

# Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## Levy Authority Summary

Local Government Name: FOREST CITY  
Local Government Number: 95G912

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
FOREST CITY URBAN RENEWAL	41003	0
FOREST CITY COMBINED URBAN RENEWAL AREA	41011	5
FOREST CITY UPTOWN URBAN RENEWAL	95002	1
FOREST CITY NW URBAN RENEWAL	95003	0
FOREST CITY WOODLAND KNOLL URBAN RENEWAL	95009	1
FOREST CITY COMBINED TIF 4-6-7-8-AMENDED	95014	6
FOREST CITY NE HOTEL AG #12 URBAN RENEWAL	95015	1
FOREST CITY NE HOTEL #11 URBAN RENEWAL	95016	1
FOREST CITY WESTOWN PLACE URBAN RENEWAL AREA	95023	1

**TIF Debt Outstanding:** 2,358,643

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:		Amount of 07-01-2021 Cash Balance Restricted for LMI	
	196,501	196,501	
TIF Revenue:	679,907		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>679,907</b>		
Rebate Expenditures:	118,528		
Non-Rebate Expenditures:	555,654		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>674,182</b>		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	202,226	202,226	Amount of 06-30-2022 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 1,482,235

# ♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## Urban Renewal Area Data Collection

Local Government Name: FOREST CITY (95G912)  
 Urban Renewal Area: FOREST CITY URBAN RENEWAL  
 UR Area Number: 41003

UR Area Creation Date: 12/1987

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
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## Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	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

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2021 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 06-30-2022:</b>	<b>0</b>	<b>0</b>	<b>Amount of 06-30-2022 Cash Balance Restricted for LMI</b>
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## Urban Renewal Area Data Collection

Local Government Name: FOREST CITY (95G912)  
 Urban Renewal Area: FOREST CITY COMBINED URBAN RENEWAL AREA  
 UR Area Number: 41011

UR Area Creation Date: 11/2015

UR Area Purpose: To combine the various smaller urban renewal areas into one larger urban renewal area for economic development purposes.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FOREST CITY/FOREST CITY SCH/HWY 69 UR TIF INCREM	410075	410076	2,055,600
FOREST CITY AG/FOREST CITY SCH/HWY 69 UR TIF INCREM	410077	410078	9,055
FOREST CITY/FOREST CITY SCH/SW UR TIF INCREM	410081	410082	3,569,086
FOREST CITY AG/FOREST CITY SCH/SW UR TIF INCREM	410083	410084	9,409
FOREST CITY/FOREST CITY/URBAN RENEWAL AMEND 2019 TIF INCREM	410122	410123	1,641,622

## Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	89,540	0	10,270,590	16,870,420	0	0	27,230,550	0	27,230,550
Taxable	75,241	0	9,243,531	15,183,378	0	0	24,502,150	0	24,502,150
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** 0 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 212,886  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 212,886**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 490,628  
 Returned to County Treasurer: 0  
**Total Expenditures: 490,628**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** -277,742 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For FOREST CITY COMBINED URBAN RENEWAL AREA

### Industrial Marketing

Description:	Marketing and Planning
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

### Legal/Admin Services

Description:	Urban Renewal Plan Work
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

### 2018 Street Project

Description:	Resurface Arterial Roads
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### YMCA Daycare

Description:	Help Expand Daycare for Workers in Community
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

### Boman Fine Arts Center

Description:	2-USDA Red Lg Loans
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For FOREST CITY COMBINED URBAN RENEWAL AREA

## Industrial Marketing

Debt/Obligation Type:	Other Debt
Principal:	75,000
Interest:	0
Total:	75,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2016
FY of Last Payment:	2022

## YMCA Daycare

Debt/Obligation Type:	Other Debt
Principal:	25,000
Interest:	0
Total:	25,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2018
FY of Last Payment:	2022

## Legal/Admin Services

Debt/Obligation Type:	Internal Loans
Principal:	5,225
Interest:	0
Total:	5,225
Annual Appropriation?:	Yes
Date Incurred:	07/01/2018
FY of Last Payment:	2022

## 2018 Street Project

Debt/Obligation Type:	Internal Loans
Principal:	158,906
Interest:	0
Total:	158,906
Annual Appropriation?:	No
Date Incurred:	07/01/2018
FY of Last Payment:	2022

