

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: GREENE COUNTY
 Local Government Number: 37

Active Urban Renewal Areas

GREENE COUNTY BEAVER CREEK WIND FARM 1 URBAN RENEWAL

**U.R. # of Tif Taxing
Districts**
 37003 8

TIF Debt Outstanding: 752,485

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 1,633,455 2,551,330 Amount of 07-01-2024 Cash Balance Restricted for LMI

TIF Revenue: 1,650,305
 TIF Sp. Revenue Fund Interest: 1,134
 Property Tax Replacement Claims 2,304
 Asset Sales & Loan Repayments: 0
Total Revenue: 1,653,743

Rebate Expenditures: 0
 Non-Rebate Expenditures: 752,485
 Returned to County Treasurer: 0
Total Expenditures: 752,485

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 2,534,713 16,618 Amount of 06-30-2025 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: -2,534,713

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Urban Renewal Area Data Collection

Local Government Name: GREENE COUNTY (37)
 Urban Renewal Area: GREENE COUNTY BEAVER CREEK WIND FARM 1 URBAN RENEWAL
 UR Area Number: 37003

UR Area Creation Date: 10/2018

This is a wind farm made up of 41 turbines. This TIF was created to support a \$5 million pledge by the Greene County BOS to build a Career Academy affiliated with ICCC to be owned by the Greene County Community School District. IN 2019 85 Turbines added.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
JUNCTION TWP/EAST GREENE SCH BC TIF INCREMENT	370096	370097	15,241,549
PATON TWP/EAST GREENE SCH BC TIF INC	370098	370099	9,806,225
DAWSON TWP/PATON CHURDAN SCH BC PHASE 2 INC	370104	370105	3,568,538
DAWSON TWP/GREENE COUNTY(JEFFERSON) SCH BC PHASE 2 INC	370106	370107	5,035,545
PATON TWP/PATON CHURDAN SCH BC PHASE 2 INC	370108	370109	4,055,656
PATON TWP/GREENE COUNTY(EAST GREENE) SCH BC PHASE 2 INC	370110	370111	2,023,859
HARDIN TWP/GREENE COUNTY(EAST GREENE)SCH BC PHASE 2 INC	370112	370113	6,073,840
JUNCTION TWP/GREENE COUNTY(EAST GREENE)SCH BC PHASE 2 INC	370114	370115	21,868,598

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	0	75,993,500	0	0	75,993,500	0	75,993,500
Taxable	0	0	0	67,673,810	0	0	67,673,810	0	67,673,810
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	1,633,455	2,551,330	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	1,650,305		
TIF Sp. Revenue Fund Interest:	1,134		
Property Tax Replacement Claims	2,304		
Asset Sales & Loan Repayments:	0		
Total Revenue:	1,653,743		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	752,485		
Returned to County Treasurer:	0		
Total Expenditures:	752,485		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	2,534,713	16,618	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For GREENE COUNTY BEAVER CREEK WIND FARM 1 URBAN RENEWAL

Career Academy

Description:	Greene Co CSD /ICCC Career Academy
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For GREENE COUNTY BEAVER CREEK WIND FARM 1 URBAN RENEWAL

UMB

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	630,000
Interest:	122,485
Total:	752,485
Annual Appropriation?:	No
Date Incurred:	05/12/2025
FY of Last Payment:	2030

General Fund

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2020
FY of Last Payment:	2022

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/23/2024
FY of Last Payment:	2030

Non-Rebates For GREENE COUNTY BEAVER CREEK WIND FARM 1 URBAN RENEWAL

TIF Expenditure Amount:	752,485
Tied To Debt:	UMB
Tied To Project:	Career Academy
TIF Expenditure Amount:	0
Tied To Debt:	
Tied To Project:	Career Academy

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FY22, FY23 & FY24 show incorrect remaining Cash balance & Outstanding Debt figures. These have been corrected and are as follows: FY22 C-B 06/30/22 322,954 O-D Debt 5,072,77 FY23 C-B 06/30/23 887,991 O-D 4,184,785 FY24 C-B 06/30/24 1,633,455 O-D 2,551,330

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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: GREENE COUNTY (37)
 Urban Renewal Area: GREENE COUNTY BEAVER CREEK WIND FARM 1 URBAN RENEWAL (37003)
 TIF Taxing District Name: JUNCTION TWP/EAST GREENE SCH BC TIF INCREMENT
 TIF Taxing District Inc. Number: 370097
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received: 2021
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2039

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2018

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	17,147,500	0	0	17,147,500	0	17,147,500
Taxable	0	0	0	15,241,549	0	0	15,241,549	0	15,241,549
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1	15,241,549	15,241,549	0	0

