

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: ELLSWORTH
 Local Government Number: 40G372

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
ELLSWORTH AREA #1 URBAN RENEWAL	40023	6
ELLSWORTH AREA #2 URBAN RENEWAL	40024	2
ELLSWORTH AREA #3 URBAN RENEWAL	40025	1
ELLSWORTH AREA #4 URBAN RENEWAL	40027	2

TIF Debt Outstanding: 415,301

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:		Amount of 07-01-2024 Cash Balance Restricted for LMI
	69,735	0
TIF Revenue:	28,980	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	28,980	
Rebate Expenditures:	0	
Non-Rebate Expenditures:	28,980	
Returned to County Treasurer:	0	
Total Expenditures:	28,980	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:		Amount of 06-30-2025 Cash Balance Restricted for LMI
	69,735	0

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 316,586

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Urban Renewal Area Data Collection

Local Government Name: ELLSWORTH (40G372)
 Urban Renewal Area: ELLSWORTH AREA #1 URBAN RENEWAL
 UR Area Number: 40023

UR Area Creation Date: 11/2002

UR Area Purpose: To promote economic development through public improvements including streets, electric, water, and sewer utilities.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ELLSWORTH CITY/SOUTH HAMILTON SCH/UR AREA #1 INCREMENT	400160	400161	0
ELLSWORTH CITY AG/SOUTH HAMILTON SCH/UR AREA #1 INCREMENT	400166	400167	0
ELLSWORTH CITY AG/SOUTH HAMILTON SCH/UR AREA #1 AMENDED INCREMENT	400190	400191	0
ELLSWORTH CITY/SOUTH HAMILTON SCH/UR AREA #1 2016 ADD INCR	400234	400235	1,009,088
ELLSWORTH CITY AG/SOUTH HAMILTON SCH/UR AREA 1 2016 ADD INCR	400236	400237	0
ELLSWORTH CITY/SOUTH HAMILTON SCH/UR AREA #1 2016 ADD EAGLES CATCH INCR	400244	400245	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	89,960	16,123,965	20,763,685	553,070	200	-52,000	37,423,630	0	37,423,630
Taxable	64,624	7,472,287	17,441,402	265,414	200	-52,000	25,136,677	0	25,136,677
Homestead Credits									81

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	69,735	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	28,980		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	28,980		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	28,980		
Returned to County Treasurer:	0		
Total Expenditures:	28,980		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	69,735	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For ELLSWORTH AREA #1 URBAN RENEWAL

Storm Water Improvement

Description:	Constructing Infrastructure for a Storm Water Ditch
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Administrative Expenses

Description:	Payment of Incurred Legal Expenses for Storm Water Project
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For ELLSWORTH AREA #1 URBAN RENEWAL

USDA Stormwater Loan

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	415,301
Interest:	0
Total:	415,301
Annual Appropriation?:	No
Date Incurred:	09/28/2041
FY of Last Payment:	2041

Non-Rebates For ELLSWORTH AREA #1 URBAN RENEWAL

TIF Expenditure Amount:	28,980
Tied To Debt:	USDA Stormwater Loan
Tied To Project:	Storm Water Improvement

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Additional debt added to the Industrial Park Street Extension is for additional interest that was paid on loan but not certified previously. Original interest certified was an estimate, this will shore up all interest on loans.

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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: ELLSWORTH (40G372)
 Urban Renewal Area: ELLSWORTH AREA #1 URBAN RENEWAL (40023)
 TIF Taxing District Name: ELLSWORTH CITY/SOUTH HAMILTON SCH/UR AREA #1 INCREMENT
 TIF Taxing District Inc. Number: 400161
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2002

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	16,103,135	10,085,355	553,070	200	-52,000	26,634,510	0	26,634,510
Taxable	0	7,462,633	8,139,036	265,414	200	-52,000	15,760,033	0	15,760,033
Homestead Credits									81

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	13,349,100	13,337,410	0	13,337,410	395,354

