

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: MOUNT AYR
 Local Government Number: 80G758

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MOUNT AYR #2 URBAN RENEWAL	80003	1
MOUNT AYR INN URBAN RENEWAL	80005	1
MT AYR INDUSTRIAL PARK URBAN RENEWAL	80006	2
MT AYR 2024 URBAN RENEWAL	80007	0

TIF Debt Outstanding: 6,761,326

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:		Amount of 07-01-2024 Cash Balance Restricted for LMI
	1,591,036	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:	156,631	
Returned to County Treasurer:	0	
Total Expenditures:	156,631	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	Amount of 06-30-2025 Cash Balance Restricted for LMI
1,434,405	0

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 5,170,290

Projects For MOUNT AYR #2 URBAN RENEWAL

Streetscape Project

Description:	Replace the sidewalk, curb & gutter and streetlights that had been installed in the 1940's with permanent sidewalk that includes an attractive 36 inch brick pathway and vintage replica antique streetlights as well as water, sewer and electrical infrastructure improvements as needed.
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Brick Street Improvement Project

Description:	Redo brick on section of Fillmore St from Madison to Adams and repair storm sewer underneath.
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For MOUNT AYR #2 URBAN RENEWAL

Street Improvement Project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/18/2014
FY of Last Payment:	2024

Non-Rebates For MOUNT AYR #2 URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Street Improvement Project
Tied To Project:	Brick Street Improvement Project

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Construction on the final section of the downtown square streetscape project was delayed into late 2012 however construction resumed in FY2013. It is anticipated that the balance of TIF revenue received for this project will be expended in FY2014.

256 Characters Left

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: MOUNT AYR (80G758)
 Urban Renewal Area: MOUNT AYR #2 URBAN RENEWAL (80003)
 TIF Taxing District Name: MT AYR CITY/MT AYR SCH/URBAN RENEWAL 3 TIF INCREM
 TIF Taxing District Inc. Number: 800078
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2002

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	2,492,036	0	0	0	0

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: MOUNT AYR (80G758)
 Urban Renewal Area: MOUNT AYR INN URBAN RENEWAL
 UR Area Number: 80005

UR Area Creation Date: 12/2005

Development Agreement between the City and Mount Ayr Inn Properties, LLC with respect to the development of a new motel, which provides for certain property tax incentives. The Mount Ayr Inn Properties, LLC Project will add diversity and generate new opportunities for economic development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MT AYR CITY/MT AYR SCH/MT AYR INN UR TIF INCREM	800079	800080	356,741

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	936,741	0	0	0	936,741	0	936,741
Taxable	0	0	777,582	0	0	0	777,582	0	777,582
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 24,726 **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: 24,726 **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For MOUNT AYR INN URBAN RENEWAL

MA Inn Properties, LLC Development Agreement No. 2

Description:	Mount Ayr Inn Properties, LLC Renovation
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MOUNT AYR INN URBAN RENEWAL

MA Inn Properties, LLC Development Agreement

Debt/Obligation Type:	Rebates
Principal:	24,726
Interest:	0
Total:	24,726
Annual Appropriation?:	Yes
Date Incurred:	09/04/2018
FY of Last Payment:	2027

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

First Rebate Payment In FY2020

256 Characters Left

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: MOUNT AYR (80G758)
 Urban Renewal Area: MOUNT AYR INN URBAN RENEWAL (80005)
 TIF Taxing District Name: MT AYR CITY/MT AYR SCH/MT AYR INN UR TIF INCREM
 TIF Taxing District Inc. Number: 800080
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2005

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	936,741	0	0	0	936,741	0	936,741
Taxable	0	0	777,582	0	0	0	777,582	0	777,582
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	580,000	356,741	356,741	0	0

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: MOUNT AYR (80G758)
 Urban Renewal Area: MT AYR INDUSTRIAL PARK URBAN RENEWAL
 UR Area Number: 80006

UR Area Creation Date: 11/2019

To provide municipal infrastructure, services and facilities that enhance possibilities for economic development & community attractiveness to private enterprise; to help finance the costs of public infrastructure improvements in support of new development

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MT AYR INDUSTRIAL PARK URBAN RENEWAL INCREMENT	800081	800082	4,570,030
MT AYR AG INDUSTRIAL PARK URBAN RENEWAL INCREMENT	800083	800084	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	85,339	1,989,830	8,799,775	1,440,758	0	-8,000	12,297,952	0	12,297,952
Taxable	61,304	922,141	7,394,894	1,072,811	0	-8,000	9,433,400	0	9,433,400
Homestead Credits									6

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **1,566,310** **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:	156,631
Returned to County Treasurer:	0
Total Expenditures:	156,631

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **1,409,679** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For MT AYR INDUSTRIAL PARK URBAN RENEWAL

Industrial Park-Streets

Description:	Cleveland St. & Garfield St. Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MT AYR INDUSTRIAL PARK URBAN RENEWAL

GO Corporate Purpose Bonds, Series 2019

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,855,000
Interest:	4,881,600
Total:	6,736,600
Annual Appropriation?:	No
Date Incurred:	11/27/2019
FY of Last Payment:	2039

Non-Rebates For MT AYR INDUSTRIAL PARK URBAN RENEWAL

TIF Expenditure Amount:	156,631
Tied To Debt:	GO Corporate Purpose Bonds, Series 2019
Tied To Project:	Industrial Park-Streets

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: MOUNT AYR (80G758)
 Urban Renewal Area: MT AYR INDUSTRIAL PARK URBAN RENEWAL (80006)
 TIF Taxing District Name: MT AYR INDUSTRIAL PARK URBAN RENEWAL INCREMENT
 TIF Taxing District Inc. Number: 800082
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received: 2020
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2039

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2019

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	1,989,830	8,799,775	1,440,758	0	-8,000	12,212,613	0	12,212,613
Taxable	0	922,141	7,394,894	1,072,811	0	-8,000	9,372,096	0	9,372,096
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	7,660,333	4,560,280	4,570,030	-9,750	-334

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MOUNT AYR (80G758)
 Urban Renewal Area: MT AYR INDUSTRIAL PARK URBAN RENEWAL (80006)
 TIF Taxing District Name: MT AYR AG INDUSTRIAL PARK URBAN RENEWAL INCREMENT
 TIF Taxing District Inc. Number: 800084
 TIF Taxing District Base Year: 2018
 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	85,339	0	0	0	0	0	85,339	0	85,339
Taxable	61,304	0	0	0	0	0	61,304	0	61,304
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	106,847	0	0	0	0

FY 2025 TIF Revenue Received: 0

