

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: CARROLL
 Local Government Number: 14G116

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CARROLL CITY URBAN RENEWAL	14004	8
CARROL MONTEREY POINT URBAN RENEWAL	14016	1
CARROLL ASHWOOD URBAN RENEWAL	14019	2
CARROLL OAKPARK URBAN RENEWAL	14022	1
CARROLL WESTFIELD URBAN RENEWAL	14023	1
CARROLL ACE BUILDERS URBAN RENEWAL	14024	1
CARROLL CITY/CARROLL SCH/ROLLING HILLS UR	14286	1

TIF Debt Outstanding: 3,570,318

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 279,315 6,293 Amount of 07-01-2024 Cash Balance Restricted for LMI

TIF Revenue:	1,180,213	
TIF Sp. Revenue Fund Interest:	13,142	
Property Tax Replacement Claims	1,245	
Asset Sales & Loan Repayments:	0	
Total Revenue:	1,194,600	

Rebate Expenditures:	41,932	
Non-Rebate Expenditures:	1,329,614	
Returned to County Treasurer:	0	
Total Expenditures:	1,371,546	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 102,369 15,968 Amount of 06-30-2025 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 2,096,403

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: CARROLL (14G116)
 Urban Renewal Area: CARROLL CITY URBAN RENEWAL
 UR Area Number: 14004

UR Area Creation Date: 11/1967

UR Area Purpose: To foster economic development in the area through public improvements including streetscape improvements, street intersection improvements and other utility improvements

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CARROLL CITY/CARROLL SCH/AMEND AREA CATF2 UR TIF INCREM	140111	140112	21,120,590
CARROLL CITY/CARROLL SCH/CATIF UR TIF INCREM	140119	140120	7,444,101
CARROLL CITY/CARROLL SCH/AMEND AREA CTIF3 UR TIF INCREM	140177	140178	11,617,420
CARROLL CITY/CARROLL SCH/AMEND AREA CTIF4 UR INCREMENT	140203	140204	2,129,910
CARROLLCITY/CARROLLSCH/AMENDAREACTIF5	140216	140217	1,425,191
CARROLLCITY/CARROLLSCH/AMENDAREACTIF6INCR	140218	140219	836,498
CARROLL CITY/CARROLLSCH/CTIF7 AMENDED UR TIF/INCREMENT	140280	140281	232,360
CARROLL CITY/CARROLLSCH/CTIF8 AMENDED UR TIF/INCREMENT/VILLA	140282	140283	196,920

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	8,732,460	97,218,220	1,776,580	0	-12,000	107,702,260	0	107,702,260
Taxable	0	4,046,863	76,555,058	1,431,623	0	-12,000	82,008,544	0	82,008,544
Homestead Credits									12

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 225,479 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	1,094,744
TIF Sp. Revenue Fund Interest:	10,386
Property Tax Replacement Claims	1,229
Asset Sales & Loan Repayments:	0
Total Revenue:	1,106,359

Rebate Expenditures:	25,187
Non-Rebate Expenditures:	1,270,341
Returned to County Treasurer:	0
Total Expenditures:	1,295,528

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 36,310 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For CARROLL CITY URBAN RENEWAL

Biokinometrics Building Construction

Description:	Construction of building at 211 E 4th St
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

Adams Street Reconstruction - 2023

Description:	Street reconstruction of Adams Street
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Administrative expenses

Description:	Administrative expenses for the Downtown UR Plan
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

CBD Street Resurfacing/Traffic Signals

Description:	CBD Street Resurfacing/Traffic Signals
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Emergency Catalyst Grant

Description:	Emergency Catalyst Grant Match for 504 Holdings LLC - repurpose former JCP building
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Hoyt Mansion Development Agreement

Description:	Renovation of Hoyt Mansion at 220 W 7th Street
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CARROLL CITY URBAN RENEWAL

DMBA Agreement

Debt/Obligation Type:	Rebates
Principal:	193,269
Interest:	0
Total:	193,269
Annual Appropriation?:	Yes
Date Incurred:	12/27/2016
FY of Last Payment:	2033

Sewer Fund Loan #2

Debt/Obligation Type:	Internal Loans
Principal:	75,000
Interest:	750
Total:	75,750
Annual Appropriation?:	No
Date Incurred:	11/28/2022
FY of Last Payment:	2025

Water Fund Loan #14

Debt/Obligation Type:	Internal Loans
Principal:	1,000,000
Interest:	62,500
Total:	1,062,500
Annual Appropriation?:	No
Date Incurred:	11/27/2023
FY of Last Payment:	2025

