

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: HARLAN
 Local Government Number: 83G790

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
HARLAN ORIGINAL URBAN RENEWAL	83001	7
HARLAN DYE STREET-BLIGHTED URBAN RENEWAL	83010	1

TIF Debt Outstanding: 496,064

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 94,628 0 Amount of 07-01-2024 Cash Balance Restricted for LMI

TIF Revenue:	242,833	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	242,833	

Rebate Expenditures:	1,080	
Non-Rebate Expenditures:	223,083	
Returned to County Treasurer:	0	
Total Expenditures:	224,163	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 113,298 0 Amount of 06-30-2025 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 158,603

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Urban Renewal Area Data Collection

Local Government Name: HARLAN (83G790)
 Urban Renewal Area: HARLAN ORIGINAL URBAN RENEWAL
 UR Area Number: 83001

UR Area Creation Date: 06/1989

This urban development has been developed to help local officials promote economic development in the City of Harlan.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
HARLAN CITY AG/HARLAN SCH/UR1HA INCREM	830110	830111	0
HARLAN CITY/HARLAN SCH/UR1HC INCREM	830120	830121	7,189,301
HARLAN CITY/HARLAN SCH/UR3HC INCREM	830140	830141	0
HARLAN CITY/HARLAN SCH/UR4HC INCREM	830144	830145	0
HARLAN CITY/HARLAN SCH/UR5HC INCREM	830152	830153	0
HARLAN CITY AG/HARLAN SCH/UR5HA INCREM	830154	830155	0
HARLAN CITY/HARLAN SCH/UR7HC INCREM	830158	830159	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	60,789,877	27,563,635	4,376,379	0	-128,000	92,393,891	0	92,393,891
Taxable	0	28,171,720	21,382,082	3,655,341	0	-128,000	52,873,143	0	52,873,143
Homestead Credits									158

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **94,628** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	242,833
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	242,833

Rebate Expenditures:	1,080
Non-Rebate Expenditures:	223,083
Returned to County Treasurer:	0
Total Expenditures:	224,163

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **113,298** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For HARLAN ORIGINAL URBAN RENEWAL

Shelby County DevelopSource Payment

Description:	Economic Development / DevelopSource Bldg
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

HCCE/ Prop Tax - Ag

Description:	Payment of Ag Taxes with HCCE agreement
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

DevelopSource Operations/Maintenance/Repairs

Description:	The maintenance of office space for a county-wide economic development agency created to promote and develop all Shelby County capabilities for quality growth providing new quality jobs through retention and or expansion of existing business/industry, recruitment of new business/industry, promotion of value-added agricultural opportunities, and promote the new Shelby County Entrepreneurial Technology Center and assist in the expansion and promotion of Shelby County tourism.
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Downtown Upper Story Facade

Description:	Forgiveable loans to rehab businesses on the downtown square / monies for upper story or facade renovations
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

Aquatic Center Renovations

Description:	Renovate 21-year-old aquatic center to ensure this important recreational infrastructure remains operational, to contribute to overall viability of the community, promote recreation and wellness and enhance quality of life.
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

Gateway Entrance Welcome Signs

Description:	Provide information and promote image of the community and economic development
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

Downtown Sound System

Description:	Installation of outdoor sound system in Downtown Square
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

Harlan Downtown Rehabilitation

Description:	Partnership with SWIPCO and CDBG to rehabilitate downtown facades
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

Economic Development Projects

Description:	JJ Jensen, Harlan Plaza Road, Upper Story Facade, Little George Park
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

Harlan Plaza Development

Description:	Development agreement to construct 25 homes in the Harlan Plaza
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

7th Street Bridge Project

Description:	Replacement of the 7th Street Bridge
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Street Radar Speed Signs

Description:	Purchase of Street Radar Speed Signs
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

TIF Administrative Fees

Description:	TIF Administrative Fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Little George Park

Description:	Improvement to the Little George Park
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Hansen House Rebate

Description:	Hansen House Rebate Agreement
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For HARLAN ORIGINAL URBAN RENEWAL

Shelby Co DevelopSource

Debt/Obligation Type:	Internal Loans
Principal:	61,875
Interest:	0
Total:	61,875
Annual Appropriation?:	Yes
Date Incurred:	05/01/2006
FY of Last Payment:	2034

HCCE/Property Tax Adj Ag Agreement

Debt/Obligation Type:	Internal Loans
Principal:	2,215
Interest:	0
Total:	2,215
Annual Appropriation?:	Yes
Date Incurred:	03/07/1994
FY of Last Payment:	2034

