

Annual Urban Renewal Report, Fiscal Year 2012 - 2013

Levy Authority Summary

Local Government Name: WINDSOR HEIGHTS
 Local Government Number: 77G728

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL	77072	7

TIF Debt Outstanding: 14,875,597

TIF Sp. Rev. Fund Cash Balance as of 07-01-2012:	-1,469,624	0	Amount of 07-01-2012 Cash Balance Restricted for LMI
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TIF Revenue:	1,785,128
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	25,000
Total Revenue:	1,810,128

Rebate Expenditures:	88,002
Non-Rebate Expenditures:	1,474,804
Returned to County Treasurer:	0
Total Expenditures:	1,562,806

TIF Sp. Rev. Fund Cash Balance as of 06-30-2013:	-1,222,302	0	Amount of 06-30-2013 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
 Obligations, Net of TIF Special
 Revenue Fund Balance: 14,535,093**

Urban Renewal Area Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL
 UR Area Number: 77072
 UR Area Creation Date: 01/1989

The Plan is intended to promote new development and improvement activities similar to those that have been achieved as a result of previously successful redevelopment efforts. The Plan will continue efforts to enhance the viability of the City.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WIND HTS CITY/DM SCH/URB WIND-HTS SS/89 TIF INCR	77288	77289	5,291,550
WIND HTS CITY/WDM SCH/URB WIND-HTS SS/89 TIF INCR	77292	77293	27,391,520
WIND HTS CITY/DM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	77490	77491	13,870,050
WIND HTS CITY/WDM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	77492	77493	0
WIND HTS CITY AG/WDM SCH/URB WIND-HTS SS/89 TIF INCR	77290	77519	0
WIND HTS CITY/DM SCH/URB WIND-HTS SS/06 SUB FARMS TIF INCR	77662	77663	0
WIND HTS CITY/DM SCH/URB WIND-HTS SS/09 AMD 63 & HICK TIF INCR	77797	77798	0

Urban Renewal Area Value by Class - 1/1/2011 for FY 2013

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,548,600	53,580,350	0	0	0	59,128,950	0	59,128,950
Taxable	0	2,816,020	53,580,350	0	0	0	56,396,370	0	56,396,370
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2012: -1,469,624 **0** **Amount of 07-01-2012 Cash Balance Restricted for LMI**

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TIF Sp. Rev. Fund Cash Balance as of 06-30-2013: -1,222,302 **0** **Amount of 06-30-2013 Cash Balance Restricted for LMI**

Projects For WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

1999 University

Description:	University Ave Development
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

2007 Parks

Description:	Colby Park
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

2008A Community Center

Description:	Community & Events Center
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

2008B Hickman Road

Description:	Hickman Road Re-Development
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

2011A University Ave

Description:	University Avenue Widening
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2011B Hy-Vee

Description:	Hy-Vee
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

2012A Capital Loan Notes

Description:	Refunding of 2002 Capital Loan Notes
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes

Payments Complete: No

We Can Build It, LLC

Description: Rebate Agreement at 6500 University
Mixed use property (ie: a significant portion is residential
and significant portion is commercial)
Classification:
Physically Complete: No
Payments Complete: No

Internal

Description: UR area improvements and maint costs
Mixed use property (ie: a significant portion is residential
and significant portion is commercial)
Classification:
Physically Complete: Yes
Payments Complete: No

Debts/Obligations For WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

1999A University

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	630,000
Interest:	86,168
Total:	716,168
Annual Appropriation?:	Yes
Date Incurred:	09/01/1999
FY of Last Payment:	2016

2007 Parks

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	835,000
Interest:	96,587
Total:	931,587
Annual Appropriation?:	Yes
Date Incurred:	07/01/2006
FY of Last Payment:	2017

2008A Community Center

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,755,000
Interest:	668,053
Total:	2,423,053
Annual Appropriation?:	Yes
Date Incurred:	07/01/2007
FY of Last Payment:	2028

2008B Hickman Road

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,340,000
Interest:	1,935,045
Total:	5,275,045
Annual Appropriation?:	Yes
Date Incurred:	07/01/2007
FY of Last Payment:	2028

2011A Internal Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,110,000
Interest:	555,165
Total:	3,665,165
Annual Appropriation?:	Yes

Date Incurred:	07/01/2010
FY of Last Payment:	2021

2011B Hy-Vee

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	310,000
Interest:	15,700
Total:	325,700
Annual Appropriation?:	Yes
Date Incurred:	07/01/2010
FY of Last Payment:	2016

2012 Internal

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/30/2012
FY of Last Payment:	2017

2012A Refunding of 2002 Capital Loan Notes

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,375,000
Interest:	46,248
Total:	1,421,248
Annual Appropriation?:	Yes
Date Incurred:	07/01/2011
FY of Last Payment:	2018

We Can Build It, LLC Rebate

Debt/Obligation Type:	Rebates
Principal:	88,002
Interest:	0
Total:	88,002
Annual Appropriation?:	Yes
Date Incurred:	03/01/2012
FY of Last Payment:	2018

2013 Internal

Debt/Obligation Type:	Internal Loans
Principal:	29,629
Interest:	0
Total:	29,629
Annual Appropriation?:	No
Date Incurred:	06/30/2013
FY of Last Payment:	2018