GO Debt 2024B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,555,000
Interest:	127,891
Total:	1,682,891
Annual Appropriation?:	No
Date Incurred:	11/11/2024
FY of Last Payment:	2027

Catalyst Grant - 504 Holdings LLC

Debt/Obligation Type:	Internal Loans
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	No
Date Incurred:	09/09/2024
FY of Last Payment:	2025

Hoyt Mansion Development Agreement

Debt/Obligation Type:	Rebates
Principal:	250,000
Interest:	0
Total:	250,000
Annual Appropriation?:	Yes
Date Incurred:	08/12/2024
FY of Last Payment:	2040

Non-Rebates For CARROLL CITY URBAN RENEWAL

TIF Expenditure Amount:	75,750
Tied To Debt:	Sewer Fund Loan #2
Tied To Project:	Adams Street Reconstruction - 2023

TIF Expenditure Amount:	1,062,500
Tied To Debt:	Water Fund Loan #14
Tied To Project:	Adams Street Reconstruction - 2023

TIF Expenditure Amount:	32,091
Tied To Debt:	GO Debt 2024B
Tied To Project:	CBD Street Resurfacing/Traffic Signals

TIF Expenditure Amount:	100,000
Tied To Debt:	Catalyst Grant - 504 Holdings LLC
Tied To Project:	Emergency Catalyst Grant

Rebates For CARROLL CITY URBAN RENEWAL

211 E 4th Street

TIF Expenditure Amount:	25,187
Rebate Paid To:	DMBA Properties & Consulting, Inc.
Tied To Debt:	DMBA Agreement
Tied To Project:	Biokinometrics Building Construction
Projected Final FY of Rebate:	2033

Jobs For CARROLL CITY URBAN RENEWAL

Project:	Biokinometrics Building Construction
Company Name:	Biokinometrics Holdings, LLC and DMBA Properties & Consulting, Inc.
Date Agreement Began:	12/27/2016
Date Agreement Ends:	06/01/2033
Number of Jobs Created or Retained:	10
Total Annual Wages of Required Jobs:	40,000
Total Estimated Private Capital Investment:	1,100,000
Total Estimated Cost of Public Infrastructure:	24,996

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: CARROLL (14G116)
 Urban Renewal Area: CARROLL CITY URBAN RENEWAL (14004)
 TIF Taxing District Name: CARROLL CITY/CARROLL SCH/AMEND AREA CATF2 UR TIF INCREM
 TIF Taxing District Inc. Number: 140112
 TIF Taxing District Base Year: 1984
 FY TIF Revenue First Received: 1986
 Subject to a Statutory end date? No

UR Designation	
Slum	01/1985
Blighted	01/1985
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	24,892,740	0	0	0	24,892,740	0	24,892,740
Taxable	0	0	21,565,077	0	0	0	21,565,077	0	21,565,077
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,772,150	21,120,590	21,120,590	0	0

FY 2025 TIF Revenue Received: 513,780

TIF Taxing District Data Collection

Local Government Name: CARROLL (14G116)
 Urban Renewal Area: CARROLL CITY URBAN RENEWAL (14004)
 TIF Taxing District Name: CARROLL CITY/CARROLL SCH/CATIF UR TIF INCREM
 TIF Taxing District Inc. Number: 140120
 TIF Taxing District Base Year: 1966
 FY TIF Revenue First Received: 1986
 Subject to a Statutory end date? No

UR Designation	
Slum	07/1967
Blighted	07/1967
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	66,420	11,134,650	0	0	0	11,201,070	0	11,201,070
Taxable	0	30,781	7,413,320	0	0	0	7,444,101	0	7,444,101
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	821,365	7,444,101	7,444,101	0	0

FY 2025 TIF Revenue Received: 180,256

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: CARROLL (14G116)
 Urban Renewal Area: CARROLL CITY URBAN RENEWAL (14004)
 TIF Taxing District Name: CARROLL CITY/CARROLL SCH/AMEND AREA CTIF3 UR TIF INCREM
 TIF Taxing District Inc. Number: 140178
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2008

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	6,771,770	37,367,720	0	0	-12,000	44,117,740	0	44,117,740
Taxable	0	3,138,223	29,205,494	0	0	-12,000	32,321,967	0	32,321,967
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	22,854,330	21,275,410	11,617,420	9,657,990	234,940

FY 2025 TIF Revenue Received: 284,376

TIF Taxing District Data Collection

Local Government Name: CARROLL (14G116)
 Urban Renewal Area: CARROLL CITY URBAN RENEWAL (14004)
 TIF Taxing District Name: CARROLL CITY/CARROLL SCH/AMEND AREA CTIF4 UR INCREMENT
 TIF Taxing District Inc. Number: 140204
 TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received: 2016
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2014

