

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: PRIMGHAR
 Local Government Number: 71G663

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
PRIMGHAR #1 URBAN RENEWAL	71003	2
PRIMGHAR #2 URBAN RENEWAL	71009	0
PRIMGHAR INDUSTRIAL PARK	71014	3

TIF Debt Outstanding: 1,663,650

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	316,576	248,601	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	122,695		
TIF Sp. Revenue Fund Interest:	5,427		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	128,122		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	146,525		
Returned to County Treasurer:	0		
Total Expenditures:	146,525		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	298,173	249,117	Amount of 06-30-2025 Cash Balance Restricted for LMI
---	----------------	----------------	---

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 1,218,952

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: PRIMGHAR (71G663)
 Urban Renewal Area: PRIMGHAR #1 URBAN RENEWAL
 UR Area Number: 71003

UR Area Creation Date: 10/1996

UR Area Purpose: This area was developed as urban renewal as it is located in the commercial area of our city.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PRIMGHAR CITY/SOUTH O'BRIEN SCH/PRIMGHAR URB REN#1A INCREM	710077	710073	0
PRIMGHAR CITY/SOUTH O'BRIEN SCH/PRIMGHAR URB REN #1B INCREM	710106	710107	874,630

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	1,546,100	0	0	0	1,546,100	0	1,546,100
Taxable	0	0	883,429	0	0	0	883,429	0	883,429
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	9,553	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	23,130		
TIF Sp. Revenue Fund Interest:	788		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	23,918		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	25,000		
Returned to County Treasurer:	0		
Total Expenditures:	25,000		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	8,471	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
---	--------------	----------	---

Projects For PRIMGHAR #1 URBAN RENEWAL

Square Project

Description:	Replace streets/infrastructure around square
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For PRIMGHAR #1 URBAN RENEWAL

Square Project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/05/2012
FY of Last Payment:	2027

Non-Rebates For PRIMGHAR #1 URBAN RENEWAL

TIF Expenditure Amount:	25,000
Tied To Debt:	Square Project
Tied To Project:	Square Project

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

256 Characters Left

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: PRIMGHAR (71G663)
 Urban Renewal Area: PRIMGHAR #1 URBAN RENEWAL (71003)
 TIF Taxing District Name: PRIMGHAR CITY/SOUTH O'BRIEN SCH/PRIMGHAR URB REN#1A INCREM
 TIF Taxing District Inc. Number: 710073
 TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received: 1997
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2016

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	165,651	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: PRIMGHAR (71G663)
 Urban Renewal Area: PRIMGHAR #1 URBAN RENEWAL (71003)
 TIF Taxing District Name: PRIMGHAR CITY/SOUTH O'BRIEN SCH/PRIMGHAR URB REN #1B INCREM
 TIF Taxing District Inc. Number: 710107
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? No

UR Designation	
Slum	12/2007
Blighted	07/2020
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	1,546,100	0	0	0	1,546,100	0	1,546,100
Taxable	0	0	883,429	0	0	0	883,429	0	883,429
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	671,470	874,630	874,630	0	0

FY 2025 TIF Revenue Received: 23,130

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: PRIMGHAR (71G663)
 Urban Renewal Area: PRIMGHAR INDUSTRIAL PARK
 UR Area Number: 71014

UR Area Creation Date: 11/2014

UR Area Purpose: Expansion on industrial park for economic development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PRIMGHAR CITY/SOUTH O'BRIEN SCH/PRIMGHAR IND PARK	710134	710135	1,483,107
PRIMGHAR CITY/SOUTH O'BRIEN SCH/ INDUSTRIAL PARK TIF AMEND #1	710146	710147	2,324,741
PRIMGHAR CITY/SOUTH O'BRIEN SCH/PR AG IND PARK TIF AMEND #1	710148	710149	1,800

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	9,440	0	3,844,040	782,020	0	0	4,635,500	0	4,635,500
Taxable	6,782	0	3,169,515	638,333	0	0	3,814,630	0	3,814,630
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **58,422** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	99,565
TIF Sp. Revenue Fund Interest:	4,124
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	103,689

Rebate Expenditures:	0
Non-Rebate Expenditures:	121,525
Returned to County Treasurer:	0
Total Expenditures:	121,525

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **40,586** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For PRIMGHAR INDUSTRIAL PARK

Industrial Park Expansion

Description:	Installation of infrastructure and road for expansion of existing industrial park property
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Industrial Park Expansion 2020

Description:	Installation of infrastructure and roads-Metcalf, Charlton, and Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For PRIMGHAR INDUSTRIAL PARK

2018 Internal Fund - Streets

Debt/Obligation Type:	Internal Loans
Principal:	397,600
Interest:	0
Total:	397,600
Annual Appropriation?:	No
Date Incurred:	11/14/2014
FY of Last Payment:	2032

2020 Industrial Park Roads

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	940,000
Interest:	326,050
Total:	1,266,050
Annual Appropriation?:	No
Date Incurred:	06/26/2020
FY of Last Payment:	2040

Non-Rebates For PRIMGHAR INDUSTRIAL PARK

TIF Expenditure Amount:	49,700
Tied To Debt:	2018 Internal Fund - Streets
Tied To Project:	Industrial Park Expansion
TIF Expenditure Amount:	0
Tied To Debt:	2018 Internal Fund - Streets
Tied To Project:	Industrial Park Expansion
TIF Expenditure Amount:	71,325
Tied To Debt:	2020 Industrial Park Roads
Tied To Project:	Industrial Park Expansion 2020
TIF Expenditure Amount:	500
Tied To Debt:	2020 Industrial Park Roads
Tied To Project:	Industrial Park Expansion 2020

256 Characters Left

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: PRIMGHAR (71G663)
 Urban Renewal Area: PRIMGHAR INDUSTRIAL PARK (71014)
 TIF Taxing District Name: PRIMGHAR CITY/SOUTH O'BRIEN SCH/PRIMGHAR IND PARK
 TIF Taxing District Inc. Number: 710135
 TIF Taxing District Base Year: 2014
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	07/2020
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	1,115,470	782,020	0	0	1,897,490	0	1,897,490
Taxable	0	0	844,774	638,333	0	0	1,483,107	0	1,483,107
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	24,410	1,483,107	1,483,107	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: PRIMGHAR (71G663)
 Urban Renewal Area: PRIMGHAR INDUSTRIAL PARK (71014)
 TIF Taxing District Name: PRIMGHAR CITY/SOUTH O'BRIEN SCH/ INDUSTRIAL PARK TIF AMEND #1
 TIF Taxing District Inc. Number: 710147
 TIF Taxing District Base Year: 2019
 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	2,728,570	0	0	0	2,728,570	0	2,728,570
Taxable	0	0	2,324,741	0	0	0	2,324,741	0	2,324,741
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	14,310	2,324,741	2,324,741	0	0

FY 2025 TIF Revenue Received: 99,565

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: PRIMGHAR (71G663)
 Urban Renewal Area: PRIMGHAR INDUSTRIAL PARK (71014)
 TIF Taxing District Name: PRIMGHAR CITY/SOUTH O'BRIEN SCH/PR AG IND PARK TIF AMEND #1
 TIF Taxing District Inc. Number: 710149
 TIF Taxing District Base Year: 2019
 FY TIF Revenue First Received:
 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	9,440	0	0	0	0	0	9,440	0	9,440
Taxable	6,782	0	0	0	0	0	6,782	0	6,782
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	7,640	1,800	1,800	0	0

FY 2025 TIF Revenue Received: 0