

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: CUMMING
 Local Government Number: 91G871

Active Urban Renewal Areas

CUMMING CONSOLIDATED URBAN RENEWAL

**U.R. # of Tif Taxing
 # Districts**
 91001 6

TIF Debt Outstanding: 1,813,513

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	146,360	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	390,645		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	390,645		

Rebate Expenditures:	307,839		
Non-Rebate Expenditures:	101,654		
Returned to County Treasurer:	0		
Total Expenditures:	409,493		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	127,512	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: 1,276,508**

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: CUMMING (91G871)
 Urban Renewal Area: CUMMING CONSOLIDATED URBAN RENEWAL
 UR Area Number: 91001

UR Area Creation Date: 11/1994

Primary objectives are to eliminate blighting influences and conditions, assist in providing land for new and expanded commercial and residential development and to encourage growth and expansion through the use of federal, state and local incentives.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CUMMING CITY/NORWALK SCH/CUMMING UR TIF INCREM	910212	910213	12,450,939
LINN TWP/NORWALK SCG/CUMMING UR TIF INCREM	910285	910286	289,622
CUMMING CITY AG/NORWALK SCH/CUMMING AMEND UR TIF INCREM	910287	910288	308,724
CUMMING CITY/NORWALK SCH/CUMMING COMMERCIAL UR TIF INCREM	910303	910304	838,628
CUMMING CITY AG/NORWALK SCH/CUMMING COMMERCIAL UR TIF INCREM	910305	910306	0
LINN TWP/NORWALK SCH/EXPANSION TIF INC	910339	910340	51,087

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	921,600	35,366,100	4,553,400	0	0	-60,000	40,729,100	0	40,729,100
Taxable	662,049	16,389,631	3,507,963	0	0	-60,000	20,447,643	0	20,447,643
Homestead Credits									66

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Projects For CUMMING CONSOLIDATED URBAN RENEWAL

Phase 3 Sewer Extension

Description:	Sanitary Sewer Extension
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Phase 1 Sewer

Description:	Sanitary Sewer
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Phase 1 Sewer Extension

Description:	Sanitary Sewer Extension
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Administration and Professional Support Program

Description:	Internal Loan for Staffing and Professional Services
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Phase 2 Sewer

Description:	Sanity Sewer
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

GWC Commercial

Description:	GWC Commercial
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

GWC Residential

Description:	Residential GWC
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Capital Improvement Loan

Description:	Street Rehab/Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For CUMMING CONSOLIDATED URBAN RENEWAL

Phase 2 Sewer

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/12/2015
FY of Last Payment:	2034

Phase 3 Sewer Extension

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	100,000
Interest:	3,800
Total:	103,800
Annual Appropriation?:	No
Date Incurred:	10/29/2020
FY of Last Payment:	2025

Phase 1 Sewer

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	103,000
Interest:	3,080
Total:	106,080
Annual Appropriation?:	No
Date Incurred:	03/05/2011
FY of Last Payment:	2030

Phase 1 Sewer Extension

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2014
FY of Last Payment:	2024

Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	76,500
Interest:	0
Total:	76,500
Annual Appropriation?:	No
Date Incurred:	06/27/2022
FY of Last Payment:	2027

Great Western Crossing Residential

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/28/2020
FY of Last Payment:	2035

Capital Improvement Loan

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,500,000
Interest:	27,133
Total:	1,527,133
Annual Appropriation?:	No
Date Incurred:	11/18/2024
FY of Last Payment:	2030

Great Western Crossing Commercial

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/12/2022
FY of Last Payment:	2032

Non-Rebates For CUMMING CONSOLIDATED URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Phase 2 Sewer
Tied To Project:	Phase 2 Sewer
TIF Expenditure Amount:	0
Tied To Debt:	Phase 3 Sewer Extension
Tied To Project:	Phase 3 Sewer Extension
TIF Expenditure Amount:	25,154
Tied To Debt:	Phase 1 Sewer
Tied To Project:	Phase 1 Sewer
TIF Expenditure Amount:	0
Tied To Debt:	Phase 1 Sewer Extension
Tied To Project:	Phase 1 Sewer Extension
TIF Expenditure Amount:	76,500
Tied To Debt:	Internal Loan
Tied To Project:	Administration and Professional Support Program

