

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: STACYVILLE
 Local Government Number: 66G630

Active Urban Renewal Areas

STACYVILLE URBAN RENEWAL

**U.R. # of Tif Taxing
 # Districts**
 66002 5

TIF Debt Outstanding: 945,590

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:	294,934
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	294,934

Rebate Expenditures:	0
Non-Rebate Expenditures:	132,968
Returned to County Treasurer:	0
Total Expenditures:	132,968

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	161,966	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: 650,656

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Urban Renewal Area Data Collection

Local Government Name: STACYVILLE (66G630)
 Urban Renewal Area: STACYVILLE URBAN RENEWAL
 UR Area Number: 66002

 UR Area Creation Date: 09/1995

 UR Area Purpose: Street, Utility, Incentives

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
STACYVILLE CITY/ST ANSGAR SCH UR TIF INCREMENT	660072	660073	809,520
STACYVILLE CITY AG/ST ANSGAR SCH #2 UR TIF INCREMENT	660074	660075	6,640
STACYVILLE CITY/ST ANSGAR SCH #2 UR TIF INCREMENT	660080	660081	4,878,263
STACYVILLE CITY/ST ANSGAR SCH/#3 UR TIF INCREMENT	660086	660087	4,940,030
STACYVILLE CITY AG/ST ANSGAR SCH/#3 UR TIF INCREMENT	660088	660089	33,200

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	142,370	5,048,210	9,812,710	595,240	0	-24,000	15,564,780	0	15,564,780
Taxable	102,275	2,339,483	8,207,128	427,834	0	-24,000	11,010,470	0	11,010,470
Homestead Credits									25

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:	294,934
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	294,934

Rebate Expenditures:	0
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Returned to County Treasurer:	0
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TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **161,966** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For STACYVILLE URBAN RENEWAL

STA Bank Ind Park

Description:	Ind Park
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

STA Bank NCC/NIP

Description:	NCC/NIP
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

STA Bank 2021 Street A

Description:	2021 Street A
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

STA Bank 2021 Street B

Description:	2021 Street B
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

NCC Rebate

Description:	Northern Coop Tax Rebate
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Koenigs Rebate

Description:	Koenings Tax Rebate
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For STACYVILLE URBAN RENEWAL

2021 Street A

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	377,214
Interest:	7,462
Total:	384,676
Annual Appropriation?:	No
Date Incurred:	08/25/2021
FY of Last Payment:	2036

NCC 2022 Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2022
FY of Last Payment:	2025

Koenigs 2022 Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2022
FY of Last Payment:	2026

St A Bank Ind Park

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	163,834
Interest:	6,852
Total:	170,686
Annual Appropriation?:	No
Date Incurred:	12/29/2015
FY of Last Payment:	2028

St A Bank NCC/NIP

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	11,270
Interest:	1,109
Total:	12,379
Annual Appropriation?:	No
Date Incurred:	12/29/2015
FY of Last Payment:	2025

2021 Street B

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	369,187
Interest:	8,662
Total:	377,849
Annual Appropriation?:	No
Date Incurred:	08/25/2021
FY of Last Payment:	2036

Non-Rebates For STACYVILLE URBAN RENEWAL

TIF Expenditure Amount:	11,499
Tied To Debt:	St A Bank NCC/NIP
Tied To Project:	STA Bank NCC/NIP
TIF Expenditure Amount:	50,200
Tied To Debt:	St A Bank Ind Park
Tied To Project:	STA Bank Ind Park
TIF Expenditure Amount:	35,058
Tied To Debt:	2021 Street A
Tied To Project:	STA Bank 2021 Street A
TIF Expenditure Amount:	36,211
Tied To Debt:	2021 Street B
Tied To Project:	STA Bank 2021 Street B

Rebates For STACYVILLE URBAN RENEWAL

Northern Country Coop

TIF Expenditure Amount:	0
Rebate Paid To:	Northern Country Coop
Projected Final FY of Rebate:	2025

Charles Koenigs

TIF Expenditure Amount:	0
Rebate Paid To:	Charles Koenigs
Projected Final FY of Rebate:	2026

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TIF Taxing District Data Collection

Local Government Name: STACYVILLE (66G630)
 Urban Renewal Area: STACYVILLE URBAN RENEWAL (66002)
 TIF Taxing District Name: STACYVILLE CITY/ST ANSGAR SCH UR TIF INCREMENT
 TIF Taxing District Inc. Number: 660073
 TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	11/2009
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	214,590	1,119,340	0	0	0	1,333,930	0	1,333,930
Taxable	0	99,448	990,454	0	0	0	1,089,902	0	1,089,902
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	524,410	809,520	809,520	0	0

FY 2025 TIF Revenue Received: 22,616

TIF Taxing District Data Collection

Local Government Name: STACYVILLE (66G630)
 Urban Renewal Area: STACYVILLE URBAN RENEWAL (66002)
 TIF Taxing District Name: STACYVILLE CITY AG/ST ANSGAR SCH #2 UR TIF INCREMENT
 TIF Taxing District Inc. Number: 660075
 TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received: 1998
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	11/2009
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	41,670	0	0	0	0	0	41,670	0	41,670
Taxable	29,935	0	0	0	0	0	29,935	0	29,935
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	35,030	6,640	6,640	0	0

FY 2025 TIF Revenue Received: 129

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TIF Taxing District Data Collection

Local Government Name: STACYVILLE (66G630)
 Urban Renewal Area: STACYVILLE URBAN RENEWAL (66002)
 TIF Taxing District Name: STACYVILLE CITY/ST ANSGAR SCH #2 UR TIF INCREMENT
 TIF Taxing District Inc. Number: 660081
 TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received: 1998
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/2009
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	2,919,730	4,164,200	0	0	-12,000	7,071,930	0	7,071,930
Taxable	0	1,353,086	3,569,677	0	0	-12,000	4,878,263	0	4,878,263
Homestead Credits									16

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,900	4,878,263	4,878,263	0	0

FY 2025 TIF Revenue Received: 134,914

TIF Taxing District Data Collection

Local Government Name: STACYVILLE (66G630)
 Urban Renewal Area: STACYVILLE URBAN RENEWAL (66002)
 TIF Taxing District Name: STACYVILLE CITY/ST ANSGAR SCH/#3 UR TIF INCREMENT
 TIF Taxing District Inc. Number: 660087
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/2009
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	1,913,890	4,529,170	595,240	0	-12,000	7,016,550	0	7,016,550
Taxable	0	886,949	3,646,997	427,834	0	-12,000	4,940,030	0	4,940,030
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	453,910	4,940,030	4,940,030	0	0

FY 2025 TIF Revenue Received: 136,628

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TIF Taxing District Data Collection

Local Government Name: STACYVILLE (66G630)
 Urban Renewal Area: STACYVILLE URBAN RENEWAL (66002)
 TIF Taxing District Name: STACYVILLE CITY AG/ST ANSGAR SCH/#3 UR TIF INCREMENT
 TIF Taxing District Inc. Number: 660089
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/2009
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	100,700	0	0	0	0	0	100,700	0	100,700
Taxable	72,340	0	0	0	0	0	72,340	0	72,340
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	67,500	33,200	33,200	0	0

FY 2025 TIF Revenue Received: 647