## Boman Fine Arts Center

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	1,463,675
Interest:	0
Total:	1,463,675
Annual Appropriation?:	Yes
Date Incurred:	07/01/2018
FY of Last Payment:	2028

## Non-Rebates For FOREST CITY COMBINED URBAN RENEWAL AREA

TIF Expenditure Amount:	75,000
Tied To Debt:	Industrial Marketing
Tied To Project:	Industrial Marketing

TIF Expenditure Amount:	158,907
Tied To Debt:	2018 Street Project
Tied To Project:	2018 Street Project

TIF Expenditure Amount:	226,496
Tied To Debt:	Boman Fine Arts Center
Tied To Project:	Boman Fine Arts Center

TIF Expenditure Amount:	25,000
Tied To Debt:	YMCA Daycare
Tied To Project:	YMCA Daycare

TIF Expenditure Amount:	5,225
Tied To Debt:	Legal/Admin Services
Tied To Project:	Legal/Admin Services

## ◆ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

In 2015 Multiple Urban Renewal Areas were combined into one large urban renewal area. This report will reflect those changes.

In FY18, the internal projects and loans were moved to a cap. projects account,

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2022

### TIF Taxing District Data Collection

Local Government Name: FOREST CITY (95G912)  
 Urban Renewal Area: FOREST CITY COMBINED URBAN RENEWAL AREA (41011)  
 TIF Taxing District Name: FOREST CITY/FOREST CITY SCH/HWY 69 UR TIF INCREM  
 TIF Taxing District Inc. Number: 410076  
 TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1999

#### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,179,480	0	0	0	3,179,480	0	3,179,480
Taxable	0	0	2,861,532	0	0	0	2,861,532	0	2,861,532
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	273,217	2,861,532	2,055,600	805,932	23,572

FY 2022 TIF Revenue Received: 60,299

### TIF Taxing District Data Collection

Local Government Name: FOREST CITY (95G912)  
 Urban Renewal Area: FOREST CITY COMBINED URBAN RENEWAL AREA (41011)  
 TIF Taxing District Name: FOREST CITY AG/FOREST CITY SCH/HWY 69 UR TIF INCREM  
 TIF Taxing District Inc. Number: 410078  
 TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2002

#### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	61,580	0	0	0	0	0	61,580	0	61,580
Taxable	51,746	0	0	0	0	0	51,746	0	51,746
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	49,005	12,575	9,055	3,520	68

FY 2022 TIF Revenue Received: 0



# ◆ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## TIF Taxing District Data Collection

Local Government Name: FOREST CITY (95G912)  
 Urban Renewal Area: FOREST CITY COMBINED URBAN RENEWAL AREA (41011)  
 TIF Taxing District Name: FOREST CITY/FOREST CITY SCH/SW UR TIF INCREM  
 TIF Taxing District Inc. Number: 410082  
 TIF Taxing District Base Year: 2001  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2002

## TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	7,091,110	283,550	0	0	7,374,660	0	7,374,660
Taxable	0	0	6,381,999	255,195	0	0	6,637,194	0	6,637,194
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	2,406,291	4,968,369	3,569,086	1,399,283	40,926

FY 2022 TIF Revenue Received: 104,573

## TIF Taxing District Data Collection

Local Government Name: FOREST CITY (95G912)  
 Urban Renewal Area: FOREST CITY COMBINED URBAN RENEWAL AREA (41011)  
 TIF Taxing District Name: FOREST CITY AG/FOREST CITY SCH/SW UR TIF INCREM  
 TIF Taxing District Inc. Number: 410084  
 TIF Taxing District Base Year: 2001  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2002

## TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	27,960	0	0	0	0	0	27,960	0	27,960
Taxable	23,495	0	0	0	0	0	23,495	0	23,495
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	14,880	13,080	9,409	3,671	71

FY 2022 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: FOREST CITY (95G912)  
 Urban Renewal Area: FOREST CITY COMBINED URBAN RENEWAL AREA (41011)  
 TIF Taxing District Name: FOREST CITY/FOREST CITY/URBAN RENEWAL AMEND 2019 TIF INCREM  
 TIF Taxing District Inc. Number: 410123  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 2020  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2041

