

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: LARCHWOOD
 Local Government Number: 60G572

Active Urban Renewal Areas

LARCHWOOD URBAN RENEWAL

**U.R. # of Tif Taxing
Districts**
60002 4

TIF Debt Outstanding: 0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	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:	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
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Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 0

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Urban Renewal Area Data Collection

Local Government Name: LARCHWOOD (60G572)
 Urban Renewal Area: LARCHWOOD URBAN RENEWAL
 UR Area Number: 60002

UR Area Creation Date: 05/1995

UR Area Purpose: See Larchwood UR Plan - purpose is defined.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
LARCHWOOD CITY/WEST LYON SCH/LARCHWOOD TIF INCREMENT	600051	600052	0
LARCHWOOD CITY/WEST LYON SCH/LARCHWOOD AMENDMENT TIF INCREMENT	600090	600091	0
LARCHWOOD CITY/WEST LYON SCH/LARCHWOOD AMENDMENT 2 TIF INCREMENT	600104	600105	0
LARCHWOOD CITY/WEST LYON SCH/LARCHWOOD AMEND 3 TIF INC	600110	600111	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	14,283,120	10,118,021	0	0	-16,000	24,362,391	0	24,362,391
Taxable	0	6,619,199	6,844,832	0	0	-16,000	13,425,281	0	13,425,281
Homestead Credits									41

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

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 **Amount of 06-30-2025 Cash Balance Restricted for LMI:** 0

Projects For LARCHWOOD URBAN RENEWAL

Snyders Properties

Description:	Payment to Snyders Properties for Apartment Building
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	Yes

Crosswalk Signs

Description:	Payment to Traffic Safety Svc for Crosswalk Signs
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Administrative

Description:	Payments to Lachlan Bonander for Legal TIF Expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Streetscape Project

Description:	Transfer to Broadway Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Streetscape Project 2

Description:	Transfer to Broadway Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

JMAR

Description:	Payment to JMAR for Storage Shed
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

ShelterHouse

Description:	Shelter House in City Park
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

Urban Renewal Plan Update

Description:	URP Update
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Urban Renewal Plan Update

Description:	URP Update
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Paving Projects

Description:	Paving Projects
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Paving Project

Description:	Paving Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Elevator Property

Description:	Purchased empty lot from Elevator
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For LARCHWOOD URBAN RENEWAL

Endeavor's

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/01/1996
FY of Last Payment:	2015

Brad Bauer

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/01/1999
FY of Last Payment:	2017

Security Financial

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/01/1999
FY of Last Payment:	2017

Larchwood Mini Mart

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/01/1995
FY of Last Payment:	2021

Larchwood Chiropractic

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	03/01/2010
FY of Last Payment:	2026

TFC, LLC

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/01/2006
FY of Last Payment:	2023

D&L Masonry

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/07/2007
FY of Last Payment:	2023

Double R Properties

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/04/2009
FY of Last Payment:	2025

McCarty's Automation

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/01/2006
FY of Last Payment:	2023

Larchwood Lumber

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/01/2006
FY of Last Payment:	2023

Snyders Properties

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/10/1997
FY of Last Payment:	2016

Kevin Joachim

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/01/2003
FY of Last Payment:	2023

JMAR

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0

Total:	0
Annual Appropriation?:	No
Date Incurred:	08/07/2007
FY of Last Payment:	2021

5J's

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/07/2007
FY of Last Payment:	2024

Larco Homes

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/03/2008
FY of Last Payment:	2024

CK Trucking

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/17/2008
FY of Last Payment:	2023

Field of Dreams

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/12/2008
FY of Last Payment:	2023

Denture Clinic

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/07/2000
FY of Last Payment:	2018

MT Closet

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/30/2012
FY of Last Payment:	2028

JMAR

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/21/2013
FY of Last Payment:	2028

JMAR

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/05/2014
FY of Last Payment:	2029

Snyders Properties

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/03/2014
FY of Last Payment:	2030

