

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: AUDUBON
 Local Government Number: 05G027

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
AUDUBON CITY ORIGINAL URBAN RENEWAL	05001	6
AUDUBON 3RD AVENUE URBAN RENEWAL	05003	2

TIF Debt Outstanding: 0

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

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 06-30-2025: 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI 0**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 0

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Urban Renewal Area Data Collection

Local Government Name: AUDUBON (05G027)
 Urban Renewal Area: AUDUBON CITY ORIGINAL URBAN RENEWAL
 UR Area Number: 05001

UR Area Creation Date: 07/1993

To promote commercial and industrial development. To construct and/or repair infrastructure. To purchase and/or prepare properties for development. To make loans or grants for economic development purposes.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
AUDUBON CITY/AUDUBON SCH/UR ORIGINAL INCREM	050040	050041	0
AUDUBON CITY/AUDUBON SCH/UR AMENDMENT #1 INCREM	050042	050043	0
AUDUBON CITY AG/AUDUBON SCH/UR AMENDMENT #1 INCREM	050044	050045	0
AUDUBON CITY AG/AUDUBON SCH/UR ORIGINAL INCREM	050046	050047	0
AUDUBON CITY AG/AUDUBON SCH/UR AMENDMENT #2 INCREM	050070	050071	0
AUDUBON CITY/AUDUBON SCH/UR AMENDMENT #2 INCREM	050072	050073	0

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	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 07-01-2024: 0 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

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 06-30-2025: 0 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

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TIF Taxing District Data Collection

Local Government Name: AUDUBON (05G027)
 Urban Renewal Area: AUDUBON CITY ORIGINAL URBAN RENEWAL (05001)
 TIF Taxing District Name: AUDUBON CITY/AUDUBON SCH/UR ORIGINAL INCREM
 TIF Taxing District Inc. Number: 050041
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1993

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	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 2025	6,903,520	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: AUDUBON (05G027)
 Urban Renewal Area: AUDUBON CITY ORIGINAL URBAN RENEWAL (05001)
 TIF Taxing District Name: AUDUBON CITY/AUDUBON SCH/UR AMENDMENT #1 INCREM
 TIF Taxing District Inc. Number: 050043
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1993

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	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 2025	7,886,290	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: AUDUBON (05G027)
 Urban Renewal Area: AUDUBON CITY ORIGINAL URBAN RENEWAL (05001)
 TIF Taxing District Name: AUDUBON CITY AG/AUDUBON SCH/UR AMENDMENT #1 INCREM
 TIF Taxing District Inc. Number: 050045
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1993

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	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 2025	76,500	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: AUDUBON (05G027)
 Urban Renewal Area: AUDUBON CITY ORIGINAL URBAN RENEWAL (05001)
 TIF Taxing District Name: AUDUBON CITY AG/AUDUBON SCH/UR ORIGINAL INCREM
 TIF Taxing District Inc. Number: 050047
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1993

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	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 2025	78,760	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: AUDUBON (05G027)
 Urban Renewal Area: AUDUBON CITY ORIGINAL URBAN RENEWAL (05001)
 TIF Taxing District Name: AUDUBON CITY AG/AUDUBON SCH/UR AMENDMENT #2 INCREM
 TIF Taxing District Inc. Number: 050071
 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 - 1/1/2023 for FY 2025

	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 2025	1	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: AUDUBON (05G027)
 Urban Renewal Area: AUDUBON CITY ORIGINAL URBAN RENEWAL (05001)
 TIF Taxing District Name: AUDUBON CITY/AUDUBON SCH/UR AMENDMENT #2 INCREM
 TIF Taxing District Inc. Number: 050073
 TIF Taxing District Base Year: 2015
 FY TIF Revenue First Received: 2016
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2016

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	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 2025	129,140	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: AUDUBON (05G027)
 Urban Renewal Area: AUDUBON 3RD AVENUE URBAN RENEWAL
 UR Area Number: 05003

UR Area Creation Date: 04/2001

UR Area Purpose: To improve the area, replat lots,
 and pave the street to provide
 desirable housing lots.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
AUDUBON CITY/AUDUBON SCH/AUDUBON 3RD AVE UR TIF INCREM	050052	050053	0
AUDUBON CITY AG/AUDUBON SCH/AUDUBON 3RD AVE UR TIF INCREM	050054	050055	0

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	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 07-01-2024: 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI** 0

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 06-30-2025: 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI** 0

Projects For AUDUBON 3RD AVENUE URBAN RENEWAL

Third Avenue Paving

Description:	Third Avenue Paving
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

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For years the city had been paying for projects by deficit spending the TIF fund. This has caused the persistent negative balance.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2025

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TIF Taxing District Data Collection

Local Government Name: AUDUBON (05G027)
 Urban Renewal Area: AUDUBON 3RD AVENUE URBAN RENEWAL (05003)
 TIF Taxing District Name: AUDUBON CITY/AUDUBON SCH/AUDUBON 3RD AVE UR TIF INCREM
 TIF Taxing District Inc. Number: 050053
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	04/2001
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	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 2025	262,680	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: AUDUBON (05G027)
 Urban Renewal Area: AUDUBON 3RD AVENUE URBAN RENEWAL (05003)
 TIF Taxing District Name: AUDUBON CITY AG/AUDUBON SCH/AUDUBON 3RD AVE UR TIF INCREM
 TIF Taxing District Inc. Number: 050055
 TIF Taxing District Base Year: 2000
 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	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 2025	5,000	0	0	0	0

FY 2025 TIF Revenue Received: 0