

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: MANNING
 Local Government Number: 14G123

Active Urban Renewal Areas

	U.R. #	# of Tif Taxing Districts
MANNING URBAN RENEWAL	14011	5
MANNING CITY URBAN RENEWAL CHAR MAC	14036	1

TIF Debt Outstanding: 414,115

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	50,850	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	68,971		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	68,971		

Rebate Expenditures:	4,793		
Non-Rebate Expenditures:	67,783		
Returned to County Treasurer:	0		
Total Expenditures:	72,576		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	47,245	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: 294,294

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: MANNING (14G123)
 Urban Renewal Area: MANNING URBAN RENEWAL
 UR Area Number: 14011

UR Area Creation Date: 11/1994

UR Area Purpose: Economic Development. See plan and plan ammendments.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MANNING CITY AG/IKM-MANNING SCH/MATF1 UR TIF INCREM	140135	140136	0
MANNING CITY/IKM-MANNING SCH/MCTF1 UR TIF INCREM	140137	140138	0
MANNING CITY/IKM-MANNING SCH/MCTF3 UR TIF INCREM	140199	140200	0
MANNING INC-AMEND.UR MCTF2 INCREMENT	140212	140213	1,171,630
MANNING CITY/MANNING SCH/MCTIF5 UR TIF/INCR	140270	140271	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	1,651,830	0	0	0	1,651,830	0	1,651,830
Taxable	0	0	1,421,162	0	0	0	1,421,162	0	1,421,162
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **257** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	32,534
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	32,534

Rebate Expenditures:	4,793
Non-Rebate Expenditures:	26,042
Returned to County Treasurer:	0
Total Expenditures:	30,835

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **1,956** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For MANNING URBAN RENEWAL

311th Street Paving

Description:	Pave 311th Street (Heritage Dr)
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Boulders Inn & Suites

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

Debts/Obligations For MANNING URBAN RENEWAL

311th St (Heritage Dr)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	74,580
Interest:	4,393
Total:	78,973
Annual Appropriation?:	No
Date Incurred:	09/01/2016
FY of Last Payment:	2028

Boulder's Inn & Suites

Debt/Obligation Type:	Rebates
Principal:	48,396
Interest:	0
Total:	48,396
Annual Appropriation?:	Yes
Date Incurred:	05/17/2016
FY of Last Payment:	2028

Non-Rebates For MANNING URBAN RENEWAL

TIF Expenditure Amount:	26,042
Tied To Debt:	311th St (Heritage Dr)
Tied To Project:	311th Street Paving

Rebates For MANNING URBAN RENEWAL

Boulders

TIF Expenditure Amount:	4,793
Rebate Paid To:	Boulders Inn of Manning
Tied To Debt:	Boulder's Inn & Suites
Tied To Project:	Boulders Inn & Suites
Projected Final FY of Rebate:	2028

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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: MANNING (14G123)
 Urban Renewal Area: MANNING URBAN RENEWAL (14011)
 TIF Taxing District Name: MANNING CITY AG/IKM-MANNING SCH/MATF1 UR TIF INCREM
 TIF Taxing District Inc. Number: 140136
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

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	85,380	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MANNING (14G123)
 Urban Renewal Area: MANNING URBAN RENEWAL (14011)
 TIF Taxing District Name: MANNING CITY/IKM-MANNING SCH/MCTF1 UR TIF INCREM
 TIF Taxing District Inc. Number: 140138
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

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	9,728,532	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: MANNING (14G123)
 Urban Renewal Area: MANNING URBAN RENEWAL (14011)
 TIF Taxing District Name: MANNING CITY/IKM-MANNING SCH/MCTF3 UR TIF INCREM
 TIF Taxing District Inc. Number: 140200
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

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	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MANNING (14G123)
 Urban Renewal Area: MANNING URBAN RENEWAL (14011)
 TIF Taxing District Name: MANNING INC-AMEND.UR MCTF2 INCREMENT
 TIF Taxing District Inc. Number: 140213
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2017
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2016

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	1,651,830	0	0	0	1,651,830	0	1,651,830
Taxable	0	0	1,421,162	0	0	0	1,421,162	0	1,421,162
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	480,200	1,171,630	1,171,630	0	0

FY 2025 TIF Revenue Received: 32,534

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TIF Taxing District Data Collection

Local Government Name: MANNING (14G123)
 Urban Renewal Area: MANNING URBAN RENEWAL (14011)
 TIF Taxing District Name: MANNING CITY/MANNING SCH/MCTIF5 UR TIF/INCR
 TIF Taxing District Inc. Number: 140271
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 0
 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	0	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: MANNING (14G123)
 Urban Renewal Area: MANNING CITY URBAN RENEWAL CHAR MAC
 UR Area Number: 14036
 UR Area Creation Date: 09/2014
 UR Area Purpose: Char-Mac Assisted Living

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MANNING CITY/MANNING SCH/MCTF4 UR TIF INCREMENT	140205	140206	1,312,038

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	2,831,160	0	0	0	0	2,831,160	0	2,831,160
Taxable	0	1,312,038	0	0	0	0	1,312,038	0	1,312,038
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **50,593** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	36,437
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	36,437

Rebate Expenditures:	0
Non-Rebate Expenditures:	41,741
Returned to County Treasurer:	0
Total Expenditures:	41,741

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **45,289** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For MANNING CITY URBAN RENEWAL CHAR MAC

Char-Mac Assisted Living

Description:	Char-Mac Assisted Living
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MANNING CITY URBAN RENEWAL CHAR MAC

Char-Mac Assisted Living

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	235,000
Interest:	51,746
Total:	286,746
Annual Appropriation?:	No
Date Incurred:	09/30/2014
FY of Last Payment:	2031

Non-Rebates For MANNING CITY URBAN RENEWAL CHAR MAC

TIF Expenditure Amount:	41,741
Tied To Debt:	Char-Mac Assisted Living
Tied To Project:	Char-Mac Assisted Living

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: MANNING (14G123)
 Urban Renewal Area: MANNING CITY URBAN RENEWAL CHAR MAC (14036)
 TIF Taxing District Name: MANNING CITY/MANNING SCH/MCTF4 UR TIF INCREMENT
 TIF Taxing District Inc. Number: 140206
 TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received: 2020
 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	2,831,160	0	0	0	0	2,831,160	0	2,831,160
Taxable	0	1,312,038	0	0	0	0	1,312,038	0	1,312,038
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	71,130	1,312,038	1,312,038	0	0

FY 2025 TIF Revenue Received: 36,437