

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: CLARENCE
 Local Government Number: 16G136

Active Urban Renewal Areas

CLARENCE 1992 URBAN RENEWAL

**U.R. # of Tif Taxing
Districts**
16001 3

TIF Debt Outstanding: 77,086

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	61	69,171	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	11,149		
TIF Sp. Revenue Fund Interest:	678		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	11,827		

Rebate Expenditures:	8,686		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	8,686		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	3,202	69,523	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: 65,198

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Urban Renewal Area Data Collection

Local Government Name: CLARENCE (16G136)
 Urban Renewal Area: CLARENCE 1992 URBAN RENEWAL
 UR Area Number: 16001

UR Area Creation Date: 05/1993

This urban renewal plan has been developed to help local officials promote economic development in the City of Clarence. The primary goal of the plan is to stimulate, through public involvement and commitment, private investments in residential, commercial and industrial development and to create a sound economic base that will serve as the foundation for future growth and development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CLARENCE CITY AG/NORTH CEDAR SCH/CLARENCE UR TIF INCREM	160095	160096	0
CLARENCE CITY/NORTH CEDAR SCH/CLAR UR TIF INCREM	160097	160098	0
CLARENCE CITY/NORTH CEDAR SCH/CLAR UR#2 TIF INCREM	160185	160186	1,780,853

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	433,500	40,255,680	6,324,920	2,115,430	0	-120,000	48,886,030	0	48,886,030
Taxable	311,413	18,655,603	3,786,487	1,722,260	0	-120,000	24,232,263	0	24,232,263
Homestead Credits									137

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **61** **69,171** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	11,149
TIF Sp. Revenue Fund Interest:	678
Property Tax Replacement Claims	0
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Returned to County Treasurer:	0
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TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **3,202** **69,523** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For CLARENCE 1992 URBAN RENEWAL

Clarence Urban Renewal Area No. 2

Description:	Economic Development Grants to Developer under Development Agreement Robinson Addition
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CLARENCE 1992 URBAN RENEWAL

Robinson Addition development agreement rebates Clarence Urban Renewal Area No.2

Debt/Obligation Type:	Rebates
Principal:	77,086
Interest:	0
Total:	77,086
Annual Appropriation?:	Yes
Date Incurred:	11/10/2014
FY of Last Payment:	2025

LMI Requirement - Robinson Addition

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/10/2014
FY of Last Payment:	2025

Rebates For CLARENCE 1992 URBAN RENEWAL

Clarence Urban Renewal Area

TIF Expenditure Amount:	8,686
Rebate Paid To:	Ron and Kathy Robinson
Tied To Debt:	Robinson Addition development agreement rebates Clarence Urban Renewal Area No.2
Tied To Project:	Clarence Urban Renewal Area No. 2
Projected Final FY of Rebate:	2025

Income Housing For CLARENCE 1992 URBAN RENEWAL

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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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: CLARENCE (16G136)
 Urban Renewal Area: CLARENCE 1992 URBAN RENEWAL (16001)
 TIF Taxing District Name: CLARENCE CITY AG/NORTH CEDAR SCH/CLARENCE UR TIF INCREM
 TIF Taxing District Inc. Number: 160096
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1993

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	433,500	0	0	0	0	0	433,500	0	433,500
Taxable	311,413	0	0	0	0	0	311,413	0	311,413
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	248,666	184,834	0	184,834	4,279

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CLARENCE (16G136)
 Urban Renewal Area: CLARENCE 1992 URBAN RENEWAL (16001)
 TIF Taxing District Name: CLARENCE CITY/NORTH CEDAR SCH/CLAR UR TIF INCREM
 TIF Taxing District Inc. Number: 160098
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1993

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	35,790,380	6,324,920	2,115,430	0	-108,000	44,018,730	0	44,018,730
Taxable	0	16,586,255	3,786,487	1,722,260	0	-108,000	21,883,002	0	21,883,002
Homestead Credits									127

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	11,296,855	21,883,002	0	21,883,002	658,590

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: CLARENCE (16G136)
 Urban Renewal Area: CLARENCE 1992 URBAN RENEWAL (16001)
 TIF Taxing District Name: CLARENCE CITY/NORTH CEDAR SCH/CLAR UR#2 TIF INCREM
 TIF Taxing District Inc. Number: 160186
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2016
 Subject to a Statutory end date? No

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	4,465,300	0	0	0	-12,000	4,433,800	0	4,433,800
Taxable	0	2,069,348	0	0	0	-12,000	2,037,848	0	2,037,848
Homestead Credits									10

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	14,870	2,037,848	1,780,853	256,995	7,735

FY 2025 TIF Revenue Received: 11,149