

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

**Levy Authority Summary**

Local Government Name: DE WITT  
 Local Government Number: 23G207

**Active Urban Renewal Areas**

DEWITT ECON DEVELOPMENT URBAN RENEWAL

**U.R. # of Tif Taxing  
 # Districts**  
 23005 11

**TIF Debt Outstanding: 29,534,184**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>3,488,095</b>	<b>46,528</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
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TIF Revenue:	2,411,719		
TIF Sp. Revenue Fund Interest:	170,801		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	11,287		
<b>Total Revenue:</b>	<b>2,593,807</b>		

Rebate Expenditures:	90,714		
Non-Rebate Expenditures:	3,269,759		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>3,360,473</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>2,721,429</b>	<b>86,789</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
 Obligations, Net of TIF Special  
 Revenue Fund Balance: 23,452,282**

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: DE WITT (23G207)  
 Urban Renewal Area: DEWITT ECON DEVELOPMENT URBAN RENEWAL  
 UR Area Number: 23005

UR Area Creation Date: 09/1990

See attached plan. Originally created as economic development with blight added in 2008.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DEWITT CITY/CEN SCH/DEWITT ECON DEV U.R. TIF INCREM	230108	230109	77,125,281
DEWITT CITY AG/CEN SCH/DEWITT ECON DEV U.R. TIF INCREM	230127	230128	0
DEWITT CITY/CEN SCH/DEWITT ANNEXED URBAN RENEWAL TIF INCREM	230163	230164	0
DEWITT CITY TAX EXEMPT/CEN SCH/DEWITT URBAN RENEWAL TIF INCREM	230165	230166	0
DEWITT AG/CEN SCH/DEWITT ANNEXED URBAN RENEWAL TIF INCREM	230167	230168	0
DEWITT AG/CEN SCH/DEWITT TAX EXEMPT URBAN RENEWAL TIF INCREM	230169	230170	0
DEWITT CITY/CEN SCH/HICKORY BEND URBAN RENEWAL TIF INCREM	230171	230172	0
DEWITT CITY/CEN SCH/COBBLESTONE U.R. INCREMENT	230185	230186	0
DEWITT FL/CENTRAL SCH/DIAMOND ROCK INCREMENT	230204	230205	0
DEWITT CORP/CENTRAL SCHOOL/DIAMOND ROCK TIF INC	230210	230211	3,688,686
DEWITT CITY/CENTRAL SCHOOL/STEEPLEGATE INCREMENT	230234	230235	169,163

**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	244,170,725	51,081,143	40,976,480	0	-388,000	335,128,598	0	335,128,598
Taxable	0	113,155,543	41,365,743	36,154,282	0	-388,000	189,575,818	0	189,575,818
Homestead Credits									706

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## Projects For DEWITT ECON DEVELOPMENT URBAN RENEWAL

### East Side Storm Drainage

Description:	East Side Storm Drainage
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### 10th Street Reconstruction

Description:	blight 10th Street reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### 11th Street Widening

Description:	11th Street widening
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### 11th Street West

Description:	11th Street West
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### 290th Street

Description:	290th Street
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### STAR

Description:	Central Performing Arts Center Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	Yes

### Silver Creek interceptor sewer

Description:	Silver Creek interceptor sewer
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Aquatic Center

Description:	Aquatic Center Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	Yes

### South 6th Avenue reconstruction

Description:	South 6th Avenue reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### **feasibility study combined PW facility**

Description:	feasibility study combined PW facility
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

### **police station**

Description:	police station
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

### **Silver Creek Trail bridge**

Description:	Silver Creek Trail bridge Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

### **Diamond Rock rebate**

Description:	Diamond Rock rebate
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

### **8th Street reconstruction**

Description:	8th Street reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### **Maschio Gaspardo rebate**

Description:	Maschio Gaspardo rebate
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### **blight inflow/infiltration issues**

Description:	blight inflow/infiltration issues
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	Yes

### **Expander Americas rebate**

Description:	Expander Americas rebate
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

