

# Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Levy Authority Summary

Local Government Name: WOODBINE  
Local Government Number: 43G409

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WOODBINE INDUSTRIAL PARK URBAN RENEWAL	43007	2
WOODBINE BROOKVIEW URBAN RENEWAL	43010	2
WOODBINE 410 WALKER ST URBAN RENEWAL	43011	8
WOODBINE BUS BROWN DRIVE URBAN RENEWAL AREA	43012	1
WOODBINE ROSE COURT URBAN RENEWAL	43014	1

**TIF Debt Outstanding:** 1,412,453

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:</b>	<b>140,895</b>	<b>98,879</b>	<b>Amount of 07-01-2022 Cash Balance Restricted for LMI</b>
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TIF Revenue:	61,941		
TIF Sp. Revenue Fund Interest:	452		
Property Tax Replacement Claims	33		
Asset Sales & Loan Repayments:	120,000		
<b>Total Revenue:</b>	<b>182,426</b>		

Rebate Expenditures:	171,010		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>171,010</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:</b>	<b>152,311</b>	<b>98,879</b>	<b>Amount of 06-30-2023 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 1,089,132

# ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Urban Renewal Area Data Collection

Local Government Name: WOODBINE (43G409)  
 Urban Renewal Area: WOODBINE INDUSTRIAL PARK URBAN RENEWAL  
 UR Area Number: 43007

UR Area Creation Date: 09/1991

UR Area Purpose: Encourage economic development  
 for commercial & industrial  
 enterprises Recognize adequate  
 park and recreation facilities are  
 necessary for the economic  
 development of the city

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WOODBINE CITY/WOODBINE SCH/WOODBINE INDUSTRIAL PARK TIF INCREMENT	430076	430077	0
WOODBINE CITY AG/WOODBINE SCH/WOODBINE INDUSTRIAL PARK INCREMENT	430078	430079	0

## Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	85,727	299,309	2,837,632	705,718	0	0	3,928,386	0	3,928,386
Taxable	76,332	162,016	2,553,871	635,146	0	0	3,427,365	0	3,427,365
Homestead Credits									1

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 0 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	120,000
<b>Total Revenue:</b>	<b>120,000</b>

Rebate Expenditures:	120,000
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>120,000</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 0 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For WOODBINE INDUSTRIAL PARK URBAN RENEWAL

### Spec Building Build Out

Description:	Spec Building Build Out
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

### Land Purchase Agreement - REC

Description:	REC relocation
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

### Park Circle Road Improvements

Description:	Road/parking/sidewalk construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### CREW Center

Description:	Ongoing Maintenance & Operations
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For WOODBINE INDUSTRIAL PARK URBAN RENEWAL

### Spec Building Build Out

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/17/2011
FY of Last Payment:	2031

### Land Purchase Agreement - REC

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/07/2013
FY of Last Payment:	2033

### Park Circle Road Improvements

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/15/2015
FY of Last Payment:	2035

### CREW Center

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/30/2021
FY of Last Payment:	2022

### CREW CENTER rebate

Debt/Obligation Type:	Rebates
Principal:	600,000
Interest:	0
Total:	600,000
Annual Appropriation?:	Yes
Date Incurred:	11/28/2022
FY of Last Payment:	2027

Rebates For **WOODBINE INDUSTRIAL PARK URBAN RENEWAL**

**CREW Center**

TIF Expenditure Amount:	120,000
Rebate Paid To:	CREW Center
Tied To Debt:	CREW Center
Tied To Project:	CREW Center
Projected Final FY of Rebate:	2027

## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Dist. #43077: Spec Building Paid Off: Resolution 15-11-1 & Resolution 16-3-3  
Dist. #43079: Land - \$0 - Trade  
Internal Loan Paid Off for Park Circle Improvements - \$185,000 - Resolution 19-3-3

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2023

0

## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

### TIF Taxing District Data Collection

Local Government Name: WOODBINE (43G409)  
 Urban Renewal Area: WOODBINE INDUSTRIAL PARK URBAN RENEWAL (43007)  
 TIF Taxing District Name: WOODBINE CITY/WOODBINE SCH/WOODBINE INDUSTRIAL PARK TIF INCREMENT  
 TIF Taxing District Inc. Number: 430077  
 TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2011

### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	299,309	2,837,632	705,718	0	0	3,842,659	0	3,842,659
Taxable	0	162,016	2,553,871	635,146	0	0	3,351,033	0	3,351,033
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	184,539	3,351,033	0	3,351,033	103,401

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: WOODBINE (43G409)  
 Urban Renewal Area: WOODBINE INDUSTRIAL PARK URBAN RENEWAL (43007)  
 TIF Taxing District Name: WOODBINE CITY AG/WOODBINE SCH/WOODBINE INDUSTRIAL PARK INCREMENT  
 TIF Taxing District Inc. Number: 430079  
 TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2013

### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	85,727	0	0	0	0	0	85,727	0	85,727
Taxable	76,332	0	0	0	0	0	76,332	0	76,332
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	26,555	59,172	0	59,172	1,282

FY 2023 TIF Revenue Received: 0

# ◆ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Urban Renewal Area Data Collection

Local Government Name: WOODBINE (43G409)  
 Urban Renewal Area: WOODBINE BROOKVIEW URBAN RENEWAL  
 UR Area Number: 43010  
 UR Area Creation Date: 03/2000  
 UR Area Purpose: 2002 - Housing Development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WOODBINE CITY/WOODBINE SCH/WOODBINE BROOKVIEW TIF INCREM	430098	430099	0
WOODBINE CITY AG/WOODBINE SCH/WOODBINE BROOKVIEW TIF INCREM	430100	430101	0

## Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,036,482	0	0	0	-3,704	2,032,778	0	2,032,778
Taxable	0	1,102,352	0	0	0	-3,704	1,098,648	0	1,098,648
Homestead Credits									6

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **98,879** **98,879** **Amount of 07-01-2022 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 06-30-2023:** **98,879** **98,879** **Amount of 06-30-2023 Cash Balance Restricted for LMI**



## Projects For WOODBINE BROOKVIEW URBAN RENEWAL

### Brookview Infrastructure

Description:	Streets and Utilities Infrastructure
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For WOODBINE BROOKVIEW URBAN RENEWAL

### Developer Agreement-Mann

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/27/2006
FY of Last Payment:	2018

### LMI - Outstanding Obligation

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/27/2006
FY of Last Payment:	2020

# Rebates For WOODBINE BROOKVIEW URBAN RENEWAL

## Brookview Subdivision

TIF Expenditure Amount:	0
Rebate Paid To:	Duane and Janice Mann
Tied To Debt:	Developer Agreement-Mann
Tied To Project:	Brookview Infrastructure
Projected Final FY of Rebate:	2018

# Income Housing For WOODBINE BROOKVIEW URBAN RENEWAL

Amount of FY 2023 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:	0
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

## ◆ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

District #43099 - Regular Residential  
District #43101 - Ag - No City District  
62.71% - Developer / 37.29% - LMI  
Paid in Full - June 2018

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2023

0

**TIF Taxing District Data Collection**

Local Government Name: WOODBINE (43G409)  
 Urban Renewal Area: WOODBINE BROOKVIEW URBAN RENEWAL (43010)  
 TIF Taxing District Name: WOODBINE CITY/WOODBINE SCH/WOODBINE BROOKVIEW TIF INCREM  
 TIF Taxing District Inc. Number: 430099  
 TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2002

**TIF Taxing District Value by Class - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,036,482	0	0	0	-3,704	2,032,778	0	2,032,778
Taxable	0	1,102,352	0	0	0	-3,704	1,098,648	0	1,098,648
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	570	1,098,648	0	1,098,648	33,900

FY 2023 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WOODBINE (43G409)  
 Urban Renewal Area: WOODBINE BROOKVIEW URBAN RENEWAL (43010)  
 TIF Taxing District Name: WOODBINE CITY AG/WOODBINE SCH/WOODBINE BROOKVIEW TIF INCREM  
 TIF Taxing District Inc. Number: 430101  
 TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	No

