

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: NORWALK
Local Government Number: 91G878

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
NORWALK MAY 2017 ADDITION URBAN RENEWAL	77101	2
NORWALK URBAN RENEWAL	91005	18

TIF Debt Outstanding: 34,448,966

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 4,059,576 627,000 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 6,467,171
TIF Sp. Revenue Fund Interest: 125,369
Property Tax Replacement Claims 8,309
Asset Sales & Loan Repayments: 0
Total Revenue: 6,600,849

Rebate Expenditures: 1,701,100
Non-Rebate Expenditures: 4,020,194
Returned to County Treasurer: 0
Total Expenditures: 5,721,294

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 4,939,131 683,600 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 23,788,541

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Urban Renewal Area Data Collection

Local Government Name: NORWALK (91G878)
 Urban Renewal Area: NORWALK MAY 2017 ADDITION URBAN RENEWAL
 UR Area Number: 77101

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
NORWALK CITY/DM SCH/17 MAY ADDITION NORWALK UR TIF INCR	770370	770371	0
NORWALK CITY AG/DM SCH/17 MAY ADDITION NORWALK UR TIF INCR	770372	770373	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	4,060	0	0	0	0	0	4,060	0	4,060
Taxable	3,615	0	0	0	0	0	3,615	0	3,615
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**

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TIF Taxing District Data Collection

Local Government Name: NORWALK (91G878)
 Urban Renewal Area: NORWALK MAY 2017 ADDITION URBAN RENEWAL (77101)
 TIF Taxing District Name: NORWALK CITY/DM SCH/17 MAY ADDITION NORWALK UR TIF INCR
 TIF Taxing District Inc. Number: 770371

TIF Taxing District Base Year: 0
 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	0	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: NORWALK (91G878)
 Urban Renewal Area: NORWALK MAY 2017 ADDITION URBAN RENEWAL (77101)
 TIF Taxing District Name: NORWALK CITY AG/DM SCH/17 MAY ADDITION NORWALK UR TIF INCR
 TIF Taxing District Inc. Number: 770373

TIF Taxing District Base Year: 0
 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	4,060	0	0	0	0	0	4,060	0	4,060
Taxable	3,615	0	0	0	0	0	3,615	0	3,615
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	0	3,615	0	3,615	90

FY 2023 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: NORWALK (91G878)
 Urban Renewal Area: NORWALK URBAN RENEWAL
 UR Area Number: 91005

UR Area Creation Date: 11/1997

UR Area Purpose: economic development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
NORWALK CITY/NORWALK SCH/ORIGINAL UR TIF INCREM	910214	910215	0
NORWALK CITY/NORWALK SCH/AMEND 2 HOUSE UR TIF INCREM	910220	910221	3,069,434
NORWALK CITY AG/NORWALK SCH/AMEND 3 COL MED UR TIF INCREM	910222	910223	0
NORWALK CITY/NORWALK SCH/AMEND 4 LEGACY UR TIF INCREM	910237	910238	47,603,460
NORWALK CITY AG/NORWALK SCH/LEGACY AMEND 4 UR TIF INCREM	910239	910240	0
NORWALK CITY/NORWALK SCH/AMEND 3 COL MED UR TIF INCREM	910241	910242	40,533,151
NORWALK CITY/NORWALK SCH/AMEND 1 NBC UR TIF INCREM	910243	910244	4,426,034
NORWALK CITY AG/NORWALK SCH/ORIGINAL UR TIF INCREM	910245	910246	0
NORWALK CITY/NORWALK SCH/AMEND 5 ECHO VALLEY UR TIF INCREM	910252	910253	62,836,868
NORWALK CITY AG/NORWALK SCH/AMEND 5 ECHO VAL UR TIF INCRE	910254	910255	0
NORWALK CITY AG/NORWALK SCH/UR AREA #2 TIF INCREM	910327	910328	0
NORWALK CITY/NORWALK SCH/URAREA #2 TIF	910331	910332	16,100,415
NORWALK CITY/NORWALK SCHOOL DELAWARE WW TIF INCREM	910349	910350	31,765,860
NORWALK CITY AG/NORWALK SCHOOL/DELAWARE WW TIF INCREM	910351	910352	0
NORWALK CITY AG/NORWALK SCH/MARKET PLACE TIF INC	910353	910354	0
NORWALK CITY/NORWALK SCH/HUGHES CENTURY TOWN CENTER TIF INC	910355	910356	1,129,500
NORWALK CITY/NORWALK SCH/SUNSET CREST TIF INC	910357	910358	1,977,700
NORWALK CITY/NORWALK SCH/MARKETPLACE TIF INCREMENT	910359	910360	6,277,050