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ELLSWORTH (40G372)
 Urban Renewal Area: ELLSWORTH AREA #1 URBAN RENEWAL (40023)
 TIF Taxing District Name: ELLSWORTH CITY AG/SOUTH HAMILTON SCH/UR AREA #1 INCREMENT
 TIF Taxing District Inc. Number: 400167
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2002

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: ELLSWORTH (40G372)
 Urban Renewal Area: ELLSWORTH AREA #1 URBAN RENEWAL (40023)
 TIF Taxing District Name: ELLSWORTH CITY AG/SOUTH HAMILTON SCH/UR AREA #1 AMENDED INCREMENT
 TIF Taxing District Inc. Number: 400191
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2007

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	36,170	0	0	0	0	0	36,170	0	36,170
Taxable	25,983	0	0	0	0	0	25,983	0	25,983
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	12,920	23,250	0	23,250	461

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ELLSWORTH (40G372)
 Urban Renewal Area: ELLSWORTH AREA #1 URBAN RENEWAL (40023)
 TIF Taxing District Name: ELLSWORTH CITY/SOUTH HAMILTON SCH/UR AREA #1 2016 ADD INCR
 TIF Taxing District Inc. Number: 400235
 TIF Taxing District Base Year: 2015
 FY TIF Revenue First Received: 2022
 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	20,830	6,858,690	0	0	0	6,879,520	0	6,879,520
Taxable	0	9,654	5,930,176	0	0	0	5,939,830	0	5,939,830
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	282,670	5,939,830	1,009,088	4,930,742	146,159

FY 2025 TIF Revenue Received: 28,980

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TIF Taxing District Data Collection

Local Government Name: ELLSWORTH (40G372)
 Urban Renewal Area: ELLSWORTH AREA #1 URBAN RENEWAL (40023)
 TIF Taxing District Name: ELLSWORTH CITY AG/SOUTH HAMILTON SCH/UR AREA 1 2016 ADD INCR
 TIF Taxing District Inc. Number: 400237

TIF Taxing District Base Year:	2015	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	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	53,790	0	0	0	0	0	53,790	0	53,790
Taxable	38,641	0	0	0	0	0	38,641	0	38,641
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	61,180	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ELLSWORTH (40G372)
 Urban Renewal Area: ELLSWORTH AREA #1 URBAN RENEWAL (40023)
 TIF Taxing District Name: ELLSWORTH CITY/SOUTH HAMILTON SCH/UR AREA #1 2016 ADD EAGLES CATCH INCR
 TIF Taxing District Inc. Number: 400245

TIF Taxing District Base Year:	2015	UR Designation	
FY TIF Revenue First Received:	2023	Slum	No
Subject to a Statutory end date?	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	3,819,640	0	0	0	3,819,640	0	3,819,640
Taxable	0	0	3,372,190	0	0	0	3,372,190	0	3,372,190
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	26,050	3,372,190	0	3,372,190	99,960

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: ELLSWORTH (40G372)
 Urban Renewal Area: ELLSWORTH AREA #2 URBAN RENEWAL
 UR Area Number: 40024

UR Area Creation Date: 11/2002

UR Area Purpose: To promote economic development through public improvements and private investment in new residential development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ELLSWORTH CITY/SOUTH HAMILTON SCH/UR AREA #2 INCREMENT	400162	400163	0
ELLSWORTH CITY AG/SOUTH HAMILTON SCH/UR AREA #2 INCREMENT	400168	400169	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	54,280	4,635,780	272,820	83,490	0	-8,000	5,025,370	0	5,025,370
Taxable	38,993	2,148,350	127,201	38,691	0	-8,000	2,332,235	0	2,332,235
Homestead Credits									19

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

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

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

Projects For ELLSWORTH AREA #2 URBAN RENEWAL

2008 Lift Station Upgrade

Description:	Upgrading existing drywell-wetwell pump station
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

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TIF Taxing District Data Collection

Local Government Name: ELLSWORTH (40G372)
 Urban Renewal Area: ELLSWORTH AREA #2 URBAN RENEWAL (40024)
 TIF Taxing District Name: ELLSWORTH CITY/SOUTH HAMILTON SCH/UR AREA #2 INCREMENT
 TIF Taxing District Inc. Number: 400163
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2002

