

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: SANBORN
 Local Government Number: 71G664

Active Urban Renewal Areas

SANBORN URBAN RENEWAL

**U.R. # of Tif Taxing
Districts**
 71002 11

TIF Debt Outstanding: 0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	124,255	182,500	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	199,399		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	199,399		

Rebate Expenditures:	51,725		
Non-Rebate Expenditures:	284,575		
Returned to County Treasurer:	0		
Total Expenditures:	336,300		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	-12,646	182,500	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: -323,654**

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Urban Renewal Area Data Collection

Local Government Name: SANBORN (71G664)
 Urban Renewal Area: SANBORN URBAN RENEWAL
 UR Area Number: 71002

UR Area Creation Date: 10/1991

The Plan is intended to stabilize
 revitalize and improve the
 community by encouraging
 development and to maintain the
 character of the community by
 strengthening the feasibility of
 development projects, to preserve
 the health, safety and welfare of
 sanborn

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SANBORN CITY/HMS SCH/SANBORN URBAN RENEWAL INCREM	710078	710066	8,348,307
SANBORN CITY AG/HMS SCH/SANBORN URBAN RENEWAL INCREM	710085	710067	0
FRANKLIN TWP/HMS SCH/SANBORN URBAN RENEWAL INCREM	710083	710068	0
SANBORN CITY/HMS SCH/SANBORN VANDERHAAG PROJ	710124	710125	0
SANBORN CITY/ HMS SCH/ SANBORN URBAN REN AMEND08	710126	710127	0
SANBORN CITY/HMS SCH/SANBORN VNDERHAAG PROJ2	710128	710129	0
SANBORN CITY AG/HMS SCH/SANBORN URB REN AMEND2015	710138	710139	0
SANBORN CITY/HMS SCH/SANBORN URBAN REN 2017 ADDITIO	710152	710153	0
FRANKLIN TWP/HMS SCH/SANBORN URBAN RENEWAL2017 ADDITION	710154	710155	0
SANBORN CITY/HMS SCH/SANBORN URBAN REN AMEND10	710156	710157	0
SANBORN CITY/HMS SCH/SANBORN URBAN REN AMEND15	710158	710159	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	30,599,252	9,543,728	1,119,540	0	-48,000	41,139,770	0	41,139,770
Taxable	0	14,180,555	6,702,498	857,536	0	-48,000	21,617,839	0	21,617,839
Homestead Credits									75

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **124,255** **182,500** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	199,399
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	199,399

Rebate Expenditures:	51,725
Non-Rebate Expenditures:	284,575
Returned to County Treasurer:	0
Total Expenditures:	336,300

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **-12,646** **182,500** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For SANBORN URBAN RENEWAL

2013 Street Project

Description:	1st. Street Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2013 Vander Haag Apartments

Description:	Conversion of a Commercial building to 4 apartments
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

2014 Vander Haag Duplex Units

Description:	8 new construction affordable housing units
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

2015 Expanded Urban Renewal Area

Description:	Purchase of 71.9 acres for Industrial, Commercial and residential development
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

2018 Street/Utility Projects

Description:	New Streets and Utilities commercial and residential
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2019 Vander Haag South Paradise Project

Description:	construction of affordable duplex units
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For SANBORN URBAN RENEWAL

2013 Vander Haag Apartments

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/11/2013
FY of Last Payment:	2025

2014 Vander Haag Duplex Units

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/23/2014
FY of Last Payment:	2026

2018 Street/Utility Projects

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/17/2018
FY of Last Payment:	2027

2018 Vander Haag 12 unit affordable housing

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	08/14/2017
FY of Last Payment:	2027

Non-Rebates For SANBORN URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	2018 Street/Utility Projects
Tied To Project:	2015 Expanded Urban Renewal Area

TIF Expenditure Amount:	284,575
Tied To Debt:	2018 Street/Utility Projects
Tied To Project:	2018 Street/Utility Projects

Rebates For SANBORN URBAN RENEWAL

Vander Haag Duplex

TIF Expenditure Amount:	23,676
Rebate Paid To:	John M. and Amy Jo Vander Haag Living Trust
Tied To Debt:	2014 Vander Haag Duplex Units
Tied To Project:	2014 Vander Haag Duplex Units
Projected Final FY of Rebate:	2032

Vander Haag Duplex

TIF Expenditure Amount:	12,678
Rebate Paid To:	Yesterday's Memories
Tied To Debt:	2014 Vander Haag Duplex Units
Tied To Project:	2014 Vander Haag Duplex Units
Projected Final FY of Rebate:	2026

