

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: MANCHESTER
 Local Government Number: 28G263

Active Urban Renewal Areas

MANCHESTER URBAN RENEWAL

**U.R. # of Tif Taxing
Districts**
28002 18

TIF Debt Outstanding: 5,178,503

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	161,297	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	783,887		
TIF Sp. Revenue Fund Interest:	3,852		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	787,739		

Rebate Expenditures:	286,331		
Non-Rebate Expenditures:	412,398		
Returned to County Treasurer:	0		
Total Expenditures:	698,729		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	250,307	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: 4,229,467

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: MANCHESTER (28G263)
 Urban Renewal Area: MANCHESTER URBAN RENEWAL
 UR Area Number: 28002

UR Area Creation Date: 12/1988

To stabilize, revitalize & improve the community through blight removal & by encouraging economic development and providing the opportunities for creating a vital, dynamic & competitive development area for the people of Manchester & the surrounding region

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MANCHESTER CITY/W DEL SCH/DELAWARE TWP CEMETERY/TIF/UR INCREMENT (ORIG)	280084	280085	14,776,050
MANCHESTER CITY AG/W DEL SCH/DELAWARE TWP CEMETERY/TIF/UR INCREMENT (ORIG)	280086	280087	0
DELAWARE TWP/W DEL SCH/MANCHESTER FD#7/TIF/UR INCREM (AMEND)	280121	280122	0
MILO TWP/W DEL SCH/MANCHESTER FD#7/TIF/UR INCREMENT (AMEND)	280123	280124	0
MANCHESTER CITY/W DEL SCH/DELAWARE TWP CEMETERY/TIF2/UR INCREMENT (AMEND)	280125	280126	7,491,680
MANCHESTER CITY AG/W DEL SCH/DELAWARE TWP CEMETERY/TIF2/UR INCREM (AMEND)	280127	280128	0
MANCHESTER CITY/W DEL SCH/DELAWARE TWP CEMETERY/TIF3/UR INCREMENT (AMEND)	280135	280136	733,221
COFFINS GROVE TWP/W DEL SCH/MANCHESTER FD#7/TIF 4/UR INCREMENT (AMEND)	280141	280142	0
DELAWARE TWP/W DEL SCH/MANCHESTER FD#7/TIF4/UR INCREMENT (AMEND)	280143	280144	0
MANCHESTER CITY/W DEL SCH/DELAWARE TWP CEMETERY/TIF 5/UR INCREMENT (AMEND)	280160	280161	0
MANCHESTER CITY/W DELAWARE SCH/TIF2/UR INCREMENT (AMEND)	280171	280172	0
MANCHESTER CITY AG/W DELAWARE SCH/TIF 2/UR INCREMENT (AMEND)	280174	280175	0
MANCHESTER CITY/W DELAWARE SCH/DELAWARE-MANCHESTER CEMETERY/TIF 6/UR INCREMENT (AMEND)	280176	280177	40,084
MANCHESTER CITY AG/W DELAWARE SCH/DELAWARE-MANCHESTER CEMETERY/TIF 6/UR INCREMENT (AMEND)	280178	280179	0
MANCHESTER CITY/W DEL SCH/DELAWARE TWP CEMETERY/TIF4/UR INCREMENT (AMEND)	280191	280192	842,240
MANCHESTER CITY/AG/W DEL SCH/DELAWARE TWP CEMETERY/TIF4/UR INCREMENT (AMEND)	280193	280194	0
MANCHESTER CITY/W DEL SCH/TIF7/INCREMENT (AMEND)	280201	280202	909,175
MANCHESTER CITY/W DELAWARE SCH/TIF8/UR INCREMENT (AMEND)	280209	280210	190,240

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,841,800	151,668,734	94,772,744	18,708,400	0	-363,197	266,952,481	0	266,952,481
Taxable	2,041,462	70,287,531	73,929,005	16,048,064	0	-363,197	161,266,865	0	161,266,865
Homestead Credits									491

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 161,297 **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	783,887
TIF Sp. Revenue Fund Interest:	3,852
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	787,739
Rebate Expenditures:	286,331
Non-Rebate Expenditures:	412,398
Returned to County Treasurer:	0

Total Expenditures: 698,729

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	250,307	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For MANCHESTER URBAN RENEWAL

Downtown Incentive Program

Description:	Revitalization of downtown district
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Commercial Incentive Program