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	186,030	18,313,630	397,650	0	0	18,897,310	0	18,897,310
Taxable	0	86,213	14,226,586	292,399	0	0	14,605,198	0	14,605,198
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	16,767,400	2,129,910	2,129,910	0	0

FY 2025 TIF Revenue Received: 50,870

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: CARROLL (14G116)
 Urban Renewal Area: CARROLL CITY URBAN RENEWAL (14004)
 TIF Taxing District Name: CARROLLCITY/CARROLLSCH/AMENDAREACTIF5
 TIF Taxing District Inc. Number: 140217
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received: 2019
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2038

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2017

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	1,801,830	0	0	0	1,801,830	0	1,801,830
Taxable	0	0	1,425,191	0	0	0	1,425,191	0	1,425,191
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	212,400	1,425,191	1,425,191	0	0

FY 2025 TIF Revenue Received: 34,669

TIF Taxing District Data Collection

Local Government Name: CARROLL (14G116)
 Urban Renewal Area: CARROLL CITY URBAN RENEWAL (14004)
 TIF Taxing District Name: CARROLLCITY/CARROLLSCH/AMENDAREACTIF6INCR
 TIF Taxing District Inc. Number: 140219
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received: 2021
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2040

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2019

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	1,708,240	1,739,720	0	0	0	3,444,710	0	3,444,710
Taxable	0	791,646	1,079,225	0	0	0	1,867,621	0	1,867,621
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,611,462	833,248	836,498	-3,250	-79

FY 2025 TIF Revenue Received: 20,350

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: CARROLL (14G116)
 Urban Renewal Area: CARROLL CITY URBAN RENEWAL (14004)
 TIF Taxing District Name: CARROLL CITY/CARROLLSCH/CTIF7 AMENDED UR TIF/INCREMENT
 TIF Taxing District Inc. Number: 140281
 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	1,521,700	1,378,930	0	0	2,900,630	0	2,900,630
Taxable	0	0	1,304,044	1,139,224	0	0	2,443,268	0	2,443,268
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,668,270	232,360	232,360	0	0

FY 2025 TIF Revenue Received: 5,653

TIF Taxing District Data Collection

Local Government Name: CARROLL (14G116)
 Urban Renewal Area: CARROLL CITY URBAN RENEWAL (14004)
 TIF Taxing District Name: CARROLL CITY/CARROLLSCH/CTIF8 AMENDED UR TIF/INCREMENT/VILLA
 TIF Taxing District Inc. Number: 140283
 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	446,230	0	0	0	446,230	0	446,230
Taxable	0	0	336,121	0	0	0	336,121	0	336,121
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	249,310	196,920	196,920	0	0

FY 2025 TIF Revenue Received: 4,790

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: CARROLL (14G116)
 Urban Renewal Area: CARROL MONTEREY POINT URBAN RENEWAL
 UR Area Number: 14016

UR Area Creation Date: 11/2002

UR Area Purpose: To foster economic development in the area through rebates for Carroll IHA Senior Housing Limited Partnership, by Burns & Burns L.C. General Partner

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CARROLL CITY/CARROLL SCH/MP CATF3 UR TIF INCREM	140157	140158	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

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: CARROLL (14G116)
 Urban Renewal Area: CARROL MONTEREY POINT URBAN RENEWAL (14016)
 TIF Taxing District Name: CARROLL CITY/CARROLL SCH/MP CATF3 UR TIF INCREM
 TIF Taxing District Inc. Number: 140158
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2002

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	126,580	0	0	0	0

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: CARROLL (14G116)
 Urban Renewal Area: CARROLL ASHWOOD URBAN RENEWAL
 UR Area Number: 14019

UR Area Creation Date: 04/2006

UR Area Purpose: to foster economic development in the area through public improvements including grading, street paving and constructing sanitary sewer and storm water improvements

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CARROLL CITY/CARROLL SCH/ASHWOOD CATF1 UR TIF INCREM	140167	140168	46,964
CARROLL CITY/CARROLL SCH/ASHWOOD AG CAATF UR TIF INCREM	140197	140198	36,881

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	51,340	0	101,340	0	0	0	152,680	0	152,680
Taxable	36,881	0	46,964	0	0	0	83,845	0	83,845
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:	1,754
TIF Sp. Revenue Fund Interest:	38
Property Tax Replacement Claims	16
Asset Sales & Loan Repayments:	0
Total Revenue:	1,808

Rebate Expenditures:	0
Non-Rebate Expenditures:	1,808
Returned to County Treasurer:	0
Total Expenditures:	1,808

