

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: UNDERWOOD
 Local Government Number: 78G741

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
UNDERWOOD 1990 URBAN RENEWAL	78011	2
UNDERWOOD 1993 URBAN RENEWAL	78016	5
UNDERWOOD FIELDCREST URBAN RENEWAL	78040	7
UNDERWOOD 2010 URBAN RENEWAL AREA	78051	1

TIF Debt Outstanding: 173,297

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	515,319	173,252	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	377,929		
TIF Sp. Revenue Fund Interest:	88		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	378,017		

Rebate Expenditures:	355,733		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	355,733		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	537,603	195,404	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: -720,039

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Urban Renewal Area Data Collection

Local Government Name: UNDERWOOD (78G741)
 Urban Renewal Area: UNDERWOOD 1990 URBAN RENEWAL
 UR Area Number: 78011

UR Area Creation Date: 04/1991

UR Area Purpose: To promote economic development in the City of Underwood, to stimulate private investments and to create a sound economic base that will serve as the foundation for future growth and development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
UNDERWOOD CITY/UNDERWOOD SCH/1990 UNDERWOOD UR TIF INCREM	780197	780198	0
UNDERWOOD CITY AG/UNDERWOOD SCH/1990 UNDERWOOD UR TIF INCREM	780230	780231	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	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

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

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 **Amount of 06-30-2025 Cash Balance Restricted for LMI** 0

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Paid General Fund back for the upgrade to New City Hall.

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

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TIF Taxing District Data Collection

Local Government Name: UNDERWOOD (78G741)
 Urban Renewal Area: UNDERWOOD 1990 URBAN RENEWAL (78011)
 TIF Taxing District Name: UNDERWOOD CITY/UNDERWOOD SCH/1990 UNDERWOOD UR TIF INCREM
 TIF Taxing District Inc. Number: 780198

	UR Designation
TIF Taxing District Base Year: 1990	Slum No
FY TIF Revenue First Received: 1992	Blighted No
Subject to a Statutory end date? No	Economic Development 04/1991

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	2,886,320	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: UNDERWOOD (78G741)
 Urban Renewal Area: UNDERWOOD 1990 URBAN RENEWAL (78011)
 TIF Taxing District Name: UNDERWOOD CITY AG/UNDERWOOD SCH/1990 UNDERWOOD UR TIF INCREM
 TIF Taxing District Inc. Number: 780231

	UR Designation
TIF Taxing District Base Year: 1990	Slum No
FY TIF Revenue First Received: 1992	Blighted No
Subject to a Statutory end date? No	Economic Development 04/1991

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	12,268	0	0	0	0

FY 2025 TIF Revenue Received: 0

Projects For UNDERWOOD 1993 URBAN RENEWAL

Outstanding LMI Balance

Description:	Unspent collected LMI balance from subdivision project
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For UNDERWOOD 1993 URBAN RENEWAL

LMI Balance Outstanding

	Outstanding LMI Housing Obligations
Debt/Obligation Type:	
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/01/2013
FY of Last Payment:	2025

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The TIF Special Revenue Fund Cash Balance as of FYE 14 is LMI set aside and is not available to be used toward outstanding debt balance.
Repaid back General Fund for new City Hall.

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

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TIF Taxing District Data Collection

Local Government Name: UNDERWOOD (78G741)
 Urban Renewal Area: UNDERWOOD 1993 URBAN RENEWAL (78016)
 TIF Taxing District Name: NORWALK TWP/UNDERWOOD SCH/1993 UNDERWOOD UR TIF INCREM
 TIF Taxing District Inc. Number: 780196
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1994

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	106,866	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: UNDERWOOD (78G741)
 Urban Renewal Area: UNDERWOOD 1993 URBAN RENEWAL (78016)
 TIF Taxing District Name: UNDERWOOD CITY/UNDERWOOD SCH/1993 UNDERWOOD UR TIF INCREM
 TIF Taxing District Inc. Number: 780200
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1994