FY 2025 TIF Revenue Received: 372,076

TIF Taxing District Data Collection

Local Government Name: GREENE COUNTY (37)
 Urban Renewal Area: GREENE COUNTY BEAVER CREEK WIND FARM 1 URBAN RENEWAL (37003)
 TIF Taxing District Name: PATON TWP/EAST GREENE SCH BC TIF INC
 TIF Taxing District Inc. Number: 370099
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received: 2021
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2039

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2018

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	10,974,400	0	0	10,974,400	0	10,974,400
Taxable	0	0	0	9,806,225	0	0	9,806,225	0	9,806,225
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1	9,806,225	9,806,225	0	0

FY 2025 TIF Revenue Received: 243,179

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TIF Taxing District Data Collection

Local Government Name: GREENE COUNTY (37)
 Urban Renewal Area: GREENE COUNTY BEAVER CREEK WIND FARM 1 URBAN RENEWAL (37003)
 TIF Taxing District Name: DAWSON TWP/PATON CHURDAN SCH BC PHASE 2 INC
 TIF Taxing District Inc. Number: 370105
 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: 2040

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	3,989,300	0	0	3,989,300	0	3,989,300
Taxable	0	0	0	3,568,538	0	0	3,568,538	0	3,568,538
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1	3,568,538	3,568,538	0	0

FY 2025 TIF Revenue Received: 83,544

TIF Taxing District Data Collection

Local Government Name: GREENE COUNTY (37)
 Urban Renewal Area: GREENE COUNTY BEAVER CREEK WIND FARM 1 URBAN RENEWAL (37003)
 TIF Taxing District Name: DAWSON TWP/GREENE COUNTY(JEFFERSON) SCH BC PHASE 2 INC
 TIF Taxing District Inc. Number: 370107
 TIF Taxing District Base Year: 2019
 FY TIF Revenue First Received: 2020
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2040

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	5,699,000	0	0	5,699,000	0	5,699,000
Taxable	0	0	0	5,035,545	0	0	5,035,545	0	5,035,545
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1	5,035,545	5,035,545	0	0

FY 2025 TIF Revenue Received: 124,537

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TIF Taxing District Data Collection

Local Government Name: GREENE COUNTY (37)
 Urban Renewal Area: GREENE COUNTY BEAVER CREEK WIND FARM 1 URBAN RENEWAL (37003)
 TIF Taxing District Name: PATON TWP/PATON CHURDAN SCH BC PHASE 2 INC
 TIF Taxing District Inc. Number: 370109
 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: 2040

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	4,559,200	0	0	4,559,200	0	4,559,200
Taxable	0	0	0	4,055,656	0	0	4,055,656	0	4,055,656
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1	4,055,656	4,055,656	0	0

FY 2025 TIF Revenue Received: 95,222

TIF Taxing District Data Collection

Local Government Name: GREENE COUNTY (37)
 Urban Renewal Area: GREENE COUNTY BEAVER CREEK WIND FARM 1 URBAN RENEWAL (37003)
 TIF Taxing District Name: PATON TWP/GREENE COUNTY(EAST GREENE) SCH BC PHASE 2 INC
 TIF Taxing District Inc. Number: 370111
 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: 2040

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	2,279,600	0	0	2,279,600	0	2,279,600
Taxable	0	0	0	2,023,859	0	0	2,023,859	0	2,023,859
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1	2,023,859	2,023,859	0	0

FY 2025 TIF Revenue Received: 50,190

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TIF Taxing District Data Collection

Local Government Name: GREENE COUNTY (37)
 Urban Renewal Area: GREENE COUNTY BEAVER CREEK WIND FARM 1 URBAN RENEWAL (37003)
 TIF Taxing District Name: HARDIN TWP/GREENE COUNTY(EAST GREENE)SCH BC PHASE 2 INC
 TIF Taxing District Inc. Number: 370113
 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: 2040

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	6,838,800	0	0	6,838,800	0	6,838,800
Taxable	0	0	0	6,073,840	0	0	6,073,840	0	6,073,840
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1	6,073,840	6,073,840	0	0

FY 2025 TIF Revenue Received: 147,701

TIF Taxing District Data Collection

Local Government Name: GREENE COUNTY (37)
 Urban Renewal Area: GREENE COUNTY BEAVER CREEK WIND FARM 1 URBAN RENEWAL (37003)
 TIF Taxing District Name: JUNCTION TWP/GREENE COUNTY(EAST GREENE)SCH BC PHASE 2 INC
 TIF Taxing District Inc. Number: 370115
 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: 2040

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	24,505,700	0	0	24,505,700	0	24,505,700
Taxable	0	0	0	21,868,598	0	0	21,868,598	0	21,868,598
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1	21,868,598	21,868,598	0	0

FY 2025 TIF Revenue Received: 533,856