

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: BAXTER
 Local Government Number: 50G462

Active Urban Renewal Areas

BAXTER URBAN RENEWAL

**U.R. # of Tif Taxing
Districts**
50001 11

TIF Debt Outstanding: 507,088

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	33,704	215,295	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	106,643		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	106,643		

Rebate Expenditures:	30,304		
Non-Rebate Expenditures:	68,854		
Returned to County Treasurer:	0		
Total Expenditures:	99,158		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	41,189	222,045	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 366,741

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Urban Renewal Area Data Collection

Local Government Name: BAXTER (50G462)
 Urban Renewal Area: BAXTER URBAN RENEWAL
 UR Area Number: 50001

UR Area Creation Date: 04/1990

Primary objective is to expand residential, commercial, and industrial development and the creation of new employment opportunities. To help develop a sound economic base that will serve as a foundation for future growth and development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
BAXTER CITY/BAXTER SCH/BAXTER UR ORIG DIST TIF INCREM	500119	500120	2,017,304
BAXTER CITY/BAXTER SCH/BAXTER UR 1993 AMENDMENT #1 TIF INCREM	500145	500146	0
BAXTER CITY AG/BAXTER SCH/BAXTER UR ORIG DIST TIF INCREM	500200	500201	0
BAXTER CITY/BAXTER SCH/BAXTER UR 1994 AMENDMENT #2 TIF INCREM	500208	500209	0
BAXTER CITY/BAXTER SCH/BAXTER UR 1994 AMENDMENT #3 TIF INCREM	500210	500211	0
BAXTER CITY AG/BAXTER SCH/BAXTER UR 1994 AMENDMENT #3 TIF INCREM	500212	500213	0
BAXTER CITY/BAXTER SCH/BAXTER UR 1998 AMENDMENT #4 TIF INCREM	500238	500239	0
BAXTER CITY AG/BAXTER SCH/BAXTER UR 2000 AMENDMENT #5 TIF INCREM	500265	500266	0
BAXTER CITY/BAXTER SCH/BAXTER UR 2000 AMENDMENT #5 TIF INCREM	500267	500268	0
INDEPENDENCE TWP/BAXTER SCH/WEST MALAKA CONTRACTED FIRE/BAXTER CITY UR 2010 AMENDMENT #6 INCREM	500396	500397	0
BAXTER UR 2018 PHASE 3 INCREMENT	500428	500429	1,119,914

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	22,494,730	2,990,010	0	0	-32,000	25,403,990	0	25,403,990
Taxable	0	10,424,688	1,602,127	0	0	-32,000	11,946,065	0	11,946,065
Homestead Credits									72

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **33,704** **215,295** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	106,643
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	106,643

Rebate Expenditures:	30,304
Non-Rebate Expenditures:	68,854
Returned to County Treasurer:	0
Total Expenditures:	99,158

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **41,189** **222,045** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For BAXTER URBAN RENEWAL

Storm Wtr. Improve. Project

Description:	Finance Storm Water Improvement Project
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

BEDC WFH Phase IV Annual Approp.Rebate

Description:	Finance Assistance Residential Subdivision Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

BEDC WFH Phase IV LMI

Description:	LMI Set Aside Residential Subdivision Dev.
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Speer Financial/TIF Report Updates

Description:	Annual Update of TIF/Debt Report
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For BAXTER URBAN RENEWAL

2010 TIF SRF - GO Bond Storm Wtr.Improve.Proj.

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	333,000
Interest:	6,660
Total:	339,660
Annual Appropriation?:	No
Date Incurred:	02/12/2010
FY of Last Payment:	2029

BEDC WFH Phase IV Annual Approp. Rebate

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	134,716
Interest:	0
Total:	134,716
Annual Appropriation?:	Yes
Date Incurred:	11/12/2018
FY of Last Payment:	2028

BEDC WFH LMI

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	32,712
Interest:	0
Total:	32,712
Annual Appropriation?:	Yes
Date Incurred:	11/12/2018
FY of Last Payment:	2028

Non-Rebates For BAXTER URBAN RENEWAL

TIF Expenditure Amount:	68,854
Tied To Debt:	2010 TIF SRF - GO Bond Storm Wtr.Improve.Proj.
Tied To Project:	Storm Wtr. Improve. Project

Rebates For BAXTER URBAN RENEWAL

West Field Horizons Phase IV

TIF Expenditure Amount:	23,554
Rebate Paid To:	Baxter Economic Development Co.
Tied To Debt:	BEDC WFH Phase IV Annual Approp. Rebate
Tied To Project:	BEDC WFH Phase IV Annual Approp.Rebate
Projected Final FY of Rebate:	2028

