

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: SHELBY COUNTY
 Local Government Number: 83

Active Urban Renewal Areas	U.R. # of Tif Taxing
	# Districts
SHELBY COUNTY URBAN RENEWAL	83009 10

TIF Debt Outstanding: **0**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	66,431	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	225,380
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	1,089
Asset Sales & Loan Repayments:	0
Total Revenue:	226,469

Rebate Expenditures:	0
Non-Rebate Expenditures:	254,273
Returned to County Treasurer:	0
Total Expenditures:	254,273

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	38,627	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: **-292,900**

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Urban Renewal Area Data Collection

Local Government Name: SHELBY COUNTY (83)
 Urban Renewal Area: SHELBY COUNTY URBAN RENEWAL
 UR Area Number: 83009

UR Area Creation Date: 12/2018

UR Area Purpose: To upgrade various roads across
 Shelby County. Amended
 December 2018

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DOUGLAS TWP/I-K-M SCH/UR1DG INCREM	830510	830511	5,378,512
CENTER TWP/HARLAN SCH/UR1CN 2013 AMEND INCREM	830515	830516	625,285
GREELEY TWP/MANILLA SCH/UR1GL 2013 AMEND INCREM	830520	830521	556,828
UNION TWP/HARLAN SCH/UR1UN 2013 AMEND INCREM	830525	830526	2,441,913
UNION TWP/MANILLA SCH/UR2UN 2013 AMEND INCREM	830530	830531	274,595
FAIRVIEW TWP/HARLAN SCH/UR1FV 2016 AMEND INCREM	830532	830533	1,393,428
CENTER TWP/HARLAN SCH/UR4CN 2016 AMEND INCREM	830534	830535	0
POLK TWP/I-K-M SCH/UR1PK 2016 AMEND INCREM	830536	830537	44,111
GROVE TWP/HARLAN SCH TIF INCREM	830538	830539	397,785
WESTPHALIA TWP/HARLAN SCH/UR1WP TIF INCREMENT	830540	830541	219,207

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	11,259,264	412,446	1,621,016	2,787,769	0	0	16,080,495	0	16,080,495
Taxable	8,088,317	191,138	1,393,428	2,441,913	0	0	12,114,796	0	12,114,796
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **66,431** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	225,380
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Property Tax Replacement Claims	1,089
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Total Revenue:	226,469

Rebate Expenditures:	0
Non-Rebate Expenditures:	254,273
Returned to County Treasurer:	0
Total Expenditures:	254,273

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **38,627** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For SHELBY COUNTY URBAN RENEWAL

Shelby County Infrastructure Upgrad

Description:	Various Road Upgrades in the Area
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Shelby County TIF administrative expenses

Description:	Administrative costs
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Loan Repayment to GB

Description:	repay principal to General Basic
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For SHELBY COUNTY URBAN RENEWAL

fy23 loan

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/07/2022
FY of Last Payment:	2024

FY24

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2024
FY of Last Payment:	2025

Non-Rebates For SHELBY COUNTY URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	fy23 loan
Tied To Project:	Loan Repayment to GB

TIF Expenditure Amount:	0
Tied To Debt:	fy23 loan
Tied To Project:	Shelby County TIF administrative expenses

TIF Expenditure Amount:	254,273
Tied To Debt:	FY24
Tied To Project:	Shelby County Infrastructure Upgrad

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New areas to be added in fiscal year 2019.

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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: SHELBY COUNTY (83)
 Urban Renewal Area: SHELBY COUNTY URBAN RENEWAL (83009)
 TIF Taxing District Name: DOUGLAS TWP/I-K-M SCH/UR1DG INCREM
 TIF Taxing District Inc. Number: 830511
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2007

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	7,420,796	102,788	0	0	0	0	7,523,584	0	7,523,584
Taxable	5,330,878	47,634	0	0	0	0	5,378,512	0	5,378,512
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	463,555	5,378,512	5,378,512	0	0

FY 2025 TIF Revenue Received: 91,797

TIF Taxing District Data Collection

Local Government Name: SHELBY COUNTY (83)
 Urban Renewal Area: SHELBY COUNTY URBAN RENEWAL (83009)
 TIF Taxing District Name: CENTER TWP/HARLAN SCH/UR1CN 2013 AMEND INCREM
 TIF Taxing District Inc. Number: 830516
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2007

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	670,659	309,658	0	0	0	0	980,317	0	980,317
Taxable	481,781	143,504	0	0	0	0	625,285	0	625,285
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	324,702	625,285	625,285	0	0

FY 2025 TIF Revenue Received: 14,314

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TIF Taxing District Data Collection

