

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: SIBLEY
 Local Government Number: 72G671

Active Urban Renewal Areas

SIBLEY URBAN RENEWAL

**U.R. # of Tif Taxing
 # Districts**
 72001 1

TIF Debt Outstanding: 252,892

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:	251,640		
Total Revenue:	251,640		

Rebate Expenditures:	0		
Non-Rebate Expenditures:	254,317		
Returned to County Treasurer:	0		
Total Expenditures:	254,317		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	-2,677	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: 1,252

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Urban Renewal Area Data Collection

Local Government Name: SIBLEY (72G671)
 Urban Renewal Area: SIBLEY URBAN RENEWAL
 UR Area Number: 72001

UR Area Creation Date: 12/1993

UR Area Purpose: Conservation, rehabilitation, development and redevelopment for revitalization and economic development in areas of the community.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SIBLEY CITY/SIBLEY-OCHEYEDAN SCH/SIBLEY UR INCREM	720047	720048	8,494,626

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	26,785,180	16,178,928	6,737,820	0	-88,000	49,405,928	0	49,405,928
Taxable	0	12,413,013	10,503,260	5,615,241	0	-88,000	28,235,514	0	28,235,514
Homestead Credits									139

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:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	251,640
Total Revenue:	251,640

Rebate Expenditures:	0
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Returned to County Treasurer:	0
Total Expenditures:	254,317

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: -2,677 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For SIBLEY URBAN RENEWAL

Water & Street Improve 2012

Description:	2nd Ave, Ind Park Rd, SCADA, Water Tower G.O.2012&2012B
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Rail Spur 2014

Description:	Rail Spur
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

It's Lit Rebate

Description:	Tax Rebate/It's Lit Fireworks
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

A+ Painting Rebate

Description:	Tax Rebate/A+ Painting
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For SIBLEY URBAN RENEWAL

Water & Street Improve 2012

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	24,000
Interest:	3,675
Total:	27,675
Annual Appropriation?:	No
Date Incurred:	06/23/2012
FY of Last Payment:	2032

Water & Street Improve 2012B IFA

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	135,000
Interest:	28,000
Total:	163,000
Annual Appropriation?:	No
Date Incurred:	09/22/2012
FY of Last Payment:	2032

Rail & Refinance CNL 2014

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	45,000
Interest:	17,217
Total:	62,217
Annual Appropriation?:	No
Date Incurred:	08/01/2014
FY of Last Payment:	2033

Non-Rebates For SIBLEY URBAN RENEWAL

TIF Expenditure Amount:	28,200
Tied To Debt:	Water & Street Improve 2012
Tied To Project:	Water & Street Improve 2012

TIF Expenditure Amount:	163,450
Tied To Debt:	Water & Street Improve 2012B IFA
Tied To Project:	Water & Street Improve 2012

TIF Expenditure Amount:	62,667
Tied To Debt:	Rail & Refinance CNL 2014
Tied To Project:	Rail Spur 2014

TIF Expenditure Amount:	0
Tied To Debt:	Rail & Refinance CNL 2014
Tied To Project:	Rail Spur 2014

Rebates For SIBLEY URBAN RENEWAL

It's Lit Fireworks

TIF Expenditure Amount:	0
Rebate Paid To:	It's Lit Fireworks
Tied To Debt:	Rail & Refinance CNL 2014
Tied To Project:	It's Lit Rebate
Projected Final FY of Rebate:	2041

A+ Painting

TIF Expenditure Amount:	0
Rebate Paid To:	A+ Painting
Tied To Debt:	Rail & Refinance CNL 2014
Tied To Project:	A+ Painting Rebate
Projected Final FY of Rebate:	2041

Short & Tall Enterprises

TIF Expenditure Amount:	0
Rebate Paid To:	Short & Tall Enterprises
Tied To Debt:	Rail & Refinance CNL 2014
Projected Final FY of Rebate:	2031

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TIF Taxing District Data Collection

Local Government Name: SIBLEY (72G671)
 Urban Renewal Area: SIBLEY URBAN RENEWAL (72001)
 TIF Taxing District Name: SIBLEY CITY/SIBLEY-OCHEYEDAN SCH/SIBLEY UR INCREM
 TIF Taxing District Inc. Number: 720048
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1998
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	03/2012
Economic Development	12/1993

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	26,785,180	16,178,928	6,737,820	0	-88,000	49,405,928	0	49,405,928
Taxable	0	12,413,013	10,503,260	5,615,241	0	-88,000	28,235,514	0	28,235,514
Homestead Credits									139

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	15,548,990	28,235,514	8,494,626	19,740,888	651,704

FY 2025 TIF Revenue Received: 0