

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: SCARVILLE
 Local Government Number: 95G916

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
SCARVILLE TIF SCLMT	95020	3
SCARVILLE AG TIF AMENDMENT	95025	1

TIF Debt Outstanding: 655,299

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 0 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: 0 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 655,299

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Urban Renewal Area Data Collection

Local Government Name: SCARVILLE (95G916)
 Urban Renewal Area: SCARVILLE TIF SCLMT
 UR Area Number: 95020

UR Area Creation Date: 11/2014

UR Area Purpose: Grain receiving and storage facility.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SCARVILLE CITY/LAKE MILLS SCH/SCARVILLE TIF INCRE	950143	950144	5,130,688
LOGAN TWP/LAKE MILLS SCH/SCARVILLE TIF INCRE	950145	950146	0
NORWAY TWP/LAKE MILLS SCH/SCARVILLE TIF INCRE	950147	950148	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	5,811,000	0	0	0	5,811,000	0	5,811,000
Taxable	0	0	5,130,688	0	0	0	5,130,688	0	5,130,688
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 SCARVILLE TIF SCLMT

WASTEWATER SYSTEM

Description:	INSTALL COMMUNITY WIDE WASTEWATER SYSTEM
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

FIVE STAR REBATE

Description:	REBATE TIF FUNDS TO FIVE STAR
Classification:	Agribusiness
Physically Complete:	No
Payments Complete:	Yes

CITY WIDE STREET PAVING

Description:	BLACK TOP ALL THE STREETS OF SCARVILLE
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	Yes

REMODEL OF FIRESTATION

Description:	UPGRADES TO FIRESTATION
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For SCARVILLE TIF SCLMT

FIVE STAR COOP

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/13/2015
FY of Last Payment:	2026

WASTE WATER PROJECT

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	304,409
Interest:	4,186
Total:	308,595
Annual Appropriation?:	No
Date Incurred:	07/01/2017
FY of Last Payment:	2050

STREET PAVING

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2020
FY of Last Payment:	2027

MBT BANK FIRESTATION REMODEL

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	300,000
Interest:	46,704
Total:	346,704
Annual Appropriation?:	No
Date Incurred:	03/19/2024
FY of Last Payment:	2029

Rebates For SCARVILLE TIF SCLMT

SCARVILLE

TIF Expenditure Amount:	0
Rebate Paid To:	ENTITY
Tied To Debt:	FIVE STAR COOP
Tied To Project:	WASTEWATER SYSTEM
Projected Final FY of Rebate:	2026

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No taxing district shows in PVS for FY16. TIF revenue received showing as Asset Sales/Loan Repayment revenue.

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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: SCARVILLE (95G916)
 Urban Renewal Area: SCARVILLE TIF SCLMT (95020)
 TIF Taxing District Name: SCARVILLE CITY/LAKE MILLS SCH/SCARVILLE TIF INCRE
 TIF Taxing District Inc. Number: 950144
 TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received: 2017
 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	5,811,000	0	0	0	5,811,000	0	5,811,000
Taxable	0	0	5,130,688	0	0	0	5,130,688	0	5,130,688
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	112,190	5,130,688	5,130,688	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SCARVILLE (95G916)
 Urban Renewal Area: SCARVILLE TIF SCLMT (95020)
 TIF Taxing District Name: LOGAN TWP/LAKE MILLS SCH/SCARVILLE TIF INCRE
 TIF Taxing District Inc. Number: 950146
 TIF Taxing District Base Year: 2013
 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	4,870	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: SCARVILLE (95G916)
 Urban Renewal Area: SCARVILLE TIF SCLMT (95020)
 TIF Taxing District Name: NORWAY TWP/LAKE MILLS SCH/SCARVILLE TIF INCRE
 TIF Taxing District Inc. Number: 950148
 TIF Taxing District Base Year: 2013
 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	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: SCARVILLE (95G916)
 Urban Renewal Area: SCARVILLE AG TIF AMENDMENT
 UR Area Number: 95025

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SCARVILLE CITY AG/LAKEMILLS SCH/SCARVILLE AG TIF	950165	950166	28,330

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	111,359	0	0	0	0	0	111,359	0	111,359
Taxable	79,997	0	0	0	0	0	79,997	0	79,997
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 0 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: 0 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

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TIF Taxing District Data Collection

Local Government Name: SCARVILLE (95G916)
 Urban Renewal Area: SCARVILLE AG TIF AMENDMENT (95025)
 TIF Taxing District Name: SCARVILLE CITY AG/LAKEMILLS SCH/SCARVILLE AG TIF
 TIF Taxing District Inc. Number: 950166
 TIF Taxing District Base Year: 2021
 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	111,359	0	0	0	0	0	111,359	0	111,359
Taxable	79,997	0	0	0	0	0	79,997	0	79,997
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	83,029	28,330	28,330	0	0

FY 2025 TIF Revenue Received: 0