

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: LUCAS COUNTY
 Local Government Number: 59

Active Urban Renewal Areas

LUCAS COUNTY URBAN RENEWAL

**U.R. # of Tif Taxing
Districts**
59006 2

TIF Debt Outstanding: 0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	19,079	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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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:	19,079		
Total Expenditures:	19,079		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	0	0	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: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: LUCAS COUNTY (59)
 Urban Renewal Area: LUCAS COUNTY URBAN RENEWAL
 UR Area Number: 59006

UR Area Creation Date: 10/2011

To make it possible for the County to enter into a tax increment rebate agreement with Hy-Vee, Inc related to expansion of the Company's facilities that will be constructed on property located in and near the City of Chariton, within the Urban Renewal Area

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CHARITON CITY/CHARITON SCH/HY-VEE #1 TIF INCREM	590060	590061	0
WHITEBREAST TWP/CHARITON SCH/HY-VEE #1 TIF INCREM	590062	590063	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: **19,079** **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:	19,079
Total Expenditures:	19,079

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

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

The prior year's AURR showed a repayment of the full fund balance to the treasurer. Interest and a misapplied payment refunded were added during FY24. Treasurer did not take money until 07/11/2024.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2025

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: LUCAS COUNTY (59)
 Urban Renewal Area: LUCAS COUNTY URBAN RENEWAL (59006)
 TIF Taxing District Name: CHARITON CITY/CHARITON SCH/HY-VEE #1 TIF INCREM
 TIF Taxing District Inc. Number: 590061
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2031

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2011

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	12,567	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: LUCAS COUNTY (59)
 Urban Renewal Area: LUCAS COUNTY URBAN RENEWAL (59006)
 TIF Taxing District Name: WHITEBREAST TWP/CHARITON SCH/HY-VEE #1 TIF INCREM
 TIF Taxing District Inc. Number: 590063
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2031

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	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	9,800,000	0	0	0	0

FY 2025 TIF Revenue Received: 0