

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Levy Authority Summary

Local Government Name: INWOOD
Local Government Number: 60G571

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
INWOOD URBAN RENEWAL	60001	3
INWOOD FELLOWSHIP VILLAGE URBAN RENEWAL	60003	1
INWOOD URBAN RENEWAL TRIANGLE CREEK	60119	2

TIF Debt Outstanding: 0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	0	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
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TIF Revenue:	30,250
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	30,250

Rebate Expenditures:	21,309
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	21,309

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	8,941	0	Amount of 06-30-2020 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:**

-30,250

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Urban Renewal Area Data Collection

Local Government Name: INWOOD (60G571)
 Urban Renewal Area: INWOOD URBAN RENEWAL
 UR Area Number: 60001

UR Area Creation Date: 07/1994

UR Area Purpose: Commercial and Retail
 development rebates

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
INWOOD CITY/WEST LYON SCH/INWOOD TIF INCREMENT	600049	600050	0
INWOOD CITY/WEST LYON SCH/INWOOD BLK 8 TIF INCREMENT	600092	600093	0
INWOOD CITY / WEST LYON SCHOOL / URB REN AMEND 3 INCREM	600118	600119	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	0	0	2,964,515	0	0	0	3,234,212	0	3,234,212
Taxable	0	0	2,668,064	0	0	0	2,870,337	0	2,870,337
Homestead Credits									0

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

Projects For INWOOD URBAN RENEWAL

Farmers Elevator Rebate

Description:	Construction Rebate
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Porter Funeral Home Rebate

Description:	Construction Rebate
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Market Place Grille

Description:	Construction Rebate
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For INWOOD URBAN RENEWAL

Porter Funeral Home

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/01/2015
FY of Last Payment:	2016

Market Place Grille

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/01/2015
FY of Last Payment:	2016

Rebates For INWOOD URBAN RENEWAL

409 s Main St

TIF Expenditure Amount:	0
Rebate Paid To:	Farmers Elevator
Tied To Debt:	Porter Funeral Home
Tied To Project:	Farmers Elevator Rebate
Projected Final FY of Rebate:	2023

102 S Main Street

TIF Expenditure Amount:	0
Rebate Paid To:	Porter Funeral Home
Tied To Debt:	Porter Funeral Home
Tied To Project:	Porter Funeral Home Rebate
Projected Final FY of Rebate:	2023

315 S Main Street

TIF Expenditure Amount:	0
Rebate Paid To:	Market Place Grille
Tied To Debt:	Market Place Grille
Tied To Project:	Market Place Grille
Projected Final FY of Rebate:	2017

TIF Taxing District Data Collection

Local Government Name:	INWOOD (60G571)
Urban Renewal Area:	INWOOD URBAN RENEWAL (60001)
TIF Taxing District Name:	INWOOD CITY/WEST LYON SCH/INWOOD TIF INCREMENT
TIF Taxing District Inc. Number:	600050
TIF Taxing District Base Year:	1994
FY TIF Revenue First Received:	1996
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	07/1994
Economic Development	07/1994

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	0	544,136	0	0	0	813,833	0	813,833
Taxable	0	0	489,723	0	0	0	691,996	0	691,996
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	275,470	538,363	0	538,363	12,538

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	INWOOD (60G571)
Urban Renewal Area:	INWOOD URBAN RENEWAL (60001)
TIF Taxing District Name:	INWOOD CITY/WEST LYON SCH/INWOOD BLK 8 TIF INCREMENT
TIF Taxing District Inc. Number:	600093
TIF Taxing District Base Year:	1994
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	07/1994
Economic Development	07/1994

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	0	132,117	0	0	0	132,117	0	132,117
Taxable	0	0	118,906	0	0	0	118,906	0	118,906
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	48,090	84,027	0	84,027	1,957

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: INWOOD (60G571)
 Urban Renewal Area: INWOOD URBAN RENEWAL (60001)
 TIF Taxing District Name: INWOOD CITY / WEST LYON SCHOOL / URB REN AMEND 3 INCREM
 TIF Taxing District Inc. Number: 600119
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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	0	2,288,262	0	0	0	2,288,262	0	2,288,262
Taxable	0	0	2,059,435	0	0	0	2,059,435	0	2,059,435
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	649,697	1,638,565	0	1,638,565	38,162