### **1st Street Reconstruction**

Description:	1st Street Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### **11th St/Maynard Way intersection study**

Description:	11th Street/Maynard Way intersection study
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### **purchase of Murf's building**

Description:	purchase of Murf's building (hazard)
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

### **trail/subdivision plan**

Description:	trail/subdivision plan Recreational facilities (lake development, parks, ball fields, trails)
Classification:	trails)
Physically Complete:	Yes
Payments Complete:	Yes

### **3rd Street reconstruction**

Description:	3rd Street reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### **18th Avenue property purchase**

Description:	18th Avenue property purchase
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

### **Silver Creek Trail extension**

Description:	Silver Creek Trail extension Recreational facilities (lake development, parks, ball fields, trails)
Classification:	trails)
Physically Complete:	Yes
Payments Complete:	No

### **11th St/Maynard Way project**

Description:	11th Street/Maynard Way project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### **9th Avenue Storm water project**

Description:	9th Avenue Storm water project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### **S. 6th Avenue project**

Description:	S. 6th Avenue project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### **Latham Pool rebate**

Description:	Latham Pool rebate
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### **Murphy Properties rebate**

Description:	Murphy Properties rebate
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	No

### **Steeplegate DeWitt rebate**

Description:	Steeplegate DeWitt rebate
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

### **1st Street /storm water project**

Description:	1st Street/storm water projects
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### **6th Avenue North/Northridge Rd**

Description:	6th Avenue North/Northridge Rd project
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### **Pickleball courts**

Description:	Pickleball courts project Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

### **Trail bridge planning**

Description:	Trail bridge planning Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

### **Fire station expansion**

Description:	Fire Station Expansion
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

### **IA Mutual Lofts rebate**

Description:	IA Mutual Lofts rebate
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### **CFG LLC rebate**

Description:	CFG LLC rebate (Tall Grass)
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

### **Brookline Apts II LLC rebate**

Description:	Brookline Apts II rebate
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

### **2025 trail extension**

Description:	2025 trail extension Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

### **Street shop**

Description:	Street shop
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

### **purchase Parks bldg**

Description:	purchase parks bldg
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

### **Industrial St extension**

Description:	Industrial St Extension
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### **MRW Properties rebate**

Description:	MRW Properties rebate
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

### **Springbrook Country Club rebate**

Description:	Springbrook Country Club rebate Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

### **Iconic Precast rebate**

Description:	Iconic Precast rebate
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

### **2025 LMI housing rehabs**

Description:	2025 LMI housng rehabs
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

### **2025 admin LMI housng rehabs**

Description:	2025 admin LMI housing rehabs
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For DEWITT ECON DEVELOPMENT URBAN RENEWAL

### Diamond Rock Development Agreement

Debt/Obligation Type:	Rebates
Principal:	1,194,542
Interest:	0
Total:	1,194,542
Annual Appropriation?:	Yes
Date Incurred:	06/01/2015
FY of Last Payment:	2028

### Diamond Rock LMI requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	767,000
Interest:	0
Total:	767,000
Annual Appropriation?:	Yes
Date Incurred:	06/01/2015
FY of Last Payment:	2028

### Maschio Gaspardo rebate

Debt/Obligation Type:	Rebates
Principal:	120,031
Interest:	0
Total:	120,031
Annual Appropriation?:	Yes
Date Incurred:	01/20/2014
FY of Last Payment:	2026

### Expander Americas rebate

Debt/Obligation Type:	Rebates
Principal:	13,134
Interest:	0
Total:	13,134
Annual Appropriation?:	Yes
Date Incurred:	12/15/2014
FY of Last Payment:	2025

### Latham Pool Development Agreement

Debt/Obligation Type:	Rebates
Principal:	65,710
Interest:	0
Total:	65,710
Annual Appropriation?:	Yes
Date Incurred:	01/16/2017
FY of Last Payment:	2026

### 2019 Refunding Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,978,462
Interest:	212,787
Total:	2,191,249
Annual Appropriation?:	No