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 CARROLL ASHWOOD URBAN RENEWAL

Ashwood Bus Park Improvements

Description:	grading, street paving, constructing sanitary sewer and storm water improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CARROLL ASHWOOD URBAN RENEWAL

2014 Ashwood Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,593
Interest:	811
Total:	5,404
Annual Appropriation?:	No
Date Incurred:	08/12/2014
FY of Last Payment:	2027

Non-Rebates For CARROLL ASHWOOD URBAN RENEWAL

TIF Expenditure Amount:	1,808
Tied To Debt:	2014 Ashwood Refunding
Tied To Project:	Ashwood Bus Park Improvements

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: CARROLL (14G116)
 Urban Renewal Area: CARROLL ASHWOOD URBAN RENEWAL (14019)
 TIF Taxing District Name: CARROLL CITY/CARROLL SCH/ASHWOOD CATF1 UR TIF INCREM
 TIF Taxing District Inc. Number: 140168
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2006

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	101,340	0	0	0	101,340	0	101,340
Taxable	0	0	46,964	0	0	0	46,964	0	46,964
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	14,498	46,964	46,964	0	0

FY 2025 TIF Revenue Received: 1,143

TIF Taxing District Data Collection

Local Government Name: CARROLL (14G116)
 Urban Renewal Area: CARROLL ASHWOOD URBAN RENEWAL (14019)
 TIF Taxing District Name: CARROLL CITY/CARROLL SCH/ASHWOOD AG CAATF UR TIF INCREM
 TIF Taxing District Inc. Number: 140198
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2006

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	51,340	0	0	0	0	0	51,340	0	51,340
Taxable	36,881	0	0	0	0	0	36,881	0	36,881
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,132	36,881	36,881	0	0

FY 2025 TIF Revenue Received: 611

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: CARROLL (14G116)
 Urban Renewal Area: CARROLL OAKPARK URBAN RENEWAL
 UR Area Number: 14022

UR Area Creation Date: 09/2007

UR Area Purpose: to foster economic development in the area through public improvements including constructing and installing roadway and utility improvements including sanitary sewers, water main extensions and storm sewers

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CARROLL CITY/CARROLL SCH/OAKPARK OAKTF UR TIF INCREM	140173	140174	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**

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: CARROLL (14G116)
 Urban Renewal Area: CARROLL OAKPARK URBAN RENEWAL (14022)
 TIF Taxing District Name: CARROLL CITY/CARROLL SCH/OAKPARK OAKTF UR TIF INCREM
 TIF Taxing District Inc. Number: 140174
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2007

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	7,400	0	0	0	0

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: CARROLL (14G116)
 Urban Renewal Area: CARROLL WESTFIELD URBAN RENEWAL
 UR Area Number: 14023

UR Area Creation Date: 05/2007

UR Area Purpose: To foster economic development in the area through public improvements including sewer, water and street improvements

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CARROLL CITY/CARROLL SCH/WESTFIELD WESTF UR TIF INCREM	140175	140176	2,355,278

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	17,547,780	0	0	0	17,547,780	0	17,547,780
Taxable	0	0	15,408,635	0	0	0	15,408,635	0	15,408,635
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	47,180	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	57,294		
TIF Sp. Revenue Fund Interest:	1,993		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	59,287		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	57,465		
Returned to County Treasurer:	0		
Total Expenditures:	57,465		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	49,002	0	Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For CARROLL WESTFIELD URBAN RENEWAL

New office building for BTC, Inc.

Description:	New office building for BTC, Inc. dba WIN
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CARROLL WESTFIELD URBAN RENEWAL

BTC, Inc. TIF Rebate Agreement

Debt/Obligation Type:	Rebates
Principal:	114,929
Interest:	0
Total:	114,929
Annual Appropriation?:	Yes
Date Incurred:	11/14/2022
FY of Last Payment:	2026

Non-Rebates For CARROLL WESTFIELD URBAN RENEWAL

TIF Expenditure Amount:	57,465
Tied To Debt:	BTC, Inc. TIF Rebate Agreement
Tied To Project:	New office building for BTC, Inc.

Rebates For CARROLL WESTFIELD URBAN RENEWAL

1780 Kittyhawk Avenue

TIF Expenditure Amount:	0
Rebate Paid To:	BTC, Inc. dba WIN
Tied To Debt:	BTC, Inc. TIF Rebate Agreement
Tied To Project:	New office building for BTC, Inc.
Projected Final FY of Rebate:	2026

Jobs For CARROLL WESTFIELD URBAN RENEWAL

Project:	New office building for BTC, Inc.
Company Name:	BTC, Inc. dba Western Iowa Networks
Date Agreement Began:	10/12/2020
Date Agreement Ends:	06/01/2026
Number of Jobs Created or Retained:	23
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	8,200,000
Total Estimated Cost of Public Infrastructure:	200,000

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

The development agreement does not require a specific annual wage amount as part of the jobs requirement.