FY 2020 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: INWOOD (60G571)
 Urban Renewal Area: INWOOD FELLOWSHIP VILLAGE URBAN RENEWAL
 UR Area Number: 60003

UR Area Creation Date: 11/1997

UR Area Purpose: Fellowship Village senior
apartments

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
INWOOD CITY/WEST LYON SCH/FELLOWSHIP VILLAGE TIF INCREMENT	600062	600063	379,834

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	565,800	0	565,800
Taxable	0	0	0	0	0	0	424,350	0	424,350
Homestead Credits									0

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

Projects For INWOOD FELLOWSHIP VILLAGE URBAN RENEWAL

Fellowship Village Rebate

Description:	Senior Apartment Rebate
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	Yes

TIF Taxing District Data Collection

Local Government Name:	INWOOD (60G571)
Urban Renewal Area:	INWOOD FELLOWSHIP VILLAGE URBAN RENEWAL (60003)
TIF Taxing District Name:	INWOOD CITY/WEST LYON SCH/FELLOWSHIP VILLAGE TIF INCREMENT
TIF Taxing District Inc. Number:	600063
TIF Taxing District Base Year:	1996
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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	0	0	0	0	0	565,800	0	565,800
Taxable	0	0	0	0	0	0	424,350	0	424,350
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,639	424,350	379,834	44,516	1,037

FY 2020 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: INWOOD (60G571)
 Urban Renewal Area: INWOOD URBAN RENEWAL TRIANGLE CREEK
 UR Area Number: 60119

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
INWOOD CITY/WL SCHOOL/TRIANGLE CREEK-INC	600136	600138	468,464
INWOOD CITY/WL SCHL/TRIANGLE CREEK-EXEMPT CITY-INC	600137	600139	702,694

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,301,286	0	0	0	1,301,286	0	1,301,286
Taxable	0	0	1,171,158	0	0	0	1,171,158	0	1,171,158
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: **0** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 30,250
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 30,250

Rebate Expenditures: 21,309
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 21,309

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: **8,941** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For INWOOD URBAN RENEWAL TRIANGLE CREEK

Oak Street Station

Description:	Convenience Store/Service Station
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For INWOOD URBAN RENEWAL TRIANGLE CREEK

Triangle Creek

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/04/2015
FY of Last Payment:	2027

Rebates For INWOOD URBAN RENEWAL TRIANGLE CREEK

Triangle Creek

TIF Expenditure Amount:	21,309
Rebate Paid To:	Triangle Creek
Tied To Debt:	Triangle Creek
Tied To Project:	Oak Street Station
Projected Final FY of Rebate:	2027

Triangle Creek

TIF Expenditure Amount:	0
Rebate Paid To:	City of Inwood
Tied To Debt:	Triangle Creek
Tied To Project:	Oak Street Station
Projected Final FY of Rebate:	2017

TIF Taxing District Data Collection

Local Government Name:	INWOOD (60G571)
Urban Renewal Area:	INWOOD URBAN RENEWAL TRIANGLE CREEK (60119)
TIF Taxing District Name:	INWOOD CITY/WL SCHOOL/TRIANGLE CREEK-INC
TIF Taxing District Inc. Number:	600138
TIF Taxing District Base Year:	2014
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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	0	520,515	0	0	0	520,515	0	520,515
Taxable	0	0	468,464	0	0	0	468,464	0	468,464
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	16,000	468,464	468,464	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	INWOOD (60G571)
Urban Renewal Area:	INWOOD URBAN RENEWAL TRIANGLE CREEK (60119)
TIF Taxing District Name:	INWOOD CITY/WL SCHL/TRIANGLE CREEK-EXEMPT CITY-INC
TIF Taxing District Inc. Number:	600139
TIF Taxing District Base Year:	2014
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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	0	780,771	0	0	0	780,771	0	780,771
Taxable	0	0	702,694	0	0	0	702,694	0	702,694
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	702,694	702,694	0	0

FY 2020 TIF Revenue Received: 30,250