	UR Designation
Slum	No
Blighted	No
Economic Development	04/2019

## TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	16,586,870	0	0	16,586,870	0	16,586,870
Taxable	0	0	0	14,928,183	0	0	14,928,183	0	14,928,183
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	14,301,620	2,285,250	1,641,622	643,628	18,825

FY 2022 TIF Revenue Received: 48,014

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## Urban Renewal Area Data Collection

Local Government Name: FOREST CITY (95G912)  
 Urban Renewal Area: FOREST CITY UPTOWN URBAN RENEWAL  
 UR Area Number: 95002

UR Area Creation Date:

To stabilize, revitalize, and improve the existing downtown area by eliminating slum and blighted conditions and providing opportunities for creating a vital, dynamic and competitive central core for the people of Forest City and the surrounding region.

UR Area Purpose:

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
FOREST CITY CITY/FOREST CITY SCH(FOREST CITY)/CENTRAL TIF BASE INCREM	950060	950061	0

## Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	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

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:**

0

0

**Amount of 07-01-2021 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 06-30-2022:**

0

0

**Amount of 06-30-2022 Cash Balance Restricted for LMI**

# ▲ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## TIF Taxing District Data Collection

Local Government Name:	FOREST CITY (95G912)
Urban Renewal Area:	FOREST CITY UPTOWN URBAN RENEWAL (95002)
TIF Taxing District Name:	FOREST CITY CITY/FOREST CITY SCH(FOREST CITY)/CENTRAL TIF BASE INCREM
TIF Taxing District Inc. Number:	950061
TIF Taxing District Base Year:	1986
FY TIF Revenue First Received:	1989
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2010

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1986

## TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	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 2022	1,565,240	0	0	0	0

FY 2022 TIF Revenue Received: 0

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## Urban Renewal Area Data Collection

Local Government Name: FOREST CITY (95G912)  
 Urban Renewal Area: FOREST CITY NW URBAN RENEWAL  
 UR Area Number: 95003

UR Area Creation Date: 09/1987

UR Area Purpose: Intended to stabilize, revitalize and improve the existing downtown area.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
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## Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	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

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2021 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 06-30-2022:</b>	<b>0</b>	<b>0</b>	<b>Amount of 06-30-2022 Cash Balance Restricted for LMI</b>
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# ◆ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## Urban Renewal Area Data Collection

Local Government Name: FOREST CITY (95G912)  
 Urban Renewal Area: FOREST CITY WOODLAND KNOLL URBAN RENEWAL  
 UR Area Number: 95009  
 UR Area Creation Date: 12/2000  
 UR Area Purpose: To promote new residential development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FOREST CITY CITY/FOREST CITY SCH(FOREST CITY)/FOREST CITY #5 TIF INCREMENT	950094	950095	0

## Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	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

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** 0 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

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>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** 0 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## ◆ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

No projects were started and no debt was ever certified. No TIF revenue collected.

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2022

## TIF Taxing District Data Collection

Local Government Name: FOREST CITY (95G912)  
 Urban Renewal Area: FOREST CITY WOODLAND KNOLL URBAN RENEWAL (95009)  
 TIF Taxing District Name: FOREST CITY CITY/FOREST CITY SCH(FOREST CITY)/FOREST CITY #5 TIF INCREMENT  
 TIF Taxing District Inc. Number: 950095  
 TIF Taxing District Base Year: 2003  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2012

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2000

## TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	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 2022	0	0	0	0	0

FY 2022 TIF Revenue Received: 0



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## Urban Renewal Area Data Collection

Local Government Name: FOREST CITY (95G912)  
 Urban Renewal Area: FOREST CITY COMBINED TIF 4-6-7-8-AMENDED  
 UR Area Number: 95014

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FOREST CITY CITY/FOREST CITY SCH(FOREST CITY)/FOREST CITY #4 TIF INCREM	950080	950081	0
FOREST CITY CITY AG/FOREST CITY SCH(FOREST CITY)/FOREST CITY AG #4 TIF INCREMENT	950082	950083	0
FOREST CITY CITY/FOREST CITY SCH(FOREST CITY)/FOREST CITY #6 PRAIRIE VIEW TIF INCREM	950104	950105	3,221,167
FOREST CITY/FOREST CITY SCH(FOREST CITY)\ MAYES EDUCATION 2010 TIF	950141	950142	8,267,202
FOREST CITY/FOREST CITY SCH/FC TIF #7 DOLLAR GENERAL INCRE	950149	950150	479,891
FOREST CITY/FOREST CITY SCHOOL 2019AMEND INCRE	950155	950156	0

## Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	20,481,610	17,815,820	464,740	0	-33,336	40,968,794	0	40,968,794
Taxable	0	11,553,539	16,034,238	418,266	0	-33,336	29,484,684	0	29,484,684
Homestead Credits									129

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** **196,501** **196,501** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 374,156  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 374,156**

Rebate Expenditures: 30,486  
 Non-Rebate Expenditures: 15,330  
 Returned to County Treasurer: 0  
**Total Expenditures: 45,816**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** **524,841** **202,226** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

# Projects For FOREST CITY COMBINED TIF 4-6-7-8-AMENDED

## LMI Projects - Incentives

Description:	Rental Incentives
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

## LMI Projects - Loans

Description:	LMI Loans
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

## Mayes Education Rebate

Description:	Financial Incentive to save colleage
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

# Debts/Obligations For FOREST CITY COMBINED TIF 4-6-7-8-AMENDED

## Rental Incentives

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	9,841
Interest:	0
Total:	9,841
Annual Appropriation?:	No
Date Incurred:	05/01/2005
FY of Last Payment:	2022

## LMI Loans

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	5,489
Interest:	0
Total:	5,489
Annual Appropriation?:	No
Date Incurred:	05/01/2005
FY of Last Payment:	2022

## Mayes Education Rebate

Debt/Obligation Type:	Rebates
Principal:	30,486
Interest:	0
Total:	30,486
Annual Appropriation?:	Yes
Date Incurred:	11/22/2010
FY of Last Payment:	2022

## Non-Rebates For FOREST CITY COMBINED TIF 4-6-7-8-AMENDED

TIF Expenditure Amount:	9,841
Tied To Debt:	Rental Incentives
Tied To Project:	LMI Projects - Incentives

TIF Expenditure Amount:	5,489
Tied To Debt:	LMI Loans
Tied To Project:	LMI Projects - Loans

## Rebates For FOREST CITY COMBINED TIF 4-6-7-8-AMENDED

### Mayes Education Rebate

TIF Expenditure Amount:	30,486
Rebate Paid To:	Waldorf Univerisity
Tied To Debt:	Mayes Education Rebate
Tied To Project:	Mayes Education Rebate
Projected Final FY of Rebate:	2022

## Income Housing For FOREST CITY COMBINED TIF 4-6-7-8-AMENDED

Amount of FY 2022 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	15,330
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

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## TIF Taxing District Data Collection

Local Government Name:	FOREST CITY (95G912)
Urban Renewal Area:	FOREST CITY COMBINED TIF 4-6-7-8-AMENDED (95014)
TIF Taxing District Name:	FOREST CITY CITY/FOREST CITY SCH(FOREST CITY)/FOREST CITY #4 TIF INCREM
TIF Taxing District Inc. Number:	950081
TIF Taxing District Base Year:	2000
FY TIF Revenue First Received:	2003
Subject to a Statutory end date?	No

UR Designation	
Slum	09/2006
Blighted	09/2006
Economic Development	05/2000

## TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,279,230	0	0	0	5,279,230	0	5,279,230
Taxable	0	0	4,751,307	0	0	0	4,751,307	0	4,751,307
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	976,841	4,302,389	0	4,302,389	134,222

FY 2022 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	FOREST CITY (95G912)
Urban Renewal Area:	FOREST CITY COMBINED TIF 4-6-7-8-AMENDED (95014)
TIF Taxing District Name:	FOREST CITY CITY AG/FOREST CITY SCH(FOREST CITY)/FOREST CITY AG #4 TIF INCREMENT
TIF Taxing District Inc. Number:	950083
TIF Taxing District Base Year:	2000
FY TIF Revenue First Received:	2003
Subject to a Statutory end date?	No

UR Designation	
Slum	09/2006
Blighted	09/2006
Economic Development	05/2000

## TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	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 2022	0	0	0	0	0

FY 2022 TIF Revenue Received: 0

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## TIF Taxing District Data Collection

