

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: COLUMBUS JUNCTION
 Local Government Number: 58G555

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
COLUMBUS JCT URBAN RENEWAL	58004	3
COLUMBUS JCT 2005 URBAN RENEWAL	58005	2

TIF Debt Outstanding: 200,985

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 58,704 19,448 Amount of 07-01-2024 Cash Balance Restricted for LMI

TIF Revenue:	36,196	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	36,196	

Rebate Expenditures:	0	
Non-Rebate Expenditures:	18,953	
Returned to County Treasurer:	0	
Total Expenditures:	18,953	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 75,947 25,161 Amount of 06-30-2025 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 106,085

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: COLUMBUS JUNCTION (58G555)
 Urban Renewal Area: COLUMBUS JCT URBAN RENEWAL
 UR Area Number: 58004

UR Area Creation Date: 09/1998

TO FINANCE ROADWAY
 CONSTRUCTION IN SUPPORT
 OF NEW SINGLE AND MULTI-
 FAMILY RESIDENTIAL
 DEVELOPMENT BY
 DEVELOPER, COLONIAL
 MANORS, LC. REBATES TO
 COLONIAL HEIGHTS LC AND
 PROVISIONS FOR LMI
 RESIDENTS.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
COLUMBUS JCT CITY AG/COLUMBUS SCH/U R COL MANOR/INCREM	580070	580071	0
COLUMBUS JCT CITY/COLUMBUS SCH/U R COLONIAL MANOR INCREM	580072	580073	0
COLUMBUS JCT CITY/COLUMBUS SCH/2010 UR TIF INCREM	580088	580089	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	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
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**

Projects For COLUMBUS JCT URBAN RENEWAL

SIDEWALK PROGRAM

Description:	REPLACEMENT OF SIDEWALKS
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

COLONIAL HEIGHTS REBATE

Description:	STREETS, UTILITY, DEVELOPER
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For COLUMBUS JCT URBAN RENEWAL

LMI OBLIGATION OUTSTANDING

	Outstanding LMI Housing Obligations
Debt/Obligation Type:	
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/10/2013
FY of Last Payment:	2025

Non-Rebates For COLUMBUS JCT URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	LMI OBLIGATION OUTSTANDING
Tied To Project:	SIDEWALK PROGRAM

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: COLUMBUS JUNCTION (58G555)
 Urban Renewal Area: COLUMBUS JCT URBAN RENEWAL (58004)
 TIF Taxing District Name: COLUMBUS JCT CITY AG/COLUMBUS SCH/U R COL MANOR/INCREM
 TIF Taxing District Inc. Number: 580071
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1998

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	17,130	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: COLUMBUS JUNCTION (58G555)
 Urban Renewal Area: COLUMBUS JCT URBAN RENEWAL (58004)
 TIF Taxing District Name: COLUMBUS JCT CITY/COLUMBUS SCH/U R COLONIAL MANOR INCREM
 TIF Taxing District Inc. Number: 580073
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1998

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	11,202	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: COLUMBUS JUNCTION (58G555)
 Urban Renewal Area: COLUMBUS JCT URBAN RENEWAL (58004)
 TIF Taxing District Name: COLUMBUS JCT CITY/COLUMBUS SCH/2010 UR TIF INCREM
 TIF Taxing District Inc. Number: 580089
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1998

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	778,603	0	0	0	0

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: COLUMBUS JUNCTION (58G555)
 Urban Renewal Area: COLUMBUS JCT 2005 URBAN RENEWAL
 UR Area Number: 58005

UR Area Creation Date: 08/2005

UR Area Purpose: TO PROMOTE NEW RESIDENTIAL DEVELOPMENT BY PROVIDING NEW STREET, WATER, SEWER, AND STREET LIGHTS TO AREA.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COLUMBUS JCT CITY AG/COLUMBUS SCH/2005 UR TIF INCREM	580084	580085	0
COLUMBUS JCT CITY/COLUMBUS SCH/2005 UR TIF INCREM	580086	580087	1,155,432

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,000	2,501,860	0	0	0	-4,000	2,499,860	0	2,499,860
Taxable	1,437	1,159,432	0	0	0	-4,000	1,156,869	0	1,156,869
Homestead Credits									6

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **58,704** **19,448** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	36,196
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	36,196

Rebate Expenditures:	0
Non-Rebate Expenditures:	18,953
Returned to County Treasurer:	0
Total Expenditures:	18,953

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **75,947** **25,161** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For COLUMBUS JCT 2005 URBAN RENEWAL

NEW HERITAGE 2005

Description:	STREET, UTILITY, LIGHTS, LMI
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

New Heritage Village phase II Subdivision

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

Debts/Obligations For COLUMBUS JCT 2005 URBAN RENEWAL

New Heritage Phase II

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	194,660
Interest:	6,325
Total:	200,985
Annual Appropriation?:	Yes
Date Incurred:	07/19/2017
FY of Last Payment:	2037

Non-Rebates For COLUMBUS JCT 2005 URBAN RENEWAL

TIF Expenditure Amount:	18,953
Tied To Debt:	New Heritage Phase II
Tied To Project:	New Heritage Village phase II Subdivision

Income Housing For COLUMBUS JCT 2005 URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	12,060
<hr/>	
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

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: COLUMBUS JUNCTION (58G555)
 Urban Renewal Area: COLUMBUS JCT 2005 URBAN RENEWAL (58005)
 TIF Taxing District Name: COLUMBUS JCT CITY AG/COLUMBUS SCH/2005 UR TIF INCREM
 TIF Taxing District Inc. Number: 580085
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2005

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,000	0	0	0	0	0	2,000	0	2,000
Taxable	1,437	0	0	0	0	0	1,437	0	1,437
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,048	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: COLUMBUS JUNCTION (58G555)
 Urban Renewal Area: COLUMBUS JCT 2005 URBAN RENEWAL (58005)
 TIF Taxing District Name: COLUMBUS JCT CITY/COLUMBUS SCH/2005 UR TIF INCREM
 TIF Taxing District Inc. Number: 580087
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2005

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	2,501,860	0	0	0	-4,000	2,497,860	0	2,497,860
Taxable	0	1,159,432	0	0	0	-4,000	1,155,432	0	1,155,432
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,558	1,155,432	1,155,432	0	0

FY 2025 TIF Revenue Received: 36,196