

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: CENTRAL CITY
 Local Government Number: 57G541

Active Urban Renewal Areas

CENTRAL CITY URA

**U.R. # of Tif Taxing
 # Districts**
 57047 5

TIF Debt Outstanding: 1,603,252

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	163,028	159,955	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	232,252		
TIF Sp. Revenue Fund Interest:	2,419		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	234,671		

Rebate Expenditures:	22,825		
Non-Rebate Expenditures:	202,320		
Returned to County Treasurer:	0		
Total Expenditures:	225,145		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	172,554	170,872	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: 1,205,553**

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Urban Renewal Area Data Collection

Local Government Name: CENTRAL CITY (57G541)
 Urban Renewal Area: CENTRAL CITY URA
 UR Area Number: 57047

 UR Area Creation Date: 11/1994

 UR Area Purpose: See Attached UR Plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
JACKSON TWP/CENTRAL CITY SCH/FD3/CENTRAL CITY/ INCR	570278	570279	261,337
MAINE TWP/CENTRAL CITY SCH/FD3/CENTRAL CITY/ INCR	570280	570281	81,157
CENTRAL CITY/CENTRAL CITY SCH/ INCR	570282	570283	8,040,760
CENTRAL CITY AG/CENTRAL CITY SCH/ INCR	570284	570285	23,152
CENTRAL CITY CORP/CENTRAL CITY SCH/ #1 INCR	570404	570405	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	244,600	32,984,545	9,271,255	0	0	-68,000	42,318,650	0	42,318,650
Taxable	175,713	15,285,966	6,291,106	0	0	-68,000	21,571,035	0	21,571,035
Homestead Credits									97

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Projects For CENTRAL CITY URA

LMI Housing Grant

Description:	Housing Grant Program
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Prairie Hills Development

Description:	Housing Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

2021 Street Improv Proj

Description:	Street/Infrastructure Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CENTRAL CITY URA

Don Hogan Development Agreement

Debt/Obligation Type:	Rebates
Principal:	68,477
Interest:	0
Total:	68,477
Annual Appropriation?:	No
Date Incurred:	08/12/2015
FY of Last Payment:	2027

2021 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,409,400
Interest:	125,375
Total:	1,534,775
Annual Appropriation?:	No
Date Incurred:	04/29/2021
FY of Last Payment:	2031

Non-Rebates For CENTRAL CITY URA

TIF Expenditure Amount:	202,320
Tied To Debt:	2021 GO Bonds
Tied To Project:	2021 Street Improv Proj

Rebates For CENTRAL CITY URA

Hickory Hills First Add

TIF Expenditure Amount:	22,825
Rebate Paid To:	Don Hogan Const Inc
Tied To Debt:	Don Hogan Development Agreement
Tied To Project:	Prairie Hills Development
Projected Final FY of Rebate:	2028

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TIF Taxing District Data Collection

Local Government Name: CENTRAL CITY (57G541)
 Urban Renewal Area: CENTRAL CITY URA (57047)
 TIF Taxing District Name: JACKSON TWP/CENTRAL CITY SCH/FD3/CENTRAL CITY/ INCR
 TIF Taxing District Inc. Number: 570279
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	86,700	1,335,300	0	0	0	-4,000	1,411,500	0	1,411,500
Taxable	62,283	618,815	0	0	0	-4,000	670,598	0	670,598
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	318,652	670,598	261,337	409,261	8,698

FY 2025 TIF Revenue Received: 5,454

TIF Taxing District Data Collection

Local Government Name: CENTRAL CITY (57G541)
 Urban Renewal Area: CENTRAL CITY URA (57047)
 TIF Taxing District Name: MAINE TWP/CENTRAL CITY SCH/FD3/CENTRAL CITY/ INCR
 TIF Taxing District Inc. Number: 570281
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	75,200	332,800	0	0	0	0	408,000	0	408,000
Taxable	54,022	154,229	0	0	0	0	208,251	0	208,251
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	100	208,251	81,157	127,094	2,752

FY 2025 TIF Revenue Received: 1,757

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TIF Taxing District Data Collection

Local Government Name: CENTRAL CITY (57G541)
 Urban Renewal Area: CENTRAL CITY URA (57047)
 TIF Taxing District Name: CENTRAL CITY/CENTRAL CITY SCH/ INCR
 TIF Taxing District Inc. Number: 570283
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

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	31,316,445	9,271,255	0	0	-64,000	40,416,450	0	40,416,450
Taxable	0	14,512,922	6,291,106	0	0	-64,000	20,632,778	0	20,632,778
Homestead Credits									91

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,458,645	20,632,778	8,040,760	12,592,018	350,575

FY 2025 TIF Revenue Received: 224,560

TIF Taxing District Data Collection

Local Government Name: CENTRAL CITY (57G541)
 Urban Renewal Area: CENTRAL CITY URA (57047)
 TIF Taxing District Name: CENTRAL CITY AG/CENTRAL CITY SCH/ INCR
 TIF Taxing District Inc. Number: 570285
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	82,700	0	0	0	0	0	82,700	0	82,700
Taxable	59,408	0	0	0	0	0	59,408	0	59,408
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	20,193	59,408	23,152	36,256	752

FY 2025 TIF Revenue Received: 481

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TIF Taxing District Data Collection

Local Government Name: CENTRAL CITY (57G541)
 Urban Renewal Area: CENTRAL CITY URA (57047)
 TIF Taxing District Name: CENTRAL CITY CORP/CENTRAL CITY SCH/ #1 INCR
 TIF Taxing District Inc. Number: 570405
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

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	34,614	0	0	0	0

FY 2025 TIF Revenue Received: 0