Local Government Name:	FOREST CITY (95G912)
Urban Renewal Area:	FOREST CITY COMBINED TIF 4-6-7-8-AMENDED (95014)
TIF Taxing District Name:	FOREST CITY CITY/FOREST CITY SCH(FOREST CITY)/FOREST CITY #6
PRAIRIE VIEW TIF INCREM	
TIF Taxing District Inc. Number:	950105
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

	UR Designation
Slum	No
Blighted	No
Economic Development	05/2004

## TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	6,340,290	0	0	0	-3,704	6,336,586	0	6,336,586
Taxable	0	3,576,523	0	0	0	-3,704	3,572,819	0	3,572,819
Homestead Credits									27

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	469,620	3,572,819	3,221,167	351,652	10,971

FY 2022 TIF Revenue Received: 100,494

## TIF Taxing District Data Collection

Local Government Name:	FOREST CITY (95G912)
Urban Renewal Area:	FOREST CITY COMBINED TIF 4-6-7-8-AMENDED (95014)
TIF Taxing District Name:	FOREST CITY\FOREST CITY SCH(FOREST CITY)\ MAYES EDUCATION 2010 TIF
TIF Taxing District Inc. Number:	950142
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2031

	UR Designation
Slum	No
Blighted	No
Economic Development	05/2009

## TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	14,141,320	11,846,250	98,810	0	-29,632	28,296,708	0	28,296,708
Taxable	0	7,977,016	10,661,625	88,929	0	-29,632	20,209,915	0	20,209,915
Homestead Credits									102

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	19,156,840	9,169,500	8,267,202	902,298	28,149

FY 2022 TIF Revenue Received: 258,691



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## TIF Taxing District Data Collection

Local Government Name:	FOREST CITY (95G912)
Urban Renewal Area:	FOREST CITY COMBINED TIF 4-6-7-8-AMENDED (95014)
TIF Taxing District Name:	FOREST CITY/FOREST CITY SCH/FC TIF #7 DOLLAR GENERAL INCRE
TIF Taxing District Inc. Number:	950150
TIF Taxing District Base Year:	2005
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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	690,340	0	0	0	690,340	0	690,340
Taxable	0	0	621,306	0	0	0	621,306	0	621,306
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	158,050	532,290	479,891	52,399	1,635

FY 2022 TIF Revenue Received: 14,971

## TIF Taxing District Data Collection

Local Government Name:	FOREST CITY (95G912)
Urban Renewal Area:	FOREST CITY COMBINED TIF 4-6-7-8-AMENDED (95014)
TIF Taxing District Name:	FOREST CITY/FOREST CITY SCHOOL 2019AMEND INCRE
TIF Taxing District Inc. Number:	950156
TIF Taxing District Base Year:	2018
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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	365,930	0	0	365,930	0	365,930
Taxable	0	0	0	329,337	0	0	329,337	0	329,337
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	365,930	0	0	0	0

FY 2022 TIF Revenue Received: 0

# ♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## Urban Renewal Area Data Collection

Local Government Name: FOREST CITY (95G912)  
 Urban Renewal Area: FOREST CITY NE HOTEL AG #12 URBAN RENEWAL  
 UR Area Number: 95015

UR Area Creation Date:

UR Area Purpose:

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
FOREST CITY/FOREST CTIY SCH/FC TIF #12 NE HOTEL AG INC	950159	950160	0

## Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	183,877	0	0	0	0	0	183,877	0	183,877
Taxable	154,513	0	0	0	0	0	154,513	0	154,513
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** **0** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

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>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** **0** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## ♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

### TIF Taxing District Data Collection

Local Government Name: FOREST CITY (95G912)  
 Urban Renewal Area: FOREST CITY NE HOTEL AG #12 URBAN RENEWAL (95015)  
 TIF Taxing District Name: FOREST CITY/FOREST CTIY SCH/FC TIF #12 NE HOTEL AG INC  
 TIF Taxing District Inc. Number: 950160  
 TIF Taxing District Base Year: 2019  
 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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	183,877	0	0	0	0	0	183,877	0	183,877
Taxable	154,513	0	0	0	0	0	154,513	0	154,513
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	204,299	0	0	0	0

FY 2022 TIF Revenue Received: 0

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**Urban Renewal Area Data Collection**

Local Government Name: FOREST CITY (95G912)  
 Urban Renewal Area: FOREST CITY NE HOTEL #11 URBAN RENEWAL  
 UR Area Number: 95016

UR Area Creation Date:

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
FOREST CITY/FORESTCITYSCH/FC#11 NE HOTEL INC	950157	950158	1,593,016

**Urban Renewal Area Value by Class - 1/1/2020 for FY 2022**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,255,190	7,514,740	432,540	0	-3,704	12,999,546	0	12,999,546
Taxable	0	1,272,138	6,763,266	389,286	0	-3,704	10,311,512	0	10,311,512
Homestead Credits									11

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** **0** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 49,696  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 49,696**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 49,696  
 Returned to County Treasurer: 0  
**Total Expenditures: 49,696**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** **0** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For FOREST CITY NE HOTEL #11 URBAN RENEWAL

### Hotel

Description:	Hotel Development
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

**Debts/Obligations For FOREST CITY NE HOTEL #11 URBAN RENEWAL****Cobblestone Inn**

Debt/Obligation Type:	Internal Loans
Principal:	496,979
Interest:	0
Total:	496,979
Annual Appropriation?:	Yes
Date Incurred:	10/04/2021
FY of Last Payment:	2031

## Non-Rebates For FOREST CITY NE HOTEL #11 URBAN RENEWAL

TIF Expenditure Amount:	49,696
Tied To Debt:	Cobblestone Inn
Tied To Project:	Hotel

**TIF Taxing District Data Collection**

Local Government Name: FOREST CITY (95G912)  
 Urban Renewal Area: FOREST CITY NE HOTEL #11 URBAN RENEWAL (95016)  
 TIF Taxing District Name: FOREST CITY/FORESTCITYSCH/FC#11 NE HOTEL INC  
 TIF Taxing District Inc. Number: 950158  
 TIF Taxing District Base Year: 2019  
 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 - 1/1/2020 for FY 2022**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,255,190	7,514,740	432,540	0	-3,704	12,999,546	0	12,999,546
Taxable	0	1,272,138	6,763,266	389,286	0	-3,704	10,311,512	0	10,311,512
Homestead Credits									11

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	10,336,360	2,666,890	1,593,016	1,073,874	33,502

FY 2022 TIF Revenue Received: 49,696



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## Urban Renewal Area Data Collection

Local Government Name: FOREST CITY (95G912)  
 Urban Renewal Area: FOREST CITY WESTOWN PLACE URBAN RENEWAL AREA  
 UR Area Number: 95023

UR Area Creation Date: 01/2017

UR Area Purpose: To create job opportunities, expand commercial, industrial and residential development, enhance municipal infrastructure.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FOREST CITY/FOREST CITY SCH/FC TIF #9 WESTOWN PLACE URBAN INCREMENT	950151	950152	1,383,757

## Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	2,050,010	0	2,050,010
Taxable	0	0	0	0	0	0	1,383,757	0	1,383,757
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** 0 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 43,169  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 43,169**

Rebate Expenditures: 88,042  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 88,042**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** -44,873 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For FOREST CITY WESTOWN PLACE URBAN RENEWAL AREA

### Westown Place

Description:	Westown I
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For FOREST CITY WESTOWN PLACE URBAN RENEWAL AREA

## Westown Place

Debt/Obligation Type:	Rebates
Principal:	88,042
Interest:	0
Total:	88,042
Annual Appropriation?:	Yes
Date Incurred:	12/22/2016
FY of Last Payment:	2039

## Rebates For FOREST CITY WESTOWN PLACE URBAN RENEWAL AREA

### Westown

TIF Expenditure Amount:	88,042
Rebate Paid To:	Westown Place LLC
Tied To Debt:	Westown Place
Tied To Project:	Westown Place
Projected Final FY of Rebate:	2039

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## TIF Taxing District Data Collection

Local Government Name:	FOREST CITY (95G912)
Urban Renewal Area:	FOREST CITY WESTOWN PLACE URBAN RENEWAL AREA (95023)
TIF Taxing District Name:	FOREST CITY/FOREST CITY SCH/FC TIF #9 WESTOWN PLACE URBAN INCREMENT
TIF Taxing District Inc. Number:	950152
TIF Taxing District Base Year:	2016
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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	2,050,010	0	2,050,010
Taxable	0	0	0	0	0	0	1,383,757	0	1,383,757
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	34,640	1,383,757	1,383,757	0	0

FY 2022 TIF Revenue Received: 43,169