

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: EDGEWOOD
 Local Government Number: 28G183

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
EDGEWOOD COMBINED URBAN RENEWAL 2010	22035	4
EDGEWOOD #2 URBAN RENEWAL	28009	4
EDGEWOOD IND LIVING URBAN RENEWAL	28012	1

TIF Debt Outstanding: **2,668,630**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	215,280	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	263,028		
TIF Sp. Revenue Fund Interest:	4,025		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	267,053		

Rebate Expenditures:	9,743		
Non-Rebate Expenditures:	202,041		
Returned to County Treasurer:	0		
Total Expenditures:	211,784		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	270,549	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: **2,186,297**

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Urban Renewal Area Data Collection

Local Government Name: EDGEWOOD (28G183)
 Urban Renewal Area: EDGEWOOD COMBINED URBAN RENEWAL 2010
 UR Area Number: 22035

UR Area Creation Date: 12/2010

The Edgewood Combined Urban Renewal Area 2010 consolidated the Edgewood Economic Development Distract and the Edgewood Urban Renewal Area and added Locust Street. An Emergency Response Center Project was added to the updated, restated urban renewal plan.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
EDGEWOOD CITY/EDGEWOOD-COLESBURG SCH/INDUSTRIAL PARK TIF INCREM	220105	220093	7,097,647
EDGEWOOD CITY AG/EDGEWOOD-COLESBURG SCH/INDUSTRIAL PARK TIF INCREM	220112	220122	49,995
EDGEWOOD CITY/EDGEWOOD-COLESBURG SCH/2021 ADDN TO UR TIF INCREM	220203	220204	1,437,839
EDGEWOOD CITY AG/EDGEWOOD-COLESBURG SCH/2022 ADDN TO UR TIF INCREM	220205	220206	2,779

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	98,566	7,497,742	7,156,741	880,581	0	-32,000	15,565,880	0	15,565,880
Taxable	70,807	3,474,664	4,906,335	727,037	0	-32,000	9,111,093	0	9,111,093
Homestead Credits									28

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **215,280** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	200,355
TIF Sp. Revenue Fund Interest:	4,025
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	204,380

Rebate Expenditures:	0
Non-Rebate Expenditures:	202,041
Returned to County Treasurer:	0
Total Expenditures:	202,041

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **217,619** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For EDGEWOOD COMBINED URBAN RENEWAL 2010

EBED - annual appropriation

Description:	Marketing and Downtown Program
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Locust Street Improvements

Description:	Locust Street Improvements/water/storm sewer
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Edgewood Locker Expansion

Description:	Locker Expansion for processing/retail
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

East Development

Description:	EBED Property purchase for development
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Industrial Park Improvements

Description:	Industrial Park - Water, Street construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Viking Trail, Water Loop

Description:	Water Main Looping and Walking Trail Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For EDGEWOOD COMBINED URBAN RENEWAL 2010

EBED Annual Appropriation

Debt/Obligation Type:	Other Debt
Principal:	12,500
Interest:	0
Total:	12,500
Annual Appropriation?:	Yes
Date Incurred:	10/12/2009
FY of Last Payment:	2025

Locust Street Improvements

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	520,000
Interest:	52,562
Total:	572,562
Annual Appropriation?:	No
Date Incurred:	04/26/2016
FY of Last Payment:	2028

Edgewood Locker Expansion

Debt/Obligation Type:	Rebates
Principal:	607,500
Interest:	0
Total:	607,500
Annual Appropriation?:	Yes
Date Incurred:	11/01/2021
FY of Last Payment:	2033

East Development

Debt/Obligation Type:	Other Debt
Principal:	120,000
Interest:	0
Total:	120,000
Annual Appropriation?:	Yes
Date Incurred:	08/10/2023
FY of Last Payment:	2032

Industrial Park Improvements

Debt/Obligation Type:	Internal Loans
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	No
Date Incurred:	10/10/2023
FY of Last Payment:	2026

Viking Loop/Water Loop

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	785,000
Interest:	228,642
Total:	1,013,642
Annual Appropriation?:	No
Date Incurred:	10/10/2023
FY of Last Payment:	2030

Non-Rebates For EDGEWOOD COMBINED URBAN RENEWAL 2010

TIF Expenditure Amount:	12,500
Tied To Debt:	EBED Annual Appropriation
Tied To Project:	EBED - annual appropriation

TIF Expenditure Amount:	189,541
Tied To Debt:	Locust Street Improvments
Tied To Project:	Locust Street Improvements

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Edgewood's two Urban Renewal Areas were combined in 2010 and are one contiguous area. All of the projects are listed in the Edgewood Combined Urban Renewal 2010. Revenues are listed in their original Urban Renewal Area.