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	196,700	251,608,900	43,960,200	38,917,100	0	-100,290	344,457,410	0	344,457,410
Taxable	175,144	136,196,407	39,564,180	35,025,390	0	-100,290	217,156,016	0	217,156,016
Homestead Credits									363

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: **4,059,576** **627,000** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 6,467,171
 TIF Sp. Revenue Fund Interest: 125,369
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TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: **4,939,131** **683,600** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For NORWALK URBAN RENEWAL

Public Works (2010A Bond Issue)

Description:	Public Works Facility Construction
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Echo Valley Ridge

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

Economic Development

Description:	Economic Development
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Capital City Fruit

Description:	Infrastructure Improvements
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Delaware Infrastructure

Description:	Infrastructure Improvements
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

2018B Urban Renewal Bonds

Description:	Infrastructure Improvements-Chatham St
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Economic Development Other

Description:	Jobs/land Acquisition
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

2020A Urban Renewal Bonds

Description:	Streets & Stormwater Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2022A Urban Renewal Bonds

Description:	Land Acquisition, Streets & Stormwater Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For NORWALK URBAN RENEWAL

GO UR Bonds, Series 2017B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,065,000
Interest:	88,125
Total:	1,153,125
Annual Appropriation?:	No
Date Incurred:	07/06/2017
FY of Last Payment:	2027

GO UR Bonds, Series 2017C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	135,000
Interest:	3,240
Total:	138,240
Annual Appropriation?:	No
Date Incurred:	07/06/2017
FY of Last Payment:	2023

GO UR Bonds, Series 2018A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,400,000
Interest:	173,100
Total:	1,573,100
Annual Appropriation?:	No
Date Incurred:	08/16/2018
FY of Last Payment:	2029

GO UR Bonds, Series 2018B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	460,000
Interest:	22,597
Total:	482,597
Annual Appropriation?:	No
Date Incurred:	09/19/2018
FY of Last Payment:	2024

GO UR Bonds, Series 2016

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,095,200
Interest:	303,829
Total:	3,399,029
Annual Appropriation?:	No
Date Incurred:	07/06/2016
FY of Last Payment:	2030

GO UR Bonds, Series 2017A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,274,700
Interest:	391,575

Total:	2,666,275
Annual Appropriation?:	No
Date Incurred:	01/03/2017
FY of Last Payment:	2032

GO UR Bonds, Series 2020A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,875,000
Interest:	549,400
Total:	3,424,400
Annual Appropriation?:	No
Date Incurred:	03/24/2020
FY of Last Payment:	2031

Echo Valley LMI

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	627,000
Interest:	0
Total:	627,000
Annual Appropriation?:	Yes
Date Incurred:	06/01/2021
FY of Last Payment:	2024

Michael Foods Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/01/2022
FY of Last Payment:	2042

Economic Development Other

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/01/2022
FY of Last Payment:	2022

Capital City Fruit

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/01/2004
FY of Last Payment:	2024

Echo Valley Development

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

Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/01/2004
FY of Last Payment:	2024

GO UR Bonds, Series 2022A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	14,170,000
Interest:	6,815,200
Total:	20,985,200
Annual Appropriation?:	No
Date Incurred:	08/10/2022
FY of Last Payment:	2042

Non-Rebates For NORWALK URBAN RENEWAL

TIF Expenditure Amount:	266,041
Tied To Debt:	GO UR Bonds, Series 2017A
Tied To Project:	Delaware Infrastructure

TIF Expenditure Amount:	228,275
Tied To Debt:	GO UR Bonds, Series 2017B
Tied To Project:	Delaware Infrastructure

TIF Expenditure Amount:	138,240
Tied To Debt:	GO UR Bonds, Series 2017C
Tied To Project:	Economic Development

TIF Expenditure Amount:	222,000
Tied To Debt:	GO UR Bonds, Series 2018A
Tied To Project:	Economic Development

TIF Expenditure Amount:	239,842
Tied To Debt:	GO UR Bonds, Series 2018B
Tied To Project:	Economic Development

TIF Expenditure Amount:	447,380
Tied To Debt:	GO UR Bonds, Series 2016
Tied To Project:	Economic Development

TIF Expenditure Amount:	627,000
Tied To Debt:	Echo Valley LMI
Tied To Project:	Echo Valley Ridge

TIF Expenditure Amount:	675,485
Tied To Debt:	Economic Development Other
Tied To Project:	Economic Development Other

TIF Expenditure Amount:	378,050
Tied To Debt:	GO UR Bonds, Series 2020A
Tied To Project:	2020A Urban Renewal Bonds

