

# Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## 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	10

**TIF Debt Outstanding: 4,478,075**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:</b>	<b>877,025</b>	<b>0</b>	<b>Amount of 07-01-2019 Cash Balance Restricted for LMI</b>
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TIF Revenue:	2,165,889
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	19,845
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>2,185,734</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	2,025,663
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>2,025,663</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:</b>	<b>1,037,096</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: 1,415,316**

## 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

UR Area Purpose: 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.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WIND HTS CITY/DM SCH/URB WIND-HTS SS/16 AMD ADDITION TIF INCR	770286	770287	209,907
WIND HTS CITY/DM SCH/URB WIND-HTS SS/89 TIF INCR	770288	770289	5,878,650
WIND HTS CITY/WDM SCH/URB WIND-HTS SS/89 TIF INCR	770292	770293	30,917,160
WIND HTS CITY/WDM SCH/URB WIND-HTS SS/14 AMD #3 TIF INCR	770295	770296	0
WIND HTS CITY/WDM SCH/14 AMD #3 TIF INCR	770297	770298	0
WIND HTS CITY/DM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	770490	770491	14,588,482
WIND HTS CITY/WDM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	770492	770493	0
WIND HTS CITY AG/WDM SCH/URB WIND-HTS SS/89 TIF INCR	770290	770519	0
WIND HTS CITY/DM SCH/URB WIND-HTS SS/06 SUB FARMS TIF INCR	770662	770663	4,646,460
WIND HTS CITY/DM SCH/URB WIND-HTS SS/09 AMD 63 & HICK TIF INCR	770797	770798	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	8,235,100	61,078,700	0	0	-1,852	75,148,448	0	75,148,448
Taxable	0	4,687,256	54,970,830	0	0	-1,852	64,033,610	0	64,033,610
Homestead Credits									1

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** **877,025** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 2,165,889  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 19,845  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 2,185,734**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 2,025,663  
 Returned to County Treasurer: 0  
**Total Expenditures: 2,025,663**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** **1,037,096** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

# Projects For WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

## 2016A Refunding

Description:	Refund 2008A Community & Events Center
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

## 2016B Refunding

Description:	Refund 2008B 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

## 2017B Refunding

Description:	Refund 2011A University Ave Widening
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## 2020B University Street Project

Description:	Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Economic Development Program

Description:	Economic Development
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

## 2020 PCC Patching

Description:	Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## 73rd Street Project

Description:	Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No

Payments Complete:	No
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**FY20 Administrative Service**

Description:	Administrative Services
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

# Debts/Obligations For WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

## 2016A Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,085,000
Interest:	131,550
Total:	1,216,550
Annual Appropriation?:	No
Date Incurred:	07/06/2016
FY of Last Payment:	2028

## 2016B Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,185,000
Interest:	263,700
Total:	2,448,700
Annual Appropriation?:	No
Date Incurred:	07/06/2016
FY of Last Payment:	2028

## 2017B Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	790,000
Interest:	22,825
Total:	812,825
Annual Appropriation?:	No
Date Incurred:	06/20/2017
FY of Last Payment:	2021

## 2020B University Street Project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/30/2020
FY of Last Payment:	2035

## Economic Development

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No

Date Incurred:	06/30/2020
FY of Last Payment:	2020

## 2020 PCC Patching

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2020
FY of Last Payment:	2020

## 73rd Street Project

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2020
FY of Last Payment:	2020

## FY20 Administrative Services

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2020
FY of Last Payment:	2020

## Non-Rebates For WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

TIF Expenditure Amount:	273,548
Tied To Debt:	2016B Refunding
Tied To Project:	2016B Refunding
TIF Expenditure Amount:	405,325
Tied To Debt:	2017B Refunding
Tied To Project:	2017B Refunding
TIF Expenditure Amount:	135,025
Tied To Debt:	2016A Refunding
Tied To Project:	2016A Refunding
TIF Expenditure Amount:	120,000
Tied To Debt:	FY20 Administrative Services
Tied To Project:	FY20 Administrative Service
TIF Expenditure Amount:	502,595
Tied To Debt:	2020 PCC Patching
Tied To Project:	2020 PCC Patching
TIF Expenditure Amount:	539,170
Tied To Debt:	73rd Street Project
Tied To Project:	73rd Street Project
TIF Expenditure Amount:	50,000
Tied To Debt:	Economic Development
Tied To Project:	Economic Development Program

### 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/16 AMD ADDITION TIF INCR  
 TIF Taxing District Inc. Number: 770287

TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received: 2018  
 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	670,000	0	0	0	670,000	0	670,000
Taxable	0	0	603,000	0	0	0	603,000	0	603,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	460,093	209,907	209,907	0	0

FY 2020 TIF Revenue Received: 8,696

### 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: 770289

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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	6,356,000	0	0	0	6,567,000	0	6,567,000
Taxable	0	0	5,720,400	0	0	0	5,878,650	0	5,878,650
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	555,450	5,878,650	5,878,650	0	0

FY 2020 TIF Revenue Received: 243,558



### 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: 770293

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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	35,737,000	0	0	0	37,607,500	0	37,607,500
Taxable	0	0	32,163,300	0	0	0	33,566,176	0	33,566,176
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	6,690,340	30,917,160	30,917,160	0	0

FY 2020 TIF Revenue Received: 1,158,185

### 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/14 AMD #3 TIF INCR  
 TIF Taxing District Inc. Number: 770296

TIF Taxing District Base Year: 2013  
 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	3,553,800	0	0	0	3,553,800	0	3,553,800
Taxable	0	0	3,198,420	0	0	0	3,198,420	0	3,198,420
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	3,941,500	0	0	0	0

FY 2020 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

### 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/14 AMD #3 TIF INCR  
 TIF Taxing District Inc. Number: 770298

TIF Taxing District Base Year: 2013  
 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	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 2020	1,600	0	0	0	0

FY 2020 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/95 & 96 AMD TIF INCR  
 TIF Taxing District Inc. Number: 770491

TIF Taxing District Base Year: 1995  
 FY 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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	8,060,000	10,799,600	0	0	0	19,234,600	0	19,234,600
Taxable	0	4,587,592	9,719,640	0	0	0	14,588,482	0	14,588,482
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	4,093,000	14,588,482	14,588,482	0	0

FY 2020 TIF Revenue Received: 604,413

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

### 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: 770493

TIF Taxing District Base Year: 1995  
 FY 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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	145,300	163,600	0	0	-1,852	307,048	0	307,048
Taxable	0	82,702	147,240	0	0	-1,852	228,090	0	228,090
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	445,750	0	0	0	0

FY 2020 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: 770519

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 - 1/1/2018 for FY 2020

	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 2020	0	0	0	0	0

FY 2020 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: 770663

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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	29,800	3,798,700	0	0	0	7,208,500	0	7,208,500
Taxable	0	16,962	3,418,830	0	0	0	5,970,792	0	5,970,792
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	2,562,040	4,646,460	4,646,460	0	0

FY 2020 TIF Revenue Received: 151,037

### 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: 770798

TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2007

#### 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	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 2020	84,286	0	0	0	0

FY 2020 TIF Revenue Received: 0