

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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 07-01-2022: 0 0 Amount of 07-01-2022 Cash Balance Restricted for LMI

TIF Revenue:	30,682
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	30,682

Rebate Expenditures:	30,682
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	30,682

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

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: -30,682

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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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,898,046	0	0	0	3,329,700	0	3,329,700
Taxable	0	0	2,608,242	0	0	0	2,883,423	0	2,883,423
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: 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 06-30-2023: 0 0 **Amount of 06-30-2023 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

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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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	700,226	0	0	0	1,131,880	0	1,131,880
Taxable	0	0	630,204	0	0	0	905,385	0	905,385
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	275,470	856,410	0	856,410	19,388

FY 2023 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	145,680	0	0	0	145,680	0	145,680
Taxable	0	0	131,112	0	0	0	131,112	0	131,112
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	48,090	97,590	0	97,590	2,209

FY 2023 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,052,140	0	0	0	2,052,140	0	2,052,140
Taxable	0	0	1,846,926	0	0	0	1,846,926	0	1,846,926
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	649,697	1,402,443	0	1,402,443	31,749

FY 2023 TIF Revenue Received: 0

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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	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	0	0	0	0	0	766,500	0	766,500
Taxable	0	0	0	0	0	0	488,644	0	488,644
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:	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 06-30-2023: 0 0 **Amount of 06-30-2023 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	766,500	0	766,500
Taxable	0	0	0	0	0	0	488,644	0	488,644
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,639	488,644	0	488,644	11,062

FY 2023 TIF Revenue Received: 0

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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	1,073,810
INWOOD CITY/WL SCHL/TRIANGLE CREEK-EXEMPT CITY-INC	600137	600139	460,205

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	1,704,460	0	0	0	1,704,460	0	1,704,460
Taxable	0	0	1,534,015	0	0	0	1,534,015	0	1,534,015
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:	30,682
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	30,682

Rebate Expenditures:	30,682
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	30,682

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 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:	30,682
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

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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:	2017
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	0	1,193,122	0	0	0	1,193,122	0	1,193,122
Taxable	0	0	1,073,810	0	0	0	1,073,810	0	1,073,810
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	11,200	1,073,810	1,073,810	0	0

FY 2023 TIF Revenue Received: 30,682

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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	511,338	0	0	0	511,338	0	511,338
Taxable	0	0	460,205	0	0	0	460,205	0	460,205
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	4,800	460,205	460,205	0	0

FY 2023 TIF Revenue Received: 0