Rebates For CUMMING CONSOLIDATED URBAN RENEWAL

GWC Commercial

TIF Expenditure Amount:	5,793
Rebate Paid To:	Diligent
Tied To Debt:	Great Western Crossing Commercial
Tied To Project:	GWC Commercial
Projected Final FY of Rebate:	2037

GWC Residential FY24

TIF Expenditure Amount:	137,367
Rebate Paid To:	Diligent
Tied To Debt:	Great Western Crossing Residential
Tied To Project:	GWC Residential
Projected Final FY of Rebate:	2033

GWC Commercial FY24

TIF Expenditure Amount:	5,756
Rebate Paid To:	Diligent
Tied To Debt:	Great Western Crossing Commercial
Tied To Project:	GWC Commercial
Projected Final FY of Rebate:	2037

GWC Residential

TIF Expenditure Amount:	158,923
Rebate Paid To:	Diligent
Tied To Debt:	Great Western Crossing Residential
Tied To Project:	GWC Residential
Projected Final FY of Rebate:	2033

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: CUMMING (91G871)
 Urban Renewal Area: CUMMING CONSOLIDATED URBAN RENEWAL (91001)
 TIF Taxing District Name: CUMMING CITY/NORWALK SCH/CUMMING UR TIF INCREM
 TIF Taxing District Inc. Number: 910213
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	11/1994
Economic Development	11/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	34,616,500	2,231,400	0	0	-60,000	36,739,150	0	36,739,150
Taxable	0	16,042,246	1,546,059	0	0	-60,000	17,479,555	0	17,479,555
Homestead Credits									65

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	14,110,120	17,479,555	12,450,939	5,028,616	134,948

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CUMMING (91G871)
 Urban Renewal Area: CUMMING CONSOLIDATED URBAN RENEWAL (91001)
 TIF Taxing District Name: LINN TWP/NORWALK SCG/CUMMING UR TIF INCREM
 TIF Taxing District Inc. Number: 910286
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	11/1994
Economic Development	11/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	220,500	475,300	0	0	0	0	692,550	0	692,550
Taxable	158,400	220,267	0	0	0	0	375,417	0	375,417
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	198,760	375,417	289,622	85,795	1,828

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: CUMMING (91G871)
 Urban Renewal Area: CUMMING CONSOLIDATED URBAN RENEWAL (91001)
 TIF Taxing District Name: CUMMING CITY AG/NORWALK SCH/CUMMING AMEND UR TIF INCREM
 TIF Taxing District Inc. Number: 910288
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/1994
Economic Development	11/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	577,700	0	0	0	0	0	577,700	0	577,700
Taxable	415,003	0	0	0	0	0	415,003	0	415,003
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	42,300	415,003	308,724	106,279	1,904

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CUMMING (91G871)
 Urban Renewal Area: CUMMING CONSOLIDATED URBAN RENEWAL (91001)
 TIF Taxing District Name: CUMMING CITY/NORWALK SCH/CUMMING COMMERCIAL UR TIF INCREM
 TIF Taxing District Inc. Number: 910304
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2007

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	2,322,000	0	0	0	2,322,000	0	2,322,000
Taxable	0	0	1,961,904	0	0	0	1,961,904	0	1,961,904
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	113,500	1,961,904	838,628	1,123,276	30,144

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: CUMMING (91G871)
 Urban Renewal Area: CUMMING CONSOLIDATED URBAN RENEWAL (91001)
 TIF Taxing District Name: CUMMING CITY AG/NORWALK SCH/CUMMING COMMERCIAL UR TIF INCREM
 TIF Taxing District Inc. Number: 910306
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2007

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	8,200	0	0	0	0	0	8,200	0	8,200
Taxable	5,891	0	0	0	0	0	5,891	0	5,891
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	78,800	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CUMMING (91G871)
 Urban Renewal Area: CUMMING CONSOLIDATED URBAN RENEWAL (91001)
 TIF Taxing District Name: LINN TWP/NORWALK SCH/EXPANSION TIF INC
 TIF Taxing District Inc. Number: 910340
 TIF Taxing District Base Year: 2012
 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	115,200	274,300	0	0	0	0	389,500	0	389,500
Taxable	82,755	127,118	0	0	0	0	209,873	0	209,873
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	301,800	87,700	51,087	36,613	780

FY 2025 TIF Revenue Received: 0