Date Incurred:	11/20/2019
FY of Last Payment:	2034

### **Murphy Properties rebate**

Debt/Obligation Type:	Rebates
Principal:	512,500
Interest:	0
Total:	512,500
Annual Appropriation?:	Yes
Date Incurred:	06/15/2020
FY of Last Payment:	2037

### **2021 Refunding Bond**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,385,794
Interest:	205,082
Total:	2,590,876
Annual Appropriation?:	No
Date Incurred:	04/27/2021
FY of Last Payment:	2036

### **Steplegate rebate**

Debt/Obligation Type:	Rebates
Principal:	193,376
Interest:	0
Total:	193,376
Annual Appropriation?:	Yes
Date Incurred:	06/07/2021
FY of Last Payment:	2035

### **Steplegate LMI requirement**

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	119,257
Interest:	0
Total:	119,257
Annual Appropriation?:	Yes
Date Incurred:	06/07/2021
FY of Last Payment:	2035

### **2022 GO Refunding Bond**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,810,000
Interest:	954,318
Total:	6,764,318
Annual Appropriation?:	No
Date Incurred:	04/04/2022
FY of Last Payment:	2037

### **IA Mutual Lofts rebate**

Debt/Obligation Type:	Rebates
Principal:	1,205,786
Interest:	0
Total:	1,205,786
Annual Appropriation?:	Yes
Date Incurred:	05/02/2022
FY of Last Payment:	2043

### **CGF LLC rebate**

Debt/Obligation Type:	Rebates
Principal:	510,500
Interest:	0
Total:	510,500
Annual Appropriation?:	Yes
Date Incurred:	08/01/2022
FY of Last Payment:	2037

### **Brookline Apartments II LLC rebate**

Debt/Obligation Type:	Rebates
Principal:	507,907
Interest:	0
Total:	507,907
Annual Appropriation?:	Yes
Date Incurred:	08/01/2022
FY of Last Payment:	2038

### **2022A GO Bond**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,260,000
Interest:	650,729
Total:	2,910,729
Annual Appropriation?:	No
Date Incurred:	11/07/2022
FY of Last Payment:	2038

### **2024 GO Bond**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,880,000
Interest:	351,704
Total:	3,231,704
Annual Appropriation?:	No
Date Incurred:	04/15/2024
FY of Last Payment:	2039

### **2025 GO Bond**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,880,000
Interest:	595,565
Total:	5,475,565
Annual Appropriation?:	No
Date Incurred:	05/05/2025
FY of Last Payment:	2036

### **MRW Properties rebate**

Debt/Obligation Type:	Rebates
Principal:	250,000
Interest:	0
Total:	250,000
Annual Appropriation?:	Yes
Date Incurred:	12/02/2024
FY of Last Payment:	2033

### **Springbrook Country Club rebate**

Debt/Obligation Type:	Rebates
Principal:	60,000
Interest:	0
Total:	60,000
Annual Appropriation?:	Yes

Date Incurred:	04/21/2025
FY of Last Payment:	2033

**Iconic Precast Inc rebate**

Debt/Obligation Type:	Rebates
Principal:	850,000
Interest:	0
Total:	850,000
Annual Appropriation?:	Yes
Date Incurred:	04/07/2025
FY of Last Payment:	2037