Vander Haag Duplex

TIF Expenditure Amount:	15,371
Rebate Paid To:	Yesterday's Memories
Tied To Debt:	2014 Vander Haag Duplex Units
Tied To Project:	2014 Vander Haag Duplex Units
Projected Final FY of Rebate:	2032

Income Housing For SANBORN 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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The LMI set aside is being accumulated for a future LMI project.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2025

3132900

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TIF Taxing District Data Collection

Local Government Name: SANBORN (71G664)
 Urban Renewal Area: SANBORN URBAN RENEWAL (71002)
 TIF Taxing District Name: SANBORN CITY/HMS SCH/SANBORN URBAN RENEWAL INCREM
 TIF Taxing District Inc. Number: 710066
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1991

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	30,599,252	9,543,728	1,119,540	0	-48,000	41,139,770	0	41,139,770
Taxable	0	14,180,555	6,702,498	857,536	0	-48,000	21,617,839	0	21,617,839
Homestead Credits									75

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,087,630	21,617,839	8,348,307	13,269,532	317,865

FY 2025 TIF Revenue Received: 199,399

TIF Taxing District Data Collection

Local Government Name: SANBORN (71G664)
 Urban Renewal Area: SANBORN URBAN RENEWAL (71002)
 TIF Taxing District Name: SANBORN CITY AG/HMS SCH/SANBORN URBAN RENEWAL INCREM
 TIF Taxing District Inc. Number: 710067
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1991

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	133,680	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: SANBORN (71G664)
 Urban Renewal Area: SANBORN URBAN RENEWAL (71002)
 TIF Taxing District Name: FRANKLIN TWP/HMS SCH/SANBORN URBAN RENEWAL INCREM
 TIF Taxing District Inc. Number: 710068
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1991

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	121,702	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SANBORN (71G664)
 Urban Renewal Area: SANBORN URBAN RENEWAL (71002)
 TIF Taxing District Name: SANBORN CITY/HMS SCH/SANBORN VANDERHAAG PROJ
 TIF Taxing District Inc. Number: 710125
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2015
 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	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	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: SANBORN (71G664)
 Urban Renewal Area: SANBORN URBAN RENEWAL (71002)
 TIF Taxing District Name: SANBORN CITY/ HMS SCH/ SANBORN URBAN REN AMEND08
 TIF Taxing District Inc. Number: 710127
 TIF Taxing District Base Year: 2008
 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	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	4,826,550	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SANBORN (71G664)
 Urban Renewal Area: SANBORN URBAN RENEWAL (71002)
 TIF Taxing District Name: SANBORN CITY/HMS SCH/SANBORN VNDERHAAG PROJ2
 TIF Taxing District Inc. Number: 710129
 TIF Taxing District Base Year: 2013
 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	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	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: SANBORN (71G664)
 Urban Renewal Area: SANBORN URBAN RENEWAL (71002)
 TIF Taxing District Name: SANBORN CITY AG/HMS SCH/SANBORN URB REN AMEND2015
 TIF Taxing District Inc. Number: 710139
 TIF Taxing District Base Year: 2014
 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	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	180,040	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SANBORN (71G664)
 Urban Renewal Area: SANBORN URBAN RENEWAL (71002)
 TIF Taxing District Name: SANBORN CITY/HMS SCH/SANBORN URBAN REN 2017 ADDITIO
 TIF Taxing District Inc. Number: 710153
 TIF Taxing District Base Year: 2017
 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	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	67,307	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: SANBORN (71G664)
 Urban Renewal Area: SANBORN URBAN RENEWAL (71002)
 TIF Taxing District Name: FRANKLIN TWP/HMS SCH/SANBORN URBAN RENEWAL2017 ADDITION
 TIF Taxing District Inc. Number: 710155
 TIF Taxing District Base Year: 2017
 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	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	97,260	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SANBORN (71G664)
 Urban Renewal Area: SANBORN URBAN RENEWAL (71002)
 TIF Taxing District Name: SANBORN CITY/HMS SCH/SANBORN URBAN REN AMEND10
 TIF Taxing District Inc. Number: 710157
 TIF Taxing District Base Year: 2009
 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	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	50,580	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: SANBORN (71G664)
 Urban Renewal Area: SANBORN URBAN RENEWAL (71002)
 TIF Taxing District Name: SANBORN CITY/HMS SCH/SANBORN URBAN REN AMEND15
 TIF Taxing District Inc. Number: 710159
 TIF Taxing District Base Year: 2014
 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	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	9,450	0	0	0	0

FY 2025 TIF Revenue Received: 0