

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: ALTON
 Local Government Number: 84G798

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
ALTON URBAN RENEWAL FAIRVIEW MEADOWS	84065	1
ALTON GLOBAL AQUACULTURE URBAN RENEWAL	84068	1
ALTON URBAN RENEWAL FAIRVIEW MEADOWS PHASE 2	84073	2

TIF Debt Outstanding: 1,308,366

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	105,961	35,859	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	88,465		
TIF Sp. Revenue Fund Interest:	1,530		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	46,908		
Total Revenue:	136,903		
Rebate Expenditures:	45,675		
Non-Rebate Expenditures:	81,224		
Returned to County Treasurer:	0		
Total Expenditures:	126,899		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	115,965	44,333	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: 1,065,502

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Urban Renewal Area Data Collection

Local Government Name: ALTON (84G798)
 Urban Renewal Area: ALTON URBAN RENEWAL FAIRVIEW MEADOWS
 UR Area Number: 84065

UR Area Creation Date: 07/2010

UR Area Purpose: Stimulate Economic Development by stimulating private investments through public involvement. Specifically single family owner occupied residential housing development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ALTON CITY/MOC-FV SCH/UR FAIRVIEW MEADOWS PH 1/012 INCREM	840369	840370	2,970,805

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	6,440,170	0	0	0	-4,000	6,426,420	0	6,426,420
Taxable	0	2,984,555	0	0	0	-4,000	2,970,805	0	2,970,805
Homestead Credits									14

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **35,886** **35,843** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	68,319
TIF Sp. Revenue Fund Interest:	1,530
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	46,908
Total Revenue:	116,757

Rebate Expenditures:	35,745
Non-Rebate Expenditures:	77,979
Returned to County Treasurer:	0
Total Expenditures:	113,724

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **38,919** **37,346** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For ALTON URBAN RENEWAL FAIRVIEW MEADOWS

Fair View Meadows 2nd, Phase 1

Description:	Utility and Street Infrastructure Construction
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ALTON URBAN RENEWAL FAIRVIEW MEADOWS

Utility & Infrastructure Loan

Debt/Obligation Type:	Internal Loans
Principal:	43,161
Interest:	150
Total:	43,311
Annual Appropriation?:	No
Date Incurred:	12/01/2011
FY of Last Payment:	2029

AEDC Development Costs

Debt/Obligation Type:	Rebates
Principal:	58,853
Interest:	0
Total:	58,853
Annual Appropriation?:	Yes
Date Incurred:	07/14/2010
FY of Last Payment:	2029

LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	115,781
Interest:	0
Total:	115,781
Annual Appropriation?:	No
Date Incurred:	12/01/2011
FY of Last Payment:	2029

Non-Rebates For ALTON URBAN RENEWAL FAIRVIEW MEADOWS

TIF Expenditure Amount:	77,979
Tied To Debt:	Utility & Infrastructure Loan
Tied To Project:	Fair View Meadows 2nd, Phase 1

Rebates For ALTON URBAN RENEWAL FAIRVIEW MEADOWS

Fair View Meadows 2nd, 1st Phase

TIF Expenditure Amount:	35,745
Rebate Paid To:	Alton Economic Development Corp
Tied To Debt:	AEDC Development Costs
Tied To Project:	Fair View Meadows 2nd, Phase 1
Projected Final FY of Rebate:	2028

Income Housing For ALTON URBAN RENEWAL FAIRVIEW MEADOWS

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	77,979
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Lots for low and moderate income housing:	77,979
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

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Total expenses and cash balances do not match AFR due to transactions in a Capital LMI Fund.

Additional information can be viewed at Alton City Hall by contacting the City

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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: ALTON (84G798)
 Urban Renewal Area: ALTON URBAN RENEWAL FAIRVIEW MEADOWS (84065)
 TIF Taxing District Name: ALTON CITY/MOC-FV SCH/UR FAIRVIEW MEADOWS PH 1/012 INCREM
 TIF Taxing District Inc. Number: 840370
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2010

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	6,440,170	0	0	0	-4,000	6,426,420	0	6,426,420
Taxable	0	2,984,555	0	0	0	-4,000	2,970,805	0	2,970,805
Homestead Credits									14

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	11,030	2,970,805	2,970,805	0	0

FY 2025 TIF Revenue Received: 68,319

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Urban Renewal Area Data Collection

Local Government Name: ALTON (84G798)
 Urban Renewal Area: ALTON GLOBAL AQUACULTURE URBAN RENEWAL
 UR Area Number: 84068

UR Area Creation Date: 06/2017

UR Area Purpose: Commercial and industrial economic development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ALTON CITY/MOC-FV SCH/UR GLOBALAQUACULTURE/016 INCREM	840429	840430	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: 70,059 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: 70,059 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For ALTON GLOBAL AQUACULTURE URBAN RENEWAL

K2W Manufacturing

Description:	Rebate
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ALTON GLOBAL AQUACULTURE URBAN RENEWAL

