

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: ELDORA
 Local Government Number: 42G391

Active Urban Renewal Areas

ELDORA URBAN RENEWAL

**U.R. # of Tif Taxing
 # Districts**
 42003 4

TIF Debt Outstanding: 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: 6,959
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 6,959

Rebate Expenditures: 11,907
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 11,907

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: -4,948 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: -6,959

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Urban Renewal Area Data Collection

Local Government Name: ELDORA (42G391)
 Urban Renewal Area: ELDORA URBAN RENEWAL
 UR Area Number: 42003

UR Area Creation Date: 07/2012

UR Area Purpose: Commercial economic development and slum & blight mitigation.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ELDORA CITY/ENP SCH/IND PARK UR INCREMENT	420098	420099	0
ELDORA CITY AG/ENP SCH/IND PARK UR INCREMENT	420100	420101	0
ELDORA CITY/ENP SCH/UR1 TIF INCREMENT	420178	420179	0
ELDORA CITY AMD UR1 ANDERSON	420222	420223	176,906

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	509,890	0	0	0	509,890	0	509,890
Taxable	0	0	393,415	0	0	0	393,415	0	393,415
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:	6,959
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	6,959

Rebate Expenditures:	11,907
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	11,907

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **-4,948** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For ELDORA URBAN RENEWAL

Bud's Laundromat

Description:	Remodeled existing building into a laundromat
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Anderson Dentistry

Description:	Addition to building
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ELDORA URBAN RENEWAL

Anderson Dentistry Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/07/2017
FY of Last Payment:	2029

Budweg Enterprise - Bud's Laundromat Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/14/2019
FY of Last Payment:	2029

Rebates For ELDORA URBAN RENEWAL

1906 Edgington Ave

TIF Expenditure Amount:	10,868
Rebate Paid To:	Marc Anderson
Tied To Debt:	Anderson Dentistry Rebate
Tied To Project:	Anderson Dentistry
Projected Final FY of Rebate:	2029

714 Edgington Ave

TIF Expenditure Amount:	1,039
Rebate Paid To:	Budweg Enterprise
Tied To Debt:	Budweg Enterprise - Bud's Laundromat Rebate
Tied To Project:	Bud's Laundromat
Projected Final FY of Rebate:	2029

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TIF Taxing District Data Collection

Local Government Name: ELDORA (42G391)
 Urban Renewal Area: ELDORA URBAN RENEWAL (42003)
 TIF Taxing District Name: ELDORA CITY/ENP SCH/IND PARK UR INCREMENT
 TIF Taxing District Inc. Number: 420099
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? No

UR Designation	
Slum	08/1994
Blighted	08/1994
Economic Development	08/1994

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	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	3,382,080	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ELDORA (42G391)
 Urban Renewal Area: ELDORA URBAN RENEWAL (42003)
 TIF Taxing District Name: ELDORA CITY AG/ENP SCH/IND PARK UR INCREMENT
 TIF Taxing District Inc. Number: 420101
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? No

UR Designation	
Slum	08/1994
Blighted	08/1994
Economic Development	08/1994

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	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	16,285	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: ELDORA (42G391)
 Urban Renewal Area: ELDORA URBAN RENEWAL (42003)
 TIF Taxing District Name: ELDORA CITY/ENP SCH/UR1 TIF INCREMENT
 TIF Taxing District Inc. Number: 420179
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? No

UR Designation	
Slum	08/1994
Blighted	08/1994
Economic Development	08/1994

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	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	8,997,065	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ELDORA (42G391)
 Urban Renewal Area: ELDORA URBAN RENEWAL (42003)
 TIF Taxing District Name: ELDORA CITY AMD UR1 ANDERSON
 TIF Taxing District Inc. Number: 420223
 TIF Taxing District Base Year: 2016
 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	509,890	0	0	0	509,890	0	509,890
Taxable	0	0	393,415	0	0	0	393,415	0	393,415
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	156,051	353,839	176,906	176,933	6,959

FY 2025 TIF Revenue Received: 6,959