

**Annual Urban Renewal Report, Fiscal Year 2014 - 2015**

**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

**IF Debt Outstanding:** **13,269,572**

<b>IF Sp. Rev. Fund Cash Balance</b>		<b>Amount of 07-01-2014 Cash Balance</b>
<b>of 07-01-2014:</b>	<b>2,360,419</b>	<b>0</b>
		<b>Restricted for LMI</b>

IF Revenue: 1,748,793  
 IF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 1,748,793**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 2,722,321  
 Returned to County Treasurer: 0  
**Total Expenditures: 2,722,321**

<b>IF Sp. Rev. Fund Cash Balance</b>		<b>Amount of 06-30-2015 Cash Balance</b>
<b>of 06-30-2015:</b>	<b>1,386,891</b>	<b>0</b>
		<b>Restricted for LMI</b>

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance:** **9,160,360**

♣ Annual Urban Renewal Report, Fiscal Year 2014 - 2015

**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	5,199,550
WIND HTS CITY/WDM SCH/URB WIND-HTS SS/89 TIF INCR	77292	77293	27,051,320
WIND HTS CITY/DM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	77490	77491	13,572,250
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 - 1/1/2013 for FY 2015**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,573,000	51,208,200	0	0	0	58,781,200	0	58,781,200
Exemptable	0	4,119,725	48,647,790	0	0	0	52,767,515	0	52,767,515
Homestead Credits									

**IF Sp. Rev. Fund Cash Balance as of 07-01-2014:** 2,360,419      0      **Amount of 07-01-2014 Cash Balance Restricted for LMI**

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**IF Sp. Rev. Fund Cash Balance as of 06-30-2015:** 1,386,891      0      **Amount of 06-30-2015 Cash Balance Restricted for LMI**

## Projects For WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

### 999 University

Description: University Ave Development  
 Classification: Commercial - retail  
 Physically Complete: Yes  
 Payments Complete: Yes

### 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

### **Y2015 TIF Project Advance**

Description: Reduction of Accumulated Deficit  
Classification: Administrative expenses  
Physically Complete: Yes  
Payments Complete: Yes

### **Professional Services**

Description: Professional 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: 520,000  
 Interest: 39,833  
 Total: 559,833  
 Annual Appropriation?: No  
 Date Incurred: 06/29/2006  
 Year of Last Payment: 2017

## 008A Community Center

Debt/Obligation Type: Gen. Obligation Bonds/Notes  
 Principal: 1,595,000  
 Interest: 532,543  
 Total: 2,127,543  
 Annual Appropriation?: No  
 Date Incurred: 06/29/2007  
 Year of Last Payment: 2028

## 008B Hickman Road

Debt/Obligation Type: Gen. Obligation Bonds/Notes  
 Principal: 3,065,000  
 Interest: 1,553,510  
 Total: 4,618,510  
 Annual Appropriation?: No  
 Date Incurred: 06/29/2007  
 Year of Last Payment: 2028

## 011A Internal Refunding

Debt/Obligation Type: Gen. Obligation Bonds/Notes  
 Principal: 2,500,000  
 Interest: 377,895  
 Total: 2,877,895  
 Annual Appropriation?: No  
 Date Incurred: 06/29/2010  
 Year of Last Payment: 2021

## 011B Hy-Vee

Debt/Obligation Type: Gen. Obligation Bonds/Notes  
 Principal: 160,000  
 Interest: 4,800  
 Total: 164,800  
 Annual Appropriation?: No

ate Incurred: 06/29/2010  
Y of Last Payment: 2016

### 012A Refunding of 2002 Capital Loan Notes

ebt/Obligation Type: Gen. Obligation Bonds/Notes  
Principal: 1,010,000  
Interest: 25,140  
Total: 1,035,140  
Annual Appropriation?: No  
ate Incurred: 06/29/2011  
Y of Last Payment: 2018

### Ve Can Build It, LLC Rebate

ebt/Obligation Type: Rebates  
Principal: 380,000  
Interest: 0  
Total: 380,000  
Annual Appropriation?: Yes  
ate Incurred: 02/28/2012  
Y of Last Payment: 2018

### 013A Refunding (1999A)

ebt/Obligation Type: Gen. Obligation Bonds/Notes  
Principal: 340,000  
Interest: 2,520  
Total: 342,520  
Annual Appropriation?: No  
ate Incurred: 07/01/2013  
Y of Last Payment: 2016

### Y2015 TIF Project Advance

ebt/Obligation Type: Internal Loans  
Principal: 1,162,701  
Interest: 0  
Total: 1,162,701  
Annual Appropriation?: Yes  
ate Incurred: 07/01/2014  
Y of Last Payment: 2015

