taxing District Base Year: 2021
 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	1,820,400	0	0	1,820,400	0	1,820,400
Taxable	0	0	0	1,820,400	0	0	1,820,400	0	1,820,400
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	1,820,400	1,820,400	0	0

FY 2025 TIF Revenue Received: 44,117

TIF Taxing District Data Collection

Local Government Name: ADAMS COUNTY (02)
 Urban Renewal Area: ADAMS COUNTY SOUTHERN HILLS WINDFARM URBAN RENEWAL (02002)
 TIF Taxing District Name: COLONY TWP/CRESTON SCH SOUTHERN HILLS TIF INC
 TIF Taxing District Inc. Number: 020041
 TIF Taxing District Base Year: 2021
 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	3,116,400	0	0	3,116,400	0	3,116,400
Taxable	0	0	0	3,116,400	0	0	3,116,400	0	3,116,400
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	3,116,400	3,116,400	0	0

FY 2025 TIF Revenue Received: 75,524

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TIF Taxing District Data Collection

Local Government Name: ADAMS COUNTY (02)
 Urban Renewal Area: ADAMS COUNTY SOUTHERN HILLS WINDFARM URBAN RENEWAL (02002)
 TIF Taxing District Name: COLONY TWP/OM SCH SOUTHERN HILLS TIF INC
 TIF Taxing District Inc. Number: 020044
 TIF Taxing District Base Year: 2021
 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	3,584,400	0	0	3,584,400	0	3,584,400
Taxable	0	0	0	3,584,400	0	0	3,584,400	0	3,584,400
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	3,584,400	3,584,400	0	0

FY 2025 TIF Revenue Received: 86,866