

**Annual Urban Renewal Report, Fiscal Year 2024 - 2025**

**Levy Authority Summary**

Local Government Name: SHUEYVILLE  
 Local Government Number: 52G487

**Active Urban Renewal Areas**

SHUEYVILLE URBAN RENEWAL

**U.R. # of Tif Taxing  
 # Districts**  
 52025 4

**TIF Debt Outstanding: 2,656,670**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>130,591</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
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TIF Revenue:	502,078
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>502,078</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	445,685
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>445,685</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>186,984</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
 Obligations, Net of TIF Special  
 Revenue Fund Balance: 2,024,001**

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**Urban Renewal Area Data Collection**

Local Government Name: SHUEYVILLE (52G487)  
 Urban Renewal Area: SHUEYVILLE URBAN RENEWAL  
 UR Area Number: 52025

UR Area Creation Date: 11/2003

UR Area Purpose: Housing, public buildings and commercial growth

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SHUEYVILLE CITY/COLLEGE COMM SCH/SHUEYVILLE UR AREA INCR	520241	520242	18,558,419
SHUEYVILLE CITY AG/COLLEGE COMM SCH/SHUEYVILLE UR AREA INCR	520243	520244	0
SHUEYVILLE CITY/COLLEGE COMM SCH/SHUEYVILLE 2007 AMEND INCREMENT	520307	520308	2,400,092
SHUEYVILLE CITY AG/COLLEGE COMM SCH/SHUEYVILLE 2007 AMEND INCREMENT	520488	520489	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	3,900	48,610,200	1,332,000	0	0	-36,000	49,858,100	0	49,858,100
Taxable	2,802	22,527,317	937,032	0	0	-36,000	23,379,151	0	23,379,151
Homestead Credits									82

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **130,591** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	502,078
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>502,078</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	445,685
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>445,685</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **186,984** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For SHUEYVILLE URBAN RENEWAL

### S. James Road Construction

Description:	Reconstruct road on South James
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Curtis Bridge Rd Reconstruction

Description:	Reconstruct road on Curtis Bridge Rd
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For SHUEYVILLE URBAN RENEWAL

### Curtis Bridge Rd reconstruction

Debt/Obligation Type:	Other Debt
Principal:	1,680,000
Interest:	63,295
Total:	1,743,295
Annual Appropriation?:	No
Date Incurred:	12/01/2019
FY of Last Payment:	2029

### Curtis Bridge Rd reconstruction

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	820,000
Interest:	93,375
Total:	913,375
Annual Appropriation?:	Yes
Date Incurred:	10/06/2020
FY of Last Payment:	2031

## **Non-Rebates For SHUEYVILLE URBAN RENEWAL**

TIF Expenditure Amount:	445,685
Tied To Debt:	Curtis Bridge Rd reconstruction
Tied To Project:	Curtis Bridge Rd Reconstruction

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**TIF Taxing District Data Collection**

Local Government Name: SHUEYVILLE (52G487)  
 Urban Renewal Area: SHUEYVILLE URBAN RENEWAL (52025)  
 TIF Taxing District Name: SHUEYVILLE CITY/COLLEGE COMM SCH/SHUEYVILLE UR AREA INCR  
 TIF Taxing District Inc. Number: 520242  
 TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2008  
 Subject to a Statutory end date? No

UR Designation	
Slum	11/2003
Blighted	11/2003
Economic Development	11/2003

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	43,134,500	0	0	0	-32,000	43,060,250	0	43,060,250
Taxable	0	19,989,724	0	0	0	-32,000	19,915,474	0	19,915,474
Homestead Credits									71

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,046,506	19,915,474	18,558,419	1,357,055	32,373

FY 2025 TIF Revenue Received: 502,078

**TIF Taxing District Data Collection**

Local Government Name: SHUEYVILLE (52G487)  
 Urban Renewal Area: SHUEYVILLE URBAN RENEWAL (52025)  
 TIF Taxing District Name: SHUEYVILLE CITY AG/COLLEGE COMM SCH/SHUEYVILLE UR AREA INCR  
 TIF Taxing District Inc. Number: 520244  
 TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2008  
 Subject to a Statutory end date? No

UR Designation	
Slum	11/2003
Blighted	11/2003
Economic Development	11/2003

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: SHUEYVILLE (52G487)  
 Urban Renewal Area: SHUEYVILLE URBAN RENEWAL (52025)  
 TIF Taxing District Name: SHUEYVILLE CITY/COLLEGE COMM SCH/SHUEYVILLE 2007 AMEND INCREMENT  
 TIF Taxing District Inc. Number: 520308  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received: 2008  
 Subject to a Statutory end date? No

UR Designation	
Slum	11/2003
Blighted	11/2003
Economic Development	11/2003

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	5,475,700	1,332,000	0	0	-4,000	6,793,950	0	6,793,950
Taxable	0	2,537,593	937,032	0	0	-4,000	3,460,875	0	3,460,875
Homestead Credits									11

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,232,136	2,565,814	2,400,092	165,722	3,953

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: SHUEYVILLE (52G487)  
 Urban Renewal Area: SHUEYVILLE URBAN RENEWAL (52025)  
 TIF Taxing District Name: SHUEYVILLE CITY AG/COLLEGE COMM SCH/SHUEYVILLE 2007 AMEND INCREMENT  
 TIF Taxing District Inc. Number: 520489  
 TIF Taxing District Base Year: 0  
 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	3,900	0	0	0	0	0	3,900	0	3,900
Taxable	2,802	0	0	0	0	0	2,802	0	2,802
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	20,060	0	0	0	0

FY 2025 TIF Revenue Received: 0