### Y15 Professional Fees

ebt/Obligation Type: Other Debt  
Principal: 630  
Interest: 0  
Total: 630  
Annual Appropriation?: No  
ate Incurred: 07/01/2014  
Y of Last Payment: 2015

## Non-Rebates For WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

IF Expenditure Amount: 258,985  
 Allocated To Debt: 2012A Refunding of 2002 Capital  
 Loan Notes  
 Allocated To Project: 2012A Capital Loan Notes

IF Expenditure Amount: 184,590  
 Allocated To Debt: 2007 Parks  
 Allocated To Project: 2007 Parks

IF Expenditure Amount: 148,375  
 Allocated To Debt: 2008A Community Center  
 Allocated To Project: 2008A Community Center

IF Expenditure Amount: 325,035  
 Allocated To Debt: 2008B Hickman Road  
 Allocated To Project: 2008B Hickman Road

IF Expenditure Amount: 397,185  
 Allocated To Debt: 2011A Internal Refunding  
 Allocated To Project: 2011A University Ave

IF Expenditure Amount: 83,200  
 Allocated To Debt: 2011B Hy-Vee  
 Allocated To Project: 2011B Hy-Vee

IF Expenditure Amount: 161,620  
 Allocated To Debt: 2013A Refunding (1999A)  
 Allocated To Project: 2013A

IF Expenditure Amount: 1,162,702  
 Allocated To Debt: FY2015 TIF Project Advance  
 Allocated To Project: FY2015 TIF Project Advance

IF Expenditure Amount: 629  
 Allocated To Debt: FY15 Professional Fees  
 Allocated To Project: Professional Services

## Rebates For WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

### 500 University

IF Expenditure Amount:	0
Rebate Paid To:	We Can Build It, LLC
Rebate Applied To Debt:	We Can Build It, LLC Rebate
Rebate Applied To Project:	We Can Build It, LLC
Rebate 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:	0	UR Designation	
FY TIF Revenue First Received:	1990	Slum	No
Subject to a Statutory end date?	No	Blighted	01/1989
		Economic Development	01/1989

**IF Taxing District Value by Class - 1/1/2013 for FY 2015**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,755,000	0	0	0	5,755,000	0	5,755,000
Exemptable	0	0	5,467,250	0	0	0	5,467,250	0	5,467,250
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	555,450	5,199,550	5,199,550	0	0

FY 2015 TIF Revenue Received: 213,997

**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/WDM SCH/URB WIND-HTS SS/89 TIF INCR  
 IF Taxing District Inc. Number: 77293

IF Taxing District Base Year:	0	UR Designation	
FY TIF Revenue First Received:	1990	Slum	No
Subject to a Statutory end date?	No	Blighted	01/1989
		Economic Development	01/1989

**IF Taxing District Value by Class - 1/1/2013 for FY 2015**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	129,500	33,775,000	0	0	0	33,904,500	0	33,904,500
Exemptable	0	70,448	32,086,250	0	0	0	32,156,698	0	32,156,698
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	6,853,180	27,051,320	27,051,320	0	0

FY 2015 TIF Revenue Received: 979,691

**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/95 & 96 AMD TIF INCR  
 IF Taxing District Inc. Number: 77491

IF Taxing District Base Year:	0	UR Designation	
FY TIF Revenue First Received:	2001	Slum	No
Subject to a Statutory end date?	No	Blighted	05/1995
		Economic Development	05/1995

**IF Taxing District Value by Class - 1/1/2013 for FY 2015**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,416,700	10,546,300	0	0	0	17,963,000	0	17,963,000
Exemptible	0	4,034,698	10,018,985	0	0	0	14,053,683	0	14,053,683
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	4,093,000	13,870,000	13,572,250	297,750	12,254

FY 2015 TIF Revenue Received: 555,105

**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/WDM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR  
 IF Taxing District Inc. Number: 77493

IF 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

**IF Taxing District Value by Class - 1/1/2013 for FY 2015**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	148,000	0	0	0	148,000	0	148,000
Exemptible	0	0	140,600	0	0	0	140,600	0	140,600
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	445,750	0	0	0	0

FY 2015 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  
 Year 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 - 1/1/2013 for FY 2015**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Exemptable	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 2015	0	0	0	0	0

Year 2015 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  
 Year 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 - 1/1/2013 for FY 2015**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	26,800	983,900	0	0	0	1,010,700	0	1,010,700
Exemptable	0	14,579	934,705	0	0	0	949,284	0	949,284
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	2,986,900	0	0	0	0

Year 2015 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: UR Designation  
 Subject to a Statutory end date? Yes Slum No  
 Fiscal year this TIF Taxing District Blighted No  
 Statutorily ends: 2029 Economic Development 11/2007

**TIF Taxing District Value by Class - 1/1/2013 for FY 2015**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0		0
Taxable	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 2015	461,500	0	0	0	0

Year 2015 TIF Revenue Received: 0