Non-Rebates For WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

TIF Expenditure Amount: 178,242
 Tied To Debt: 1999A University
 Tied To Project: 1999 University

TIF Expenditure Amount: 130,898
 Tied To Debt: 2012A Refunding of 2002 Capital
 Loan Notes
 Tied To Project: 2012A Capital Loan Notes

TIF Expenditure Amount: 186,245
 Tied To Debt: 2007 Parks
 Tied To Project: 2007 Parks

TIF Expenditure Amount: 149,215
 Tied To Debt: 2008A Community Center
 Tied To Project: 2008A Community Center

TIF Expenditure Amount: 328,940
 Tied To Debt: 2008B Hickman Road
 Tied To Project: 2008B Hickman Road

TIF Expenditure Amount: 390,435
 Tied To Debt: 2011A Internal Refunding
 Tied To Project: 2011A University Ave

TIF Expenditure Amount: 81,200
 Tied To Debt: 2011B Hy-Vee
 Tied To Project: 2011B Hy-Vee

TIF Expenditure Amount: 29,629
 Tied To Debt: 2013 Internal
 Tied To Project: Internal

Rebates For WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

6500 University

TIF Expenditure Amount:	88,002
Rebate Paid To:	We Can Build It, LLC
Tied To Debt:	We Can Build It, LLC Rebate
Tied To Project:	We Can Build It, LLC
Projected Final FY of Rebate:	2018

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2013

TIF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
 TIF Taxing District Name: WIND HTS CITY/DM SCH/URB WIND-HTS SS/89 TIF INCR
 TIF Taxing District Inc. Number: 77289
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1990
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	01/1989
Economic Development	01/1989

TIF Taxing District Value by Class - 1/1/2011 for FY 2013

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,847,000	0	0	0	5,847,000	0	5,847,000
Taxable	0	0	5,847,000	0	0	0	5,847,000	0	5,847,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2013	555,450	5,291,550	5,291,550	0	0

FY 2013 TIF Revenue Received: 221,317

TIF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
 TIF Taxing District Name: WIND HTS CITY/WDM SCH/URB WIND-HTS SS/89 TIF INCR
 TIF Taxing District Inc. Number: 77293
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1990
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	01/1989
Economic Development	01/1989

TIF Taxing District Value by Class - 1/1/2011 for FY 2013

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	129,700	34,115,000	0	0	0	34,244,700	0	34,244,700
Taxable	0	65,820	34,115,000	0	0	0	34,180,820	0	34,180,820
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2013	6,853,180	27,391,520	27,391,520	0	0

FY 2013 TIF Revenue Received: 987,113

TIF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
 TIF Taxing District Name: WIND HTS CITY/DM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR
 TIF Taxing District Inc. Number: 77491

TIF Taxing District Base Year:	1995	UR Designation	
FY TIF Revenue First Received:	2001	Slum	No
Subject to a Statutory end date?	No	Blighted	05/1995
		Economic Development	05/1995

TIF Taxing District Value by Class - 1/1/2011 for FY 2013

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,392,100	12,436,350	0	0	0	17,828,450	0	17,828,450
Taxable	0	2,736,600	12,436,350	0	0	0	15,172,950	0	15,172,950
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2013	3,958,400	13,870,050	13,870,050	0	0

FY 2013 TIF Revenue Received: 576,698

TIF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
 TIF Taxing District Name: WIND HTS CITY/WDM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR
 TIF Taxing District Inc. Number: 77493

TIF Taxing District Base Year:	1995	UR Designation	
FY TIF Revenue First Received:	2001	Slum	No
Subject to a Statutory end date?	No	Blighted	05/1995
		Economic Development	05/1995

TIF Taxing District Value by Class - 1/1/2011 for FY 2013

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	148,000	0	0	0	148,000	0	148,000
Taxable	0	0	148,000	0	0	0	148,000	0	148,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2013	445,750	0	0	0	0

FY 2013 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
 TIF Taxing District Name: WIND HTS CITY AG/WDM SCH/URB WIND-HTS SS/89 TIF INCR
 TIF Taxing District Inc. Number: 77519
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	01/1989
Economic Development	01/1989

TIF Taxing District Value by Class - 1/1/2011 for FY 2013

	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 2013	0	0	0	0	0

FY 2013 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
 TIF Taxing District Name: WIND HTS CITY/DM SCH/URB WIND-HTS SS/06 SUB FARMS TIF INCR
 TIF Taxing District Inc. Number: 77663
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	12/2005
Economic Development	No

TIF Taxing District Value by Class - 1/1/2011 for FY 2013

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	26,800	1,034,000	0	0	0	1,060,800	0	1,060,800
Taxable	0	13,600	1,034,000	0	0	0	1,047,600	0	1,047,600
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2013	2,986,900	0	0	0	0

FY 2013 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
 TIF Taxing District Name: WIND HTS CITY/DM SCH/URB WIND-HTS SS/09 AMD 63 & HICK TIF INCR
 TIF Taxing District Inc. Number: 77798
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received:

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2007

 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

TIF Taxing District Value by Class - 1/1/2011 for FY 2013

	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 2013	461,500	0	0	0	0

FY 2013 TIF Revenue Received: 0