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

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TIF Taxing District Data Collection

Local Government Name:	EDGEWOOD (28G183)
Urban Renewal Area:	EDGEWOOD COMBINED URBAN RENEWAL 2010 (22035)
TIF Taxing District Name:	EDGEWOOD CITY/EDGEWOOD-COLESBURG SCH/INDUSTRIAL PARK TIF INCREM
TIF Taxing District Inc. Number:	220093
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	1995
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1992

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	7,473,021	4,938,221	880,581	0	-32,000	13,224,073	0	13,224,073
Taxable	0	3,463,207	2,975,153	727,037	0	-32,000	7,097,647	0	7,097,647
Homestead Credits									28

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,562,003	7,097,647	7,097,647	0	0

FY 2025 TIF Revenue Received: 199,445

TIF Taxing District Data Collection

Local Government Name:	EDGEWOOD (28G183)
Urban Renewal Area:	EDGEWOOD COMBINED URBAN RENEWAL 2010 (22035)
TIF Taxing District Name:	EDGEWOOD CITY AG/EDGEWOOD-COLESBURG SCH/INDUSTRIAL PARK TIF INCREM
TIF Taxing District Inc. Number:	220122
TIF Taxing District Base Year:	1991
FY TIF Revenue First Received:	1995
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1992

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	80,485	0	0	0	0	0	80,485	0	80,485
Taxable	57,818	0	0	0	0	0	57,818	0	57,818
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	30,490	49,995	49,995	0	0

FY 2025 TIF Revenue Received: 910

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TIF Taxing District Data Collection

Local Government Name: EDGEWOOD (28G183)
 Urban Renewal Area: EDGEWOOD COMBINED URBAN RENEWAL 2010 (22035)
 TIF Taxing District Name: EDGEWOOD CITY/EDGEWOOD-COLESBURG SCH/2021 ADDN TO UR TIF INCREM
 TIF Taxing District Inc. Number: 220204
 TIF Taxing District Base Year: 2020
 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	24,721	2,218,520	0	0	0	2,243,241	0	2,243,241
Taxable	0	11,457	1,931,182	0	0	0	1,942,639	0	1,942,639
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	805,402	1,437,839	1,437,839	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: EDGEWOOD (28G183)
 Urban Renewal Area: EDGEWOOD COMBINED URBAN RENEWAL 2010 (22035)
 TIF Taxing District Name: EDGEWOOD CITY AG/EDGEWOOD-COLESBURG SCH/2022 ADDN TO UR TIF INCREM
 TIF Taxing District Inc. Number: 220206
 TIF Taxing District Base Year: 2021
 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	18,081	0	0	0	0	0	18,081	0	18,081
Taxable	12,989	0	0	0	0	0	12,989	0	12,989
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	15,302	2,779	2,779	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: EDGEWOOD (28G183)
 Urban Renewal Area: EDGEWOOD #2 URBAN RENEWAL
 UR Area Number: 28009

UR Area Creation Date: 12/1992

The Edgewood Economic Development District was formed to strengthen and revitalize

UR Area Purpose: Edgewood's Economy.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
EDGEWOOD CITY/EDGE-COLES SCH/TIF1/UR INCREMENT (ORIG)	280082	280083	0
EDGEWOOD CITY/EDGE-COLES SCH/TIF2/UR INCREMENT (ORIG)	280094	280095	1,613,623
EDGEWOOD CITY/EDGE-COLES SCH/TIF 3/UR INCREMENT (AMEND)	280156	280157	0
EDGEWOOD CITY AG/EDGE-COLES SCH/TIF 3/UR INCREMENT (AMEND)	280158	280159	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	67,800	11,475,400	5,958,400	0	0	-28,000	17,431,350	0	17,431,350
Taxable	48,706	5,318,022	5,014,474	0	0	-28,000	10,310,952	0	10,310,952
Homestead Credits									38

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:	46,521
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	46,521

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: 46,521 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

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Edgewood's two Urban Renewal Area were combined in 2010 and are one contiguous area. All of the projects are listed in the Edgewood Combined Urban Renewal 2010. Revenues are listed in their original Urban Renewal Area.