DevelopSource Operations/Maintenance/Repairs

Debt/Obligation Type:	Internal Loans
Principal:	1,009
Interest:	0
Total:	1,009
Annual Appropriation?:	Yes
Date Incurred:	10/01/2011
FY of Last Payment:	2034

Harlan Plaza Housing Agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	03/07/1999
FY of Last Payment:	2034

DT Upper Story Facade Rehab Grant Payments

Debt/Obligation Type:	Internal Loans
Principal:	71,143
Interest:	0
Total:	71,143
Annual Appropriation?:	No
Date Incurred:	06/17/2014
FY of Last Payment:	2024

Downtown Sound System

Debt/Obligation Type:	Internal Loans
Principal:	1,377
Interest:	0
Total:	1,377
Annual Appropriation?:	No
Date Incurred:	10/18/2016
FY of Last Payment:	2019

Harlan Downtown Rehabilitation CDBG

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/30/2016
FY of Last Payment:	2019

Aquatic Center

Debt/Obligation Type:	Internal Loans
Principal:	23,029
Interest:	0
Total:	23,029
Annual Appropriation?:	No
Date Incurred:	02/05/2019
FY of Last Payment:	2025

7th St Bridge

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	03/12/2019
FY of Last Payment:	2025

Street Radar Speed Signs

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/05/2019
FY of Last Payment:	2023

2020 GO Bond - Misc Projects

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	245,000
Interest:	3,700
Total:	248,700
Annual Appropriation?:	Yes
Date Incurred:	09/15/2020
FY of Last Payment:	2026

Hanson House Rebate Agreement

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/29/2020
FY of Last Payment:	2021

Little George Park

Debt/Obligation Type:	Internal Loans
Principal:	9,571
Interest:	0

Total:	9,571
Annual Appropriation?:	No
Date Incurred:	07/20/2020
FY of Last Payment:	2023

JJ Jensen Park

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/02/2019
FY of Last Payment:	2025

Gateway Entrance Welcome Signs

Debt/Obligation Type:	Internal Loans
Principal:	75,545
Interest:	0
Total:	75,545
Annual Appropriation?:	No
Date Incurred:	02/01/2016
FY of Last Payment:	2026

River Access Construction

Debt/Obligation Type:	Internal Loans
Principal:	1,600
Interest:	0
Total:	1,600
Annual Appropriation?:	No
Date Incurred:	04/16/2024
FY of Last Payment:	2026

Non-Rebates For HARLAN ORIGINAL URBAN RENEWAL

TIF Expenditure Amount:	27,500
Tied To Debt:	Shelby Co DevelopSource
Tied To Project:	Shelby County DevelopSource Payment
TIF Expenditure Amount:	158
Tied To Debt:	DevelopSource Operations/Maintenance/Repairs
Tied To Project:	DevelopSource Operations/Maintenance/Repairs
TIF Expenditure Amount:	46,595
Tied To Debt:	DT Upper Story Facade Rehab Grant Payments
Tied To Project:	Downtown Upper Story Facade
TIF Expenditure Amount:	0
Tied To Debt:	HCCE/Property Tax Adj Ag Agreement
Tied To Project:	HCCE/ Prop Tax - Ag
TIF Expenditure Amount:	958
Tied To Debt:	Downtown Sound System
Tied To Project:	Downtown Sound System
TIF Expenditure Amount:	10,444
Tied To Debt:	Aquatic Center
Tied To Project:	Aquatic Center Renovations
TIF Expenditure Amount:	0
Tied To Debt:	Harlan Plaza Housing Agreement
Tied To Project:	Harlan Plaza Development
TIF Expenditure Amount:	0
Tied To Debt:	Street Radar Speed Signs
Tied To Project:	Street Radar Speed Signs
TIF Expenditure Amount:	122,450
Tied To Debt:	2020 GO Bond - Misc Projects
Tied To Project:	Economic Development Projects
TIF Expenditure Amount:	0
Tied To Debt:	Harlan Plaza Housing Agreement
Tied To Project:	TIF Administrative Fees
TIF Expenditure Amount:	0
Tied To Debt:	Little George Park
Tied To Project:	Little George Park
TIF Expenditure Amount:	0
Tied To Debt:	JJ Jensen Park
Tied To Project:	Economic Development Projects
TIF Expenditure Amount:	14,978
Tied To Debt:	Gateway Entrance Welcome Signs
Tied To Project:	Gateway Entrance Welcome Signs
TIF Expenditure Amount:	0
Tied To Debt:	7th St Bridge
Tied To Project:	7th Street Bridge Project

