

**Annual Urban Renewal Report, Fiscal Year 2024 - 2025**

**Levy Authority Summary**

Local Government Name: ANITA  
 Local Government Number: 15G127

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
ANITA DEVELOPMENT UR DIST -DEER RIDGE	15007	1
ANITA URBAN RENEWAL	15011	1

**TIF Debt Outstanding: 1,691,334**

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 173,407      22,307      Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	72,803	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
<b>Total Revenue:</b>	<b>72,803</b>	

Rebate Expenditures:	0
Non-Rebate Expenditures:	50,000
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>50,000</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 196,210      22,307      Amount of 06-30-2025 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 1,445,124**

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**Urban Renewal Area Data Collection**

Local Government Name: ANITA (15G127)  
 Urban Renewal Area: ANITA DEVELOPMENT UR DIST -DEER RIDGE  
 UR Area Number: 15007

UR Area Creation Date: 01/2006

\*Encourage and initiate programs for new housing. \*Invest in the provision of infrastructure improvement. \*Encourage lenders and private developers to take risks and develop property in the area in accordance with the city's vision.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ANITA CITY/CAM SCH/DEER RIDGE TIF INCREM	150077	150078	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	3,078,210	0	0	0	0	3,078,210	0	3,078,210
Taxable	0	1,426,527	0	0	0	0	1,426,527	0	1,426,527
Homestead Credits									5

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **22,307** **22,307** **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
<b>Total Revenue:</b>	<b>0</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **22,307** **22,307** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For ANITA DEVELOPMENT UR DIST -DEER RIDGE

### 2007 Street Improvements

Description:	Installed streets in new housing sub division
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### 2006 Water Infrastructure

Description:	Installed water infrastructure in new housing sub division
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### 2013 Street Lighting

Description:	Installed street lights and safety lighting in new housing subdivision
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### 2014 Sidewalk/Cluster Mail Box

Description:	Installed cluster mail box and sidewalk
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### LMI - Anita Housing Roof Repair

Description:	Repaired roof on Anita Housing Corporation building
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

### 2016 Ground Water Drainage Improvement

Description:	Tile work to improve storm water drainage at new construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For ANITA DEVELOPMENT UR DIST -DEER RIDGE

### 2013 Internal Advance from Anita Muncipal Utilities Electrical Fund

Debt/Obligation Type:	Internal Loans
Principal:	19,502
Interest:	0
Total:	19,502
Annual Appropriation?:	No
Date Incurred:	11/01/2013
FY of Last Payment:	2035

### 2006 LMI Funding Obligation

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	19,197
Interest:	0
Total:	19,197
Annual Appropriation?:	No
Date Incurred:	01/11/2006
FY of Last Payment:	2035

**Non-Rebates For ANITA DEVELOPMENT UR DIST -DEER RIDGE**

TIF Expenditure Amount:	0
Tied To Debt:	2013 Internal Advance from Anita Municipal Utilities Electrical Fund
Tied To Project:	2007 Street Improvements

## Income Housing For ANITA DEVELOPMENT UR DIST -DEER RIDGE

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	10,798
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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: ANITA (15G127)  
 Urban Renewal Area: ANITA DEVELOPMENT UR DIST -DEER RIDGE (15007)  
 TIF Taxing District Name: ANITA CITY/CAM SCH/DEER RIDGE TIF INCREM  
 TIF Taxing District Inc. Number: 150078  
 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	01/2006

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	3,078,210	0	0	0	0	3,078,210	0	3,078,210
Taxable	0	1,426,527	0	0	0	0	1,426,527	0	1,426,527
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	178,990	1,426,527	0	1,426,527	42,880

FY 2025 TIF Revenue Received: 0

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**Urban Renewal Area Data Collection**

Local Government Name: ANITA (15G127)  
 Urban Renewal Area: ANITA URBAN RENEWAL  
 UR Area Number: 15011

UR Area Creation Date: 11/2013

UR Area Purpose: To provide municipal infrastructure and facilities for economic development and to alleviate the Blighted Conditions. Undertake projects targeted at the alleviation of the Blighted Conditions.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
GRANT TWP/CAM SCH/ANITA CITY TIF INCREM	150089	150090	3,394,750

**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	6,788,150	0	0	6,788,150	0	6,788,150
Taxable	0	0	0	5,978,365	0	0	5,978,365	0	5,978,365
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** 151,100      0      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	72,803
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>72,803</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	50,000
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>50,000</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 173,903      0      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For ANITA URBAN RENEWAL

### A.M.U. Construction of new well and upgrade to water treatment facility

Description:	Install a test well and construct a new well as well as make improvements to the water treatment and storage facility to alleviate blighted conditions and to meet the water usage requirements of the City.
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

### Main Street District Improvement Project

Description:	Street resurfacing, construction of storm sewer system improvements, construction of sidewalk and curb & gutter improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For ANITA URBAN RENEWAL

### A.M.U.State Revolving Fund-Planning & Designn Loan

Debt/Obligation Type:	Other Debt
Principal:	1,457,635
Interest:	0
Total:	1,457,635
Annual Appropriation?:	No
Date Incurred:	10/08/2013
FY of Last Payment:	2035

### Internal Advance from Sewer Fund for Main Street Improvement Project

Debt/Obligation Type:	Internal Loans
Principal:	195,000
Interest:	0
Total:	195,000
Annual Appropriation?:	No
Date Incurred:	09/14/2016
FY of Last Payment:	2035

## Non-Rebates For ANITA URBAN RENEWAL

TIF Expenditure Amount:	50,000
Tied To Debt:	A.M.U.State Revolving Fund- Planning & Designn Loan
Tied To Project:	A.M.U.Construction of new well and upgrade to water treatment facility

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FY 2015 reported non rebate payment of \$26,167 but didn't pay it until 7/1/15 so will be on FY16 AFR (The Water Project is a 1.6 SRF loan & draw downs are not yet complete so the prin. and int. bal. may change.) debt reported in fy15 was reduced fy16

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

0

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**TIF Taxing District Data Collection**

Local Government Name: ANITA (15G127)  
 Urban Renewal Area: ANITA URBAN RENEWAL (15011)  
 TIF Taxing District Name: GRANT TWP/CAM SCH/ANITA CITY TIF INCREM  
 TIF Taxing District Inc. Number: 150090  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 2015  
 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	6,788,150	0	0	6,788,150	0	6,788,150
Taxable	0	0	0	5,978,365	0	0	5,978,365	0	5,978,365
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,393,400	3,394,750	3,394,750	0	0

FY 2025 TIF Revenue Received: 72,803