## Non-Rebates For DEWITT ECON DEVELOPMENT URBAN RENEWAL

TIF Expenditure Amount:	143,917
Tied To Debt:	2019 Refunding Bond
Tied To Project:	South 6th Avenue reconstruction
TIF Expenditure Amount:	944
Tied To Debt:	2019 Refunding Bond
Tied To Project:	feasibility study combined PW facility
TIF Expenditure Amount:	7,956
Tied To Debt:	2019 Refunding Bond
Tied To Project:	police station
TIF Expenditure Amount:	6,365
Tied To Debt:	2019 Refunding Bond
Tied To Project:	Silver Creek Trail bridge
TIF Expenditure Amount:	110,527
Tied To Debt:	2019 Refunding Bond
Tied To Project:	8th Street reconstruction
TIF Expenditure Amount:	30,814
Tied To Debt:	2021 Refunding Bond
Tied To Project:	East Side Storm Drainage
TIF Expenditure Amount:	25,502
Tied To Debt:	2021 Refunding Bond
Tied To Project:	10th Street Reconstruction
TIF Expenditure Amount:	46,753
Tied To Debt:	2021 Refunding Bond
Tied To Project:	11th Street Widening
TIF Expenditure Amount:	3,719
Tied To Debt:	2021 Refunding Bond
Tied To Project:	11th Street West
TIF Expenditure Amount:	7,438
Tied To Debt:	2021 Refunding Bond
Tied To Project:	290th Street
TIF Expenditure Amount:	30,814
Tied To Debt:	2021 Refunding Bond
Tied To Project:	STAR
TIF Expenditure Amount:	18,064
Tied To Debt:	2021 Refunding Bond
Tied To Project:	Silver Creek interceptor sewer
TIF Expenditure Amount:	18,064
Tied To Debt:	2021 Refunding Bond
Tied To Project:	Aquatic Center
TIF Expenditure Amount:	129,102
Tied To Debt:	2021 Refunding Bond
Tied To Project:	1st Street Reconstruction
TIF Expenditure Amount:	2,851
Tied To Debt:	2021 Refunding Bond
Tied To Project:	11th St/Maynard Way project

TIF Expenditure Amount:	4,250
Tied To Debt:	2021 Refunding Bond
Tied To Project:	purchase of Murf's building
TIF Expenditure Amount:	531
Tied To Debt:	2021 Refunding Bond
Tied To Project:	trail/subdivision plan
TIF Expenditure Amount:	215,168
Tied To Debt:	2021 Refunding Bond
Tied To Project:	police station
TIF Expenditure Amount:	12,810
Tied To Debt:	2021 Refunding Bond
Tied To Project:	3rd Street reconstruction
TIF Expenditure Amount:	1,266
Tied To Debt:	2021 Refunding Bond
Tied To Project:	18th Avenue property purchase
TIF Expenditure Amount:	8,962
Tied To Debt:	2021 Refunding Bond
Tied To Project:	Silver Creek Trail extension
TIF Expenditure Amount:	101,380
Tied To Debt:	2022 GO Refunding Bond
Tied To Project:	9th Avenue Storm water project
TIF Expenditure Amount:	22,289
Tied To Debt:	2022 GO Refunding Bond
Tied To Project:	S. 6th Avenue project
TIF Expenditure Amount:	33,679
Tied To Debt:	2022 GO Refunding Bond
Tied To Project:	1st Street /storm water project
TIF Expenditure Amount:	3,823
Tied To Debt:	2022 GO Refunding Bond
Tied To Project:	6th Avenue North/Northridge Rd
TIF Expenditure Amount:	4,776
Tied To Debt:	2022 GO Refunding Bond
Tied To Project:	Pickleball courts
TIF Expenditure Amount:	483
Tied To Debt:	2022 GO Refunding Bond
Tied To Project:	Trail bridge planning
TIF Expenditure Amount:	57,298
Tied To Debt:	2022 GO Refunding Bond
Tied To Project:	Fire station expansion
TIF Expenditure Amount:	22,264
Tied To Debt:	2022A GO Bond
Tied To Project:	Pickleball courts
TIF Expenditure Amount:	200,374
Tied To Debt:	2022A GO Bond
Tied To Project:	Fire station expansion
TIF Expenditure Amount:	1,058,318
Tied To Debt:	2024 GO Bond
Tied To Project:	6th Avenue North/Northridge Rd
TIF Expenditure Amount:	149,762
Tied To Debt:	2024 GO Bond
Tied To Project:	2025 trail extension

TIF Expenditure Amount:	788,746
Tied To Debt:	2024 GO Bond
Tied To Project:	Street shop

TIF Expenditure Amount:	531
Tied To Debt:	2025 GO Bond
Tied To Project:	Street shop

TIF Expenditure Amount:	109
Tied To Debt:	2025 GO Bond
Tied To Project:	purchase Parks bldg