K2W Manufacturing

Debt/Obligation Type:	Rebates
Principal:	300,000
Interest:	0
Total:	300,000
Annual Appropriation?:	Yes
Date Incurred:	08/10/2022
FY of Last Payment:	2034

Rebates For ALTON GLOBAL AQUACULTURE URBAN RENEWAL

K2W Manufacturing

TIF Expenditure Amount:	0
Rebate Paid To:	Keizer Real Estate, LLC
Tied To Debt:	K2W Manufacturing
Tied To Project:	K2W Manufacturing
Projected Final FY of Rebate:	2034

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Rebate begin in 2025

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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: ALTON (84G798)
 Urban Renewal Area: ALTON GLOBAL AQUACULTURE URBAN RENEWAL (84068)
 TIF Taxing District Name: ALTON CITY/MOC-FV SCH/UR GLOBALAQUACULTURE/016 INCREM
 TIF Taxing District Inc. Number: 840430
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received: 2019
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2017

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	18,660	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: ALTON (84G798)
 Urban Renewal Area: ALTON URBAN RENEWAL FAIRVIEW MEADOWS PHASE 2
 UR Area Number: 84073

UR Area Creation Date: 07/2010

Stimulate Economic Development
 by stimulating private investments
 through public involvement.
 Specifically single family owner
 occupied residential housing
 development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ALTON CITY/MOC-FV SCH/UR FAIRVIEW PH 2/013 INCREM	840455	840456	862,235
ALTON CITY/MOC-FV SCH/UR FAIRVIEW PH 2 AMEND 1/013-1 INCREM	840457	840458	13,746

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	1,890,220	0	0	0	0	1,890,220	0	1,890,220
Taxable	0	875,981	0	0	0	0	875,981	0	875,981
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **16** **16** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	20,146
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	20,146

Rebate Expenditures:	9,930
Non-Rebate Expenditures:	3,245
Returned to County Treasurer:	0
Total Expenditures:	13,175

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **6,987** **6,987** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For ALTON URBAN RENEWAL FAIRVIEW MEADOWS PHASE 2

Fair View Meadows 2nd, Phase 2

Description:	Utility and Street Infrastructure Construction
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ALTON URBAN RENEWAL FAIRVIEW MEADOWS PHASE 2

AEDC Development Costs

Debt/Obligation Type:	Rebates
Principal:	751,616
Interest:	0
Total:	751,616
Annual Appropriation?:	Yes
Date Incurred:	12/01/2022
FY of Last Payment:	2038

LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	26,638
Interest:	0
Total:	26,638
Annual Appropriation?:	Yes
Date Incurred:	12/01/2022
FY of Last Payment:	2038

Utility and Infrastructure Loan

Debt/Obligation Type:	Internal Loans
Principal:	12,120
Interest:	47
Total:	12,167
Annual Appropriation?:	Yes
Date Incurred:	12/01/2023
FY of Last Payment:	2038

Non-Rebates For ALTON URBAN RENEWAL FAIRVIEW MEADOWS PHASE 2

TIF Expenditure Amount:	3,245
Tied To Debt:	Utility and Infrastructure Loan
Tied To Project:	Fair View Meadows 2nd, Phase 2

Rebates For ALTON URBAN RENEWAL FAIRVIEW MEADOWS PHASE 2

Fair View Meadows 2nd, 2nd Phase

TIF Expenditure Amount:	9,930
Rebate Paid To:	AEDC
Tied To Debt:	AEDC Development Costs
Tied To Project:	Fair View Meadows 2nd, Phase 2
Projected Final FY of Rebate:	2038

Income Housing For ALTON URBAN RENEWAL FAIRVIEW MEADOWS PHASE 2

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

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Total Expenses do not match AFR expenses due AFR including LMI funds transferred out to LMI Capital Fund.

Any additional information can be viewed at Alton City Hall by contacting the

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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: ALTON (84G798)
 Urban Renewal Area: ALTON URBAN RENEWAL FAIRVIEW MEADOWS PHASE 2 (84073)
 TIF Taxing District Name: ALTON CITY/MOC-FV SCH/UR FAIRVIEW PH 2/013 INCREM
 TIF Taxing District Inc. Number: 840456
 TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received: 2023
 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	1,860,560	0	0	0	0	1,860,560	0	1,860,560
Taxable	0	862,235	0	0	0	0	862,235	0	862,235
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	22,110	862,235	862,235	0	0

FY 2025 TIF Revenue Received: 319

TIF Taxing District Data Collection

Local Government Name: ALTON (84G798)
 Urban Renewal Area: ALTON URBAN RENEWAL FAIRVIEW MEADOWS PHASE 2 (84073)
 TIF Taxing District Name: ALTON CITY/MOC-FV SCH/UR FAIRVIEW PH 2 AMEND 1/013-1 INCREM
 TIF Taxing District Inc. Number: 840458
 TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received: 2024
 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	29,660	0	0	0	0	29,660	0	29,660
Taxable	0	13,746	0	0	0	0	13,746	0	13,746
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,140	13,746	13,746	0	0

FY 2025 TIF Revenue Received: 19,827