

# Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## 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: 7,655,870**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:</b>	<b>692,313</b>	<b>0</b>	<b>Amount of 07-01-2022 Cash Balance Restricted for LMI</b>
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TIF Revenue:	1,946,007
TIF Sp. Revenue Fund Interest:	32,830
Property Tax Replacement Claims	2,443
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,981,280</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	2,298,435
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>2,298,435</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:</b>	<b>375,158</b>	<b>0</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: 4,982,277**

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

## 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	255,907
WIND HTS CITY/DM SCH/URB WIND-HTS SS/89 TIF INCR	770288	770289	6,429,855
WIND HTS CITY/WDM SCH/URB WIND-HTS SS/89 TIF INCR	770292	770293	33,333,760
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	14,963,061
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	3,090,490
WIND HTS CITY/DM SCH/URB WIND-HTS SS/09 AMD 63 & HICK TIF INCR	770797	770798	0

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	9,598,700	63,172,030	0	0	0	77,626,230	0	77,626,230
Taxable	0	5,195,796	56,854,827	0	0	0	65,146,006	0	65,146,006
Homestead Credits									1

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **692,313** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 1,946,007  
 TIF Sp. Revenue Fund Interest: 32,830  
 Property Tax Replacement Claims: 2,443  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 1,981,280**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 2,298,435  
 Returned to County Treasurer: 0  
**Total Expenditures: 2,298,435**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** **375,158** **0** **Amount of 06-30-2023 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

## 2020B University Street Project

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

# Debts/Obligations For WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

## 2016A Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	745,000
Interest:	64,675
Total:	809,675
Annual Appropriation?:	No
Date Incurred:	07/06/2016
FY of Last Payment:	2028

## 2016B Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,495,000
Interest:	132,138
Total:	1,627,138
Annual Appropriation?:	No
Date Incurred:	07/06/2016
FY of Last Payment:	2028

## 2020B University Street Project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,655,000
Interest:	564,057
Total:	5,219,057
Annual Appropriation?:	No
Date Incurred:	04/30/2020
FY of Last Payment:	2035

## Non-Rebates For WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

TIF Expenditure Amount:	270,783
Tied To Debt:	2016B Refunding
Tied To Project:	2016B Refunding

TIF Expenditure Amount:	1,894,427
Tied To Debt:	2020B University Street Project
Tied To Project:	2020B University Street Project

TIF Expenditure Amount:	133,225
Tied To Debt:	2016A Refunding
Tied To Project:	2016A Refunding

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

### 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	716,000	0	0	0	716,000	0	716,000
Taxable	0	0	644,400	0	0	0	644,400	0	644,400
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	460,093	255,907	255,907	0	0

FY 2023 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/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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	6,924,700	0	0	0	7,234,700	0	7,234,700
Taxable	0	0	6,232,230	0	0	0	6,429,855	0	6,429,855
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	555,450	6,429,855	6,429,855	0	0

FY 2023 TIF Revenue Received: 0

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

### 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	37,739,900	0	0	0	40,024,100	0	40,024,100
Taxable	0	0	33,965,910	0	0	0	35,422,088	0	35,422,088
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	6,690,340	33,333,760	33,333,760	0	0

FY 2023 TIF Revenue Received: 1,946,007

### 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,144,000	0	0	0	3,144,000	0	3,144,000
Taxable	0	0	2,829,600	0	0	0	2,829,600	0	2,829,600
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	3,941,500	0	0	0	0

FY 2023 TIF Revenue Received: 0

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

### 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 - 1/1/2021 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	1,600	0	0	0	0

FY 2023 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	9,390,000	10,559,200	0	0	0	20,540,500	0	20,540,500
Taxable	0	5,082,826	9,503,280	0	0	0	14,963,061	0	14,963,061
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	4,093,000	14,963,061	14,963,061	0	0

FY 2023 TIF Revenue Received: 0



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

### 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	172,200	142,200	0	0	0	314,400	0	314,400
Taxable	0	93,212	127,980	0	0	0	221,192	0	221,192
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	445,750	0	0	0	0

FY 2023 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 - 1/1/2021 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	0	0	0	0	0

FY 2023 TIF Revenue Received: 0

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

### 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	36,500	3,946,030	0	0	0	5,652,530	0	5,652,530
Taxable	0	19,758	3,551,427	0	0	0	4,635,810	0	4,635,810
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,562,040	3,090,490	3,090,490	0	0

FY 2023 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/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 - 1/1/2021 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	84,286	0	0	0	0

FY 2023 TIF Revenue Received: 0