

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

**Levy Authority Summary**

Local Government Name: WORTHINGTON  
 Local Government Number: 31G301

**Active Urban Renewal Areas**

WORTHINGTON UR 1 URBAN RENEWAL

**U.R. # of Tif Taxing  
 # Districts**  
 31031 6

**TIF Debt Outstanding: 60,531**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>26,424</b>	<b>2,635</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>0</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	2,214
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>2,214</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>24,210</b>	<b>2,635</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: 34,107**

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**Urban Renewal Area Data Collection**

Local Government Name: WORTHINGTON (31G301)  
 Urban Renewal Area: WORTHINGTON UR 1 URBAN RENEWAL  
 UR Area Number: 31031

UR Area Creation Date: 05/2003

UR Area Purpose: To enhance its attractiveness as a potential site for industrial and commercial development buy installing water, sewer, and streets.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WORTHINGTON CITY/WESTERN DBQ SCH/UR41 INCREMENT	310255	310256	1,307,352
WORTHINGTON CITY AG/WESTERN DBQ SCH/UR 41 INCREMENT	310257	310258	22,524
WORTHINGTON CITY/WESTERN DBQ SCH/UR 68 INCREMENT	310373	310374	0
WORTHINGTON CITY/WESTERN DBQ SCH/UR 131 INCREMENT	310599	310600	67,100
WORTHINGTON CITY/WESTERN DBQ SCH/UR 146 INCREMENT	310645	310646	294,787
WORTHINGTON CITY AG/WESTERN DBQ SCH/UR 146 INCREMENT	310647	310648	1,785

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	62,173	636,100	1,741,500	352,500	0	0	2,792,273	0	2,792,273
Taxable	44,664	294,787	1,284,617	251,764	0	0	1,875,832	0	1,875,832
Homestead Credits									2

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	26,424	2,635	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		
<b>Total Revenue:</b>	<b>0</b>		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	2,214		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>2,214</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>24,210</b>	<b>2,635</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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## Projects For WORTHINGTON UR 1 URBAN RENEWAL

### TIF district #1-Economic development-2003

Description:	Urban Renewal infrastructure improvements
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

### East End Storm Sewer Project

Description:	Fight blight/flooding condition on East End
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Gas Station Forgivable Loan

Description:	Loan to blighted structure to add gas station to town
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

### OBLLC Subdivision

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

## Debts/Obligations For WORTHINGTON UR 1 URBAN RENEWAL

### 99338

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/29/2003
FY of Last Payment:	2018

### 196404

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/20/2007
FY of Last Payment:	2031

### 36994

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/07/2011
FY of Last Payment:	2019

### East End Storm Sewer Legal/Engineering

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/13/2019
FY of Last Payment:	2024

### East End Storm Sewer Excavating

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/18/2019
FY of Last Payment:	2024

### East End Storm Sewer-Additional Engineer Fees

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/16/2019
FY of Last Payment:	2021

## Ur Plan Amend-Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/25/2019
FY of Last Payment:	2022

## OBLLC Subdivision

Debt/Obligation Type:	Rebates
Principal:	60,531
Interest:	0
Total:	60,531
Annual Appropriation?:	Yes
Date Incurred:	10/19/2020
FY of Last Payment:	2031

## Non-Rebates For WORTHINGTON UR 1 URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	99338
Tied To Project:	TIF district #1-Economic development-2003
TIF Expenditure Amount:	0
Tied To Debt:	196404
Tied To Project:	TIF district #1-Economic development-2003
TIF Expenditure Amount:	0
Tied To Debt:	36994
Tied To Project:	TIF district #1-Economic development-2003
TIF Expenditure Amount:	0
Tied To Debt:	East End Storm Sewer Excavating
Tied To Project:	East End Storm Sewer Project
TIF Expenditure Amount:	0
Tied To Debt:	East End Storm Sewer Legal/Engineering
Tied To Project:	East End Storm Sewer Project
TIF Expenditure Amount:	0
Tied To Debt:	Ur Plan Amend-Legal Fees
Tied To Project:	East End Storm Sewer Project
TIF Expenditure Amount:	0
TIF Expenditure Amount:	2,214
Tied To Debt:	OBLLC Subdivision
Tied To Project:	OBLLC Subdivision

