

# Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## Levy Authority Summary

Local Government Name: DEXTER  
Local Government Number: 25G233

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
DEXTER URBAN RENEWAL	25006	3

**TIF Debt Outstanding:** 40,865

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:</b>	<b>391,590</b>	<b>0</b>	<b>Amount of 07-01-2019 Cash Balance Restricted for LMI</b>
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>0</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:</b>	<b>391,590</b>	<b>0</b>	<b>Amount of 06-30-2020 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** -350,725

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### Urban Renewal Area Data Collection

Local Government Name: DEXTER (25G233)  
 Urban Renewal Area: DEXTER URBAN RENEWAL  
 UR Area Number: 25006  
 UR Area Creation Date: 06/1993  
 UR Area Purpose: To foster economic development in the area through public improvements including sewer and water upgrades and street improvements.

### Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
DEXTER CITY/WEST CENTRAL VALLEY SCH/URBAN TIF INCREMENT (ORIG)	250136	250137	0
DEXTER CITY AG/WEST CENTRAL VALLEY SCH/URBAN TIF INCREMENT (ORIG)	250138	250139	0
DEXTER CITY/WEST CENTRAL VALLEY SCH/URBAN TIF 2 INCREMENT (AMEND)	250205	250206	0

### Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	428,060	12,947,060	3,081,658	566,120	0	-29,632	17,001,158	0	17,001,158
Taxable	240,281	7,369,210	2,773,492	509,508	0	-29,632	10,868,779	0	10,868,779
Homestead Credits									72

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** **391,590** **0** **Amount of 07-01-2019 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 06-30-2020:** **391,590** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For DEXTER URBAN RENEWAL

### BROWN ST.

Description:	FARM TO MARKET ROAD
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### COMMUNITY BUILDING

Description:	REPLACE DOORS , WINDOWS & LINTELS
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

### BROWN/MARSHALL ST INTEREST G.O. BOND

Description:	FARM TO MARKET ROAD
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### URBAN RENEWAL PLAN

Description:	LEGAL AND ADMINISTRATIVE FEES
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For DEXTER URBAN RENEWAL

### LEGAL & ADMIN FEES

Debt/Obligation Type:	Internal Loans
Principal:	4,347
Interest:	0
Total:	4,347
Annual Appropriation?:	Yes
Date Incurred:	11/29/2016
FY of Last Payment:	2020

### BROWN/MARSHALL INTEREST Farm to Market Road

Debt/Obligation Type:	Internal Loans
Principal:	34,327
Interest:	0
Total:	34,327
Annual Appropriation?:	No
Date Incurred:	11/19/2012
FY of Last Payment:	2020

### URBAN RENEWAL PLAN Legal & Administrative Fees

Debt/Obligation Type:	Internal Loans
Principal:	2,191
Interest:	0
Total:	2,191
Annual Appropriation?:	No
Date Incurred:	12/14/2015
FY of Last Payment:	2018

## Non-Rebates For DEXTER URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	BROWN/MARSHALL INTEREST Farm to Market Road
Tied To Project:	BROWN/MARSHALL ST INTEREST G.O. BOND

TIF Expenditure Amount:	0
Tied To Debt:	URBAN RENEWAL PLAN Legal & Administrative Fees
Tied To Project:	URBAN RENEWAL PLAN

TIF Expenditure Amount:	0
Tied To Debt:	LEGAL & ADMIN FEES
Tied To Project:	URBAN RENEWAL PLAN

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### TIF Taxing District Data Collection

Local Government Name:	DEXTER (25G233)
Urban Renewal Area:	DEXTER URBAN RENEWAL (25006)
TIF Taxing District Name:	DEXTER CITY/WEST CENTRAL VALLEY SCH/URBAN TIF INCREMENT (ORIG)
TIF Taxing District Inc. Number:	250137
TIF Taxing District Base Year:	1992
FY TIF Revenue First Received:	1993
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2018

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2018

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	10,867,060	2,487,471	566,120	0	-24,076	13,901,474	0	13,901,474
Taxable	0	6,185,315	2,238,724	509,508	0	-24,076	8,913,146	0	8,913,146
Homestead Credits									59

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	3,223,524	8,913,146	0	8,913,146	224,997

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	DEXTER (25G233)
Urban Renewal Area:	DEXTER URBAN RENEWAL (25006)
TIF Taxing District Name:	DEXTER CITY AG/WEST CENTRAL VALLEY SCH/URBAN TIF INCREMENT (ORIG)
TIF Taxing District Inc. Number:	250139
TIF Taxing District Base Year:	1992
FY TIF Revenue First Received:	1993
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2018

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1993

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	428,060	0	0	0	0	0	428,060	0	428,060
Taxable	240,281	0	0	0	0	0	240,281	0	240,281
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	187,414	240,281	0	240,281	4,085

FY 2020 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: DEXTER (25G233)  
 Urban Renewal Area: DEXTER URBAN RENEWAL (25006)  
 TIF Taxing District Name: DEXTER CITY/WEST CENTRAL VALLEY SCH/URBAN TIF 2 INCREMENT (AMEND)  
 TIF Taxing District Inc. Number: 250206  
 TIF Taxing District Base Year: 1998  
 FY TIF Revenue First Received: 1999  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1999

## TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,080,000	594,187	0	0	-5,556	2,671,624	0	2,671,624
Taxable	0	1,183,895	534,768	0	0	-5,556	1,715,352	0	1,715,352
Homestead Credits									13

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,153,270	1,523,910	0	1,523,910	38,468

FY 2020 TIF Revenue Received: 0