

Civics Corner: Tax Increment Financing

Recently, at a Council meeting, there were some questions about Tax Increment Financing (TIF).

What is Tax Increment Financing?

A TIF district causes the valuation of the area to remain at the prior year's taxable valuation for the purpose of establishing a base value. The TIF area base value is taxed at the total combined tax rate by all taxing authorities (county, city, school, and others) with the revenues distributed to each taxing entity. The increased value of a TIF area is called the incremental value. The incremental value is taxed at the consolidated tax rate of the taxing district, but the revenues are pledged to the TIF project. Generally, bonds are issued which raise the funds required to finance the TIF project, and the property tax revenues generated by the incremental value in the TIF area are used to retire the bonds. TIF is not an increase in taxes, but a reallocation of the tax dollars.

Why is TIF Important?

TIF is an indispensable tool in community economic development. TIF revenues are often used to supply infrastructure to a development. For example, TIF is often used for street, water and sewer infrastructure. Sometimes TIF dollars are used as an incentive for a new or expanding business or development. City councils may use the TIF property taxes to provide economic development incentives to a business or industry or for public improvements and utilities that will serve the new private development, or to provide the local match for federal or state economic development assistance programs.

How has Windsor Heights used TIF?

Windsor Heights has used TIF for recreational projects, such as Colby Park and Economic development. Economic Development has been achieved in a number of ways, including the construction of public infrastructure to enhance a particular site; the acquisition by the City and redevelopment of parcels; and direct financial assistance offered for specific projects. The City used TIF to construct the bridge on Buffalo Road. There are several examples of the City actually acquiring parcels, demolishing structures and then offering the land for redevelopment. Some examples include: Hy-Vee located at 70th and University and the Town Center projects located at 66th and University. The City will also use TIF to help finance improvement in the Hickman Road corridor.

How do these projects affect my property taxes? Are my taxes paying for them?

A good balance of commercial and residential uses supports a stable levy rate. Property tax dollars that an individual homeowner pays do not support the economic development projects, unless the homeowner happens to live in an Urban Renewal Area. Property taxes an individual homeowner pays are not directly affected by the projects. With the use of TIF, a base value of the property is created when the TIF district is established. As the redevelopment property grows in value, that growth creates the incremental value. The taxes levied on the incremental value pay for the project that created the value. The City receives all of the taxes levied on the incremental value, less any that may be needed by the school district or county for debt service. Therefore, TIF does not change what the typical property owner in Windsor Heights pays in property taxes, but it may change who receives the taxes. Following is an example of a property that is in a TIF district and one that is not:

		Non-TIF Residential Property Valued at	TIF Residential Property Valued at	
Taxing Authority	% of Total	\$135,800	\$135,700	% of Total
Des Moines Ind School	40.47062	\$1,064.95	\$323.90	12.31568
City of Windsor Heights	33.65903	\$885.71	\$2,099.38	79.82436
Polk County	15.55445	\$409.30	\$134.92	5.13007
Broadlawns Hospital	6.65243	\$175.05	\$46.30	1.76041
Area XI College	1.28281	\$33.76	\$8.93	0.33948
Regional Transit	1.16742	\$30.72	\$8.12	0.30892
County Assessor	0.7442	\$19.58	\$5.18	0.19693
Urb-Wind Hts Sewer	0.37652	\$9.91	\$2.62	0.09965
Agricultural Extension	0.08456	\$2.23	\$0.59	0.02239
State of Iowa	0.00796	\$0.21	\$0.06	0.0021
Total Gross Tax		\$2,631.41	\$2,630.00	

Please note the Non-TIF property pays slightly more in property taxes in this example due to the \$100 difference in assessed value. If you have any questions about TIF or any of the City projects, please feel free to contact City Hall at 279-3662.

See us on the Web at www.windsorheights.org!

City of Windsor Heights

AMERICA'S CROWN COMMUNITY NEWSLETTER

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Stormwater Advisory Committee



The City of Windsor Heights considers successful storm water management a critical element in keeping the community clean, beautiful and safe. Windsor Heights'

Stormwater Advisory Committee works to improve the quality of storm water being discharged into the local waterways. The City of Windsor Heights is looking for people to join a Stormwater Advisory Committee that will be composed of local residents with varying professions and backgrounds. The Committee is intended to provide a community perspective on stormwater issues and meet quarterly to attempt to accomplish goals the group sets forth.