Rebates For HARLAN ORIGINAL URBAN RENEWAL

Harlan Plaza

TIF Expenditure Amount:	1,080
Rebate Paid To:	Pete Leinen
Tied To Debt:	HCCE/Property Tax Adj Ag Agreement
Tied To Project:	Harlan Plaza Development
Projected Final FY of Rebate:	2034

Hansen House

TIF Expenditure Amount:	0
Rebate Paid To:	Hansen House
Tied To Debt:	Hansen House Rebate Agreement
Tied To Project:	Hansen House Rebate
Projected Final FY of Rebate:	2023

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TIF Taxing District Data Collection

Local Government Name: HARLAN (83G790)
 Urban Renewal Area: HARLAN ORIGINAL URBAN RENEWAL (83001)
 TIF Taxing District Name: HARLAN CITY AG/HARLAN SCH/UR1HA INCREM
 TIF Taxing District Inc. Number: 830111
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1990
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	04/1989

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	735,697	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: HARLAN (83G790)
 Urban Renewal Area: HARLAN ORIGINAL URBAN RENEWAL (83001)
 TIF Taxing District Name: HARLAN CITY/HARLAN SCH/UR1HC INCREM
 TIF Taxing District Inc. Number: 830121
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1989
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1989

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	60,789,877	27,563,635	4,376,379	0	-128,000	92,393,891	0	92,393,891
Taxable	0	28,171,720	21,382,082	3,655,341	0	-128,000	52,873,143	0	52,873,143
Homestead Credits									158

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	10,003,879	52,873,143	7,189,301	45,683,842	1,490,342

FY 2025 TIF Revenue Received: 242,833

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TIF Taxing District Data Collection

Local Government Name: HARLAN (83G790)
 Urban Renewal Area: HARLAN ORIGINAL URBAN RENEWAL (83001)
 TIF Taxing District Name: HARLAN CITY/HARLAN SCH/UR3HC INCREM
 TIF Taxing District Inc. Number: 830141
 TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2034

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	6,123,340	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: HARLAN (83G790)
 Urban Renewal Area: HARLAN ORIGINAL URBAN RENEWAL (83001)
 TIF Taxing District Name: HARLAN CITY/HARLAN SCH/UR4HC INCREM
 TIF Taxing District Inc. Number: 830145
 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: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2002

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	3,025,695	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: HARLAN (83G790)
 Urban Renewal Area: HARLAN ORIGINAL URBAN RENEWAL (83001)
 TIF Taxing District Name: HARLAN CITY/HARLAN SCH/UR5HC INCREM
 TIF Taxing District Inc. Number: 830153
 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: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2005

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	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	1,251,553	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: HARLAN (83G790)
 Urban Renewal Area: HARLAN ORIGINAL URBAN RENEWAL (83001)
 TIF Taxing District Name: HARLAN CITY AG/HARLAN SCH/UR5HA INCREM
 TIF Taxing District Inc. Number: 830155
 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: 2014

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: HARLAN (83G790)
 Urban Renewal Area: HARLAN ORIGINAL URBAN RENEWAL (83001)
 TIF Taxing District Name: HARLAN CITY/HARLAN SCH/UR7HC INCREM
 TIF Taxing District Inc. Number: 830159
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2006

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	236,902	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: HARLAN (83G790)
 Urban Renewal Area: HARLAN DYE STREET-BLIGHTED URBAN RENEWAL
 UR Area Number: 83010

UR Area Creation Date: 04/2008

The is designating the new area as a result of this Amendment as a blighted area, which exhibits conditions that constitute a serious economic & social liability.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
HARLAN CITY/HARLAN SCH/UR8HC INCREM	830170	830171	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

Projects For HARLAN DYE STREET-BLIGHTED URBAN RENEWAL

Dye Street - Blighted UR

Description:	Designate a new area as blighted. Work to facilitate the removal of abandoned/dangerous housing units. To utilize urban renewal to create tools & methods to work in neighborhoods to reduce the instances of slum & blight, while stimulating new housing development
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For HARLAN DYE STREET-BLIGHTED URBAN RENEWAL

DYE STREET INTERNAL LOAN

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/01/2008
FY of Last Payment:	2020

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The is designating the new area as a result of this Amendment as a blighted area, which exhibits conditions that constitute a serious economic & social liability and which impacts the sound growth of the City.

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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: HARLAN (83G790)
 Urban Renewal Area: HARLAN DYE STREET-BLIGHTED URBAN RENEWAL (83010)
 TIF Taxing District Name: HARLAN CITY/HARLAN SCH/UR8HC INCREM
 TIF Taxing District Inc. Number: 830171
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received:

UR Designation	
Slum	No
Blighted	04/2008
Economic Development	04/2008

 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

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	110,393	0	0	0	0

FY 2025 TIF Revenue Received: 0