

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: LEON
 Local Government Number: 27G251

Active Urban Renewal Areas

LEON URBAN RENEWAL

**U.R. # of Tif Taxing
 # Districts**
 27002 1

TIF Debt Outstanding: 360,000

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	30,571	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
-------------------------------------------------------------	---------------	----------	-----------------------------------------------------------------

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:	30,000		
Returned to County Treasurer:	0		
Total Expenditures:	30,000		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	571	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
-------------------------------------------------------------	------------	----------	-----------------------------------------------------------------

**Year-End Outstanding TIF
 Obligations, Net of TIF Special
 Revenue Fund Balance: 329,429**

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: LEON (27G251)
 Urban Renewal Area: LEON URBAN RENEWAL
 UR Area Number: 27002

UR Area Creation Date: 11/2021

UR Area Purpose: Purpose of the Urban Renewal Area is to address slum and blight, and promote economic growth in the City of Leon.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
LEON CITY/CENTRAL DECATUR SCHOOL/DOLLAR GENERAL TIF INC	270121	270122	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	687,758	0	0	0	687,758	0	687,758
Taxable	0	0	553,496	0	0	0	553,496	0	553,496
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	30,571	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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:	30,000		
Returned to County Treasurer:	0		
Total Expenditures:	30,000		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	571	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
---------------------------------------------------------	------------	----------	-------------------------------------------------------------

Projects For LEON URBAN RENEWAL

Community Ctr HVAC

Description:	Heating & A/C for Leon Community Ctr
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

Housing Development Support Program

Description:	Housing Grants for Developers
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Downtown Façade Improvements Project

Description:	CDBG Façade Grant on the Square
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For LEON URBAN RENEWAL

Community Crt HVAC Transfer

Debt/Obligation Type:	Internal Loans
Principal:	30,000
Interest:	0
Total:	30,000
Annual Appropriation?:	No
Date Incurred:	12/01/2021
FY of Last Payment:	2025

Housing Development Support Program

Debt/Obligation Type:	Other Debt
Principal:	40,000
Interest:	0
Total:	40,000
Annual Appropriation?:	No
Date Incurred:	06/09/2025
FY of Last Payment:	2031

Downtown Façade Improvements Project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	290,000
Interest:	0
Total:	290,000
Annual Appropriation?:	No
Date Incurred:	11/13/2022
FY of Last Payment:	2045

Non-Rebates For LEON URBAN RENEWAL

TIF Expenditure Amount:	30,000
Tied To Debt:	Community Crt HVAC Transfer
Tied To Project:	Community Ctr HVAC
TIF Expenditure Amount:	0
Tied To Debt:	Housing Development Support Program
Tied To Project:	Housing Development Support Program
TIF Expenditure Amount:	0
Tied To Debt:	Downtown Façade Improvements Project
Tied To Project:	Downtown Façade Improvements Project

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Leon amended the Urban Renewal Area to include a previously agricultural property and add two new projects. Leon issued one granted for the Housing Development Support Program in FY25.

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: LEON (27G251)
 Urban Renewal Area: LEON URBAN RENEWAL (27002)
 TIF Taxing District Name: LEON CITY/CENTRAL DECATUR SCHOOL/DOLLAR GENERAL TIF INC
 TIF Taxing District Inc. Number: 270122
 TIF Taxing District Base Year: 2020
 FY TIF Revenue First Received: 2023
 Subject to a Statutory end date? No

UR Designation	
Slum	11/2021
Blighted	11/2021
Economic Development	11/2021

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	687,758	0	0	0	687,758	0	687,758
Taxable	0	0	553,496	0	0	0	553,496	0	553,496
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	36,417	553,496	0	553,496	23,497

FY 2025 TIF Revenue Received: 0