TIF Expenditure Amount:	505,936
Tied To Debt:	GO UR Bonds, Series 2022A
Tied To Project:	2022A Urban Renewal Bonds

TIF Expenditure Amount:	291,945
Tied To Debt:	Economic Development Other
Tied To Project:	Economic Development Other

Rebates For NORWALK URBAN RENEWAL

Echo Valley/The Ridge

TIF Expenditure Amount:	1,189,600
Rebate Paid To:	United Properties (Coppola)
Tied To Debt:	GO UR Bonds, Series 2017B
Tied To Project:	Echo Valley Ridge
Projected Final FY of Rebate:	2024

1805 Colonial Parkway

TIF Expenditure Amount:	140,500
Rebate Paid To:	Colonial Parkway-CC Fruit
Tied To Debt:	GO UR Bonds, Series 2017B
Tied To Project:	Economic Development
Projected Final FY of Rebate:	2024

Michael Foods-Delaware

TIF Expenditure Amount:	371,000
Rebate Paid To:	Michael Foods
Tied To Debt:	Michael Foods Rebate
Tied To Project:	Delaware Infrastructure
Projected Final FY of Rebate:	2042

Jobs For NORWALK URBAN RENEWAL

Project:	Capital City Fruit
Company Name:	Capital City Fruit Co.
Date Agreement Began:	04/22/2011
Date Agreement Ends:	04/22/2024
Number of Jobs Created or Retained:	110
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	10,000,000
Total Estimated Cost of Public Infrastructure:	2,500,000

Income Housing For NORWALK URBAN RENEWAL

Amount of FY 2023 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	229,068
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	175,000
Grants, credits or other direct assistance to low and moderate income families:	54,068
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

TIF Taxing District Data Collection

Local Government Name: NORWALK (91G878)
 Urban Renewal Area: NORWALK URBAN RENEWAL (91005)
 TIF Taxing District Name: NORWALK CITY/NORWALK SCH/ORIGINAL UR TIF INCREM
 TIF Taxing District Inc. Number: 910215
 TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1997

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	8,384,032	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: NORWALK (91G878)
 Urban Renewal Area: NORWALK URBAN RENEWAL (91005)
 TIF Taxing District Name: NORWALK CITY/NORWALK SCH/AMEND 2 HOUSE UR TIF INCREM
 TIF Taxing District Inc. Number: 910221
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2011

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	4,144,600	0	923,900	0	-5,556	5,062,944	0	5,062,944
Taxable	0	2,243,480	0	831,510	0	-5,556	3,069,434	0	3,069,434
Homestead Credits									13

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	103,931	3,069,434	3,069,434	0	0

FY 2023 TIF Revenue Received: 92,665

TIF Taxing District Data Collection

Local Government Name:	NORWALK (91G878)
Urban Renewal Area:	NORWALK URBAN RENEWAL (91005)
TIF Taxing District Name:	NORWALK CITY AG/NORWALK SCH/AMEND 3 COL MED UR TIF INCREM
TIF Taxing District Inc. Number:	910223
TIF Taxing District Base Year:	1998
FY TIF Revenue First Received:	1999
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2018

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1997

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	42,000	0	0	0	0	0	42,000	0	42,000
Taxable	37,396	0	0	0	0	0	37,396	0	37,396
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	59,276	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	NORWALK (91G878)
Urban Renewal Area:	NORWALK URBAN RENEWAL (91005)
TIF Taxing District Name:	NORWALK CITY/NORWALK SCH/AMEND 4 LEGACY UR TIF INCREM
TIF Taxing District Inc. Number:	910238
TIF Taxing District Base Year:	2000
FY TIF Revenue First Received:	2003
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2023

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1997

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	84,634,900	2,055,200	0	0	-59,264	86,630,836	0	86,630,836
Taxable	0	45,813,044	1,849,680	0	0	-59,264	47,603,460	0	47,603,460
Homestead Credits									169

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	104,900	47,603,460	47,603,460	0	0

FY 2023 TIF Revenue Received: 1,440,994

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TIF Taxing District Data Collection

Local Government Name:	NORWALK (91G878)
Urban Renewal Area:	NORWALK URBAN RENEWAL (91005)
TIF Taxing District Name:	NORWALK CITY AG/NORWALK SCH/LEGACY AMEND 4 UR TIF INCREM
TIF Taxing District Inc. Number:	910240
TIF Taxing District Base Year:	2000
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2030

