

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: CALMAR
 Local Government Number: 96G918

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CALMAR UR - DOLLAR GENERAL	96007	1
CALMAR UR - PIVO BREWERY	96010	1
CALMAR UR - TM PROPERTY HOLDINGS LLC	96012	1

TIF Debt Outstanding: 585,600

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 7,300 0 Amount of 07-01-2024 Cash Balance Restricted for LMI

TIF Revenue:	0	
TIF Sp. Revenue Fund Interest:	70,780	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	70,780	

Rebate Expenditures:	0	
Non-Rebate Expenditures:	69,868	
Returned to County Treasurer:	0	
Total Expenditures:	69,868	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 8,212 0 Amount of 06-30-2025 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 507,520

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Urban Renewal Area Data Collection

Local Government Name: CALMAR (96G918)
 Urban Renewal Area: CALMAR UR - DOLLAR GENERAL
 UR Area Number: 96007

UR Area Creation Date: 12/2015

UR Area Purpose: To contribute to a diversified, well-balanced local economy by creating job opportunities and strengthening the property tax base. To assist in providing land and resources for new and expanded commercial and industrial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CALMAR UR - DOLLAR GENERAL INCR	960097	960098	699,784

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	850,300	0	0	0	850,300	0	850,300
Taxable	0	0	699,784	0	0	0	699,784	0	699,784
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **7,300** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	23,582
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	23,582

Rebate Expenditures:	0
Non-Rebate Expenditures:	22,700
Returned to County Treasurer:	0
Total Expenditures:	22,700

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **8,182** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For CALMAR UR - DOLLAR GENERAL

DOLLAR GENERAL UTILITIES

Description:	WATER/SEWER TO DOLLAR GENERAL
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CALMAR UR - DOLLAR GENERAL

State Bank

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	39,000
Interest:	2,803
Total:	41,803
Annual Appropriation?:	No
Date Incurred:	05/19/2016
FY of Last Payment:	2028

Calmar Development Bike Trail

Debt/Obligation Type:	Rebates
Principal:	68,060
Interest:	0
Total:	68,060
Annual Appropriation?:	No
Date Incurred:	05/19/2016
FY of Last Payment:	2028

Non-Rebates For CALMAR UR - DOLLAR GENERAL

TIF Expenditure Amount:	22,700
Tied To Debt:	State Bank
Tied To Project:	DOLLAR GENERAL UTILITIES
TIF Expenditure Amount:	0
Tied To Debt:	Calmar Development Bike Trail
Tied To Project:	DOLLAR GENERAL UTILITIES
TIF Expenditure Amount:	0
Tied To Debt:	Calmar Development Bike Trail
Tied To Project:	DOLLAR GENERAL UTILITIES

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NO PRINCIPAL PAYMENT UNTIL 2020,
5/22/21 TRANSFERRED 10000.00 TO DS, BUT NOT BUDGETED TO PAY SO DIDNT PAY UNTIL 7/21

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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: CALMAR (96G918)
 Urban Renewal Area: CALMAR UR - DOLLAR GENERAL (96007)
 TIF Taxing District Name: CALMAR UR - DOLLAR GENERAL INCR
 TIF Taxing District Inc. Number: 960098
 TIF Taxing District Base Year: 2015
 FY TIF Revenue First Received: 2020
 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	850,300	0	0	0	850,300	0	850,300
Taxable	0	0	699,784	0	0	0	699,784	0	699,784
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,950	699,784	699,784	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: CALMAR (96G918)
 Urban Renewal Area: CALMAR UR - PIVO BREWERY
 UR Area Number: 96010

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CALMAR UR - PIVO BREWERY TIF INCR	960101	960104	1,402,208

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	1,630,770	0	0	0	1,630,770	0	1,630,770
Taxable	0	0	1,402,208	0	0	0	1,402,208	0	1,402,208
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:	47,198
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	47,198

Rebate Expenditures:	0
Non-Rebate Expenditures:	47,168
Returned to County Treasurer:	0
Total Expenditures:	47,168

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

Projects For CALMAR UR - PIVO BREWERY

PIVO

Description:	PIVO TIF REBATE
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CALMAR UR - PIVO BREWERY

PIVO BREWERY

Debt/Obligation Type:	Rebates
Principal:	318,237
Interest:	0
Total:	318,237
Annual Appropriation?:	No
Date Incurred:	05/01/2017
FY of Last Payment:	2027

Non-Rebates For CALMAR UR - PIVO BREWERY

TIF Expenditure Amount:	47,168
Tied To Debt:	PIVO BREWERY
Tied To Project:	PIVO

Rebates For CALMAR UR - PIVO BREWERY

PIVO

TIF Expenditure Amount:	0
Rebate Paid To:	CRAIG & SARA NEUZIL
Tied To Debt:	PIVO BREWERY
Tied To Project:	PIVO
Projected Final FY of Rebate:	2027

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TIF Taxing District Data Collection

Local Government Name: CALMAR (96G918)
 Urban Renewal Area: CALMAR UR - PIVO BREWERY (96010)
 TIF Taxing District Name: CALMAR UR - PIVO BREWERY TIF INCR
 TIF Taxing District Inc. Number: 960104
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 2020
 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	1,630,770	0	0	0	1,630,770	0	1,630,770
Taxable	0	0	1,402,208	0	0	0	1,402,208	0	1,402,208
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	125,390	1,402,208	1,402,208	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: CALMAR (96G918)
 Urban Renewal Area: CALMAR UR - TM PROPERTY HOLDINGS LLC
 UR Area Number: 96012

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CALMAR CORP - TM PROP HOLDINGS TIF INCR	960109	960110	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	105,480	0	0	105,480	0	105,480
Taxable	0	0	0	77,309	0	0	77,309	0	77,309
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**

Projects For CALMAR UR - TM PROPERTY HOLDINGS LLC

TM PROPERTY HOLDINGS LLC

Description:	TM PROPERTY REBATE
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CALMAR UR - TM PROPERTY HOLDINGS LLC

TM PROPERTY HOLDINGS

Debt/Obligation Type:	Rebates
Principal:	157,500
Interest:	0
Total:	157,500
Annual Appropriation?:	No
Date Incurred:	07/13/2022
FY of Last Payment:	2044

Non-Rebates For CALMAR UR - TM PROPERTY HOLDINGS LLC

TIF Expenditure Amount:	0
Tied To Debt:	TM PROPERTY HOLDINGS
Tied To Project:	TM PROPERTY HOLDINGS LLC

Rebates For CALMAR UR - TM PROPERTY HOLDINGS LLC

TM PROPERTY HOLDINGS

TIF Expenditure Amount:	0
Rebate Paid To:	TM PROPERTY HOLDINGS
Tied To Debt:	TM PROPERTY HOLDINGS
Tied To Project:	TM PROPERTY HOLDINGS LLC
Projected Final FY of Rebate:	2044

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TIF Taxing District Data Collection

Local Government Name: CALMAR (96G918)
 Urban Renewal Area: CALMAR UR - TM PROPERTY HOLDINGS LLC (96012)
 TIF Taxing District Name: CALMAR CORP - TM PROP HOLDINGS TIF INCR
 TIF Taxing District Inc. Number: 960110
 TIF Taxing District Base Year: 0
 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	105,480	0	0	105,480	0	105,480
Taxable	0	0	0	77,309	0	0	77,309	0	77,309
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	105,480	0	0	0	0

FY 2025 TIF Revenue Received: 0