256 Characters Left

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

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: CARROLL (14G116)
 Urban Renewal Area: CARROLL WESTFIELD URBAN RENEWAL (14023)
 TIF Taxing District Name: CARROLL CITY/CARROLL SCH/WESTFIELD WESTF UR TIF INCREM
 TIF Taxing District Inc. Number: 140176
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2007

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	17,547,780	0	0	0	17,547,780	0	17,547,780
Taxable	0	0	15,408,635	0	0	0	15,408,635	0	15,408,635
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	27,770	15,408,635	2,355,278	13,053,357	317,536

FY 2025 TIF Revenue Received: 57,294

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: CARROLL (14G116)
 Urban Renewal Area: CARROLL ACE BUILDERS URBAN RENEWAL
 UR Area Number: 14024

UR Area Creation Date: 05/2008

UR Area Purpose: to foster economic development
 through public improvements
 including water main and sanitary
 sewer installation

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CARROLL CITY/CARROLL SCH/ACE BUILDERS ACETF UR TIF INCREM	140179	140180	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
---	----------	----------	---

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: CARROLL (14G116)
 Urban Renewal Area: CARROLL ACE BUILDERS URBAN RENEWAL (14024)
 TIF Taxing District Name: CARROLL CITY/CARROLL SCH/ACE BUILDERS ACETF UR TIF INCREM
 TIF Taxing District Inc. Number: 140180
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2008

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	64,635	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: CARROLL (14G116)
 Urban Renewal Area: CARROLL CITY/CARROLL SCH/ROLLING HILLS UR
 UR Area Number: 14286

UR Area Creation Date: 08/2018

UR Area Purpose: economic development area for the provision of public improvements related to housing and residential development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CARROLL CITY/CARROLL SCH/ROLLING HILLS/INCREMENT	140286	140285	1,086,050

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	2,387,220	0	0	0	-4,000	2,366,970	0	2,366,970
Taxable	0	1,106,300	0	0	0	-4,000	1,086,050	0	1,086,050
Homestead Credits									6

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	6,656	6,293	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	26,421		
TIF Sp. Revenue Fund Interest:	725		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	27,146		
Rebate Expenditures:	16,745		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	16,745		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	17,057	15,968	Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For CARROLL CITY/CARROLL SCH/ROLLING HILLS UR

Administrative expenses

Description:	Administrative expenses to setup and amend the URP and development agreement
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Rolling Hills South Condo Residential Development

Description:	Development Agreement with 704 Development Corp
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CARROLL CITY/CARROLL SCH/ROLLING HILLS UR

Administrative expenses

Debt/Obligation Type:	Internal Loans
Principal:	8,498
Interest:	0
Total:	8,498
Annual Appropriation?:	No
Date Incurred:	11/28/2022
FY of Last Payment:	2033

704 Development Corp. TIF Rebate Agreement

Debt/Obligation Type:	Rebates
Principal:	61,109
Interest:	0
Total:	61,109
Annual Appropriation?:	Yes
Date Incurred:	11/28/2022
FY of Last Payment:	2033

LMI Set Aside Debt

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	15,968
Interest:	0
Total:	15,968
Annual Appropriation?:	No
Date Incurred:	11/28/2022
FY of Last Payment:	2033

Rebates For CARROLL CITY/CARROLL SCH/ROLLING HILLS UR

Rolling Hills South Condominiums

TIF Expenditure Amount:	16,745
Rebate Paid To:	704 Development Corp.
Tied To Debt:	704 Development Corp. TIF Rebate Agreement
Tied To Project:	Rolling Hills South Condo Residential Development
Projected Final FY of Rebate:	2033

Income Housing For CARROLL CITY/CARROLL SCH/ROLLING HILLS UR

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development: 16,745

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

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: CARROLL (14G116)
 Urban Renewal Area: CARROLL CITY/CARROLL SCH/ROLLING HILLS UR (14286)
 TIF Taxing District Name: CARROLL CITY/CARROLL SCH/ROLLING HILLS/INCREMENT
 TIF Taxing District Inc. Number: 140285
 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	2,387,220	0	0	0	-4,000	2,366,970	0	2,366,970
Taxable	0	1,106,300	0	0	0	-4,000	1,086,050	0	1,086,050
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	12,890	1,086,050	1,086,050	0	0

FY 2025 TIF Revenue Received: 26,421