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	3,123,324	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: UNDERWOOD (78G741)
 Urban Renewal Area: UNDERWOOD 1993 URBAN RENEWAL (78016)
 TIF Taxing District Name: UNDERWOOD CITY AG/UNDERWOOD SCH/1993 UNDERWOOD UR TIF INCREM
 TIF Taxing District Inc. Number: 780202
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received:

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1994

 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

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	1,749	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: UNDERWOOD (78G741)
 Urban Renewal Area: UNDERWOOD 1993 URBAN RENEWAL (78016)
 TIF Taxing District Name: UNDERWOOD CITY/UNDERWOOD SCH/1993 UNDERWOOD MCKEES SUB UR TIF INCREM
 TIF Taxing District Inc. Number: 780259
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received:

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1994

 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

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	6,648	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: UNDERWOOD (78G741)
 Urban Renewal Area: UNDERWOOD 1993 URBAN RENEWAL (78016)
 TIF Taxing District Name: UNDERWOOD CITY/UNDERWOOD SCH/1993 UNDERWOOD EAGLE SUB UR TIF INCREM
 TIF Taxing District Inc. Number: 780261
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1994

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	26,352	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: UNDERWOOD (78G741)
 Urban Renewal Area: UNDERWOOD FIELDCREST URBAN RENEWAL
 UR Area Number: 78040

UR Area Creation Date: 11/2003

To foster economic development by providing financial assistance for the cost of public improvements for the new housing development. To provide marketable homes and to provide assistance for LMI housing on a City Wide basis.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
UNDERWOOD CITY/UNDERWOOD SCH/2004 UNDERWOOD FIELDCREST SUB UR TIF INCREM	780291	780292	0
UNDERWOOD CITY AG/UNDERWOOD SCH/2004 UNDERWOOD FIELDCREST SUB UR TIF INCREM	780293	780294	0
UNDERWOOD CITY/UNDERWOOD SCH/2004 UNDERWOOD FIELDCREST SUB PHASE 1 UR INCREM	780327	780328	0
UNDERWOOD CITY/UNDERWOOD SCH/2014 UNDERWOOD FIELDCREST SUB PHASE 3 UR INCREM	780349	780350	1,563,801
UNDERWOOD CITY/UNDERWOOD SCH/2018 FIELDCREST SUB PHASE 2 UR TIF INCREM	780365	780366	2,980,146
UNDERWOOD CITY/UNDERWOOD SCH/2022 FIELDCREST PHASE 4 URBAN RENEWAL INCREM	780371	780372	174,325
UNDERWOOD CITY AG/UNDERWOOD SCH/FIELDCREST SUB PHASE 4 INCREM	780375	780376	5,700

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	17,500	15,271,200	0	0	0	-20,000	15,258,950	0	15,258,950
Taxable	12,571	7,077,102	0	0	0	-20,000	7,059,923	0	7,059,923
Homestead Credits									32

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	515,319	173,252	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	138,976		
TIF Sp. Revenue Fund Interest:	88		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	139,064		
Rebate Expenditures:	116,780		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	116,780		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	537,603	195,404	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For UNDERWOOD FIELDCREST URBAN RENEWAL

FieldCrest Phs 1

Description:	Fieldcrest Phas 1 Infrastructure
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For UNDERWOOD FIELDCREST URBAN RENEWAL

Shiloh Properties Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/13/2012
FY of Last Payment:	2028

LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	173,252
Interest:	45
Total:	173,297
Annual Appropriation?:	No
Date Incurred:	11/13/2012
FY of Last Payment:	2028

Rebates For UNDERWOOD FIELDCREST URBAN RENEWAL

Fieldcrest Phs 1/3

TIF Expenditure Amount:	39,030
Rebate Paid To:	Shiloh Properties
Tied To Debt:	Shiloh Properties Rebate
Tied To Project:	FieldCrest Phs 1
Projected Final FY of Rebate:	2028

Fieldcrest Phs 2

TIF Expenditure Amount:	74,601
Rebate Paid To:	Shiloh Properties
Tied To Debt:	Shiloh Properties Rebate
Tied To Project:	FieldCrest Phs 1
Projected Final FY of Rebate:	2028

Fieldcrest Phs 4

TIF Expenditure Amount:	3,149
Rebate Paid To:	Shiloh Properties
Tied To Debt:	Shiloh Properties Rebate
Tied To Project:	FieldCrest Phs 1
Projected Final FY of Rebate:	2039

Income Housing For UNDERWOOD FIELDCREST 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 TIF Special Revenue Cash Balance as of FYE 2014 is LMI set aside and is not available to use toward the outstanding debt.

