

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: CASEY
 Local Government Number: 39G364

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CASEY CITY URBAN RENEWAL	01011	1
CASEY CORP URBAN RENEWAL	39008	2

TIF Debt Outstanding: 28,317

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 1,552 0 Amount of 07-01-2024 Cash Balance Restricted for LMI

TIF Revenue:	18,929	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	18,929	

Rebate Expenditures:	0	
Non-Rebate Expenditures:	18,793	
Returned to County Treasurer:	0	
Total Expenditures:	18,793	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 1,688 0 Amount of 06-30-2025 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 7,836

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Urban Renewal Area Data Collection

Local Government Name: CASEY (39G364)
 Urban Renewal Area: CASEY CITY URBAN RENEWAL
 UR Area Number: 01011

UR Area Creation Date: 09/2019

Area is a slum, blighted, or economic development area designated as such in the interests of the public health, safety, or welfare of the residents of Casey. To create funds to finance projects in such areas and eliminate blight with the UR area boundary.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CASEY CITY/AC SCHOOL/CASEY URBAN RENEWAL TIF INCREM	010118	010119	48,896

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	578,490	12,500	0	0	0	590,990	0	590,990
Taxable	0	268,089	5,793	0	0	0	273,882	0	273,882
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **11** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	1,943
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	1,943

Rebate Expenditures:	0
Non-Rebate Expenditures:	1,880
Returned to County Treasurer:	0
Total Expenditures:	1,880

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **74** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For CASEY CITY URBAN RENEWAL

2019 Legal Expenses-Creating Distric

Description:	Creating Urban Renewal Area
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

2020 Park Engineering Fees

Description:	Engineering Fees for Rutt Park Rehab
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

2020 Sidewalk Reconstruction-McPherson

Description:	Engineering Fees for Sidewalk Reconstruction
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

2020 Water Improvement Legal Expenses

Description:	Legal Fees for Water Improvement Plan New Well
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

2020 Dilapidated Building/Jepson & Edwards

Description:	Legal Fees and Asbestos Fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

2022 Dilapidated Building/Heritage Bldg

Description:	Economic Development Payment
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

2025 W Thomas St Bridge

Description:	Plan/Design Engineering Fees
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For CASEY CITY URBAN RENEWAL

2020 Dilapidated Building/Jepson & Edwards

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/09/2020
FY of Last Payment:	2024

2020 Dilapidated Building/Jepson & Edwards

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/14/2020
FY of Last Payment:	2024

2019 Legal Expenses-Creating District

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/26/2019
FY of Last Payment:	2023

2020 Park Engineering Fees

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/19/2020
FY of Last Payment:	2023

2020 Water Improvement Legal Expenses

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/19/2020
FY of Last Payment:	2022

2020 Dilapidated Building/Jepson & Edwards

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/19/2020
FY of Last Payment:	2022

2020 Sidewalk Reconstruction Engineering Fees

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/19/2020
FY of Last Payment:	2023

2022 Dilapidated Building/Heritage Bldg

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/06/2022
FY of Last Payment:	2024

2023 Sidewalk Reconstruction McPherson

Debt/Obligation Type:	Internal Loans
Principal:	1,880
Interest:	0
Total:	1,880
Annual Appropriation?:	No
Date Incurred:	10/11/2022
FY of Last Payment:	2026

2023 Sidewalk Reconstruction McPherson

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/25/2023
FY of Last Payment:	2026

2025 W Thomas St Bridge

Debt/Obligation Type:	Internal Loans
Principal:	309
Interest:	0
Total:	309
Annual Appropriation?:	No
Date Incurred:	03/12/2024
FY of Last Payment:	2027

2025 W Thomas St Bridge

Debt/Obligation Type:	Internal Loans
Principal:	136
Interest:	0
Total:	136
Annual Appropriation?:	No
Date Incurred:	09/30/2024
FY of Last Payment:	2027