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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: EDGEWOOD (28G183)
 Urban Renewal Area: EDGEWOOD #2 URBAN RENEWAL (28009)
 TIF Taxing District Name: EDGEWOOD CITY/EDGE-COLES SCH/TIF1/UR INCREMENT (ORIG)
 TIF Taxing District Inc. Number: 280083
 TIF Taxing District Base Year: 1987
 FY TIF Revenue First Received: 1991
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1988

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	7,938,700	2,498,500	0	0	-20,000	10,391,200	0	10,391,200
Taxable	0	3,679,013	2,161,756	0	0	-20,000	5,794,769	0	5,794,769
Homestead Credits									20

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	142,900	5,794,769	0	5,794,769	167,063

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: EDGEWOOD (28G183)
 Urban Renewal Area: EDGEWOOD #2 URBAN RENEWAL (28009)
 TIF Taxing District Name: EDGEWOOD CITY/EDGE-COLES SCH/TIF2/UR INCREMENT (ORIG)
 TIF Taxing District Inc. Number: 280095
 TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1992

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	2,251,300	0	0	0	2,251,300	0	2,251,300
Taxable	0	0	1,842,896	0	0	0	1,842,896	0	1,842,896
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	637,677	1,613,623	1,613,623	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: EDGEWOOD (28G183)
 Urban Renewal Area: EDGEWOOD #2 URBAN RENEWAL (28009)
 TIF Taxing District Name: EDGEWOOD CITY/EDGE-COLES SCH/TIF 3/UR INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 280157
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2001

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	3,536,700	1,208,600	0	0	-8,000	4,721,050	0	4,721,050
Taxable	0	1,639,009	1,009,822	0	0	-8,000	2,624,581	0	2,624,581
Homestead Credits									18

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,241,400	2,624,581	0	2,624,581	75,666

FY 2025 TIF Revenue Received: 46,521

TIF Taxing District Data Collection

Local Government Name: EDGEWOOD (28G183)
 Urban Renewal Area: EDGEWOOD #2 URBAN RENEWAL (28009)
 TIF Taxing District Name: EDGEWOOD CITY AG/EDGE-COLES SCH/TIF 3/UR INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 280159
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2011

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	67,800	0	0	0	0	0	67,800	0	67,800
Taxable	48,706	0	0	0	0	0	48,706	0	48,706
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	14,800	48,706	0	48,706	932

FY 2025 TIF Revenue Received: 0

Projects For EDGEWOOD IND LIVING URBAN RENEWAL

Edgewood Independent Living

Description:	Infrastructure for senior housing
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For EDGEWOOD IND LIVING URBAN RENEWAL

Edgewood Independent Living

Debt/Obligation Type:	Rebates
Principal:	226,438
Interest:	0
Total:	226,438
Annual Appropriation?:	Yes
Date Incurred:	09/14/2020
FY of Last Payment:	2031

Edgewood Independent Living LMI

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	65,988
Interest:	0
Total:	65,988
Annual Appropriation?:	No
Date Incurred:	09/14/2022
FY of Last Payment:	2031

Rebates For EDGEWOOD IND LIVING URBAN RENEWAL

Edgewood Independent Living

TIF Expenditure Amount:	9,743
Rebate Paid To:	Edgewood Convalescent Home
Tied To Debt:	Edgewood Independent Living
Tied To Project:	Edgewood Independent Living
Projected Final FY of Rebate:	2031

Income Housing For EDGEWOOD IND LIVING URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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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: EDGEWOOD (28G183)
 Urban Renewal Area: EDGEWOOD IND LIVING URBAN RENEWAL (28012)
 TIF Taxing District Name: EDGEWOOD CITY/EGE-COLES SCH/UR IND LIVING TIF/INCREMENT
 TIF Taxing District Inc. Number: 280214
 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: 2031

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	1,131,000	39,000	0	0	-4,000	1,166,000	0	1,166,000
Taxable	0	524,136	33,910	0	0	-4,000	544,296	0	544,296
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	79,320	544,296	544,296	0	0

FY 2025 TIF Revenue Received: 16,152