TIF Expenditure Amount:	110
Tied To Debt:	2025 GO Bond
Tied To Project:	Industrial St extension

## Rebates For DEWITT ECON DEVELOPMENT URBAN RENEWAL

### Jacobson Farm 1st Addition

TIF Expenditure Amount:	44,327
Rebate Paid To:	Diamond Rock Development LLC
Tied To Debt:	Diamond Rock Development Agreement
Tied To Project:	Diamond Rock rebate
Projected Final FY of Rebate:	2028

### 112 3rd Avenue East

TIF Expenditure Amount:	3,611
Rebate Paid To:	Maschio Gaspardo North America
Tied To Debt:	Maschio Gaspardo rebate
Tied To Project:	Maschio Gaspardo rebate
Projected Final FY of Rebate:	2026

### 223 Industrial Street

TIF Expenditure Amount:	7,758
Rebate Paid To:	Expander Americas Inc
Tied To Debt:	Expander Americas rebate
Tied To Project:	Expander Americas rebate
Projected Final FY of Rebate:	2025

### 818 E. Industrial Street

TIF Expenditure Amount:	33,680
Rebate Paid To:	Latham Pool Products Inc
Tied To Debt:	Latham Pool Development Agreement
Tied To Project:	Latham Pool rebate
Projected Final FY of Rebate:	2026

### Steeplegate Addition

TIF Expenditure Amount:	1,338
Rebate Paid To:	Steeplegate DeWitt LLC
Tied To Debt:	Steeplegate rebate
Tied To Project:	Steeplegate DeWitt rebate
Projected Final FY of Rebate:	2035

## Jobs For DEWITT ECON DEVELOPMENT URBAN RENEWAL

Project:	Maschio Gaspardo rebate
Company Name:	Machio Gaspardo North America Inc
Date Agreement Began:	01/20/2014
Date Agreement Ends:	06/01/2026
Number of Jobs Created or Retained:	14
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	350,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Expander Americas rebate
Company Name:	Expander Americas Inc
Date Agreement Began:	12/15/2014
Date Agreement Ends:	06/01/2025
Number of Jobs Created or Retained:	21
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	750,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Latham Pool rebate
Company Name:	Latham Pool Products Inc
Date Agreement Began:	01/16/2017
Date Agreement Ends:	06/01/2026
Number of Jobs Created or Retained:	35
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,000,000
Total Estimated Cost of Public Infrastructure:	0

## Income Housing For DEWITT ECON DEVELOPMENT 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

Property added at several different times appears to be combined in the taxing districts so are not able to be easily distinguished. Our TIF is econ dev use, housing econ dev and blight which each have different expirations in same taxing districts.

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: DE WITT (23G207)  
 Urban Renewal Area: DEWITT ECON DEVELOPMENT URBAN RENEWAL (23005)  
 TIF Taxing District Name: DEWITT CITY/CEN SCH/DEWITT ECON DEV U.R. TIF INCREM  
 TIF Taxing District Inc. Number: 230109  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 1995  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	03/2008
Economic Development	09/1990

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	235,825,105	51,081,143	40,976,480	0	-388,000	326,792,728	0	326,792,728
Taxable	0	109,287,944	41,365,743	36,154,282	0	-388,000	185,717,969	0	185,717,969
Homestead Credits									685

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	29,772,320	185,717,969	77,125,281	108,592,688	3,233,669

FY 2025 TIF Revenue Received: 2,296,834

**TIF Taxing District Data Collection**

Local Government Name: DE WITT (23G207)  
 Urban Renewal Area: DEWITT ECON DEVELOPMENT URBAN RENEWAL (23005)  
 TIF Taxing District Name: DEWITT CITY AG/CEN SCH/DEWITT ECON DEV U.R. TIF INCREM  
 TIF Taxing District Inc. Number: 230128  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 1995  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	03/2008
Economic Development	09/1990

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	720,949	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: DE WITT (23G207)  
 Urban Renewal Area: DEWITT ECON DEVELOPMENT URBAN RENEWAL (23005)  
 TIF Taxing District Name: DEWITT CITY/CEN SCH/DEWITT ANNEXED URBAN RENEWAL TIF INCREM  
 TIF Taxing District Inc. Number: 230164