Description:	Revitalization of targeted commercial areas
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Whitewater Park Project

Description:	Construction of whitewater recreation area in downtown Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Royal Oaks Development Project

Description:	Construction of new office and commercial retail facilities
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Fastenal Construction Project

Description:	Construction of a new retail and distribution facility
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Delaware County Economic Development

Description:	Funding of economic development activities
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Bard Materials Construction Project

Description:	Construction of a new ready mix concrete plant
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Lucas Holdings Construction Project

Description:	Construction of a new medical clinic and office building
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

Norby Development Construction Project

Description:	Construction of a new commercial retail facility
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Smitty's Acquisition

Description:	Acquisition and demolition of dilapidated commercial building
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Riverfront Park Project

Description:	Engineering and design of park adjacent to whitewater park in downtown Manchester
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

City Shop Land Acquisition

Description:	Acquisition of land for City Shop
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

2017 Utility Improvement Project

Description:	Water and sewer improvements in downtown
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Parking Lot Project

Description:	Reconstruction of parking lot in downtown district
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Boulders Development Agreement

Description:	Construction of a new hotel
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	Yes

Community Savings Bank Development Agreement

Description:	Construction of a new bank
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Bailey Drive Estates Construction Development Agreement

Description:	Construction of multi family housing
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Meadow Brook Trail Project

Description:	Construction of infrastructure for new subdivision
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Meadow Park Fourth Subdivision

Description:	Construction of infrastructure for new subdivision
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

BR Development Construction Project

Description:	Construction of a new commercial retail facility
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Bull Moose Construction Project

Description:	Construction of an addition to XL Specialized Trailers
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MANCHESTER URBAN RENEWAL

2014 General Obligation & Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	70,000
Interest:	1,715
Total:	71,715
Annual Appropriation?:	No
Date Incurred:	05/27/2014
FY of Last Payment:	2025

Royal Oaks Development Agreement

Debt/Obligation Type:	Rebates
Principal:	319,111
Interest:	0
Total:	319,111
Annual Appropriation?:	Yes
Date Incurred:	04/25/2016
FY of Last Payment:	2028

BDH, LLC Development Agreement

Debt/Obligation Type:	Rebates
Principal:	10,706
Interest:	0
Total:	10,706
Annual Appropriation?:	Yes
Date Incurred:	12/07/2015
FY of Last Payment:	2028

Bard Materials Development Agreement

Debt/Obligation Type:	Rebates
Principal:	50,510
Interest:	0
Total:	50,510
Annual Appropriation?:	Yes
Date Incurred:	12/07/2015
FY of Last Payment:	2028

Lucas Holdings Development Agreement

Debt/Obligation Type:	Rebates
Principal:	37,575
Interest:	0
Total:	37,575
Annual Appropriation?:	Yes
Date Incurred:	11/09/2015
FY of Last Payment:	2028

Norby Development Agreement

Debt/Obligation Type:	Rebates
Principal:	1,059
Interest:	0
Total:	1,059
Annual Appropriation?:	Yes
Date Incurred:	03/28/2016
FY of Last Payment:	2029

2017 General Obligation Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	230,000
Interest:	10,710
Total:	240,710
Annual Appropriation?:	No
Date Incurred:	06/27/2017
FY of Last Payment:	2027

2018 General Obligation Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	400,000
Interest:	36,585
Total:	436,585
Annual Appropriation?:	No
Date Incurred:	04/28/2018
FY of Last Payment:	2029

2018 Bailey Drive Estates Development Agreement

Debt/Obligation Type:	Rebates
Principal:	84,195
Interest:	0
Total:	84,195
Annual Appropriation?:	Yes
Date Incurred:	08/13/2018
FY of Last Payment:	2030

2020B General Obligation Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	220,000
Interest:	20,225
Total:	240,225
Annual Appropriation?:	No
Date Incurred:	07/06/2020
FY of Last Payment:	2031

2020 #1 Bailey Drive Estates Development

Debt/Obligation Type:	Rebates
Principal:	108,135
Interest:	0
Total:	108,135
Annual Appropriation?:	Yes
Date Incurred:	05/26/2020
FY of Last Payment:	2032

Community Savings Bank

Debt/Obligation Type:	Rebates
Principal:	299,209
Interest:	0
Total:	299,209
Annual Appropriation?:	Yes
Date Incurred:	03/11/2019
FY of Last Payment:	2031

