

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: CAMANCHE
 Local Government Number: 23G203

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CAMANCHE CITY URBAN RURAL RENEWAL	23019	1
CAMANCHE 9TH TO 9TH URBAN RENEWAL AREA	23023	2
CAMANCHE CROSS 1ST ADDITION URBAN RENEWAL AREA	23024	1
CAMANCHE EDENS 4TH ADDITION URBAN RENEWAL AREA	23027	1

TIF Debt Outstanding: 1,243,609

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:		Amount of 07-01-2024 Cash Balance Restricted for LMI	
	136,550	136,550	
TIF Revenue:	172,270		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	172,270		
Rebate Expenditures:	110,956		
Non-Rebate Expenditures:	7,293		
Returned to County Treasurer:	0		
Total Expenditures:	118,249		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:		Amount of 06-30-2025 Cash Balance Restricted for LMI	
	190,571	197,864	

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 934,789

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Urban Renewal Area Data Collection

Local Government Name: CAMANCHE (23G203)
 Urban Renewal Area: CAMANCHE CITY URBAN RURAL RENEWAL
 UR Area Number: 23019

UR Area Creation Date: 01/2010

UR Area Purpose: remove dilapidated buildings and
 construct new apartments/housing.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CAMANCHE CITY/CAM.SCH/THIRD STREET URBAN RENEWAL INCREMENT	230177	230178	418,614

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	903,300	0	0	0	0	903,300	0	903,300
Taxable	0	418,614	0	0	0	0	418,614	0	418,614
Homestead Credits									0

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

TIF Revenue:	13,260
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	13,260

Rebate Expenditures:	13,260
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	13,260

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

Projects For CAMANCHE CITY URBAN RURAL RENEWAL

RJ Edens Apartments

Description:	remove dilapidated buildings/construct new apartments
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CAMANCHE CITY URBAN RURAL RENEWAL

RJ Edens Rebate

Debt/Obligation Type:	Rebates
Principal:	91,032
Interest:	0
Total:	91,032
Annual Appropriation?:	Yes
Date Incurred:	01/04/2010
FY of Last Payment:	2030

Rebates For CAMANCHE CITY URBAN RURAL RENEWAL

3rd Street Urban Renewal Area

TIF Expenditure Amount:	13,260
Rebate Paid To:	R.J. Edens
Tied To Debt:	RJ Edens Rebate
Tied To Project:	RJ Edens Apartments
Projected Final FY of Rebate:	2030

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TIF Taxing District Data Collection

Local Government Name: CAMANCHE (23G203)
 Urban Renewal Area: CAMANCHE CITY URBAN RURAL RENEWAL (23019)
 TIF Taxing District Name: CAMANCHE CITY/CAM.SCH/THIRD STREET URBAN RENEWAL INCREMENT
 TIF Taxing District Inc. Number: 230178
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2010

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	903,300	0	0	0	0	903,300	0	903,300
Taxable	0	418,614	0	0	0	0	418,614	0	418,614
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	171,720	418,614	418,614	0	0

FY 2025 TIF Revenue Received: 13,260

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Urban Renewal Area Data Collection

Local Government Name: CAMANCHE (23G203)
 Urban Renewal Area: CAMANCHE 9TH TO 9TH URBAN RENEWAL AREA
 UR Area Number: 23023

UR Area Creation Date: 08/2016

UR Area Purpose: Contribute to a diversified local economy by creating new res development, jobs, and property tax base. Creating a method for financing infrastructure and residential development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CAMANCHE CITY/CAM SCH/9TH TO 9TH INCREMENT	230202	230203	1,405,370
CAMANCHE AG/CAM SCH/9TH TO 9TH TIF INCREMENT	230206	230207	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	5,849,580	0	0	0	-24,000	5,789,830	0	5,789,830
Taxable	0	2,710,858	0	0	0	-24,000	2,651,108	0	2,651,108
Homestead Credits									21

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 67,623 67,623 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	44,517
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	44,517

Rebate Expenditures:	26,710
Non-Rebate Expenditures:	7,293
Returned to County Treasurer:	0
Total Expenditures:	34,003

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 78,137 85,430 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For CAMANCHE 9TH TO 9TH URBAN RENEWAL AREA

9th to 9th

Description:	Blighted ag land converted to housing to promote LMI
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For CAMANCHE 9TH TO 9TH URBAN RENEWAL AREA

RJ Edens Rental Properties, LLC

Debt/Obligation Type:	Rebates
Principal:	52,213
Interest:	0
Total:	52,213
Annual Appropriation?:	Yes
Date Incurred:	09/06/2016
FY of Last Payment:	2028

Non-Rebates For CAMANCHE 9TH TO 9TH URBAN RENEWAL AREA

TIF Expenditure Amount:	7,293
Tied To Debt:	RJ Edens Rental Properties, LLC
Tied To Project:	9th to 9th

Rebates For CAMANCHE 9TH TO 9TH URBAN RENEWAL AREA

9th to 9th Edens

TIF Expenditure Amount:	26,710
Rebate Paid To:	RJ Edens Rental Properties, LLC
Tied To Debt:	RJ Edens Rental Properties, LLC
Tied To Project:	9th to 9th
Projected Final FY of Rebate:	2026

Income Housing For CAMANCHE 9TH TO 9TH URBAN RENEWAL AREA

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	7,293
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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:	7,293
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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LMI qualified payments to income qualified residents for home improvements

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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: CAMANCHE (23G203)
 Urban Renewal Area: CAMANCHE 9TH TO 9TH URBAN RENEWAL AREA (23023)
 TIF Taxing District Name: CAMANCHE CITY/CAM SCH/9TH TO 9TH INCREMENT
 TIF Taxing District Inc. Number: 230203
 TIF Taxing District Base Year: 2015
 FY TIF Revenue First Received: 2017
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