**TIF Taxing District Value by Class - 1/1/2021 for FY 2023**

	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 2023	13,729	0	0	0	0

FY 2023 TIF Revenue Received: 0

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## Urban Renewal Area Data Collection

Local Government Name: WOODBINE (43G409)  
 Urban Renewal Area: WOODBINE 410 WALKER ST URBAN RENEWAL  
 UR Area Number: 43011  
 UR Area Creation Date: 03/2002  
 UR Area Purpose: Economic Development Upper  
 Story - Affordable Housing

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WOODBINE CITY/WOODBINE SCH/WOODBINE 410 WALKER ST URBAN RENEWAL AREA TIF INCREM	430104	430105	0
WOODBINE CITY/WOODBINE SCH/WOODBINE 410 WALKR/503/INCREMENT	430106	430107	192,985
WOODBINE CITY/WOODBINE SCH/WOODBINE 410 WALKR/505/INCREMENT	430108	430109	81,923
WOODBINE CITY/WOODBINE SCH/WOODBINE 410 WALKR/424/INCREMENT	430110	430111	228,542
WOODBINE CITY/WOODBINE SCH/WOODBINE 410 WALKR/509 WALKER INCREMENT	430116	430117	109,380
WOODBINE CITY/WOODBINE SCH/WOODBINE 410 WALKR/63 5TH ST INCREMENT	430118	430119	56,003
WOODBINE CITY/WOODBINE SCH/WOODBINE 410 WALKR/518 LINCOLN WAY INCREMENT	430120	430121	0
WOODBINE CITY/WOODBINE SCH/410 WALKR/413-415 WALKR/INCREMENT	430126	430127	230,886

## Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	4,200,842	0	0	-1,852	4,914,497	0	4,914,497
Taxable	0	0	3,780,760	0	0	-1,852	4,235,045	0	4,235,045
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **41,714** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 27,763  
 TIF Sp. Revenue Fund Interest: 452  
 Property Tax Replacement Claims 33  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 28,248**

Rebate Expenditures: 19,036  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 19,036**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** **50,926** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For WOODBINE 410 WALKER ST URBAN RENEWAL

### 503 Walker - Odd Fellows

Description:	Building Rehab
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

### 505 Walker - Archicon

Description:	Building Rehab
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

### Real estate-utilities garage

Description:	Demolition
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

### 4th Street Drainage

Description:	Drainage improvements and sidewalk replacement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### 424 Walker - Pryor's

Description:	Building Rehab
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

### 509 Walker - Artisan

Description:	Building Rehab
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

### 63 5th - WILLOW BRICK

Description:	Building Rehab
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

### 518 Lincoln Way - CHI Health



Description:	Clinic
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	Yes

**413-415 Walker - Metal Works**

Description:	Building Construction
	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For WOODBINE 410 WALKER ST URBAN RENEWAL

## 503 Walker

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	09/13/2010
FY of Last Payment:	2022

## 505 Walker

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	09/13/2010
FY of Last Payment:	2022

## 424 Walker

Debt/Obligation Type:	Rebates
Principal:	71,354
Interest:	0
Total:	71,354
Annual Appropriation?:	Yes
Date Incurred:	11/15/2010
FY of Last Payment:	2023

## 509 Walker

Debt/Obligation Type:	Rebates
Principal:	3,057
Interest:	0
Total:	3,057
Annual Appropriation?:	Yes
Date Incurred:	01/09/2012
FY of Last Payment:	2023

## 63 5th

Debt/Obligation Type:	Rebates
Principal:	1,802
Interest:	0
Total:	1,802
Annual Appropriation?:	Yes
Date Incurred:	01/09/2012
FY of Last Payment:	2023

## 518 Lincoln Way

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0

Total:	0
Annual Appropriation?:	Yes
Date Incurred:	01/09/2012
FY of Last Payment:	2020

**413-415 Walker**

Debt/Obligation Type:	Rebates
Principal:	10,203
Interest:	0
Total:	10,203
Annual Appropriation?:	Yes
Date Incurred:	10/13/2014
FY of Last Payment:	2028