2021A General Obligation Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	260,000
Interest:	27,700

Total:	287,700
Annual Appropriation?:	No
Date Incurred:	09/28/2021
FY of Last Payment:	2033

2021B General Obligation Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	260,000
Interest:	22,350
Total:	282,350
Annual Appropriation?:	No
Date Incurred:	09/28/2021
FY of Last Payment:	2033

Bull Moose Heavy Haul Development Agreement

Debt/Obligation Type:	Rebates
Principal:	560,090
Interest:	0
Total:	560,090
Annual Appropriation?:	Yes
Date Incurred:	02/28/2021
FY of Last Payment:	2034

BR Development LLC Development Agreement

Debt/Obligation Type:	Rebates
Principal:	1,145,585
Interest:	0
Total:	1,145,585
Annual Appropriation?:	Yes
Date Incurred:	11/09/2020
FY of Last Payment:	2035

2020 #2 Bailey Drive Estates Development

Debt/Obligation Type:	Rebates
Principal:	138,737
Interest:	0
Total:	138,737
Annual Appropriation?:	Yes
Date Incurred:	09/28/2020
FY of Last Payment:	2033

2021 Bailey Drive Estates Development

Debt/Obligation Type:	Rebates
Principal:	164,306
Interest:	0
Total:	164,306
Annual Appropriation?:	Yes
Date Incurred:	10/11/2021
FY of Last Payment:	2033

2022 Bailey Drive Estates Development

Debt/Obligation Type:	Rebates
Principal:	170,000
Interest:	0
Total:	170,000
Annual Appropriation?:	Yes
Date Incurred:	04/25/2022
FY of Last Payment:	2034

SAIF Investments Development Agreement

Debt/Obligation Type:	Rebates
Principal:	450,000
Interest:	0
Total:	450,000
Annual Appropriation?:	Yes
Date Incurred:	06/26/2023
FY of Last Payment:	2035

Delaware County Economic Development Annual Contribution

Debt/Obligation Type:	Other Debt
Principal:	30,000
Interest:	0
Total:	30,000
Annual Appropriation?:	Yes
Date Incurred:	11/28/2022
FY of Last Payment:	2025

Downtown/Commercial Incentive Program

Debt/Obligation Type:	Other Debt
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	Yes
Date Incurred:	11/28/2022
FY of Last Payment:	2025

Non-Rebates For MANCHESTER URBAN RENEWAL

TIF Expenditure Amount:	71,715
Tied To Debt:	2014 General Obligation & Refunding
Tied To Project:	Whitewater Park Project
TIF Expenditure Amount:	17,640
Tied To Debt:	2017 General Obligation Bond
Tied To Project:	Smitty's Acquisition
TIF Expenditure Amount:	45,704
Tied To Debt:	2017 General Obligation Bond
Tied To Project:	Whitewater Park Project
TIF Expenditure Amount:	16,839
Tied To Debt:	2017 General Obligation Bond
Tied To Project:	City Shop Land Acquisition
TIF Expenditure Amount:	27,699
Tied To Debt:	2018 General Obligation Bond
Tied To Project:	2017 Utility Improvement Project
TIF Expenditure Amount:	5,194
Tied To Debt:	2018 General Obligation Bond
Tied To Project:	Downtown Incentive Program
TIF Expenditure Amount:	38,086
Tied To Debt:	2018 General Obligation Bond
Tied To Project:	Riverfront Park Project
TIF Expenditure Amount:	15,581
Tied To Debt:	2018 General Obligation Bond
Tied To Project:	Parking Lot Project
TIF Expenditure Amount:	34,540
Tied To Debt:	2020B General Obligation Bond
Tied To Project:	Meadow Brook Trail Project
TIF Expenditure Amount:	30,200
Tied To Debt:	2021A General Obligation Bond
Tied To Project:	Meadow Park Fourth Subdivision
TIF Expenditure Amount:	29,200
Tied To Debt:	2021B General Obligation Bond
Tied To Project:	Meadow Park Fourth Subdivision
TIF Expenditure Amount:	30,000
Tied To Debt:	Delaware County Economic Development Annual Contribution
Tied To Project:	Delaware County Economic Development
TIF Expenditure Amount:	50,000
Tied To Debt:	Downtown/Commercial Incentive Program
Tied To Project:	Downtown Incentive Program