2025 W Thomas St Bridge

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	507
Interest:	0

Total:	507
Annual Appropriation?:	No
Date Incurred:	09/30/2024
FY of Last Payment:	2027

Non-Rebates For CASEY CITY URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	2020 Dilapidated Building/Jepson & Edwards
Tied To Project:	2020 Dilapidated Building/Jepson & Edwards
TIF Expenditure Amount:	0
Tied To Debt:	2020 Dilapidated Building/Jepson & Edwards
Tied To Project:	2020 Dilapidated Building/Jepson & Edwards
TIF Expenditure Amount:	0
Tied To Debt:	2022 Dilapidated Building/Heritage Bldg
Tied To Project:	2022 Dilapidated Building/Heritage Bldg
TIF Expenditure Amount:	1,018
Tied To Debt:	2023 Sidewalk Reconstruction McPherson
Tied To Project:	2020 Sidewalk Reconstruction-McPherson
TIF Expenditure Amount:	862
Tied To Debt:	2023 Sidewalk Reconstruction McPherson
Tied To Project:	2020 Sidewalk Reconstruction-McPherson

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TIF Taxing District Data Collection

Local Government Name: CASEY (39G364)
 Urban Renewal Area: CASEY CITY URBAN RENEWAL (01011)
 TIF Taxing District Name: CASEY CITY/AC SCHOOL/CASEY URBAN RENEWAL TIF INCREM
 TIF Taxing District Inc. Number: 010119
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received: 2021
 Subject to a Statutory end date? No

UR Designation	
Slum	07/2019
Blighted	07/2019
Economic Development	07/2019

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	578,490	12,500	0	0	0	590,990	0	590,990
Taxable	0	268,089	5,793	0	0	0	273,882	0	273,882
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	292,995	273,882	48,896	224,986	8,941

FY 2025 TIF Revenue Received: 1,943

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Urban Renewal Area Data Collection

Local Government Name: CASEY (39G364)
 Urban Renewal Area: CASEY CORP URBAN RENEWAL
 UR Area Number: 39008

UR Area Creation Date: 09/2019

Area is a slum, blighted, or economic development area designated as such in the interests of the public health, safety, or welfare of the residents of Casey. To create funds to finance projects in such areas and eliminate blight with the UR area boundary.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CASEY CITY/ADAIR CASEY SCH/UR TIF INCRE	390172	390173	433,369
CASEY CITY AG/ADAIR CASEY SCH/UR INCREMENT	390178	390179	753

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	31,600	14,355,865	3,990,335	0	0	-100,000	18,196,550	0	18,196,550
Taxable	22,702	6,652,900	2,908,010	0	0	-100,000	9,402,362	0	9,402,362
Homestead Credits									110

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 1,541 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	16,986
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	16,986

Rebate Expenditures:	0
Non-Rebate Expenditures:	16,913
Returned to County Treasurer:	0
Total Expenditures:	16,913

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 1,614 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For CASEY CORP URBAN RENEWAL

Urban Renewal Area Establishment

Description:	Legal Expenses to Create District
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

2020 Park Engineering Fees

Description:	Rutt Park Engineering Fees for Rehabilitation
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

2020 Sidewalk Reconstruction Engineering Fees

Description:	Engineering Fees McPherson Sidewalk
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

2020 Water Improvement Legal Expenses

Description:	Legal Fees Water Improvement Project-New Well
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

2020 Dilapidate Building/Jepson & Edwards

Description:	Legal Fees & Asbestos Fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

2022 Dilapidated Building/Heritage Bldg

Description:	Economic Development Payment
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

2025 W Thomas St Bridge

Description:	Planning/Design Engineering Fees
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For CASEY CORP URBAN RENEWAL

2019 Legal Expenses-Creating District

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/26/2019
FY of Last Payment:	2023

2020 Park Engineering Fees

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/19/2020
FY of Last Payment:	2023

2020 Sidewalk Reconstruction Engineering Fees

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/19/2020
FY of Last Payment:	2023

2020 Water Improvement Legal Expenses

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/19/2020
FY of Last Payment:	2022

