

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: CLAY COUNTY
 Local Government Number: 21

Active Urban Renewal Areas

CLAY COUNTY URBAN RENEWAL

**U.R. # of Tif Taxing
 # Districts**
 21021 3

TIF Debt Outstanding: 20,458,620

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	226,129	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	683,645		
TIF Sp. Revenue Fund Interest:	76,232		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	576,389		
Total Revenue:	1,336,266		

Rebate Expenditures:	0		
Non-Rebate Expenditures:	1,148,296		
Returned to County Treasurer:	0		
Total Expenditures:	1,148,296		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	414,099	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: 18,896,225

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Urban Renewal Area Data Collection

Local Government Name: CLAY COUNTY (21)
 Urban Renewal Area: CLAY COUNTY URBAN RENEWAL
 UR Area Number: 21021

UR Area Creation Date: 01/2020

UR Area Purpose: Provide infrastructure to improve access to wind turbines. Provide adequate and safe roads to support agriculture related industries.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SUMMIT TWP/CLAY CENTRAL-EV/CC TURBINE TIF INCREM	210174	210175	522,421
WATERFORD TWP/CLAY CENTRAL-EV/CC TURBINE TIF INCREM	210176	210177	25,171,630
LONE TREE TWP/CLAY CENTRAL-EV/CC TURBINE TIF INCREM	210178	210179	10,294,105

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	42,679,040	0	0	42,679,040	0	42,679,040
Taxable	0	0	0	35,988,156	0	0	35,988,156	0	35,988,156
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **226,129** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	683,645
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Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	576,389
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Rebate Expenditures:	0
Non-Rebate Expenditures:	1,148,296
Returned to County Treasurer:	0
Total Expenditures:	1,148,296

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **414,099** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For CLAY COUNTY URBAN RENEWAL

B53 Culverts

Description:	Culvert replacements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

B14 Culverts

Description:	Culvert replacements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Asher Bridge

Description:	Bridge replacement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Hy-Line Bridge

Description:	Bridge replacement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Lost Island Bridge

Description:	Bridge replacement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

B53 HMA - Asphalt Rd Imp

Description:	HMA East of Hwy 71 on B53
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

B53 HMA - Asphalt Rd Imp

Description:	HMA West of Hwy 71 on B53
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Greenville HMA-Asphlt rd imp

Description:	HMA on 225th Ave & 435th St
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Paving Project (381)

Description:	N14 & M50 Paving
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Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	Yes

Debts/Obligations For CLAY COUNTY URBAN RENEWAL

GO Bonds 2020A - Rds&Brdgs

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	7,435,000
Interest:	676,120
Total:	8,111,120
Annual Appropriation?:	Yes
Date Incurred:	11/30/2020
FY of Last Payment:	2035

GO Bonds 2024A - Rds&Brdgs

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	8,175,000
Interest:	4,172,500
Total:	12,347,500
Annual Appropriation?:	Yes
Date Incurred:	03/06/2024
FY of Last Payment:	2042

Non-Rebates For CLAY COUNTY URBAN RENEWAL

TIF Expenditure Amount:	737,385
Tied To Debt:	GO Bonds 2020A - Rds&Brdgs
Tied To Project:	B53 Culverts
TIF Expenditure Amount:	410,911
Tied To Debt:	GO Bonds 2024A - Rds&Brdgs
Tied To Project:	Paving Project (381)

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No property tax replacement claims due to BPTC discontinued - FY2024

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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: CLAY COUNTY (21)
 Urban Renewal Area: CLAY COUNTY URBAN RENEWAL (21021)
 TIF Taxing District Name: SUMMIT TWP/CLAY CENTRAL-EV/CC TURBINE TIF INCREM
 TIF Taxing District Inc. Number: 210175
 TIF Taxing District Base Year: 2019
 FY TIF Revenue First Received: 2023
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2042

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2020

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	653,230	0	0	653,230	0	653,230
Taxable	0	0	0	522,421	0	0	522,421	0	522,421
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	522,421	522,421	0	0

FY 2025 TIF Revenue Received: 9,862

TIF Taxing District Data Collection

Local Government Name: CLAY COUNTY (21)
 Urban Renewal Area: CLAY COUNTY URBAN RENEWAL (21021)
 TIF Taxing District Name: WATERFORD TWP/CLAY CENTRAL-EV/CC TURBINE TIF INCREM
 TIF Taxing District Inc. Number: 210177
 TIF Taxing District Base Year: 2019
 FY TIF Revenue First Received: 2022
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2042

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2020

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	29,642,010	0	0	29,642,010	0	29,642,010
Taxable	0	0	0	25,171,630	0	0	25,171,630	0	25,171,630
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	25,171,630	25,171,630	0	0

FY 2025 TIF Revenue Received: 478,423

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TIF Taxing District Data Collection

Local Government Name: CLAY COUNTY (21)
 Urban Renewal Area: CLAY COUNTY URBAN RENEWAL (21021)
 TIF Taxing District Name: LONE TREE TWP/CLAY CENTRAL-EV/CC TURBINE TIF INCREM
 TIF Taxing District Inc. Number: 210179
 TIF Taxing District Base Year: 2019
 FY TIF Revenue First Received: 2023
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2042

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2020

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	12,383,800	0	0	12,383,800	0	12,383,800
Taxable	0	0	0	10,294,105	0	0	10,294,105	0	10,294,105
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	10,294,105	10,294,105	0	0

FY 2025 TIF Revenue Received: 195,360