Rebates For MANCHESTER URBAN RENEWAL

Fastenal

TIF Expenditure Amount:	6,065
Rebate Paid To:	BDH, LLC
Tied To Debt:	BDH, LLC Development Agreement
Tied To Project:	Fastenal Construction Project
Projected Final FY of Rebate:	2027

Royal Oaks

TIF Expenditure Amount:	22,194
Rebate Paid To:	Royal Oaks Development
Tied To Debt:	Royal Oaks Development Agreement
Tied To Project:	Royal Oaks Development Project
Projected Final FY of Rebate:	2028

Bard

TIF Expenditure Amount:	17,922
Rebate Paid To:	Dyersville Ready Mix, Inc
Tied To Debt:	Bard Materials Development Agreement
Tied To Project:	Bard Materials Construction Project
Projected Final FY of Rebate:	2028

Lucas Holdings

TIF Expenditure Amount:	18,882
Rebate Paid To:	Lucas Holdings, LLC
Tied To Debt:	Lucas Holdings Development Agreement
Tied To Project:	Lucas Holdings Construction Project
Projected Final FY of Rebate:	2028

Norby's

TIF Expenditure Amount:	1,059
Rebate Paid To:	Norby Development, LLC
Tied To Debt:	Norby Development Agreement
Tied To Project:	Norby Development Construction Project
Projected Final FY of Rebate:	2029

2018 Hildebrand/Bailey Drive Estates

TIF Expenditure Amount:	10,305
Rebate Paid To:	Eastern Iowa Pumping
Tied To Debt:	2018 Bailey Drive Estates Development Agreement
Tied To Project:	Bailey Drive Estates Construction Development Agreement
Projected Final FY of Rebate:	2030

Community Savings Bank

TIF Expenditure Amount:	51,759
Rebate Paid To:	Community Savings Bank
Tied To Debt:	Community Savings Bank
Tied To Project:	Community Savings Bank Development Agreement
Projected Final FY of Rebate:	2031

2020-1 Hildebrand/Bailey Drive Estates

TIF Expenditure Amount:	11,637
Rebate Paid To:	Eastern Iowa Pumping
Tied To Debt:	2020 #1 Bailey Drive Estates Development
Tied To Project:	Bailey Drive Estates Construction Development Agreement
Projected Final FY of Rebate:	2032

2020-2 Hildebrand/Bailey Drive

TIF Expenditure Amount:	11,602
Rebate Paid To:	Eastern Iowa Pumping
Tied To Debt:	2020 #2 Bailey Drive Estates Development
Tied To Project:	Bailey Drive Estates Construction Development Agreement
Projected Final FY of Rebate:	2033

2021 Hildebrand/Bailey Drive Estates

TIF Expenditure Amount:	11,754
Rebate Paid To:	Eastern Iowa Pumping
Tied To Debt:	BR Development LLC Development Agreement
Tied To Project:	Bailey Drive Estates Construction Development Agreement
Projected Final FY of Rebate:	2033

Bull Moose Heavy Haul

TIF Expenditure Amount:	48,392
Rebate Paid To:	Bull Moose Heavy Haul Inc
Tied To Debt:	Bull Moose Heavy Haul Development Agreement
Tied To Project:	Bull Moose Construction Project
Projected Final FY of Rebate:	2034

BR Development Dev Agreement

TIF Expenditure Amount:	65,567
Rebate Paid To:	BR Development LLC
Tied To Debt:	BR Development LLC Development Agreement
Tied To Project:	BR Development Construction Project
Projected Final FY of Rebate:	2035

2022 Hildebrand/Bailey Drive Estates

TIF Expenditure Amount:	9,193
Rebate Paid To:	Eastern Iowa Pumping
Tied To Debt:	2022 Bailey Drive Estates Development
Tied To Project:	Bailey Drive Estates Construction Development Agreement
Projected Final FY of Rebate:	2034

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TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)
 TIF Taxing District Name: MANCHESTER CITY/W DEL SCH/DELAWARE TWP CEMETERY/TIF/UR
 INCREMENT (ORIG)
 TIF Taxing District Inc. Number: 280085
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	12/1988
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	50,392,534	75,563,666	12,574,400	0	-155,197	138,128,403	0	138,128,403
Taxable	0	23,353,312	58,365,858	10,658,436	0	-155,197	91,975,409	0	91,975,409
Homestead Credits									175

