

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: JESUP
 Local Government Number: 10G077

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
JESUP WEST ECHO HOUSING UR	07054	1
BENSON RIDGE ADDITION URBAN RENEWAL	10901	0
PRAIRIE WINDS 1ST ADDITION URBAN RENEWAL	10902	2

TIF Debt Outstanding: **4,725,174**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:		29,301	29,296	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	67,506			
TIF Sp. Revenue Fund Interest:	0			
Property Tax Replacement Claims	0			
Asset Sales & Loan Repayments:	0			
Total Revenue:	67,506			
Rebate Expenditures:	31,042			
Non-Rebate Expenditures:	0			
Returned to County Treasurer:	0			
Total Expenditures:	31,042			

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	65,765	56,789	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: **4,628,367**

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Urban Renewal Area Data Collection

Local Government Name: JESUP (10G077)
 Urban Renewal Area: JESUP WEST ECHO HOUSING UR
 UR Area Number: 07054

UR Area Creation Date: 08/2017

UR Area Purpose: The primary goal of the plan is to stimulate residential development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
JESUP CITY/JESUP SCH/JESUP WEST ECHO HOUSING 1ST ADDN TIF INCREM	070440	070441	582,390

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	1,256,710	0	0	0	0	1,256,710	0	1,256,710
Taxable	0	582,390	0	0	0	0	582,390	0	582,390
Homestead Credits									1

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:	16,449
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	16,449

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: 16,449 7,473 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For JESUP WEST ECHO HOUSING UR

West Echo URA Establish Cost

Description:	Costs incurred to establish West Echo URA
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

West Echo Infrastructure Agreement

Description:	Agreement to reimburse developer for costs installing infrastructure in West Echo subdivision
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For JESUP WEST ECHO HOUSING UR

URA Start up Costs

Debt/Obligation Type:	Internal Loans
Principal:	17,490
Interest:	0
Total:	17,490
Annual Appropriation?:	No
Date Incurred:	03/07/2017
FY of Last Payment:	2026

West Echo Development Agreement

Debt/Obligation Type:	Rebates
Principal:	4,000,000
Interest:	0
Total:	4,000,000
Annual Appropriation?:	Yes
Date Incurred:	02/21/2018
FY of Last Payment:	2034

Outstanding LMI Obligations

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/21/2018
FY of Last Payment:	2034

Non-Rebates For JESUP WEST ECHO HOUSING UR

TIF Expenditure Amount:	0
Tied To Debt:	URA Start up Costs
Tied To Project:	West Echo URA Establish Cost

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TIF Taxing District Data Collection

Local Government Name: JESUP (10G077)
 Urban Renewal Area: JESUP WEST ECHO HOUSING UR (07054)
 TIF Taxing District Name: JESUP CITY/JESUP SCH/JESUP WEST ECHO HOUSING 1ST ADDN TIF INCREM
 TIF Taxing District Inc. Number: 070441

	UR Designation
TIF Taxing District Base Year: 0	Slum No
FY TIF Revenue First Received:	Blighted No
Subject to a Statutory end date? 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	1,256,710	0	0	0	0	1,256,710	0	1,256,710
Taxable	0	582,390	0	0	0	0	582,390	0	582,390
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	52,990	582,390	582,390	0	0

FY 2025 TIF Revenue Received: 16,449

Projects For BENSON RIDGE ADDITION URBAN RENEWAL

Benson Ridge URA establish costs

Description:	Costs incurred to establish Benson Ridge URA
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Benson Ridge infrastructure agreement

Description:	Agreement to reimburse the city for costs installing infrastructure in Benson Ridge subdivision
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Benson Ridge Rebate Agreement

Description:	Agreement to reimburse the developer for costs installing infrastructure in Benson Ridge subdivision
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For BENSON RIDGE ADDITION URBAN RENEWAL

URA Start up costs

Debt/Obligation Type:	Internal Loans
Principal:	17,420
Interest:	0
Total:	17,420
Annual Appropriation?:	No
Date Incurred:	03/06/2018
FY of Last Payment:	2027

Benson Ridge City Infrastructure costs

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	33,897
Interest:	0
Total:	33,897
Annual Appropriation?:	No
Date Incurred:	04/03/2018
FY of Last Payment:	2035

Benson Ridge Development agreement

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	75,000
Interest:	0
Total:	75,000
Annual Appropriation?:	Yes
Date Incurred:	04/03/2018
FY of Last Payment:	2035

Outstanding LMI Obligations

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/03/2018
FY of Last Payment:	2035

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Urban Renewal Area Data Collection

Local Government Name: JESUP (10G077)
 Urban Renewal Area: PRAIRIE WINDS 1ST ADDITION URBAN RENEWAL
 UR Area Number: 10902

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
JESUP CITY AG/JESUP SCH/JESUP URBAN RENEWAL INCREM 3	100163	100164	0
JESUP CITY/JESUP SCH/JESUP PRAIRIE WINDS INCREM	100174	100175	1,716,073

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	3,739,680	0	0	0	-4,000	3,722,680	0	3,722,680
Taxable	0	1,733,073	0	0	0	-4,000	1,716,073	0	1,716,073
Homestead Credits									9

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	29,301	29,296	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	51,057		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	51,057		
Rebate Expenditures:	31,042		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	31,042		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	49,316	49,316	Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For PRAIRIE WINDS 1ST ADDITION URBAN RENEWAL

Prairie Winds Infrastructure Agreement

Description:	Agreement to reimburse developer for costs installing infrastructure in Prairie Winds subdivision
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Prairie Winds URA Establish Costs

Description:	Costs incurred to establish Prairie Winds URA
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For PRAIRIE WINDS 1ST ADDITION URBAN RENEWAL

Prairie Winds Development Agreement

Debt/Obligation Type:	Rebates
Principal:	532,051
Interest:	0
Total:	532,051
Annual Appropriation?:	Yes
Date Incurred:	05/03/2019
FY of Last Payment:	2031

Outstanding LMI Obligations

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	49,316
Interest:	0
Total:	49,316
Annual Appropriation?:	No
Date Incurred:	05/03/2019
FY of Last Payment:	2031

Rebates For PRAIRIE WINDS 1ST ADDITION URBAN RENEWAL

Wright Way, Jesup

TIF Expenditure Amount:	31,042
Rebate Paid To:	Wright Way, Jesup
Tied To Debt:	Prairie Winds Development Agreement
Tied To Project:	Prairie Winds Infrastructure Agreement
Projected Final FY of Rebate:	2031

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TIF Taxing District Data Collection

Local Government Name: JESUP (10G077)
 Urban Renewal Area: PRAIRIE WINDS 1ST ADDITION URBAN RENEWAL (10902)
 TIF Taxing District Name: JESUP CITY AG/JESUP SCH/JESUP URBAN RENEWAL INCREM 3
 TIF Taxing District Inc. Number: 100164
 TIF Taxing District Base Year: 2017
 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	5,030	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: JESUP (10G077)
 Urban Renewal Area: PRAIRIE WINDS 1ST ADDITION URBAN RENEWAL (10902)
 TIF Taxing District Name: JESUP CITY/JESUP SCH/JESUP PRAIRIE WINDS INCREM
 TIF Taxing District Inc. Number: 100175
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received: 2022
 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	3,739,680	0	0	0	-4,000	3,722,680	0	3,722,680
Taxable	0	1,733,073	0	0	0	-4,000	1,716,073	0	1,716,073
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	13,390	1,716,073	1,716,073	0	0

FY 2025 TIF Revenue Received: 51,057