

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: SUNVALLEY RURAL IMPROVEMENT ZONE
 Local Government Number: 80Z001

Active Urban Renewal Areas	U.R. # of Tif Taxing
	# Districts
SUNVALLEY (CHAP 357H) RURAL IMPROVEMENT ZONE	80004 1

TIF Debt Outstanding: 7,759,163

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	827,427	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	979,288		
TIF Sp. Revenue Fund Interest:	20,035		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	999,323		

Rebate Expenditures:	0		
Non-Rebate Expenditures:	625,922		
Returned to County Treasurer:	0		
Total Expenditures:	625,922		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	1,200,828	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: 5,932,413

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Urban Renewal Area Data Collection

Local Government Name: SUNVALLEY RURAL IMPROVEMENT ZONE (80Z001)
 Urban Renewal Area: SUNVALLEY (CHAP 357H) RURAL IMPROVEMENT ZONE
 UR Area Number: 80004

UR Area Creation Date: 07/2002

UR Area Purpose: Construction, reconstruction, or repair of improvements to the private lake development

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
UNION TWP/MT AYR SCH/SUN VALLEY RIZ INCREM	800075	800076	37,858,700

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	213,431	293,155,771	1,267,915	0	0	-52,000	294,419,367	0	294,419,367
Taxable	153,320	135,856,595	784,849	0	0	-52,000	136,577,014	0	136,577,014
Homestead Credits									91

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Projects For SUNVALLEY (CHAP 357H) RURAL IMPROVEMENT ZONE

Erosion Control

Description:	Erosion Control
Classification:	Lake & Related Improvements (Rural Improvement Zones Only)
Physically Complete:	No
Payments Complete:	No

Water Quality

Description:	Testing
Classification:	Lake & Related Improvements (Rural Improvement Zones Only)
Physically Complete:	No
Payments Complete:	No

Administration

Description:	Administration expenses to operate
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Land Aquisition

Description:	Maintenance of Lake
Classification:	Lake & Related Improvements (Rural Improvement Zones Only)
Physically Complete:	No
Payments Complete:	No

Professional Fees

Description:	Administrative expenses to operate
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Dredging

Description:	Dredging
Classification:	Lake & Related Improvements (Rural Improvement Zones Only)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For SUNVALLEY (CHAP 357H) RURAL IMPROVEMENT ZONE

Great Western Bank FY18

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/28/2017
FY of Last Payment:	2019

Great Western Bank FY18

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/28/2017
FY of Last Payment:	2019

Great Western Bank FY19

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/30/2018
FY of Last Payment:	2021

TIF Zone Certificates

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	5,760,000
Interest:	1,478,903
Total:	7,238,903
Annual Appropriation?:	No
Date Incurred:	11/12/2020
FY of Last Payment:	2043

First Interstate Bank

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/17/2021
FY of Last Payment:	2023

First Interstate Bank

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/28/2022

FY of Last Payment: 2024

First Interstate Bank

Debt/Obligation Type:	Other Debt
Principal:	500,000
Interest:	20,260
Total:	520,260
Annual Appropriation?:	No
Date Incurred:	11/16/2023
FY of Last Payment:	2025

Non-Rebates For SUNVALLEY (CHAP 357H) RURAL IMPROVEMENT ZONE

TIF Expenditure Amount:	6,928
Tied To Debt:	TIF Zone Certificates
Tied To Project:	Administration

TIF Expenditure Amount:	11,617
Tied To Debt:	TIF Zone Certificates
Tied To Project:	Water Quality

TIF Expenditure Amount:	513,812
Tied To Debt:	TIF Zone Certificates
Tied To Project:	Erosion Control

TIF Expenditure Amount:	93,565
Tied To Debt:	TIF Zone Certificates
Tied To Project:	Professional Fees

TIF Expenditure Amount:	0
Tied To Debt:	TIF Zone Certificates
Tied To Project:	Dredging

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TIF Taxing District Data Collection

Local Government Name: SUNVALLEY RURAL IMPROVEMENT ZONE (80Z001)
 Urban Renewal Area: SUNVALLEY (CHAP 357H) RURAL IMPROVEMENT ZONE (80004)
 TIF Taxing District Name: UNION TWP/MT AYR SCH/SUN VALLEY RIZ INCREM
 TIF Taxing District Inc. Number: 800076
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2002

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	213,431	293,155,771	1,267,915	0	0	-52,000	294,419,367	0	294,419,367
Taxable	153,320	135,856,595	784,849	0	0	-52,000	136,577,014	0	136,577,014
Homestead Credits									91

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	47,546,616	136,577,014	37,858,700	98,718,314	2,553,643

FY 2025 TIF Revenue Received: 979,288