BEDC WFH LMI

TIF Expenditure Amount:	6,750
Rebate Paid To:	City of Baxter LMI Fund
Tied To Debt:	BEDC WFH LMI
Tied To Project:	BEDC WFH Phase IV Annual Approp.Rebate
Projected Final FY of Rebate:	2028

Income Housing For BAXTER 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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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: BAXTER (50G462)
 Urban Renewal Area: BAXTER URBAN RENEWAL (50001)
 TIF Taxing District Name: BAXTER CITY/BAXTER SCH/BAXTER UR ORIG DIST TIF INCREM
 TIF Taxing District Inc. Number: 500120
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1991
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	04/1990

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	20,069,510	2,990,010	0	0	-28,000	22,982,770	0	22,982,770
Taxable	0	9,300,774	1,602,127	0	0	-28,000	10,826,151	0	10,826,151
Homestead Credits									69

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,471,000	10,826,151	2,017,304	8,808,847	299,709

FY 2025 TIF Revenue Received: 38,104

TIF Taxing District Data Collection

Local Government Name: BAXTER (50G462)
 Urban Renewal Area: BAXTER URBAN RENEWAL (50001)
 TIF Taxing District Name: BAXTER CITY/BAXTER SCH/BAXTER UR 1993 AMENDMENT #1 TIF INCREM
 TIF Taxing District Inc. Number: 500146
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1993

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	484,267	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: BAXTER (50G462)
 Urban Renewal Area: BAXTER URBAN RENEWAL (50001)
 TIF Taxing District Name: BAXTER CITY AG/BAXTER SCH/BAXTER UR ORIG DIST TIF INCREM
 TIF Taxing District Inc. Number: 500201
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/1990

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	63,533	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: BAXTER (50G462)
 Urban Renewal Area: BAXTER URBAN RENEWAL (50001)
 TIF Taxing District Name: BAXTER CITY/BAXTER SCH/BAXTER UR 1994 AMENDMENT #2 TIF INCREM
 TIF Taxing District Inc. Number: 500209
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? No

UR Designation	
Slum	04/1994
Blighted	No
Economic Development	04/1994

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	64,116	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: BAXTER (50G462)
 Urban Renewal Area: BAXTER URBAN RENEWAL (50001)
 TIF Taxing District Name: BAXTER CITY/BAXTER SCH/BAXTER UR 1994 AMENDMENT #3 TIF INCREM
 TIF Taxing District Inc. Number: 500211
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

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	4,636,565	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: BAXTER (50G462)
 Urban Renewal Area: BAXTER URBAN RENEWAL (50001)
 TIF Taxing District Name: BAXTER CITY AG/BAXTER SCH/BAXTER UR 1994 AMENDMENT #3 TIF INCREM
 TIF Taxing District Inc. Number: 500213
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

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	14,982	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: BAXTER (50G462)
 Urban Renewal Area: BAXTER URBAN RENEWAL (50001)
 TIF Taxing District Name: BAXTER CITY/BAXTER SCH/BAXTER UR 1998 AMENDMENT #4 TIF INCREM
 TIF Taxing District Inc. Number: 500239
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/1998

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: BAXTER (50G462)
 Urban Renewal Area: BAXTER URBAN RENEWAL (50001)
 TIF Taxing District Name: BAXTER CITY AG/BAXTER SCH/BAXTER UR 2000 AMENDMENT #5 TIF INCREM
 TIF Taxing District Inc. Number: 500266
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2000

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	75,580	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: BAXTER (50G462)
 Urban Renewal Area: BAXTER URBAN RENEWAL (50001)
 TIF Taxing District Name: BAXTER CITY/BAXTER SCH/BAXTER UR 2000 AMENDMENT #5 TIF INCREM
 TIF Taxing District Inc. Number: 500268
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2000

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: BAXTER (50G462)
 Urban Renewal Area: BAXTER URBAN RENEWAL (50001)
 TIF Taxing District Name: INDEPENDENCE TWP/BAXTER SCH/WEST MALAKA CONTRACTED FIRE/BAXTER CITY UR 2010 AMENDMENT #6 INCREM
 TIF Taxing District Inc. Number: 500397
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2010

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: BAXTER (50G462)
 Urban Renewal Area: BAXTER URBAN RENEWAL (50001)
 TIF Taxing District Name: BAXTER UR 2018 PHASE 3 INCREMENT
 TIF Taxing District Inc. Number: 500429
 TIF Taxing District Base Year: 2017
 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	2,425,220	0	0	0	-4,000	2,421,220	0	2,421,220
Taxable	0	1,123,914	0	0	0	-4,000	1,119,914	0	1,119,914
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	70,856	1,119,914	1,119,914	0	0

FY 2025 TIF Revenue Received: 68,539