

Urban Renewal Area Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL
 R Area Number: 77072

R 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.

R 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	27,061,520
WIND HTS CITY/DM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	77490	77491	13,572,300
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 - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,548,600	53,364,750	0	0	0	58,913,350	0	58,913,350
Taxable	0	2,930,582	53,364,750	0	0	0	56,295,332	0	56,295,332
Homestead Credits									

IF Sp. Rev. Fund Cash Balance as of 07-01-2013: 273,887 **Amount of 07-01-2013 Cash Balance Restricted for LMI** 0

IF Revenue:	1,732,282
IF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	2,096,024
Total Revenue:	3,828,306

Rebate Expenditures:	0
Non-Rebate Expenditures:	1,741,775
Returned to County Treasurer:	0
Total Expenditures:	1,741,775

IF Sp. Rev. Fund Cash Balance as of 06-30-2014: 2,360,418 **Amount of 06-30-2014 Cash Balance Restricted for LMI** 0

Projects For WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

999 University

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

007 Parks

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

008A Community Center

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

008B Hickman Road

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

011A University Ave

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

011B Hy-Vee

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

012A 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

013A

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

Professional Fees

Description: Legal, Consulting, Bond Fees
Classification: Administrative expenses
Physically Complete: Yes
Payments Complete: Yes

Debts/Obligations For WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

007 Parks

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	680,000
Interest:	65,342
Total:	745,342
Annual Appropriation?:	No
Date Incurred:	06/27/2006
Year of Last Payment:	2017

008A Community Center

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,675,000
Interest:	598,837
Total:	2,273,837
Annual Appropriation?:	No
Date Incurred:	06/27/2007
Year of Last Payment:	2028

008B Hickman Road

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,205,000
Interest:	1,741,105
Total:	4,946,105
Annual Appropriation?:	No
Date Incurred:	06/27/2007
Year of Last Payment:	2028

011A Internal Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,810,000
Interest:	464,730
Total:	3,274,730
Annual Appropriation?:	No
Date Incurred:	06/27/2010
Year of Last Payment:	2021

011B Hy-Vee

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	235,000
Interest:	9,500
Total:	244,500
Annual Appropriation?:	No

ate Incurred: 06/27/2010
Y of Last Payment: 2016

012A Refunding of 2002 Capital Loan Notes

ebt/Obligation Type: Gen. Obligation Bonds/Notes
Principal: 1,255,000
Interest: 35,350
Total: 1,290,350
Annual Appropriation?: No
ate Incurred: 06/27/2011
Y of Last Payment: 2018

We Can Build It, LLC Rebate

ebt/Obligation Type: Rebates
Principal: 475,000
Interest: 0
Total: 475,000
Annual Appropriation?: Yes
ate Incurred: 02/26/2012
Y of Last Payment: 2018

013A Refunding (1999A)

ebt/Obligation Type: Gen. Obligation Bonds/Notes
Principal: 500,000
Interest: 4,591
Total: 504,591
Annual Appropriation?: No
ate Incurred: 06/29/2013
Y of Last Payment: 2016

999A

ebt/Obligation Type: Gen. Obligation Bonds/Notes
Principal: 0
Interest: 2,136
Total: 2,136
Annual Appropriation?: No
ate Incurred: 08/28/1999
Y of Last Payment: 2014

Professional Fees

ebt/Obligation Type: Other Debt
Principal: 186,423
Interest: 0
Total: 186,423
Annual Appropriation?: No
ate Incurred: 06/27/2013
Y of Last Payment: 2014

Non-Rebates For WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

IF Expenditure Amount: 255,210
 Allocated To Debt: 2012A Refunding of 2002 Capital
 Loan Notes
 Allocated To Project: 2012A Capital Loan Notes

IF Expenditure Amount: 185,510
 Allocated To Debt: 2007 Parks
 Allocated To Project: 2007 Parks

IF Expenditure Amount: 146,295
 Allocated To Debt: 2008A Community Center
 Allocated To Project: 2008A Community Center

IF Expenditure Amount: 327,595
 Allocated To Debt: 2008B Hickman Road
 Allocated To Project: 2008B Hickman Road

IF Expenditure Amount: 396,835
 Allocated To Debt: 2011A Internal Refunding
 Allocated To Project: 2011A University Ave

IF Expenditure Amount: 79,700
 Allocated To Debt: 2011B Hy-Vee
 Allocated To Project: 2011B Hy-Vee

IF Expenditure Amount: 162,071
 Allocated To Debt: 2013A Refunding (1999A)
 Allocated To Project: 2013A

IF Expenditure Amount: 2,136
 Allocated To Debt: 1999A
 Allocated To Project: 1999 University

IF Expenditure Amount: 186,423
 Allocated To Debt: Professional Fees
 Allocated To Project: Professional Fees

Rebates For WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

500 University

IF Expenditure Amount:	0
Rebate Paid To:	We Can Build It, LLC
Applied To Debt:	We Can Build It, LLC Rebate
Applied To Project:	We Can Build It, LLC
Projected Final FY of Rebate:	2018

IF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
 IF Taxing District Name: WIND HTS CITY/DM SCH/URB WIND-HTS SS/89 TIF INCR
 IF Taxing District Inc. Number: 77289
 IF 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

IF Taxing District Value by Class - 1/1/2012 for FY 2014

	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									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	555,450	5,291,550	5,291,550	0	0

FY 2014 TIF Revenue Received: 215,516

IF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)
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 IF Taxing District Name: WIND HTS CITY/WDM SCH/URB WIND-HTS SS/89 TIF INCR
 IF Taxing District Inc. Number: 77293
 IF 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

IF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	129,700	33,785,000	0	0	0	33,914,700	0	33,914,700
Taxable	0	68,503	33,785,000	0	0	0	33,853,503	0	33,853,503
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	6,853,180	27,061,520	27,061,520	0	0

FY 2014 TIF Revenue Received: 962,951

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
 Year TIF Revenue First Received: 2001
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	05/1995
Economic Development	05/1995

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,392,100	12,570,950	0	0	0	17,963,050	0	17,963,050
Assessable	0	2,847,924	12,570,950	0	0	0	15,418,874	0	15,418,874
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	4,093,000	13,870,050	13,572,300	297,750	12,127

FY 2014 TIF Revenue Received: 553,815

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
 Year TIF Revenue First Received: 2001
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	05/1995
Economic Development	05/1995

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	445,750	0	0	0	0

FY 2014 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
 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 - 1/1/2012 for FY 2014

	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									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	0	0	0	0

FY 2014 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
 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 - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	26,800	1,013,800	0	0	0	1,040,600	0	1,040,600
Taxable	0	14,155	1,013,800	0	0	0	1,027,955	0	1,027,955
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	2,986,900	0	0	0	0

FY 2014 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
 Year TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District automatically ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2007

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	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									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	461,500	0	0	0	0

Year 2014 TIF Revenue Received: 0