## Rebates For WORTHINGTON UR 1 URBAN RENEWAL

### Subdivision OBLLC

TIF Expenditure Amount:	0
Rebate Paid To:	OBLLC
Tied To Debt:	OBLLC Subdivision
Tied To Project:	OBLLC Subdivision
Projected Final FY of Rebate:	2031

## Income Housing For WORTHINGTON UR 1 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: WORTHINGTON (31G301)  
 Urban Renewal Area: WORTHINGTON UR 1 URBAN RENEWAL (31031)  
 TIF Taxing District Name: WORTHINGTON CITY/WESTERN DBQ SCH/UR41 INCREMENT  
 TIF Taxing District Inc. Number: 310256  
 TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2022

UR Designation	
Slum	11/2018
Blighted	08/2011
Economic Development	05/2003

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	1,318,400	352,500	0	0	1,670,900	0	1,670,900
Taxable	0	0	1,055,588	251,764	0	0	1,307,352	0	1,307,352
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	1,307,352	1,307,352	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WORTHINGTON (31G301)  
 Urban Renewal Area: WORTHINGTON UR 1 URBAN RENEWAL (31031)  
 TIF Taxing District Name: WORTHINGTON CITY AG/WESTERN DBQ SCH/UR 41 INCREMENT  
 TIF Taxing District Inc. Number: 310258  
 TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? No

UR Designation	
Slum	11/2018
Blighted	08/2011
Economic Development	05/2003

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	50,859	0	0	0	0	0	50,859	0	50,859
Taxable	36,536	0	0	0	0	0	36,536	0	36,536
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	28,335	22,524	22,524	0	0

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: WORTHINGTON (31G301)  
 Urban Renewal Area: WORTHINGTON UR 1 URBAN RENEWAL (31031)  
 TIF Taxing District Name: WORTHINGTON CITY/WESTERN DBQ SCH/UR 68 INCREMENT  
 TIF Taxing District Inc. Number: 310374  
 TIF Taxing District Base Year: 2010  
 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	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WORTHINGTON (31G301)  
 Urban Renewal Area: WORTHINGTON UR 1 URBAN RENEWAL (31031)  
 TIF Taxing District Name: WORTHINGTON CITY/WESTERN DBQ SCH/UR 131 INCREMENT  
 TIF Taxing District Inc. Number: 310600  
 TIF Taxing District Base Year: 2017  
 FY TIF Revenue First Received: 0  
 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	423,100	0	0	0	423,100	0	423,100
Taxable	0	0	229,029	0	0	0	229,029	0	229,029
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	356,000	67,100	67,100	0	0

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: WORTHINGTON (31G301)  
 Urban Renewal Area: WORTHINGTON UR 1 URBAN RENEWAL (31031)  
 TIF Taxing District Name: WORTHINGTON CITY/WESTERN DBQ SCH/UR 146 INCREMENT  
 TIF Taxing District Inc. Number: 310646  
 TIF Taxing District Base Year: 2019  
 FY TIF Revenue First Received: 0  
 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	636,100	0	0	0	0	636,100	0	636,100
Taxable	0	294,787	0	0	0	0	294,787	0	294,787
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,488	294,787	294,787	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WORTHINGTON (31G301)  
 Urban Renewal Area: WORTHINGTON UR 1 URBAN RENEWAL (31031)  
 TIF Taxing District Name: WORTHINGTON CITY AG/WESTERN DBQ SCH/UR 146 INCREMENT  
 TIF Taxing District Inc. Number: 310648  
 TIF Taxing District Base Year: 2019  
 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	11,314	0	0	0	0	0	11,314	0	11,314
Taxable	8,128	0	0	0	0	0	8,128	0	8,128
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	9,529	1,785	1,785	0	0

FY 2025 TIF Revenue Received: 0