Iowa Department of Natural Resources (IDNR) defines stormwater as: "The rainfall or snowmelt that runs off permeable surfaces or impervious surfaces like roads, buildings, sidewalks or compacted ground surfaces. Stormwater can flow directly to streams and lakes or it may be transported by municipal storm drain systems. Unlike sanitary sewers, storm sewers do not lead to treatment plants, but drain directly into our streams and lakes."

"As communities grow, they often experience more stormwater runoff problems due to their increasing impervious surface areas. Rainfall and snowmelt that would normally infiltrate into the soil becomes runoff. This increases both the volume and rate of runoff, which leads to flooding, streambank erosion, and potential damages to public and private property and water quality."

If you would like to participate in this Committee, please contact Marketa Oliver at moliver@windsorheights.org or 279-3662.

Windsor Heights Ice Cream Social Night

What better way to reacquaint yourself with your neighbors than to enjoy a bowl of ice cream on the front lawn? On a hot summer night, wouldn't it be "cool" if neighborhoods throughout the city held ice cream socials on the same night?

The Windsor Heights Neighborhood Association is once again seeking volunteers who are willing to host their neighbors to ice cream. This year's event will be held Sunday, August 23, beginning at 6:30 p.m. If you'll volunteer your yard, we'll provide the invitations, ice cream, bowls, and spoons. We're seeking as many volunteers as possible in hopes that every block of the city will have a host. For more information, contact David or Colleen Lange at 274-0655.



City of Windsor Heights
the heart of it all
1133 66th Street
Windsor Heights, IA 50324
(515) 279-3662
www.windsorheights.org

City Beautification

The city of Windsor Heights would like thank Metro Waste Authority for the grant that makes possible the flowering baskets on University Avenue, the civic garden and the flower pots at Colby Park. Metro Waste Authority provides funding every year for cities through funds it generates with its Curblt recycling program. Windsor Heights chooses to apply for those funds to pay for the various beautification projects that help make our community the wonderful place that it is to live. As recycling continues to increase with the introduction of the single stream recycling carts, the city expects to receive more funding in order to expand our beautification effort. The city would like to encourage everyone to recycle as many products as possible to help reduce waste and beautify our city.



Contact Us! City of Windsor Heights

Emergency Phone Numbers
 Fire Department911
 Police Department911

Non-Emergency Phone Numbers
 Police/Fire286-3632
 City Hall279-3662

Mayor Jerry Sullivan

Council Members:

- Diana Willits
- Flo Hunter
- Carole Tillotson
- Charlene Butz
- Steve Peterson

City Admin. .Marketa George Oliver
Chief Financial Off. .Colleen Pingrey
Fire ChiefChristopher Cross
Police ChiefGary Walters
Public Works Director John Wiedman
Director of Comm. Svcs. Josh Heggen

Police Department:

Police Dispatch286-3632
Police Admin/Records . . .277-4453
Police Investigations . . .277-4455

Fire Department279-3662

Public Works Dept.279-3662
Colby Park Reservations 279-3662
Building Inspector669-6881
Animal Control279-3662

2 City Council Meetings - 1st and 3rd Mondays of every month.

AUGUST & SEPTEMBER 2009						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
2	3 City Council Meeting 5:15 PM (City Hall)	4 Music in the Park DSM Community Band 7 PM (Colby Park)	5	6	7 Movie in the Park "Indiana Jones" @ Dusk (Colby Park)	8
9	10 KWHB Meeting 7 PM (City Hall)	11* Mayor's Hour 9-10AM (City Hall) Music in the Park Tiajuana Brass 7 PM (Colby Park)	12	13	14	15
16	17 City Council Meeting 5:15 PM (City Hall)	18 Music in the Park Hot Club of Des Moines 7 PM (Colby Park)	19	20	21	22 Community Coffee Club 9-10:30 AM (Grounds for Celebration)
23	24	25 Music in the Park Sacred Heart Sax and Brass 7 PM (Colby Park)	26	27	28	29
30	31	1	2	3	4	5
6	7 Labor Day City Offices Closed	8** Mayor's Hour 9-10 AM (City Hall) City Council Meeting 5:15 PM (City Hall)	9	10	11	12
13	14 KWHB Meeting 7 PM (City Hall)	15	16	17	18	19
20	21 City Council Meeting 5:15 PM (City Hall)	22	23	24	25	26 Community Coffee Club 9-10:30 AM (Grounds for Celebration)

