

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: LAKE VIEW
 Local Government Number: 81G763

Active Urban Renewal Areas

LAKE VIEW URBAN RENEWAL

**U.R. # of Tif Taxing
Districts**
 81004 5

TIF Debt Outstanding: 930,560

| | | | |
|---|----------------|----------|---|
| TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: | -94,234 | 0 | Amount of 07-01-2024 Cash Balance Restricted for LMI |
|---|----------------|----------|---|

| | |
|---------------------------------|----------------|
| TIF Revenue: | 142,045 |
| TIF Sp. Revenue Fund Interest: | 0 |
| Property Tax Replacement Claims | 0 |
| Asset Sales & Loan Repayments: | 0 |
| Total Revenue: | 142,045 |

| | |
|-------------------------------|--------------|
| Rebate Expenditures: | 0 |
| Non-Rebate Expenditures: | 7,208 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 7,208 |

| | | | |
|---|---------------|----------|---|
| TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: | 40,603 | 0 | Amount of 06-30-2025 Cash Balance Restricted for LMI |
|---|---------------|----------|---|

**Year-End Outstanding TIF
 Obligations, Net of TIF Special
 Revenue Fund Balance: 882,749**

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Urban Renewal Area Data Collection

Local Government Name: LAKE VIEW (81G763)
 Urban Renewal Area: LAKE VIEW URBAN RENEWAL
 UR Area Number: 81004

UR Area Creation Date: 11/1999

Urban Renewal Area was established in 1999 for infrastructure to a new Industry. Area amended in 2007 for streetscape, in 2009 to assist a new hotel, in 2014 & 2016 for park improvements, in 2018 for econ dev incentives, & in 2021 to assist two businesses

UR Area Purpose:

Tax Districts within this Urban Renewal Area

| | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| LAKE VIEW CITY/EAST SAC SCH/LAKE VIEW TIF INCREMENT | 810065 | 810066 | 1,677,660 |
| LAKE VIEW CITY AG/EAST SAC SCH/LAKE VIEW TIF INCREMENT | 810067 | 810068 | 0 |
| LAKE VIEW/EAST SAC/LV UR AMEND1-2020 INCREMENT | 810077 | 810078 | 1,554,490 |
| LAKE VIEW/EAST SAC/LV UR AMEND2-2020 INCREMENT | 810079 | 810080 | 2,578,521 |
| LAKE VIEW CITY AG/EAST SAC/LV UR AMEND2-2020 INCREMENT | 810081 | 810082 | 59,750 |

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

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed | 205,890 | 2,565,279 | 9,137,820 | 795,380 | 0 | 0 | 12,694,619 | 0 | 12,694,619 |
| Taxable | 147,905 | 1,188,823 | 5,836,226 | 650,355 | 0 | 0 | 7,813,559 | 0 | 7,813,559 |
| Homestead Credits | | | | | | | | | 9 |

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: -94,234 0 Amount of 07-01-2024 Cash Balance Restricted for LMI

| | |
|---------------------------------|----------------|
| TIF Revenue: | 142,045 |
| TIF Sp. Revenue Fund Interest: | 0 |
| Property Tax Replacement Claims | 0 |
| Asset Sales & Loan Repayments: | 0 |
| Total Revenue: | 142,045 |

| | |
|-------------------------------|--------------|
| Rebate Expenditures: | 0 |
| Non-Rebate Expenditures: | 7,208 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 7,208 |

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 40,603 0 Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For LAKE VIEW URBAN RENEWAL

Sac Beach Infrastructure

| | |
|----------------------|-----------------------------------|
| Description: | Debt for infrastructure |
| Classification: | Industrial/manufacturing property |
| Physically Complete: | Yes |
| Payments Complete: | No |

Jacobsen Expansion

| | |
|----------------------|-----------------------|
| Description: | Tax incentive payment |
| Classification: | Agribusiness |
| Physically Complete: | Yes |
| Payments Complete: | No |

Evapco Expansion

| | |
|----------------------|-----------------------------------|
| Description: | Debt for infrastructure |
| Classification: | Industrial/manufacturing property |
| Physically Complete: | Yes |
| Payments Complete: | No |

Community Center

| | |
|----------------------|--|
| Description: | Community Center |
| Classification: | Municipal and other publicly-owned or leased buildings |
| Physically Complete: | Yes |
| Payments Complete: | No |

Debts/Obligations For LAKE VIEW URBAN RENEWAL

Jacobsen Incentive

| | |
|------------------------|----------------|
| Debt/Obligation Type: | Internal Loans |
| Principal: | 200,000 |
| Interest: | 0 |
| Total: | 200,000 |
| Annual Appropriation?: | No |
| Date Incurred: | 11/01/2021 |
| FY of Last Payment: | 2024 |

Evapco Internal Loan

| | |
|------------------------|----------------|
| Debt/Obligation Type: | Internal Loans |
| Principal: | 559,648 |
| Interest: | 0 |
| Total: | 559,648 |
| Annual Appropriation?: | No |
| Date Incurred: | 11/01/2021 |
| FY of Last Payment: | 2030 |