## Rebates For WOODBINE 410 WALKER ST URBAN RENEWAL

### 503 Walker

TIF Expenditure Amount:	0
Rebate Paid To:	503 Walker LLC & Farmers Trust
Tied To Debt:	503 Walker
Tied To Project:	503 Walker - Odd Fellows
Projected Final FY of Rebate:	2022

### 505 Walker

TIF Expenditure Amount:	0
Rebate Paid To:	505 Walker LLC
Tied To Debt:	505 Walker
Tied To Project:	505 Walker - Archicon
Projected Final FY of Rebate:	2022

### 509 Walker

TIF Expenditure Amount:	3,057
Rebate Paid To:	Artisan LLC- TAMMY BARRETT
Tied To Debt:	509 Walker
Tied To Project:	509 Walker - Artisan
Projected Final FY of Rebate:	2024

### 424 Walker

TIF Expenditure Amount:	7,052
Rebate Paid To:	Walkers Corners Limited
Tied To Debt:	424 Walker
Tied To Project:	424 Walker - Pryor's
Projected Final FY of Rebate:	2023

### 63 5th

TIF Expenditure Amount:	1,802
Rebate Paid To:	Artisan LLC- TAMMY BARRETT
Tied To Debt:	63 5th
Tied To Project:	63 5th - WILLOW BRICK
Projected Final FY of Rebate:	2023

### 413-415 Walker - Heavy Metal

TIF Expenditure Amount:	7,125
Rebate Paid To:	Woodbine Betterment Corp
Tied To Debt:	413-415 Walker
Tied To Project:	413-415 Walker - Metal Works
Projected Final FY of Rebate:	2023

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RES 15-11-2: Pd back 4th St. Drain & Utility Bldg - 10,866 & 35K: FY15/16

Mis-Calculations in several districts. Compared In-house software & Treasurer's Rpt to come up with balance 2017-2018, to get back on track.

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2023

0

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## TIF Taxing District Data Collection

Local Government Name:	WOODBINE (43G409)
Urban Renewal Area:	WOODBINE 410 WALKER ST URBAN RENEWAL (43011)
TIF Taxing District Name:	WOODBINE CITY/WOODBINE SCH/WOODBINE 410 WALKER ST URBAN
RENEWAL AREA TIF INCREM	
TIF Taxing District Inc. Number:	430105
TIF Taxing District Base Year:	2001
FY TIF Revenue First Received:	2004
Subject to a Statutory end date?	No

UR Designation	
Slum	03/2002
Blighted	03/2002
Economic Development	No

## TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,643,442	0	0	-1,852	3,051,433	0	3,051,433
Taxable	0	0	2,379,099	0	0	-1,852	2,638,523	0	2,638,523
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	184,529	2,638,523	0	2,638,523	81,416

FY 2023 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	WOODBINE (43G409)
Urban Renewal Area:	WOODBINE 410 WALKER ST URBAN RENEWAL (43011)
TIF Taxing District Name:	WOODBINE CITY/WOODBINE SCH/WOODBINE 410 WALKR/503/INCREMENT
TIF Taxing District Inc. Number:	430107
TIF Taxing District Base Year:	2010
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	No

UR Designation	
Slum	01/2002
Blighted	01/2002
Economic Development	No

## TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	151,432	0	0	0	240,368	0	240,368
Taxable	0	0	136,288	0	0	0	192,985	0	192,985
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	18,038	192,985	192,985	0	0

FY 2023 TIF Revenue Received: 5,954

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## TIF Taxing District Data Collection

Local Government Name:	WOODBINE (43G409)
Urban Renewal Area:	WOODBINE 410 WALKER ST URBAN RENEWAL (43011)
TIF Taxing District Name:	WOODBINE CITY/WOODBINE SCH/WOODBINE 410 WALKR/505/INCREMENT
TIF Taxing District Inc. Number:	430109
TIF Taxing District Base Year:	2010
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	No

UR Designation	
Slum	01/2002
Blighted	01/2002
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	66,869	0	0	0	113,337	0	113,337
Taxable	0	0	60,183	0	0	0	89,806	0	89,806
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	31,414	81,923	81,923	0	0