Streetscape Project

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/27/2015
FY of Last Payment:	2015

Crosswalk Signs

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/11/2014
FY of Last Payment:	2014

Streetscape Project

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/05/2016
FY of Last Payment:	2016

JMAR

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0

Total:	0
Annual Appropriation?:	No
Date Incurred:	04/04/2017
FY of Last Payment:	2017

Shelter House

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/03/2017
FY of Last Payment:	2017

Urban Rewal Plan

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/27/2018
FY of Last Payment:	2018

Urban Renewal Plan Update

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/31/2018
FY of Last Payment:	2018

Paving Projects

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/30/2018
FY of Last Payment:	2018

Paving Project

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/30/2020
FY of Last Payment:	2021

Elevator Property

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/26/2021
FY of Last Payment:	2021

Non-Rebates For LARCHWOOD URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	JMAR
Tied To Project:	JMAR
TIF Expenditure Amount:	0
Tied To Debt:	Shelter House
Tied To Project:	ShelterHouse
TIF Expenditure Amount:	0
Tied To Debt:	Urban Rewal Plan
Tied To Project:	Urban Renewal Plan Update
TIF Expenditure Amount:	0
Tied To Debt:	Urban Renewal Plan Update
Tied To Project:	Urban Renewal Plan Update
TIF Expenditure Amount:	0
Tied To Debt:	Paving Projects
Tied To Project:	Paving Projects
TIF Expenditure Amount:	0
Tied To Debt:	Paving Projects
Tied To Project:	Paving Projects
TIF Expenditure Amount:	0
Tied To Debt:	Elevator Property
Tied To Project:	Elevator Property

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TIF Taxing District Data Collection

Local Government Name: LARCHWOOD (60G572)
 Urban Renewal Area: LARCHWOOD URBAN RENEWAL (60002)
 TIF Taxing District Name: LARCHWOOD CITY/WEST LYON SCH/LARCHWOOD TIF INCREMENT
 TIF Taxing District Inc. Number: 600052
 TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	05/1995
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	11,728,760	4,902,084	0	0	-12,000	16,602,594	0	16,602,594
Taxable	0	5,435,436	2,848,764	0	0	-12,000	8,255,950	0	8,255,950
Homestead Credits									32

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,630,556	8,255,950	0	8,255,950	162,383

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: LARCHWOOD (60G572)
 Urban Renewal Area: LARCHWOOD URBAN RENEWAL (60002)
 TIF Taxing District Name: LARCHWOOD CITY/WEST LYON SCH/LARCHWOOD AMENDMENT TIF INCREMENT
 TIF Taxing District Inc. Number: 600091
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2003

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	2,554,360	4,429,407	0	0	-4,000	6,973,267	0	6,973,267
Taxable	0	1,183,763	3,422,612	0	0	-4,000	4,595,875	0	4,595,875
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,012,762	4,595,875	0	4,595,875	90,395

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: LARCHWOOD (60G572)
 Urban Renewal Area: LARCHWOOD URBAN RENEWAL (60002)
 TIF Taxing District Name: LARCHWOOD CITY/WEST LYON SCH/LARCHWOOD AMENDMENT 2 TIF INCREMENT
 TIF Taxing District Inc. Number: 600105
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2006

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	475,020	0	0	0	475,020	0	475,020
Taxable	0	0	358,583	0	0	0	358,583	0	358,583
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	11,672	358,583	0	358,583	7,053

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: LARCHWOOD (60G572)
 Urban Renewal Area: LARCHWOOD URBAN RENEWAL (60002)
 TIF Taxing District Name: LARCHWOOD CITY/WEST LYON SCH/LARCHWOOD AMEND 3 TIF INC
 TIF Taxing District Inc. Number: 600111
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2007

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	0	311,510	0	0	0	311,510	0	311,510
Taxable	0	0	214,873	0	0	0	214,873	0	214,873
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	11,157	214,873	0	214,873	4,226

FY 2025 TIF Revenue Received: 0