Sac Beach Infrastructure

| | |
|------------------------|----------------|
| Debt/Obligation Type: | Internal Loans |
| Principal: | 5,912 |
| Interest: | 0 |
| Total: | 5,912 |
| Annual Appropriation?: | No |
| Date Incurred: | 11/22/2016 |
| FY of Last Payment: | 2025 |

Community Center

| | |
|------------------------|----------------|
| Debt/Obligation Type: | Internal Loans |
| Principal: | 165,000 |
| Interest: | 0 |
| Total: | 165,000 |
| Annual Appropriation?: | No |
| Date Incurred: | 12/01/2018 |
| FY of Last Payment: | 2026 |

Non-Rebates For LAKE VIEW URBAN RENEWAL

| | |
|-------------------------|--------------------------|
| TIF Expenditure Amount: | 0 |
| Tied To Debt: | Jacobsen Incentive |
| Tied To Project: | Jacobsen Expansion |
| TIF Expenditure Amount: | 5,912 |
| Tied To Debt: | Sac Beach Infrastructure |
| Tied To Project: | Sac Beach Infrastructure |
| TIF Expenditure Amount: | 1,296 |
| Tied To Debt: | Community Center |
| Tied To Project: | Community Center |
| TIF Expenditure Amount: | 0 |
| Tied To Debt: | Evapco Internal Loan |
| Tied To Project: | Evapco Expansion |

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TIF Taxing District Data Collection

Local Government Name: LAKE VIEW (81G763)
 Urban Renewal Area: LAKE VIEW URBAN RENEWAL (81004)
 TIF Taxing District Name: LAKE VIEW CITY/EAST SAC SCH/LAKE VIEW TIF INCREMENT
 TIF Taxing District Inc. Number: 810066
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

| UR Designation | |
|----------------------|---------|
| Slum | No |
| Blighted | No |
| Economic Development | 12/1999 |

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 | 2,009,590 | 0 | 0 | 0 | 2,009,590 | 0 | 2,009,590 |
| Taxable | 0 | 0 | 1,677,660 | 0 | 0 | 0 | 1,677,660 | 0 | 1,677,660 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 14,650 | 1,677,660 | 1,677,660 | 0 | 0 |

FY 2025 TIF Revenue Received: 40,594

TIF Taxing District Data Collection

Local Government Name: LAKE VIEW (81G763)
 Urban Renewal Area: LAKE VIEW URBAN RENEWAL (81004)
 TIF Taxing District Name: LAKE VIEW CITY AG/EAST SAC SCH/LAKE VIEW TIF INCREMENT
 TIF Taxing District Inc. Number: 810068
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2003
 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 | 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 | 0 | 0 | 0 | 0 | 0 |

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: LAKE VIEW (81G763)
 Urban Renewal Area: LAKE VIEW URBAN RENEWAL (81004)
 TIF Taxing District Name: LAKE VIEW/EAST SAC/LV UR AMEND1-2020 INCREMENT
 TIF Taxing District Inc. Number: 810078
 TIF Taxing District Base Year: 2020
 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 | 915,569 | 3,186,639 | 0 | 0 | 0 | 4,102,208 | 0 | 4,102,208 |
| Taxable | 0 | 424,302 | 1,688,423 | 0 | 0 | 0 | 2,112,725 | 0 | 2,112,725 |
| Homestead Credits | | | | | | | | | 3 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 2,547,718 | 1,554,490 | 1,554,490 | 0 | 0 |

FY 2025 TIF Revenue Received: 37,613

TIF Taxing District Data Collection

Local Government Name: LAKE VIEW (81G763)
 Urban Renewal Area: LAKE VIEW URBAN RENEWAL (81004)
 TIF Taxing District Name: LAKE VIEW/EAST SAC/LV UR AMEND2-2020 INCREMENT
 TIF Taxing District Inc. Number: 810080
 TIF Taxing District Base Year: 2020
 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 | 1,649,710 | 3,941,591 | 795,380 | 0 | 0 | 6,376,931 | 0 | 6,376,931 |
| Taxable | 0 | 764,521 | 2,470,143 | 650,355 | 0 | 0 | 3,875,269 | 0 | 3,875,269 |
| Homestead Credits | | | | | | | | | 6 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 3,808,160 | 2,568,771 | 2,578,521 | -9,750 | -237 |

FY 2025 TIF Revenue Received: 62,392

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TIF Taxing District Data Collection

Local Government Name: LAKE VIEW (81G763)
 Urban Renewal Area: LAKE VIEW URBAN RENEWAL (81004)
 TIF Taxing District Name: LAKE VIEW CITY AG/EAST SAC/LV UR AMEND2-2020 INCREMENT
 TIF Taxing District Inc. Number: 810082
 TIF Taxing District Base Year: 2020
 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 | 205,890 | 0 | 0 | 0 | 0 | 0 | 205,890 | 0 | 205,890 |
| Taxable | 147,905 | 0 | 0 | 0 | 0 | 0 | 147,905 | 0 | 147,905 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 146,140 | 59,750 | 59,750 | 0 | 0 |

FY 2025 TIF Revenue Received: 1,446