

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: GEORGE
 Local Government Number: 60G570

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
GEORGE LOCKER PARK URBAN RENEWAL	60010	1
GEORGE SUNSET URBAN RENEWAL	60011	2

TIF Debt Outstanding: 153,982

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	53,527	75,912	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	58,602		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	58,602		

Rebate Expenditures:	10,705		
Non-Rebate Expenditures:	42,821		
Returned to County Treasurer:	0		
Total Expenditures:	53,526		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	58,603	75,912	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: 41,853

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Urban Renewal Area Data Collection

Local Government Name: GEORGE (60G570)
 Urban Renewal Area: GEORGE LOCKER PARK URBAN RENEWAL
 UR Area Number: 60010

UR Area Creation Date: 08/2006

UR Area Purpose: Economic development housing and residential area with portions to be developed for non-residential uses

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
GEORGE CITY/GEORGE-LR SCH/LOCKER PARK TIF INCREMENT	600098	600099	2,136,289

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	2,617,110	237,310	0	0	2,854,420	0	2,854,420
Taxable	0	0	2,026,312	109,977	0	0	2,136,289	0	2,136,289
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **53,527** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	58,602
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	58,602

Rebate Expenditures:	10,705
Non-Rebate Expenditures:	42,821
Returned to County Treasurer:	0
Total Expenditures:	53,526

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **58,603** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For GEORGE LOCKER PARK URBAN RENEWAL

Locker Park Lots

Description:	Repay General Fund for development expense
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Baldwin/Lacour Street Extension

Description:	install road, curb & gutter
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Locker Park Pond Maintenance

Description:	Improvement and maintenance of Locker Park Pond Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

intersection Lacour/Baldwin

Description:	install intersection, curb & gutter
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

install water/sewer

Description:	install water and sewer lines
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

install electric/gas

Description:	install electric and gas lines
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For GEORGE LOCKER PARK URBAN RENEWAL

Repay General Fund

Debt/Obligation Type:	Internal Loans
Principal:	56,212
Interest:	0
Total:	56,212
Annual Appropriation?:	Yes
Date Incurred:	06/26/2014
FY of Last Payment:	2029

Repay GCEDC (Elec/Gas Install)

Debt/Obligation Type:	Rebates
Principal:	97,770
Interest:	0
Total:	97,770
Annual Appropriation?:	Yes
Date Incurred:	03/15/2019
FY of Last Payment:	2029

Non-Rebates For GEORGE LOCKER PARK URBAN RENEWAL

TIF Expenditure Amount:	42,821
Tied To Debt:	Repay General Fund
Tied To Project:	Baldwin/Lacour Street Extension

Rebates For GEORGE LOCKER PARK URBAN RENEWAL

LOCKER PARK

TIF Expenditure Amount:	10,705
Rebate Paid To:	GCEDC
Tied To Debt:	Repay GCEDC (Elec/Gas Install)
Tied To Project:	install electric/gas
Projected Final FY of Rebate:	2029

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TIF Taxing District Data Collection

Local Government Name: GEORGE (60G570)
 Urban Renewal Area: GEORGE LOCKER PARK URBAN RENEWAL (60010)
 TIF Taxing District Name: GEORGE CITY/GEORGE-LR SCH/LOCKER PARK TIF INCREMENT
 TIF Taxing District Inc. Number: 600099
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 0
 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	0	2,617,110	237,310	0	0	2,854,420	0	2,854,420
Taxable	0	0	2,026,312	109,977	0	0	2,136,289	0	2,136,289
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	17,329	2,136,289	2,136,289	0	0

FY 2025 TIF Revenue Received: 58,602

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Urban Renewal Area Data Collection

Local Government Name: GEORGE (60G570)
 Urban Renewal Area: GEORGE SUNSET URBAN RENEWAL
 UR Area Number: 60011
 UR Area Creation Date: 06/1994
 UR Area Purpose: Residential development area

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
GEORGE CITY/GEORGE-LR SCH/SUNSET ADD TIF INCREMENT	600100	600101	0
GEORGE CITY/GEORGE-LR SCH/SUNSET ADD AMENDMENT TIF INCREMENT	600106	600107	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	3,817,700	0	0	0	-4,000	3,807,200	0	3,807,200
Taxable	0	1,769,231	0	0	0	-4,000	1,758,731	0	1,758,731
Homestead Credits									9

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	75,912	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	75,912	Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For GEORGE SUNSET URBAN RENEWAL

Repay General Fund

Description:	Repay General Fund for expenses
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Repairs streets

Description:	repair streets
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For GEORGE SUNSET URBAN RENEWAL

Install Maple Street

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	10/28/2016
FY of Last Payment:	2020

LMI Balance Outstanding

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/28/2014
FY of Last Payment:	2027

Repair Streets

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	08/29/2019
FY of Last Payment:	2026

Non-Rebates For GEORGE SUNSET URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Repair Streets
Tied To Project:	Repay General Fund

Rebates For GEORGE SUNSET URBAN RENEWAL

TIF/LMI

TIF Expenditure Amount:	0
Rebate Paid To:	
Tied To Debt:	LMI Balance Outstanding
Tied To Project:	Repay General Fund
Projected Final FY of Rebate:	2025

Income Housing For GEORGE SUNSET URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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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

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TIF Taxing District Data Collection

Local Government Name: GEORGE (60G570)
 Urban Renewal Area: GEORGE SUNSET URBAN RENEWAL (60011)
 TIF Taxing District Name: GEORGE CITY/GEORGE-LR SCH/SUNSET ADD TIF INCREMENT
 TIF Taxing District Inc. Number: 600101
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 0
 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	3,479,090	0	0	0	-4,000	3,471,840	0	3,471,840
Taxable	0	1,612,309	0	0	0	-4,000	1,605,059	0	1,605,059
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	14,015	1,605,059	0	1,605,059	44,030

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GEORGE (60G570)
 Urban Renewal Area: GEORGE SUNSET URBAN RENEWAL (60011)
 TIF Taxing District Name: GEORGE CITY/GEORGE-LR SCH/SUNSET ADD AMENDMENT TIF INCREMENT
 TIF Taxing District Inc. Number: 600107
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2007

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	338,610	0	0	0	0	335,360	0	335,360
Taxable	0	156,922	0	0	0	0	153,672	0	153,672
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	293	153,672	0	153,672	4,216

FY 2025 TIF Revenue Received: 0