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

0

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TIF Taxing District Data Collection

Local Government Name: UNDERWOOD (78G741)
 Urban Renewal Area: UNDERWOOD FIELDCREST URBAN RENEWAL (78040)
 TIF Taxing District Name: UNDERWOOD CITY/UNDERWOOD SCH/2004 UNDERWOOD FIELDCREST SUB UR TIF INCREM
 TIF Taxing District Inc. Number: 780292
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2003

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	15,201	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: UNDERWOOD (78G741)
 Urban Renewal Area: UNDERWOOD FIELDCREST URBAN RENEWAL (78040)
 TIF Taxing District Name: UNDERWOOD CITY AG/UNDERWOOD SCH/2004 UNDERWOOD FIELDCREST SUB UR TIF INCREM
 TIF Taxing District Inc. Number: 780294
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2003

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	12,268	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: UNDERWOOD (78G741)
 Urban Renewal Area: UNDERWOOD FIELDCREST URBAN RENEWAL (78040)
 TIF Taxing District Name: UNDERWOOD CITY/UNDERWOOD SCH/2004 UNDERWOOD FIELDCREST SUB PHASE 1 UR INCREM
 TIF Taxing District Inc. Number: 780328
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2003

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	5,034,400	0	0	0	-4,000	5,030,400	0	5,030,400
Taxable	0	2,333,080	0	0	0	-4,000	2,329,080	0	2,329,080
Homestead Credits									10

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,296,184	2,329,080	0	2,329,080	68,388

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: UNDERWOOD (78G741)
 Urban Renewal Area: UNDERWOOD FIELDCREST URBAN RENEWAL (78040)
 TIF Taxing District Name: UNDERWOOD CITY/UNDERWOOD SCH/2014 UNDERWOOD FIELDCREST SUB PHASE 3 UR INCREM
 TIF Taxing District Inc. Number: 780350
 TIF Taxing District Base Year: 2014
 FY TIF Revenue First Received: 2017
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2017

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	3,398,700	0	0	0	-8,000	3,387,450	0	3,387,450
Taxable	0	1,575,051	0	0	0	-8,000	1,563,801	0	1,563,801
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	21,412	1,563,801	1,563,801	0	0

FY 2025 TIF Revenue Received: 45,917

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TIF Taxing District Data Collection

Local Government Name:	UNDERWOOD (78G741)	
Urban Renewal Area:	UNDERWOOD FIELDCREST URBAN RENEWAL (78040)	
TIF Taxing District Name:	UNDERWOOD CITY/UNDERWOOD SCH/2018 FIELDCREST SUB PHASE 2 UR TIF INCREM	
TIF Taxing District Inc. Number:	780366	
TIF Taxing District Base Year:	2017	
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	6,446,300	0	0	0	-4,000	6,439,050	0	6,439,050
Taxable	0	2,987,396	0	0	0	-4,000	2,980,146	0	2,980,146
Homestead Credits									13

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	33,800	2,980,146	2,980,146	0	0

