

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: CHARITON
 Local Government Number: 59G563

Active Urban Renewal Areas

CHARITON CONSOLIDATED TIF AREA

**U.R. # of Tif Taxing
Districts**
59007 8

TIF Debt Outstanding: 1,713,490

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	17,363	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	150,062		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	150,062		

Rebate Expenditures:	13,490		
Non-Rebate Expenditures:	125,000		
Returned to County Treasurer:	0		
Total Expenditures:	138,490		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	28,935	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: 1,546,065

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Urban Renewal Area Data Collection

Local Government Name: CHARITON (59G563)
 Urban Renewal Area: CHARITON CONSOLIDATED TIF AREA
 UR Area Number: 59007

UR Area Creation Date: 02/2012

UR Area Purpose: Economic Development area that is appropriate for the promotion of commercial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CHARITON CITY/CHARITON SCH/CITY TIF 1 INCREM	590035	590040	0
CHARITON CITY/CHARITON SCH/CITY TIF 2 INCREM	590042	590043	0
LINCOLN TWP/CHARITON SCH/CITY TIF 2 INCREM	590044	590045	0
LINCOLN TWP/CHARITON SCH/CITY TIF 1 INCREM	590046	590047	0
CHARITON CITY AG/CHARITON SCH/CITY TIF 1 INCREM	590048	590049	0
CHARITON CITY AG/CHARITON SCH/CITY TIF 2 INCREM	590050	590051	0
CHARITON CITY/CHARITON SCH/CITY URBAN RENEWAL TIF 3 INCR	590052	590053	0
CHARITON CITY/CHARITON SCH/CITY CONSOLIDATED URBAN RENEWAL TIF INCR	590064	590065	1,997,611

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	40,011,847	6,377,310	0	0	-124,000	46,063,657	0	46,063,657
Taxable	0	18,542,609	3,431,012	0	0	-124,000	21,648,121	0	21,648,121
Homestead Credits									205

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	17,363	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	150,062		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	150,062		
Rebate Expenditures:	13,490		
Non-Rebate Expenditures:	125,000		
Returned to County Treasurer:	0		
Total Expenditures:	138,490		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	28,935	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For CHARITON CONSOLIDATED TIF AREA

Hotel Charitone

Description:	Rehabilitate historic hotel to living and commercial space
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

Downtown Sidewalk Re-Construction Project

Description:	Replacement of sidewalks on the square
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

North Ridge Development

Description:	New housing development
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For CHARITON CONSOLIDATED TIF AREA

Hotel Charitone Development Agreement

Debt/Obligation Type:	Rebates
Principal:	13,490
Interest:	0
Total:	13,490
Annual Appropriation?:	Yes
Date Incurred:	01/21/2013
FY of Last Payment:	2030

Downtown Sidewalk Replacement

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	04/16/2018
FY of Last Payment:	2025

2021 North Ridge Urban Renewal Area

Debt/Obligation Type:	Rebates
Principal:	1,700,000
Interest:	0
Total:	1,700,000
Annual Appropriation?:	Yes
Date Incurred:	12/06/2021
FY of Last Payment:	2041

Non-Rebates For CHARITON CONSOLIDATED TIF AREA

TIF Expenditure Amount:	125,000
Tied To Debt:	Downtown Sidewalk Replacement
Tied To Project:	Downtown Sidewalk Re- Construction Project

Rebates For CHARITON CONSOLIDATED TIF AREA

Hotel Charitone

TIF Expenditure Amount:	13,490
Rebate Paid To:	Hotel Charitone LLC
Tied To Debt:	Hotel Charitone Development Agreement
Tied To Project:	Hotel Charitone
Projected Final FY of Rebate:	2030

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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: CHARITON (59G563)
 Urban Renewal Area: CHARITON CONSOLIDATED TIF AREA (59007)
 TIF Taxing District Name: CHARITON CITY/CHARITON SCH/CITY TIF 1 INCREM
 TIF Taxing District Inc. Number: 590040
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

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	2,495,360	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CHARITON (59G563)
 Urban Renewal Area: CHARITON CONSOLIDATED TIF AREA (59007)
 TIF Taxing District Name: CHARITON CITY/CHARITON SCH/CITY TIF 2 INCREM
 TIF Taxing District Inc. Number: 590043
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

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	1,979,311	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CHARITON (59G563)
 Urban Renewal Area: CHARITON CONSOLIDATED TIF AREA (59007)
 TIF Taxing District Name: LINCOLN TWP/CHARITON SCH/CITY TIF 2 INCREM
 TIF Taxing District Inc. Number: 590045
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

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	399,578	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CHARITON (59G563)
 Urban Renewal Area: CHARITON CONSOLIDATED TIF AREA (59007)
 TIF Taxing District Name: LINCOLN TWP/CHARITON SCH/CITY TIF 1 INCREM
 TIF Taxing District Inc. Number: 590047
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

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	257,100	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: CHARITON (59G563)
 Urban Renewal Area: CHARITON CONSOLIDATED TIF AREA (59007)
 TIF Taxing District Name: CHARITON CITY AG/CHARITON SCH/CITY TIF 1 INCREM
 TIF Taxing District Inc. Number: 590049
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

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	19,633	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CHARITON (59G563)
 Urban Renewal Area: CHARITON CONSOLIDATED TIF AREA (59007)
 TIF Taxing District Name: CHARITON CITY AG/CHARITON SCH/CITY TIF 2 INCREM
 TIF Taxing District Inc. Number: 590051
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

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	19,587	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: CHARITON (59G563)
 Urban Renewal Area: CHARITON CONSOLIDATED TIF AREA (59007)
 TIF Taxing District Name: CHARITON CITY/CHARITON SCH/CITY URBAN RENEWAL TIF 3 INCR
 TIF Taxing District Inc. Number: 590053
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

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	18,981,383	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CHARITON (59G563)
 Urban Renewal Area: CHARITON CONSOLIDATED TIF AREA (59007)
 TIF Taxing District Name: CHARITON CITY/CHARITON SCH/CITY CONSOLIDATED URBAN RENEWAL TIF INCR
 TIF Taxing District Inc. Number: 590065
 TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received: 2016
 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	40,011,847	6,377,310	0	0	-124,000	46,063,657	0	46,063,657
Taxable	0	18,542,609	3,431,012	0	0	-124,000	21,648,121	0	21,648,121
Homestead Credits									205

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,079,465	21,648,121	1,997,611	19,650,510	754,251

FY 2025 TIF Revenue Received: 150,062