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	4,635,780	272,820	83,490	0	-8,000	4,971,090	0	4,971,090
Taxable	0	2,148,350	127,201	38,691	0	-8,000	2,293,242	0	2,293,242
Homestead Credits									19

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,620,060	2,293,242	0	2,293,242	67,977

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ELLSWORTH (40G372)
 Urban Renewal Area: ELLSWORTH AREA #2 URBAN RENEWAL (40024)
 TIF Taxing District Name: ELLSWORTH CITY AG/SOUTH HAMILTON SCH/UR AREA #2 INCREMENT
 TIF Taxing District Inc. Number: 400169
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2002

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	54,280	0	0	0	0	0	54,280	0	54,280
Taxable	38,993	0	0	0	0	0	38,993	0	38,993
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	33,350	20,930	0	20,930	415

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: ELLSWORTH (40G372)
 Urban Renewal Area: ELLSWORTH AREA #3 URBAN RENEWAL
 UR Area Number: 40025

UR Area Creation Date: 11/2002

UR Area Purpose: To promote economic development
 by stimulating private investment
 in new residential development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ELLSWORTH CITY/SOUTH HAMILTON SCH/UR AREA #3 INCREMENT	400164	400165	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	0	649,910	1,323,090	0	0	0	1,969,750	0	1,969,750
Taxable	0	301,186	1,121,075	0	0	0	1,419,011	0	1,419,011
Homestead Credits									3

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

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

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TIF Taxing District Data Collection

Local Government Name: ELLSWORTH (40G372)
 Urban Renewal Area: ELLSWORTH AREA #3 URBAN RENEWAL (40025)
 TIF Taxing District Name: ELLSWORTH CITY/SOUTH HAMILTON SCH/UR AREA #3 INCREMENT
 TIF Taxing District Inc. Number: 400165
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2002

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	649,910	1,323,090	0	0	0	1,969,750	0	1,969,750
Taxable	0	301,186	1,121,075	0	0	0	1,419,011	0	1,419,011
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	169,640	1,419,011	0	1,419,011	42,063

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: ELLSWORTH (40G372)
 Urban Renewal Area: ELLSWORTH AREA #4 URBAN RENEWAL
 UR Area Number: 40027

UR Area Creation Date: 11/2007

UR Area Purpose: To promote revitalization and economic development in the city by stimulating private investment in new commercial and industrial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ELLSWORTH CITY/SOUTH HAMILTON SCH/UR AREA #4 INCREMENT	400188	400189	0
ELLSWORTH CITY AG/SOUTH HAMILTON SCH/UR AREA #4 INCREMENT	400192	400193	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	245,370	224,980	0	0	0	0	470,350	0	470,350
Taxable	176,267	104,262	0	0	0	0	280,529	0	280,529
Homestead Credits									0

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

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

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TIF Taxing District Data Collection

Local Government Name: ELLSWORTH (40G372)
 Urban Renewal Area: ELLSWORTH AREA #4 URBAN RENEWAL (40027)
 TIF Taxing District Name: ELLSWORTH CITY/SOUTH HAMILTON SCH/UR AREA #4 INCREMENT
 TIF Taxing District Inc. Number: 400189
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2007

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	224,980	0	0	0	0	224,980	0	224,980
Taxable	0	104,262	0	0	0	0	104,262	0	104,262
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	30,510	104,262	0	104,262	3,091

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ELLSWORTH (40G372)
 Urban Renewal Area: ELLSWORTH AREA #4 URBAN RENEWAL (40027)
 TIF Taxing District Name: ELLSWORTH CITY AG/SOUTH HAMILTON SCH/UR AREA #4 INCREMENT
 TIF Taxing District Inc. Number: 400193
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2007

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	245,370	0	0	0	0	0	245,370	0	245,370
Taxable	176,267	0	0	0	0	0	176,267	0	176,267
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	68,920	176,267	0	176,267	3,497

FY 2025 TIF Revenue Received: 0