

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: KINGSLEY
 Local Government Number: 75G696

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
KINGSLEY NURSING & REHAB URBAN RENEWAL	75014	1
KINGSLEY W HILLVIEW EST URBAN RENEWAL	75021	1
KINGSLEY SOUTHEAST VIEW URBAN RENEWAL	75026	2

TIF Debt Outstanding: 40,316

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	-199,428	41,294	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	38,584		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	38,584		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	40,316		
Returned to County Treasurer:	0		
Total Expenditures:	40,316		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	-201,160	54,289	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: 201,160

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: KINGSLEY (75G696)
 Urban Renewal Area: KINGSLEY NURSING & REHAB URBAN RENEWAL
 UR Area Number: 75014

UR Area Creation Date: 11/1999

UR Area Purpose: This Urban Renewal District Plan will assist the City of Kingsley in promoting economic development through residential development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
KINGSLEY CITY/KINGSLEY-PIERSON SCH/NURSING & REHAB UR INC	750129	750130	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	2,036,920	9,650	0	0	0	2,046,570	0	2,046,570
Taxable	0	943,965	4,472	0	0	0	948,437	0	948,437
Homestead Credits									0

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:	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						

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: KINGSLEY (75G696)
 Urban Renewal Area: KINGSLEY NURSING & REHAB URBAN RENEWAL (75014)
 TIF Taxing District Name: KINGSLEY CITY/KINGSLEY-PIERSON SCH/NURSING & REHAB UR INC
 TIF Taxing District Inc. Number: 750130
 TIF Taxing District Base Year: 1998
 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	2,036,920	9,650	0	0	0	2,046,570	0	2,046,570
Taxable	0	943,965	4,472	0	0	0	948,437	0	948,437
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	430,815	948,437	0	948,437	23,918

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: KINGSLEY (75G696)
 Urban Renewal Area: KINGSLEY W HILLVIEW EST URBAN RENEWAL
 UR Area Number: 75021

UR Area Creation Date: 11/2008

UR Area Purpose: To help local officials promote economic development in the City of Kingsley. The primary goal of the plan is to stimulate, through public involvement and commitment, private investment in new residential development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
KINGSLEY CITY/KINGSLEY-PIERSON SCH/W HILLVIEW EST UR INC	750152	750153	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	4,133,860	0	0	0	0	4,133,860	0	4,133,860
Taxable	0	1,915,747	0	0	0	0	1,915,747	0	1,915,747
Homestead Credits									6

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:	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**

Projects For KINGSLEY W HILLVIEW EST URBAN RENEWAL

West Hillview Estates UR

Description:	Construction of housing development by BCK
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For KINGSLEY W HILLVIEW EST URBAN RENEWAL

BCK Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/25/2008
FY of Last Payment:	2023

LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/25/2008
FY of Last Payment:	2023

Non-Rebates For KINGSLEY W HILLVIEW EST URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	LMI Requirement
Tied To Project:	West Hillview Estates UR

Rebates For KINGSLEY W HILLVIEW EST URBAN RENEWAL

West Hillview Estates UR

TIF Expenditure Amount:	0
Rebate Paid To:	BCK Development LLC
Tied To Debt:	BCK Rebate
Tied To Project:	West Hillview Estates UR
Projected Final FY of Rebate:	2023

Income Housing For KINGSLEY W HILLVIEW EST 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

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: KINGSLEY (75G696)
 Urban Renewal Area: KINGSLEY W HILLVIEW EST URBAN RENEWAL (75021)
 TIF Taxing District Name: KINGSLEY CITY/KINGSLEY-PIERSON SCH/W HILLVIEW EST UR INC
 TIF Taxing District Inc. Number: 750153
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2009

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	4,133,860	0	0	0	0	4,133,860	0	4,133,860
Taxable	0	1,915,747	0	0	0	0	1,915,747	0	1,915,747
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	314,900	1,915,747	0	1,915,747	48,312

FY 2025 TIF Revenue Received: 0

Projects For KINGSLEY SOUTHEAST VIEW URBAN RENEWAL

SE View Addition

Description:	TIF Residential Housing
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For KINGSLEY SOUTHEAST VIEW URBAN RENEWAL

SE View

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	33,000
Interest:	7,316
Total:	40,316
Annual Appropriation?:	Yes
Date Incurred:	12/01/2016
FY of Last Payment:	2030

LMI Requirement Outstanding

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	12/01/2016
FY of Last Payment:	2030

Non-Rebates For KINGSLEY SOUTHEAST VIEW URBAN RENEWAL

TIF Expenditure Amount:	40,316
Tied To Debt:	SE View
Tied To Project:	SE View Addition

TIF Expenditure Amount:	0
Tied To Debt:	SE View
Tied To Project:	SE View Addition

Income Housing For KINGSLEY SOUTHEAST VIEW 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

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

The debt obligation on this project started re-payment on 12/1/16. Interest payments of 16,877.78 were made in 2016/17; Principal payment of 33,000.00 was paid on 6/1/17. Original certification in the amount of 794,552 was done in 12/2016.

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

0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: KINGSLEY (75G696)
 Urban Renewal Area: KINGSLEY SOUTHEAST VIEW URBAN RENEWAL (75026)
 TIF Taxing District Name: KINGSLEY CITY AG/KINGSLEY-PIERSON/SOUTHEAST VIEW AG TIF INCR
 TIF Taxing District Inc. Number: 750179
 TIF Taxing District Base Year: 2015
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2016

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	11,280	0	0	0	0	0	11,280	0	11,280
Taxable	8,103	0	0	0	0	0	8,103	0	8,103
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	19,590	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: KINGSLEY (75G696)
 Urban Renewal Area: KINGSLEY SOUTHEAST VIEW URBAN RENEWAL (75026)
 TIF Taxing District Name: KINGSLEY CITY/KINGSLEY-PIERSON SCH/SOUTHEAST VIEW URBAN RENEWAL INC
 TIF Taxing District Inc. Number: 750183
 TIF Taxing District Base Year: 2015
 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	3,322,500	0	0	0	0	3,322,500	0	3,322,500
Taxable	0	1,539,740	0	0	0	0	1,529,990	0	1,529,990
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	1,529,990	1,529,990	0	0

FY 2025 TIF Revenue Received: 38,584