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	26,275,163	91,975,409	14,776,050	77,199,359	2,428,369

FY 2025 TIF Revenue Received: 783,887

TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)
 TIF Taxing District Name: MANCHESTER CITY AG/W DEL SCH/DELAWARE TWP CEMETERY/TIF/UR
 INCREMENT (ORIG)
 TIF Taxing District Inc. Number: 280087
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	12/1988
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	401,200	0	0	0	0	0	401,200	0	401,200
Taxable	288,209	0	0	0	0	0	288,209	0	288,209
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	274,600	126,600	0	126,600	2,758

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	MANCHESTER (28G263)									
Urban Renewal Area:	MANCHESTER URBAN RENEWAL (28002)									
TIF Taxing District Name:	DELAWARE TWP/W DEL SCH/MANCHESTER FD#7/TIF/UR INCREM (AMEND)									
TIF Taxing District Inc. Number:	280122									
TIF Taxing District Base Year:	1993	<table border="1"> <thead> <tr> <th colspan="2">UR Designation</th> </tr> </thead> <tbody> <tr> <td>Slum</td> <td>No</td> </tr> <tr> <td>Blighted</td> <td>03/1989</td> </tr> <tr> <td>Economic Development</td> <td>03/1989</td> </tr> </tbody> </table>	UR Designation		Slum	No	Blighted	03/1989	Economic Development	03/1989
UR Designation										
Slum	No									
Blighted	03/1989									
Economic Development	03/1989									
FY TIF Revenue First Received:	1993									
Subject to a Statutory end date?	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	717,400	5,091,500	640,100	0	0	0	6,439,250	0	6,439,250
Taxable	515,358	2,359,542	409,932	0	0	0	3,275,082	0	3,275,082
Homestead Credits									12

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,976,100	3,275,082	0	3,275,082	74,633

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MANCHESTER (28G263)									
Urban Renewal Area:	MANCHESTER URBAN RENEWAL (28002)									
TIF Taxing District Name:	MILO TWP/W DEL SCH/MANCHESTER FD#7/TIF/UR INCREMENT (AMEND)									
TIF Taxing District Inc. Number:	280124									
TIF Taxing District Base Year:	1993	<table border="1"> <thead> <tr> <th colspan="2">UR Designation</th> </tr> </thead> <tbody> <tr> <td>Slum</td> <td>No</td> </tr> <tr> <td>Blighted</td> <td>03/1989</td> </tr> <tr> <td>Economic Development</td> <td>03/1989</td> </tr> </tbody> </table>	UR Designation		Slum	No	Blighted	03/1989	Economic Development	03/1989
UR Designation										
Slum	No									
Blighted	03/1989									
Economic Development	03/1989									
FY TIF Revenue First Received:	1993									
Subject to a Statutory end date?	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	18,700	0	802,800	0	0	0	821,500	0	821,500
Taxable	13,434	0	561,246	0	0	0	574,680	0	574,680
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	120,800	574,680	0	574,680	13,078

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	MANCHESTER (28G263)
Urban Renewal Area:	MANCHESTER URBAN RENEWAL (28002)
TIF Taxing District Name:	MANCHESTER CITY/W DEL SCH/DELAWARE TWP CEMETERY/TIF2/UR INCREMENT (AMEND)
TIF Taxing District Inc. Number:	280126
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	1993
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	09/1989
Economic Development	09/1989

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	85,941,600	4,225,778	4,738,400	0	-184,000	94,344,778	0	94,344,778
Taxable	0	39,827,736	3,167,382	4,199,172	0	-184,000	46,633,290	0	46,633,290
Homestead Credits									259

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	11,226,106	46,633,290	7,491,680	39,141,610	1,231,231

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MANCHESTER (28G263)
Urban Renewal Area:	MANCHESTER URBAN RENEWAL (28002)
TIF Taxing District Name:	MANCHESTER CITY AG/W DEL SCH/DELAWARE TWP CEMETERY/TIF2/UR INCREM (AMEND)
TIF Taxing District Inc. Number:	280128
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	1993
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	09/1989
Economic Development	09/1989

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	570,900	0	0	0	0	0	570,900	0	570,900
Taxable	410,116	0	0	0	0	0	410,116	0	410,116
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	309,300	261,600	0	261,600	5,699

