

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: NASHUA
 Local Government Number: 19G166

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
NASHUA TOMANI URBAN RENEWAL	19006	1
NASHUA CEDAR HILL URBAN RENEWAL	19008	2

TIF Debt Outstanding: 291,339

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	231,419	168,338	Amount of 07-01-2024 Cash Balance Restricted for LMI
---	----------------	----------------	---

TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	6,037		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	6,037		

Rebate Expenditures:	0		
Non-Rebate Expenditures:	16,940		
Returned to County Treasurer:	0		
Total Expenditures:	16,940		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	220,516	174,376	Amount of 06-30-2025 Cash Balance Restricted for LMI
---	----------------	----------------	---

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 53,883

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: NASHUA (19G166)
 Urban Renewal Area: NASHUA TOMANI URBAN RENEWAL
 UR Area Number: 19006

UR Area Creation Date: 03/1999

UR Area Purpose: to aid in economic development in the area by public improvements including streets, water and sewer mains and rebates to Sullivan Construction

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
NASHUA CITY/NASHUA-PLAINFIELD SCH/NA RES. TIF INCREM	190102	190103	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: NASHUA (19G166)
 Urban Renewal Area: NASHUA TOMANI URBAN RENEWAL (19006)
 TIF Taxing District Name: NASHUA CITY/NASHUA-PLAINFIELD SCH/NA RES. TIF INCREM
 TIF Taxing District Inc. Number: 190103
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2012

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1999

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	65,680	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: NASHUA (19G166)
 Urban Renewal Area: NASHUA CEDAR HILL URBAN RENEWAL
 UR Area Number: 19008

UR Area Creation Date: 05/2004

UR Area Purpose: to aid economic development by public improvements including water and sewer mains and a street for Cedar Hill Development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
NASHUA CITY/NASHUA-PLAINFIELD SCH/NA UR TIF INCREM	190116	190117	0
NASHUA CITY/NASHUA-PLAINFIELD SCH/NASHUA 2008 AMEND NASHUA TIF INCREM	190118	190119	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: 231,419 168,338 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	6,037
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	6,037

Rebate Expenditures:	0
Non-Rebate Expenditures:	16,940
Returned to County Treasurer:	0
Total Expenditures:	16,940

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 220,516 174,376 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For NASHUA CEDAR HILL URBAN RENEWAL

Demro Addition

Description:	Cedar Hill Development
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	Yes

LMI Requirement

Description:	Accumulating LMI to pay for required LMI Projects
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For NASHUA CEDAR HILL URBAN RENEWAL

Demro Addition

Debt/Obligation Type:	Rebates
Principal:	123,001
Interest:	0
Total:	123,001
Annual Appropriation?:	Yes
Date Incurred:	05/30/2006
FY of Last Payment:	2024

LMI - Cedar Hill

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	168,338
Interest:	0
Total:	168,338
Annual Appropriation?:	No
Date Incurred:	05/30/2006
FY of Last Payment:	2024

Non-Rebates For NASHUA CEDAR HILL URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Demro Addition
Tied To Project:	Demro Addition

TIF Expenditure Amount:	16,940
Tied To Debt:	LMI - Cedar Hill
Tied To Project:	LMI Requirement

Rebates For NASHUA CEDAR HILL URBAN RENEWAL

CEDAR HILL URBAN RENEWAL

TIF Expenditure Amount:	0
Rebate Paid To:	Cedar Hill Development Corp
Tied To Debt:	Demro Addition
Tied To Project:	Demro Addition
Projected Final FY of Rebate:	2023

Income Housing For NASHUA CEDAR HILL URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
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

Debts/Obligations - 123,001 is max amount left to pay of \$250,000, next year the
"Principal as of 7/1/25 will be \$123,001-\$0 (Amt pd to Cedar Hill)=123,001.
Rebates= \$0 (Amt pd to CH) - Ran Rev/Exp Report, Line Item, "Fund 125"

256 Characters Left

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

0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: NASHUA (19G166)
 Urban Renewal Area: NASHUA CEDAR HILL URBAN RENEWAL (19008)
 TIF Taxing District Name: NASHUA CITY/NASHUA-PLAINFIELD SCH/NA UR TIF INCREM
 TIF Taxing District Inc. Number: 190117
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2004

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	953,630	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: NASHUA (19G166)
 Urban Renewal Area: NASHUA CEDAR HILL URBAN RENEWAL (19008)
 TIF Taxing District Name: NASHUA CITY/NASHUA-PLAINFIELD SCH/NASHUA 2008 AMEND NASHUA TIF INCREM
 TIF Taxing District Inc. Number: 190119
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2004

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	79,900	0	0	0	0

FY 2025 TIF Revenue Received: 0