2020 Dilapidated Building/Jepson & Edwards

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/19/2020
FY of Last Payment:	2022

2020 Dilapidated Building/Jepson & Edwards

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/09/2020
FY of Last Payment:	2024

2020 Dilapidated Building/Jepson & Edwards

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/14/2020
FY of Last Payment:	2024

2022 Dilapidated Building/Heritage Bldg

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/06/2022
FY of Last Payment:	2024

2023 Sidewalk Reconstruction McPherson

Debt/Obligation Type:	Internal Loans
Principal:	16,913
Interest:	0
Total:	16,913
Annual Appropriation?:	No
Date Incurred:	10/11/2022
FY of Last Payment:	2026

2023 Sidewalk Reconstruction McPherson

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/25/2023
FY of Last Payment:	2026

2025 W Thomas St Bridge

Debt/Obligation Type:	Internal Loans
Principal:	2,780
Interest:	0
Total:	2,780
Annual Appropriation?:	No
Date Incurred:	03/12/2024
FY of Last Payment:	2027

2025 W Thomas St Bridge

Debt/Obligation Type:	Internal Loans
Principal:	1,229
Interest:	0
Total:	1,229
Annual Appropriation?:	No
Date Incurred:	09/30/2024
FY of Last Payment:	2027

2025 W Thomas St Bridge

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,563
Interest:	0

Total:	4,563
Annual Appropriation?:	No
Date Incurred:	09/30/2024
FY of Last Payment:	2027

Non-Rebates For CASEY CORP URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	2020 Dilapidated Building/Jepson & Edwards
Tied To Project:	2020 Dilapidate Building/Jepson & Edwards
TIF Expenditure Amount:	0
Tied To Debt:	2020 Dilapidated Building/Jepson & Edwards
Tied To Project:	2020 Dilapidate Building/Jepson & Edwards
TIF Expenditure Amount:	0
Tied To Debt:	2022 Dilapidated Building/Heritage Bldg
Tied To Project:	2022 Diilapidated Building/Heritage Bldg
TIF Expenditure Amount:	9,158
Tied To Debt:	2023 Sidewalk Reconstruction McPherson
Tied To Project:	2020 Sidewalk Reconstruction Engineering Fees
TIF Expenditure Amount:	7,755
Tied To Debt:	2023 Sidewalk Reconstruction McPherson
Tied To Project:	2020 Sidewalk Reconstruction Engineering Fees

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TIF Taxing District Data Collection

Local Government Name: CASEY (39G364)
 Urban Renewal Area: CASEY CORP URBAN RENEWAL (39008)
 TIF Taxing District Name: CASEY CITY/ADAIR CASEY SCH/UR TIF INCRE
 TIF Taxing District Inc. Number: 390173
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received: 2021
 Subject to a Statutory end date? No

UR Designation	
Slum	07/2019
Blighted	07/2019
Economic Development	07/2019

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	14,355,865	3,990,335	0	0	-100,000	18,164,950	0	18,164,950
Taxable	0	6,652,900	2,908,010	0	0	-100,000	9,379,660	0	9,379,660
Homestead Credits									110

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	13,073,700	5,191,250	433,369	4,757,881	189,062

FY 2025 TIF Revenue Received: 16,986

TIF Taxing District Data Collection

Local Government Name: CASEY (39G364)
 Urban Renewal Area: CASEY CORP URBAN RENEWAL (39008)
 TIF Taxing District Name: CASEY CITY AG/ADAIR CASEY SCH/UR INCREMENT
 TIF Taxing District Inc. Number: 390179
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received: 2021
 Subject to a Statutory end date? No

UR Designation	
Slum	07/2019
Blighted	07/2019
Economic Development	07/2019

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	31,600	0	0	0	0	0	31,600	0	31,600
Taxable	22,702	0	0	0	0	0	22,702	0	22,702
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	12,200	19,400	753	18,647	394

FY 2025 TIF Revenue Received: 0