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)
 TIF Taxing District Name: MANCHESTER CITY/W DEL SCH/DELAWARE TWP CEMETERY/TIF3/UR INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 280136
 TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1994

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	8,848,100	706,700	0	0	-20,000	9,495,800	0	9,495,800
Taxable	0	4,100,457	522,608	0	0	-20,000	4,564,065	0	4,564,065
Homestead Credits									41

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,968,000	4,547,800	733,221	3,814,579	119,991

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)
 TIF Taxing District Name: COFFINS GROVE TWP/W DEL SCH/MANCHESTER FD#7/TIF 4/UR INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 280142
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1996

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	294,100	728,800	0	0	0	0	1,022,900	0	1,022,900
Taxable	211,273	337,747	0	0	0	0	549,020	0	549,020
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	251,000	549,020	0	549,020	12,511

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)
 TIF Taxing District Name: DELAWARE TWP/W DEL SCH/MANCHESTER FD#7/TIF4/UR INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 280144
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1996

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	418,100	127,800	0	0	0	-4,000	538,650	0	538,650
Taxable	300,351	59,227	0	0	0	-4,000	352,328	0	352,328
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	190,500	352,150	0	352,150	8,025

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)
 TIF Taxing District Name: MANCHESTER CITY/W DEL SCH/DELAWARE TWP CEMETERY/TIF 5/UR INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 280161
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2000

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	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)
 TIF Taxing District Name: MANCHESTER CITY/W DELAWARE SCH/TIF2/UR INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 280172
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	09/1989
Economic Development	09/1989

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	7,100	0	0	7,100	0	7,100
Taxable	0	0	0	6,292	0	0	6,292	0	6,292
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,000	6,100	0	6,100	191

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)
 TIF Taxing District Name: MANCHESTER CITY AG/W DELAWARE SCH/TIF 2/UR INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 280175
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	09/1989
Economic Development	09/1989

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	17,100	0	0	0	0	0	17,100	0	17,100
Taxable	12,284	0	0	0	0	0	12,284	0	12,284
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,000	12,100	0	12,100	263

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)
 TIF Taxing District Name: MANCHESTER CITY/W DELAWARE SCH/DELAWARE-MANCHESTER CEMETERY/TIF 6/UR INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 280177
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2001

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	538,400	0	0	0	0	538,400	0	538,400
Taxable	0	249,510	0	0	0	0	249,510	0	249,510
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	41,900	249,510	40,084	209,426	6,588

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)
 TIF Taxing District Name: MANCHESTER CITY AG/W DELAWARE SCH/DELAWARE-MANCHESTER CEMETERY/TIF 6/UR INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 280179
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	342,200	0	0	0	0	0	342,200	0	342,200
Taxable	245,826	0	0	0	0	0	245,826	0	245,826
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	203,900	138,300	0	138,300	3,013

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)
 TIF Taxing District Name: MANCHESTER CITY/W DEL SCH/DELAWARE TWP CEMETERY/TIF4/UR
 INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 280192
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1996

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	5,970,700	0	0	0	5,970,700	0	5,970,700
Taxable	0	0	5,242,659	0	0	0	5,242,659	0	5,242,659
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	80,200	5,242,659	842,240	4,400,419	138,419

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)
 TIF Taxing District Name: MANCHESTER CITY/AG/W DEL SCH/DELAWARE TWP CEMETERY/TIF4/UR
 INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 280194
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1996

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	62,100	0	0	0	0	0	62,100	0	62,100
Taxable	44,611	0	0	0	0	0	44,611	0	44,611
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	35,300	26,800	0	26,800	584

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)
 TIF Taxing District Name: MANCHESTER CITY/W DEL SCH/TIF7/INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 280202
 TIF Taxing District Base Year: 2012
 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	6,863,000	0	0	0	6,863,000	0	6,863,000
Taxable	0	0	5,659,320	0	0	0	5,659,320	0	5,659,320
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	414,500	5,659,320	909,175	4,750,145	149,099

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)
 TIF Taxing District Name: MANCHESTER CITY/W DELAWARE SCH/TIF8/UR INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 280210
 TIF Taxing District Base Year: 2014
 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	1,388,500	0	0	1,388,500	0	1,388,500
Taxable	0	0	0	1,184,164	0	0	1,184,164	0	1,184,164
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	44,100	1,184,164	190,240	993,924	31,198

FY 2025 TIF Revenue Received: 0