

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: ARCADIA (14G114)
 Urban Renewal Area: ARCADIA URBAN RENEWAL
 UR Area Number: 14013

UR Area Creation Date: 11/2017

To strengthen and revitalize the local economy by authorizing the provision of financial incentives necessary to attract new people, industries and businesses and encouraging the expansion of existing residential housing, industries, and businesses.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ARCADIA CITY/AR-WE-VA SCH/ARTF1 UR TIF INCREM	140147	140148	0
ARCADIA CITY AG/AR-WE-VA SCH/ARTF2 UR TIF INCREM	140149	140150	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:	89,638	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:	89,638	0	Amount of 06-30-2025 Cash Balance Restricted for LMI	
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Projects For ARCADIA URBAN RENEWAL

Redig Subdivision Phase II

Description:	Housing subdivision infrastructure
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Urban Renewal Area II

Description:	FAC development
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ARCADIA URBAN RENEWAL

Redig Phase II

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/15/2008
FY of Last Payment:	2018

FAC Mill

Debt/Obligation Type:	Rebates
Principal:	10,000
Interest:	0
Total:	10,000
Annual Appropriation?:	Yes
Date Incurred:	01/01/2019
FY of Last Payment:	2025

Rebates For ARCADIA URBAN RENEWAL

FAC Mill

TIF Expenditure Amount:	0
Rebate Paid To:	Farmers Cooperative-Arcadia
Tied To Debt:	FAC Mill
Tied To Project:	Urban Renewal Area II
Projected Final FY of Rebate:	2025

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An audit was completed for the year ending June 30, 2016. Audited numbers were used to complete this report therefore the FY 2016 beginning balance may not match the FY 2015 AURR ending 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: ARCADIA (14G114)
 Urban Renewal Area: ARCADIA URBAN RENEWAL (14013)
 TIF Taxing District Name: ARCADIA CITY/AR-WE-VA SCH/ARTF1 UR TIF INCREM
 TIF Taxing District Inc. Number: 140148
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	04/1999

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	3,136,315	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ARCADIA (14G114)
 Urban Renewal Area: ARCADIA URBAN RENEWAL (14013)
 TIF Taxing District Name: ARCADIA CITY AG/AR-WE-VA SCH/ARTF2 UR TIF INCREM
 TIF Taxing District Inc. Number: 140150
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

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	69,510	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: ARCADIA (14G114)
 Urban Renewal Area: ARCADIA CITY/AR-WE-VA SCH/ARTF2 UR TIF
 UR Area Number: 14038

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ARCADIACITY2/AR-WE-VASCH/ARTIF2INCR	140214	140215	8,752,510

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	1,626,920	1,844,410	11,387,310	0	-8,000	14,840,890	0	14,840,890
Taxable	0	753,961	1,285,722	10,183,093	0	-8,000	12,205,026	0	12,205,026
Homestead Credits									9

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **269,621** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	202,618
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	202,618

Rebate Expenditures:	5,000
Non-Rebate Expenditures:	13,293
Returned to County Treasurer:	0
Total Expenditures:	18,293

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **453,946** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For ARCADIA CITY/AR-WE-VA SCH/ARTF2 UR TIF

Redig Road Addition

Description:	Repaired damaged street
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Street Sign Replacement

Description:	Replaced all Street signage
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Sewer Line Repair

Description:	Sewer Line Repair
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

Waste Improvements

Description:	Water Tower & Distribution systems
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For ARCADIA CITY/AR-WE-VA SCH/ARTF2 UR TIF

street sign replacement

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/02/2018
FY of Last Payment:	2019

FAC Development Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/04/2018
FY of Last Payment:	2028

Water Improvements

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2062

Non-Rebates For **ARCADIA CITY/AR-WE-VA SCH/ARTF2 UR TIF**

TIF Expenditure Amount:	13,293
Tied To Debt:	Water Improvements
Tied To Project:	Waste Improvements

Rebates For ARCADIA CITY/AR-WE-VA SCH/ARTF2 UR TIF

FAC

TIF Expenditure Amount:	5,000
Rebate Paid To:	FAC
Tied To Debt:	FAC Development Rebate
Tied To Project:	Sewer Line Repair
Projected Final FY of Rebate:	2028

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TIF Taxing District Data Collection

Local Government Name: ARCADIA (14G114)
 Urban Renewal Area: ARCADIA CITY/AR-WE-VA SCH/ARTF2 UR TIF (14038)
 TIF Taxing District Name: ARCADIACITY2/AR-WE-VASCH/ARTIF2INCR
 TIF Taxing District Inc. Number: 140215
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received: 2018
 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	1,626,920	1,844,410	11,387,310	0	-8,000	14,840,890	0	14,840,890
Taxable	0	753,961	1,285,722	10,183,093	0	-8,000	12,205,026	0	12,205,026
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	6,106,130	8,742,760	8,752,510	-9,750	-230

FY 2025 TIF Revenue Received: 202,618

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Urban Renewal Area Data Collection

Local Government Name: ARCADIA (14G114)
 Urban Renewal Area: ARCADIA CITY/ARWEVASCH/ARTIF3
 UR Area Number: 14274

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ARCADIA CITY/ARWEVA SCH/ARTIF3/INCREMENT	140274	140275	3,936,417

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	8,548,070	0	0	0	-12,000	8,523,070	0	8,523,070
Taxable	0	3,961,417	0	0	0	-12,000	3,936,417	0	3,936,417
Homestead Credits									19

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	38,009	33,971	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	97,058
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	97,058

Rebate Expenditures:	25,000
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	25,000

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	110,067	55,931	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For ARCADIA CITY/ARWEVASCH/ARTIF3

Van A Team Dev

Description:	New Housing Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ARCADIA CITY/ARWEVASCH/ARTIF3

Von A Team DEV LLC

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2037

Rebates For ARCADIA CITY/ARWEVASCH/ARTIF3

Von A Team DEV LLC

TIF Expenditure Amount:	25,000
Rebate Paid To:	Von A Team Dev LLC
Tied To Debt:	Von A Team DEV LLC
Tied To Project:	Van A Team Dev
Projected Final FY of Rebate:	2037

Income Housing For ARCADIA CITY/ARWEVASCH/ARTIF3

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

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TIF Taxing District Data Collection

Local Government Name: ARCADIA (14G114)
 Urban Renewal Area: ARCADIA CITY/ARWEVASCH/ARTIF3 (14274)
 TIF Taxing District Name: ARCADIA CITY/ARWEVA SCH/ARTIF3/INCREMENT
 TIF Taxing District Inc. Number: 140275
 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	8,548,070	0	0	0	-12,000	8,523,070	0	8,523,070
Taxable	0	3,961,417	0	0	0	-12,000	3,936,417	0	3,936,417
Homestead Credits									19

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,431,404	3,936,417	3,936,417	0	0

FY 2025 TIF Revenue Received: 97,058