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	5,849,580	0	0	0	-24,000	5,789,830	0	5,789,830
Taxable	0	2,710,858	0	0	0	-24,000	2,651,108	0	2,651,108
Homestead Credits									21

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	16,530	2,651,108	1,405,370	1,245,738	39,461

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CAMANCHE (23G203)
 Urban Renewal Area: CAMANCHE 9TH TO 9TH URBAN RENEWAL AREA (23023)
 TIF Taxing District Name: CAMANCHE AG/CAM SCH/9TH TO 9TH TIF INCREMENT
 TIF Taxing District Inc. Number: 230207
 TIF Taxing District Base Year: 2015
 FY TIF Revenue First Received:
 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	90,000	0	0	0	0

FY 2025 TIF Revenue Received: 44,517

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Urban Renewal Area Data Collection

Local Government Name: CAMANCHE (23G203)
 Urban Renewal Area: CAMANCHE CROSS 1ST ADDITION URBAN RENEWAL AREA
 UR Area Number: 23024

 UR Area Creation Date: 12/2017

 UR Area Purpose: Land Development AG to housing

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CAMANCHE CITY/CAMANCHE SCHOOL/CROSS FIRST ADDITION TIF INCREMENT	230214	230215	1,288,823

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	2,849,040	0	0	0	-12,000	2,817,540	0	2,817,540
Taxable	0	1,320,323	0	0	0	-12,000	1,288,823	0	1,288,823
Homestead Credits									9

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	37,596	37,596	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	40,829		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	40,829		
Rebate Expenditures:	25,314		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	25,314		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	53,111	53,111	Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For CAMANCHE CROSS 1ST ADDITION URBAN RENEWAL AREA

Cross Subdivision

Description:	Convert Ag to Housing
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For CAMANCHE CROSS 1ST ADDITION URBAN RENEWAL AREA

Infrastructure Rebate

Debt/Obligation Type:	Rebates
Principal:	800,980
Interest:	0
Total:	800,980
Annual Appropriation?:	Yes
Date Incurred:	12/05/2017
FY of Last Payment:	2029

Rebates For CAMANCHE CROSS 1ST ADDITION URBAN RENEWAL AREA

Cross Subdivision 1st Addition

TIF Expenditure Amount:	25,314
Rebate Paid To:	Cross Land Development LLC
Tied To Debt:	Infrastructure Rebate
Tied To Project:	Cross Subdivision
Projected Final FY of Rebate:	2029

Income Housing For CAMANCHE CROSS 1ST ADDITION URBAN RENEWAL AREA

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	7,293
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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:	7,293
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: CAMANCHE (23G203)
 Urban Renewal Area: CAMANCHE CROSS 1ST ADDITION URBAN RENEWAL AREA (23024)
 TIF Taxing District Name: CAMANCHE CITY/CAMANCHE SCHOOL/CROSS FIRST ADDITION TIF INCREMENT
 TIF Taxing District Inc. Number: 230215
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received: 2021
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2031

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2017

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	2,849,040	0	0	0	-12,000	2,817,540	0	2,817,540
Taxable	0	1,320,323	0	0	0	-12,000	1,288,823	0	1,288,823
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,012	1,288,823	1,288,823	0	0

FY 2025 TIF Revenue Received: 40,829

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Urban Renewal Area Data Collection

Local Government Name: CAMANCHE (23G203)
 Urban Renewal Area: CAMANCHE EDENS 4TH ADDITION URBAN RENEWAL AREA
 UR Area Number: 23027
 UR Area Creation Date: 11/2018
 UR Area Purpose: Residential economic development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CAMANCHE CITY/CAM SCH/EDENS 4TH INCREMENT	230222	230223	2,325,552

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	5,126,040	0	0	0	-24,000	5,076,040	0	5,076,040
Taxable	0	2,375,552	0	0	0	-24,000	2,325,552	0	2,325,552
Homestead Credits									16

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	31,331	31,331	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	73,664		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	73,664		
Rebate Expenditures:	45,672		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	45,672		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	59,323	59,323	Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For CAMANCHE EDENS 4TH ADDITION URBAN RENEWAL AREA

Edens 4th Addition

Description:	Subdivision
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CAMANCHE EDENS 4TH ADDITION URBAN RENEWAL AREA

Edens 4th Addition

Debt/Obligation Type:	Rebates
Principal:	299,384
Interest:	0
Total:	299,384
Annual Appropriation?:	No
Date Incurred:	12/15/2020
FY of Last Payment:	2032

Rebates For CAMANCHE EDENS 4TH ADDITION URBAN RENEWAL AREA

RJ Edens Rental Property LLC

TIF Expenditure Amount:	45,672
Rebate Paid To:	RJ Edens Rental Property LLC
Tied To Debt:	Edens 4th Addition
Tied To Project:	Edens 4th Addition
Projected Final FY of Rebate:	2032

Income Housing For CAMANCHE EDENS 4TH ADDITION URBAN RENEWAL AREA

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	7,293
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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: CAMANCHE (23G203)
 Urban Renewal Area: CAMANCHE EDENS 4TH ADDITION URBAN RENEWAL AREA (23027)
 TIF Taxing District Name: CAMANCHE CITY/CAM SCH/EDENS 4TH INCREMENT
 TIF Taxing District Inc. Number: 230223
 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: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2018

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	5,126,040	0	0	0	-24,000	5,076,040	0	5,076,040
Taxable	0	2,375,552	0	0	0	-24,000	2,325,552	0	2,325,552
Homestead Credits									16

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	293,790	2,325,552	2,325,552	0	0

FY 2025 TIF Revenue Received: 73,664