Local Government Name: SHELBY COUNTY (83)
 Urban Renewal Area: SHELBY COUNTY URBAN RENEWAL (83009)
 TIF Taxing District Name: GREELEY TWP/MANILLA SCH/UR1GL 2013 AMEND INCREM
 TIF Taxing District Inc. Number: 830521
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2016
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2007

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	775,127	0	0	0	0	0	775,127	0	775,127
Taxable	556,828	0	0	0	0	0	556,828	0	556,828
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	123,050	556,828	556,828	0	0

FY 2025 TIF Revenue Received: 11,264

TIF Taxing District Data Collection

Local Government Name: SHELBY COUNTY (83)
 Urban Renewal Area: SHELBY COUNTY URBAN RENEWAL (83009)
 TIF Taxing District Name: UNION TWP/HARLAN SCH/UR1UN 2013 AMEND INCREM
 TIF Taxing District Inc. Number: 830526
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2007

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	2,787,769	0	0	2,787,769	0	2,787,769
Taxable	0	0	0	2,441,913	0	0	2,441,913	0	2,441,913
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	52,100	2,441,913	2,441,913	0	0

FY 2025 TIF Revenue Received: 55,785

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TIF Taxing District Data Collection

Local Government Name: SHELBY COUNTY (83)
 Urban Renewal Area: SHELBY COUNTY URBAN RENEWAL (83009)
 TIF Taxing District Name: UNION TWP/MANILLA SCH/UR2UN 2013 AMEND INCREM
 TIF Taxing District Inc. Number: 830531
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2016
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2007

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	965,581	0	0	0	0	0	965,581	0	965,581
Taxable	693,643	0	0	0	0	0	693,643	0	693,643
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	690,986	274,595	274,595	0	0

FY 2025 TIF Revenue Received: 5,513

TIF Taxing District Data Collection

Local Government Name: SHELBY COUNTY (83)
 Urban Renewal Area: SHELBY COUNTY URBAN RENEWAL (83009)
 TIF Taxing District Name: FAIRVIEW TWP/HARLAN SCH/UR1FV 2016 AMEND INCREM
 TIF Taxing District Inc. Number: 830533
 TIF Taxing District Base Year: 2015
 FY TIF Revenue First Received: 2017
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2036

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	1,621,016	0	0	0	1,621,016	0	1,621,016
Taxable	0	0	1,393,428	0	0	0	1,393,428	0	1,393,428
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	60,684	1,393,428	1,393,428	0	0

FY 2025 TIF Revenue Received: 31,791

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TIF Taxing District Data Collection

Local Government Name: SHELBY COUNTY (83)
 Urban Renewal Area: SHELBY COUNTY URBAN RENEWAL (83009)
 TIF Taxing District Name: CENTER TWP/HARLAN SCH/UR4CN 2016 AMEND INCREM
 TIF Taxing District Inc. Number: 830535
 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	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	878,951	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SHELBY COUNTY (83)
 Urban Renewal Area: SHELBY COUNTY URBAN RENEWAL (83009)
 TIF Taxing District Name: POLK TWP/I-K-M SCH/UR1PK 2016 AMEND INCREM
 TIF Taxing District Inc. Number: 830537
 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	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	566,712	0	0	0	0	0	566,712	0	566,712
Taxable	407,108	0	0	0	0	0	407,108	0	407,108
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	522,601	44,111	44,111	0	0

FY 2025 TIF Revenue Received: 893

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TIF Taxing District Data Collection

Local Government Name: SHELBY COUNTY (83)
 Urban Renewal Area: SHELBY COUNTY URBAN RENEWAL (83009)
 TIF Taxing District Name: GROVE TWP/HARLAN SCH TIF INCREM
 TIF Taxing District Inc. Number: 830539
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received: 2019
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2038

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	555,245	0	0	0	0	0	555,245	0	555,245
Taxable	398,872	0	0	0	0	0	398,872	0	398,872
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	157,460	397,785	397,785	0	0

FY 2025 TIF Revenue Received: 9,030

TIF Taxing District Data Collection

Local Government Name: SHELBY COUNTY (83)
 Urban Renewal Area: SHELBY COUNTY URBAN RENEWAL (83009)
 TIF Taxing District Name: WESTPHALIA TWP/HARLAN SCH/UR1WP TIF INCREMENT
 TIF Taxing District Inc. Number: 830541
 TIF Taxing District Base Year: 2021
 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	305,144	0	0	0	0	0	305,144	0	305,144
Taxable	219,207	0	0	0	0	0	219,207	0	219,207
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,637	219,207	219,207	0	0

FY 2025 TIF Revenue Received: 4,993