FY 2025 TIF Revenue Received: 87,765

TIF Taxing District Data Collection

Local Government Name:	UNDERWOOD (78G741)	
Urban Renewal Area:	UNDERWOOD FIELDCREST URBAN RENEWAL (78040)	
TIF Taxing District Name:	UNDERWOOD CITY/UNDERWOOD SCH/2022 FIELDCREST PHASE 4 URBAN RENEWAL INCREM	
TIF Taxing District Inc. Number:	780372	
TIF Taxing District Base Year:	2022	
FY TIF Revenue First Received:	2025	
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	391,800	0	0	0	-4,000	384,550	0	384,550
Taxable	0	181,575	0	0	0	-4,000	174,325	0	174,325
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	16,500	174,325	174,325	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: UNDERWOOD (78G741)
 Urban Renewal Area: UNDERWOOD FIELDCREST URBAN RENEWAL (78040)
 TIF Taxing District Name: UNDERWOOD CITY AG/UNDERWOOD SCH/FIELDCREST SUB PHASE 4 INCREM
 TIF Taxing District Inc. Number: 780376
 TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received: 2025
 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	17,500	0	0	0	0	0	17,500	0	17,500
Taxable	12,571	0	0	0	0	0	12,571	0	12,571
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	11,800	5,700	5,700	0	0

FY 2025 TIF Revenue Received: 5,294

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Urban Renewal Area Data Collection

Local Government Name: UNDERWOOD (78G741)
 Urban Renewal Area: UNDERWOOD 2010 URBAN RENEWAL AREA
 UR Area Number: 78051

UR Area Creation Date: 06/2011

UR Area Purpose: The 2010 Urban Renewal Plan Area was established to promote urban renewal activities in the highway commercial area to the southside of town.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
UNDERWOOD CITY/UNDERWOOD SCH/2013 UNDERWOOD LINK SNACKS UR INCREM	780337	780338	8,138,023

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	18,217,200	0	0	0	18,217,200	0	18,217,200
Taxable	0	0	16,329,994	0	0	0	16,329,994	0	16,329,994
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:	238,953
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	238,953
Rebate Expenditures:	238,953
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	238,953

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 UNDERWOOD 2010 URBAN RENEWAL AREA

Jack Link's Agreement

Description:	Development Agreement
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For UNDERWOOD 2010 URBAN RENEWAL AREA

Jack Link's

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/03/2011
FY of Last Payment:	2024

Jack Link's

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/23/2023
FY of Last Payment:	2039

Non-Rebates For UNDERWOOD 2010 URBAN RENEWAL AREA

TIF Expenditure Amount:	0
Tied To Debt:	Jack Link's
Tied To Project:	Jack Link's Agreement

Rebates For UNDERWOOD 2010 URBAN RENEWAL AREA

Jack Link's

TIF Expenditure Amount:	0
Rebate Paid To:	Jack Link's
Tied To Debt:	Jack Link's
Tied To Project:	Jack Link's Agreement
Projected Final FY of Rebate:	2024

Jack Link's- Addendum-New Bldg

TIF Expenditure Amount:	238,953
Rebate Paid To:	Jack Link's
Tied To Debt:	Jack Link's
Tied To Project:	Jack Link's Agreement
Projected Final FY of Rebate:	2032

Jobs For UNDERWOOD 2010 URBAN RENEWAL AREA

Project:	Jack Link's Agreement
Company Name:	Jack Links
Date Agreement Began:	11/03/2011
Date Agreement Ends:	06/01/2024
Number of Jobs Created or Retained:	245
Total Annual Wages of Required Jobs:	1,904,805
Total Estimated Private Capital Investment:	9,470,999
Total Estimated Cost of Public Infrastructure:	0

Project:	Jack Link's Agreement
Company Name:	Links Snacks, Inc
Date Agreement Began:	06/13/2023
Date Agreement Ends:	06/01/2032
Number of Jobs Created or Retained:	0
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	2,000,000
Total Estimated Cost of Public Infrastructure:	0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

The Jack Link's agreement is an annual appropriation. This is the last one for the building that has the "picking system" for filling orders.

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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:	UNDERWOOD (78G741)
Urban Renewal Area:	UNDERWOOD 2010 URBAN RENEWAL AREA (78051)
TIF Taxing District Name:	UNDERWOOD CITY/UNDERWOOD SCH/2013 UNDERWOOD LINK SNACKS UR INCREM
TIF Taxing District Inc. Number:	780338
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	2013
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2024

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	18,217,200	0	0	0	18,217,200	0	18,217,200
Taxable	0	0	16,329,994	0	0	0	16,329,994	0	16,329,994
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,653,800	13,563,400	8,138,023	5,425,377	159,303

FY 2025 TIF Revenue Received: 238,953