	UR Designation
TIF Taxing District Base Year: 2008	No
FY TIF Revenue First Received: 2010	03/2008
Subject to a Statutory end date? No	03/2008

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	60,856	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: DE WITT (23G207)  
 Urban Renewal Area: DEWITT ECON DEVELOPMENT URBAN RENEWAL (23005)  
 TIF Taxing District Name: DEWITT CITY TAX EXEMPT/CEN SCH/DEWITT URBAN RENEWAL TIF INCREM  
 TIF Taxing District Inc. Number: 230166

	UR Designation
TIF Taxing District Base Year: 2008	No
FY TIF Revenue First Received: 2010	03/2008
Subject to a Statutory end date? No	03/2008

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	182,574	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: DE WITT (23G207)  
 Urban Renewal Area: DEWITT ECON DEVELOPMENT URBAN RENEWAL (23005)  
 TIF Taxing District Name: DEWITT AG/CEN SCH/DEWITT ANNEXED URBAN RENEWAL TIF INCREM  
 TIF Taxing District Inc. Number: 230168  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2008

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	129,297	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: DE WITT (23G207)  
 Urban Renewal Area: DEWITT ECON DEVELOPMENT URBAN RENEWAL (23005)  
 TIF Taxing District Name: DEWITT AG/CEN SCH/DEWITT TAX EXEMPT URBAN RENEWAL TIF INCREM  
 TIF Taxing District Inc. Number: 230170  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	03/2008
Economic Development	03/2008

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	387,900	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: DE WITT (23G207)  
 Urban Renewal Area: DEWITT ECON DEVELOPMENT URBAN RENEWAL (23005)  
 TIF Taxing District Name: DEWITT CITY/CEN SCH/HICKORY BEND URBAN RENEWAL TIF INCREM  
 TIF Taxing District Inc. Number: 230172  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2011  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2008

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	901,020	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: DE WITT (23G207)  
 Urban Renewal Area: DEWITT ECON DEVELOPMENT URBAN RENEWAL (23005)  
 TIF Taxing District Name: DEWITT CITY/CEN SCH/COBBLESTONE U.R. INCREMENT  
 TIF Taxing District Inc. Number: 230186  
 TIF Taxing District Base Year: 2011  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2008

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	25,636	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: DE WITT (23G207)  
 Urban Renewal Area: DEWITT ECON DEVELOPMENT URBAN RENEWAL (23005)  
 TIF Taxing District Name: DEWITT FL/CENTRAL SCH/DIAMOND ROCK INCREMENT  
 TIF Taxing District Inc. Number: 230205  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 2018  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2012

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	1	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: DE WITT (23G207)  
 Urban Renewal Area: DEWITT ECON DEVELOPMENT URBAN RENEWAL (23005)  
 TIF Taxing District Name: DEWITT CORP/CENTRAL SCHOOL/DIAMOND ROCK TIF INC  
 TIF Taxing District Inc. Number: 230211  
 TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received: 2019  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2012

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	7,980,600	0	0	0	0	7,970,850	0	7,970,850
Taxable	0	3,698,436	0	0	0	0	3,688,686	0	3,688,686
Homestead Credits									21

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	27,800	3,688,686	3,688,686	0	0

FY 2025 TIF Revenue Received: 109,845

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: DE WITT (23G207)  
 Urban Renewal Area: DEWITT ECON DEVELOPMENT URBAN RENEWAL (23005)  
 TIF Taxing District Name: DEWITT CITY/CENTRAL SCHOOL/STEEPLEGATE INCREMENT  
 TIF Taxing District Inc. Number: 230235  
 TIF Taxing District Base Year: 0  
 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	365,020	0	0	0	0	365,020	0	365,020
Taxable	0	169,163	0	0	0	0	169,163	0	169,163
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	15,812	169,163	169,163	0	0

FY 2025 TIF Revenue Received: 5,040