

**Annual Urban Renewal Report, Fiscal Year 2024 - 2025**

**Levy Authority Summary**

Local Government Name: DYSART  
 Local Government Number: 86G827

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
DYSART URBAN RENEWAL	86001	3
DYSART WESTVIEW URBAN RENEWAL 2023	86996	1

**TIF Debt Outstanding: 2,078,199**

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 30,689      29,647      Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	44,944	
TIF Sp. Revenue Fund Interest:	146	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
<b>Total Revenue:</b>	<b>45,090</b>	

Rebate Expenditures:	1,088	
Non-Rebate Expenditures:	32,300	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>33,388</b>	

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 42,391      29,680      Amount of 06-30-2025 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 2,002,420**

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**Urban Renewal Area Data Collection**

Local Government Name: DYSART (86G827)  
 Urban Renewal Area: DYSART URBAN RENEWAL  
 UR Area Number: 86001

UR Area Creation Date: 04/1993

To stimulate through public involvement & commitment, private investment in low-moderate income housing development, industrial & commercial development & to create a sound economic base that will serve as foundation for future growth and development

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
CLARK TWP/UNION SCH/UR TIF INCREM	860107	860108	102,790
DYSART CITY/UNION SCH/UR TIF INCREM	860109	860110	1,092,707
DYSART CITY AG/UNION SCH/UR TIF INCREM	860111	860112	360,154

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	892,830	36,187,941	6,304,509	144,090	0	-116,000	43,273,620	0	43,273,620
Taxable	641,383	16,770,500	4,022,242	66,775	0	-116,000	21,245,150	0	21,245,150
Homestead Credits									135

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>30,689</b>	<b>29,647</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
TIF Revenue:	43,762		
TIF Sp. Revenue Fund Interest:	146		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>43,908</b>		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	32,300		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>32,300</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>42,297</b>	<b>29,680</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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## Projects For DYSART URBAN RENEWAL

### 2006 Infrastructure Project

Description:	street improvements & streetscape
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### 2024 Jefferson Reconstruction

Description:	street, sewer, water improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For DYSART URBAN RENEWAL

### 2015 Refunding of 2006 Debt

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/27/2015
FY of Last Payment:	2024

### LMI Obligation Outstanding

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/27/2015
FY of Last Payment:	2024

### 2024 Jefferson Reconstruction

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,400,000
Interest:	491,000
Total:	1,891,000
Annual Appropriation?:	No
Date Incurred:	06/06/2024
FY of Last Payment:	2039

## **Non-Rebates For DYSART URBAN RENEWAL**

TIF Expenditure Amount:	32,300
Tied To Debt:	2015 Refunding of 2006 Debt
Tied To Project:	2006 Infrastructure Project

## Income Housing For DYSART URBAN RENEWAL

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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**TIF Taxing District Data Collection**

Local Government Name: DYSART (86G827)  
 Urban Renewal Area: DYSART URBAN RENEWAL (86001)  
 TIF Taxing District Name: CLARK TWP/UNION SCH/UR TIF INCREM  
 TIF Taxing District Inc. Number: 860108  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1997  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2038

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	158,010	0	0	0	0	0	158,010	0	158,010
Taxable	113,510	0	0	0	0	0	113,510	0	113,510
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	55,220	102,790	102,790	0	0

FY 2025 TIF Revenue Received: 2,265

**TIF Taxing District Data Collection**

Local Government Name: DYSART (86G827)  
 Urban Renewal Area: DYSART URBAN RENEWAL (86001)  
 TIF Taxing District Name: DYSART CITY/UNION SCH/UR TIF INCREM  
 TIF Taxing District Inc. Number: 860110  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 1997  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2038

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2023

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	36,187,941	6,304,509	144,090	0	-116,000	42,380,790	0	42,380,790
Taxable	0	16,770,500	4,022,242	66,775	0	-116,000	20,603,767	0	20,603,767
Homestead Credits									135

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	9,711,384	20,603,767	1,092,707	19,511,060	603,944

FY 2025 TIF Revenue Received: 33,896

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**TIF Taxing District Data Collection**

Local Government Name: DYSART (86G827)  
 Urban Renewal Area: DYSART URBAN RENEWAL (86001)  
 TIF Taxing District Name: DYSART CITY AG/UNION SCH/UR TIF INCREM  
 TIF Taxing District Inc. Number: 860112  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 1997  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2038

UR Designation	
Slum	No
Blighted	No
Economic Development	04/1993

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	734,820	0	0	0	0	0	734,820	0	734,820
Taxable	527,873	0	0	0	0	0	527,873	0	527,873
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	374,666	360,154	360,154	0	0

FY 2025 TIF Revenue Received: 7,601

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**Urban Renewal Area Data Collection**

Local Government Name: DYSART (86G827)  
 Urban Renewal Area: DYSART WESTVIEW URBAN RENEWAL 2023  
 UR Area Number: 86996

UR Area Creation Date: 07/2021

UR Area Purpose: The addition of new residential housing in the City will enhance the quality of life in the City thereby resulting in commercial and residential growth in the City.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DYSART CITY/UNION SCH/DYSART WESTVIEW URB REN 2023 INCR	860174	860175	38,163

**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	82,350	0	0	0	0	82,350	0	82,350
Taxable	0	38,163	0	0	0	0	38,163	0	38,163
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:	1,182
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,182</b>
Rebate Expenditures:	1,088
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,088</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 94      **Amount of 06-30-2025 Cash Balance Restricted for LMI** 0

## Projects For DYSART WESTVIEW URBAN RENEWAL 2023

### 2024 KD Investments

Description:	Hatch Westview Infrastructure
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For DYSART WESTVIEW URBAN RENEWAL 2023

### KD Investments

Debt/Obligation Type:	Rebates
Principal:	116,558
Interest:	0
Total:	116,558
Annual Appropriation?:	No
Date Incurred:	07/01/2024
FY of Last Payment:	2034

### LMI Obligation Outstanding

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	70,641
Interest:	0
Total:	70,641
Annual Appropriation?:	No
Date Incurred:	07/01/2024
FY of Last Payment:	2034

## Rebates For DYSART WESTVIEW URBAN RENEWAL 2023

### KD Investments

TIF Expenditure Amount:	1,088
Rebate Paid To:	KD Investments
Tied To Debt:	KD Investments
Tied To Project:	2024 KD Investments
Projected Final FY of Rebate:	2034

## Income Housing For DYSART WESTVIEW URBAN RENEWAL 2023

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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**TIF Taxing District Data Collection**

Local Government Name: DYSART (86G827)  
 Urban Renewal Area: DYSART WESTVIEW URBAN RENEWAL 2023 (86996)  
 TIF Taxing District Name: DYSART CITY/UNION SCH/DYSART WESTVIEW URB REN 2023 INCR  
 TIF Taxing District Inc. Number: 860175

TIF Taxing District Base Year:	0		<b>UR Designation</b>
FY TIF Revenue First Received:	2025	Slum	No
Subject to a Statutory end date?	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	82,350	0	0	0	0	82,350	0	82,350
Taxable	0	38,163	0	0	0	0	38,163	0	38,163
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	28,820	38,163	38,163	0	0

FY 2025 TIF Revenue Received: 1,182