*August 11: WH Foundation Meeting 8 PM (Colby Park)
 **September 8: WH Foundation Meeting 8 PM (City Hall)

NEWS BRIEFS

Thank You

The City of Windsor Heights would like to thank everyone who helped make the July 4th Celebration such a huge success! The new performance pavilion proved again to be a great addition to our Park. It was an amazing location to hold the Bill Riley Talent Competition and all the acts just loved it.

A huge thank you goes out to those who volunteered their time to help make everything run smoothly. Without volunteers, events like the July 4th Celebration could not happen. Also, thank you to those organizations and businesses who contributed financially or provided in-kind goods.

Thank you to the following people and organizations. (If anyone is missing from this list, please let either Marketa Oliver or Josh Heggen at City Hall know so that we can provide you with your much-deserved recognition!)

- | | |
|---|---------------------------|
| Donna and Rick Markley | Angie Piziali |
| Sylvia Owens | Roger Maxwell |
| Cathy Bergman | Judy Henry |
| Karen Williams | George Hanusa |
| Joseph Jones | Bill Shepherd |
| Cindy Chamberlin | Terry Anderson |
| Susan Travis | Max Schott and Associates |
| Flo Hunter | Ernest & Jordan George |
| David and Colleen Lange | Karol and Greg Mauk |
| Diana, Jim, Courtney and Ashley Willits | |

Thank you to the following organizations for:
Windsor Heights Foundation (sponsoring the Blue Band)
The Lions Club (contributed towards the fireworks)
WH Neighborhood Watch (provided volunteers to assist with ticket sales)
Hy-Vee (providing ice)
3E (providing a generator)

At Your Service ... Sewer Problems

Residents experiencing slow drains and/or sewer back ups are encouraged to call the Public Works department at 279-3662 or after hours at 286-3333. Public Works will check the main and clean any blockages. Blockages located in the home sewer system are the responsibility of the home owner. Windsor Heights has a scheduled inspection and maintenance program. Be advised, according to case law, municipalities cannot be held responsible for any damage resulting from sewer back-ups if they maintain an inspection and maintenance program.

Iowa One Call

Residents undertaking projects involving digging and excavating are reminded to call Iowa One Call. Under Iowa statute if you plan to dig deeper than 12 inches, you are required to make the toll-free call at least 48 hours before digging. The service is FREE to anyone who requests it. Use of Iowa One Call eliminates the risk of service disruption in homeowners' and neighbors' yards. It also greatly reduces risk of severe personal injury, and even death. Before any digging or excavation starts, Iowans need to know they should first call Iowa One Call at 1-800-292-8989 to have their utilities marked. It's not only in their best interest, it's the law.



Citizen of the Year



The 2009 Citizen of the Year is Donna Markley. Donna is being honored for her years of service not only to this community, but to the entire region.

In Windsor Heights, Markley served on the Council for four years, and was on the Public Safety Committee; Public Works Committee; and the Policy and Administration Committee. Prior to being on the Council, Donna served on the Citizens Capital Planning Committee. Markley has also been involved in Special Events for quite some time, jokingly referring to the popcorn wagon as her "summer home" for several years. She was on the design committee for Colby Park and served as the Youth Council coordinator. Donna regularly volunteers to help with July 4th, Movies in the Park, Oktoberfest, and Windsor Wonderland.

In the region, Markley has been involved with the Iowa Dance Theater for seven years, holding the office of Vice President of the Board of Directors and Volunteer Director. Donna won a Volunteer Service Award from Wells Fargo for her work with IDT. Donna has also been involved with United Way's fundraising drive; is active in the PTA at Windsor, Merrill, and Roosevelt and was a member of the Rider Club Board of Directors. She was the Roosevelt Cheerleading and Golf Parent Representative.

Thank you and congratulations, Donna Markley!