FY 2023 TIF Revenue Received: 2,529

## TIF Taxing District Data Collection

Local Government Name:	WOODBINE (43G409)
Urban Renewal Area:	WOODBINE 410 WALKER ST URBAN RENEWAL (43011)
TIF Taxing District Name:	WOODBINE CITY/WOODBINE SCH/WOODBINE 410 WALKR/424/INCREMENT
TIF Taxing District Inc. Number:	430111
TIF Taxing District Base Year:	2010
FY TIF Revenue First Received:	2014
Subject to a Statutory end date?	No

UR Designation	
Slum	11/2010
Blighted	11/2010
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	278,675	0	0	0	278,675	0	278,675
Taxable	0	0	250,808	0	0	0	250,808	0	250,808
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	50,133	228,542	228,542	0	0

FY 2023 TIF Revenue Received: 7,052

# ▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## TIF Taxing District Data Collection

Local Government Name:	WOODBINE (43G409)
Urban Renewal Area:	WOODBINE 410 WALKER ST URBAN RENEWAL (43011)
TIF Taxing District Name:	WOODBINE CITY/WOODBINE SCH/WOODBINE 410 WALKR/509 WALKER INCREMENT
TIF Taxing District Inc. Number:	430117
TIF Taxing District Base Year:	2010
FY TIF Revenue First Received:	2014
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2012

### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	95,116	0	0	0	135,880	0	135,880
Taxable	0	0	85,604	0	0	0	111,591	0	111,591
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	26,500	109,380	109,380	0	0

FY 2023 TIF Revenue Received: 3,375

## TIF Taxing District Data Collection

Local Government Name:	WOODBINE (43G409)
Urban Renewal Area:	WOODBINE 410 WALKER ST URBAN RENEWAL (43011)
TIF Taxing District Name:	WOODBINE CITY/WOODBINE SCH/WOODBINE 410 WALKR/63 5TH ST INCREMENT
TIF Taxing District Inc. Number:	430119
TIF Taxing District Base Year:	2010
FY TIF Revenue First Received:	2014
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2012

### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	65,520	0	0	0	65,520	0	65,520
Taxable	0	0	58,968	0	0	0	58,968	0	58,968
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	9,517	56,003	56,003	0	0

FY 2023 TIF Revenue Received: 1,728



# ▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## TIF Taxing District Data Collection

Local Government Name:	WOODBINE (43G409)
Urban Renewal Area:	WOODBINE 410 WALKER ST URBAN RENEWAL (43011)
TIF Taxing District Name:	WOODBINE CITY/WOODBINE SCH/WOODBINE 410 WALKR/518 LINCOLN WAY INCREMENT
TIF Taxing District Inc. Number:	430121
TIF Taxing District Base Year:	2010
FY TIF Revenue First Received:	2014
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	04/2010
Economic Development	04/2010

### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	734,975	0	0	0	734,975	0	734,975
Taxable	0	0	661,478	0	0	0	661,478	0	661,478
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	0	661,478	0	661,478	20,411

FY 2023 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	WOODBINE (43G409)
Urban Renewal Area:	WOODBINE 410 WALKER ST URBAN RENEWAL (43011)
TIF Taxing District Name:	WOODBINE CITY/WOODBINE SCH/410 WALKR/413-415 WALKR/INCREMENT
TIF Taxing District Inc. Number:	430127
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	0
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2014

### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	164,813	0	0	0	294,309	0	294,309
Taxable	0	0	148,332	0	0	0	230,886	0	230,886
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	15,993	230,886	230,886	0	0

FY 2023 TIF Revenue Received: 7,125

# ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Urban Renewal Area Data Collection

Local Government Name: WOODBINE (43G409)  
 Urban Renewal Area: WOODBINE BUS BROWN DRIVE URBAN RENEWAL AREA  
 UR Area Number: 43012  
 UR Area Creation Date: 04/2011  
 UR Area Purpose: Economic Development

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WOODBINE CITY/WOODBINE SCH/WOODBINE BUS BROWN/INCREMENT	430114	430115	96,981

## Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	127,777	0	2,596,945	0	0	2,724,722	0	2,724,722
Taxable	0	69,166	0	2,337,251	0	0	2,406,417	0	2,406,417
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **302** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 2,971  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 2,971**

Rebate Expenditures: 767  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 767**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** **2,506** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For WOODBINE BUS BROWN DRIVE URBAN RENEWAL AREA

### Woodbine MFG~ Tommy Gate

Description:	Plant Expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For **WOODBINE BUS BROWN DRIVE URBAN RENEWAL AREA**

### Woodbine Manufacturing

Debt/Obligation Type:	Rebates
Principal:	552,906
Interest:	0
Total:	552,906
Annual Appropriation?:	Yes
Date Incurred:	04/11/2011
FY of Last Payment:	2023

**Rebates For WOODBINE BUS BROWN DRIVE URBAN RENEWAL AREA**

**Woodbine MFG~ Tommy Gate**

TIF Expenditure Amount:	767
Rebate Paid To:	Woodbine Manufacturing
Tied To Debt:	Woodbine Manufacturing
Tied To Project:	Woodbine MFG~ Tommy Gate
Projected Final FY of Rebate:	2023

## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

### TIF Taxing District Data Collection

Local Government Name:	WOODBINE (43G409)
Urban Renewal Area:	WOODBINE BUS BROWN DRIVE URBAN RENEWAL AREA (43012)
TIF Taxing District Name:	WOODBINE CITY/WOODBINE SCH/WOODBINE BUS BROWN/INCREMENT
TIF Taxing District Inc. Number:	430115
TIF Taxing District Base Year:	2011
FY TIF Revenue First Received:	2013
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	127,777	0	2,596,945	0	0	2,724,722	0	2,724,722
Taxable	0	69,166	0	2,337,251	0	0	2,406,417	0	2,406,417
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,627,741	96,981	96,981	0	0

FY 2023 TIF Revenue Received: 2,971

# ◆ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Urban Renewal Area Data Collection

Local Government Name: WOODBINE (43G409)  
 Urban Renewal Area: WOODBINE ROSE COURT URBAN RENEWAL  
 UR Area Number: 43014

UR Area Creation Date: 12/2013

UR Area Purpose: Provide housing for population over age 55

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WOODBINE CITY/WOODBINE SCH/ROSE COURT/INCREMENT	430128	430129	1,011,373

## Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,868,411	0	0	0	0	1,868,411	0	1,868,411
Taxable	0	1,011,373	0	0	0	0	1,011,373	0	1,011,373
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 0 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 31,207  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 31,207**

Rebate Expenditures: 31,207  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 31,207**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 0 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For WOODBINE ROSE COURT URBAN RENEWAL

### Rose Court Townhomes

Description:	Housing
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No



## Debts/Obligations For WOODBINE ROSE COURT URBAN RENEWAL

### Rose Court Townhomes

Debt/Obligation Type:	Rebates
Principal:	173,131
Interest:	0
Total:	173,131
Annual Appropriation?:	Yes
Date Incurred:	12/01/2016
FY of Last Payment:	2026

## Rebates For **WOODBINE ROSE COURT URBAN RENEWAL**

### **Rose Court Townhomes - 13th Street**

TIF Expenditure Amount:	31,207
Rebate Paid To:	Rose Court Townhomes
Tied To Debt:	Rose Court Townhomes
Tied To Project:	Rose Court Townhomes
Projected Final FY of Rebate:	2026

TIF Taxing District Data Collection

Local Government Name:	WOODBINE (43G409)
Urban Renewal Area:	WOODBINE ROSE COURT URBAN RENEWAL (43014)
TIF Taxing District Name:	WOODBINE CITY/WOODBINE SCH/ROSE COURT/INCREMENT
TIF Taxing District Inc. Number:	430129
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	0
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,868,411	0	0	0	0	1,868,411	0	1,868,411
Taxable	0	1,011,373	0	0	0	0	1,011,373	0	1,011,373
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	62,771	1,011,373	1,011,373	0	0

FY 2023 TIF Revenue Received: 31,207