	UR Designation
Slum	No
Blighted	No
Economic Development	11/1997

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	53,000	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	NORWALK (91G878)
Urban Renewal Area:	NORWALK URBAN RENEWAL (91005)
TIF Taxing District Name:	NORWALK CITY/NORWALK SCH/AMEND 3 COL MED UR TIF INCREM
TIF Taxing District Inc. Number:	910242
TIF Taxing District Base Year:	1998
FY TIF Revenue First Received:	2003
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2023

	UR Designation
Slum	No
Blighted	No
Economic Development	11/1997

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	50,091,600	14,934,100	0	0	-22,224	65,003,476	0	65,003,476
Taxable	0	27,114,685	13,440,690	0	0	-22,224	40,533,151	0	40,533,151
Homestead Credits									58

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	481,673	40,533,151	40,533,151	0	0

FY 2023 TIF Revenue Received: 1,217,424

TIF Taxing District Data Collection

Local Government Name: NORWALK (91G878)
 Urban Renewal Area: NORWALK URBAN RENEWAL (91005)
 TIF Taxing District Name: NORWALK CITY/NORWALK SCH/AMEND 1 NBC UR TIF INCREM
 TIF Taxing District Inc. Number: 910244
 TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1997

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	2,386,700	3,484,400	0	0	-1,852	5,869,248	0	5,869,248
Taxable	0	1,291,926	3,135,960	0	0	-1,852	4,426,034	0	4,426,034
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	14,937	4,426,034	4,426,034	0	0

FY 2023 TIF Revenue Received: 124,164

TIF Taxing District Data Collection

Local Government Name: NORWALK (91G878)
 Urban Renewal Area: NORWALK URBAN RENEWAL (91005)
 TIF Taxing District Name: NORWALK CITY AG/NORWALK SCH/ORIGINAL UR TIF INCREM
 TIF Taxing District Inc. Number: 910246
 TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1997

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	19,951	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	NORWALK (91G878)
Urban Renewal Area:	NORWALK URBAN RENEWAL (91005)
TIF Taxing District Name:	NORWALK CITY/NORWALK SCH/AMEND 5 ECHO VALLEY UR TIF INCREM
TIF Taxing District Inc. Number:	910253
TIF Taxing District Base Year:	2002
FY TIF Revenue First Received:	2005
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2024

	UR Designation
Slum	No
Blighted	No
Economic Development	11/1997

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	110,351,100	3,461,100	0	0	-11,394	113,800,806	0	113,800,806
Taxable	0	59,733,272	3,114,990	0	0	-11,394	62,836,868	0	62,836,868
Homestead Credits									116

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,478,100	62,836,868	62,836,868	0	0

FY 2023 TIF Revenue Received: 1,867,858

TIF Taxing District Data Collection

Local Government Name:	NORWALK (91G878)
Urban Renewal Area:	NORWALK URBAN RENEWAL (91005)
TIF Taxing District Name:	NORWALK CITY AG/NORWALK SCH/AMEND 5 ECHO VAL UR TIF INCRE
TIF Taxing District Inc. Number:	910255
TIF Taxing District Base Year:	2002
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2030

	UR Designation
Slum	No
Blighted	No
Economic Development	11/1997

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	69,000	0	0	0	0	0	69,000	0	69,000
Taxable	61,439	0	0	0	0	0	61,439	0	61,439
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	132,220	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: NORWALK (91G878)
 Urban Renewal Area: NORWALK URBAN RENEWAL (91005)
 TIF Taxing District Name: NORWALK CITY AG/NORWALK SCH/UR AREA #2 TIF INCREM
 TIF Taxing District Inc. Number: 910328
 TIF Taxing District Base Year: 2011
 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	79,800	0	0	0	0	0	79,800	0	79,800
Taxable	71,056	0	0	0	0	0	71,056	0	71,056
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	160,900	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: NORWALK (91G878)
 Urban Renewal Area: NORWALK URBAN RENEWAL (91005)
 TIF Taxing District Name: NORWALK CITY/NORWALK SCH/URAREA #2 TIF
 TIF Taxing District Inc. Number: 910332
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2036

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	8,196,900	2,697,800	0	0	20,769,500	0	20,769,500
Taxable	0	0	7,377,210	2,428,020	0	0	16,100,415	0	16,100,415
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	3,300	16,100,415	16,100,415	0	0

FY 2023 TIF Revenue Received: 484,682

TIF Taxing District Data Collection

Local Government Name: NORWALK (91G878)
 Urban Renewal Area: NORWALK URBAN RENEWAL (91005)
 TIF Taxing District Name: NORWALK CITY/NORWALK SCHOOL DELAWARE WW TIF INCREM
 TIF Taxing District Inc. Number: 910350
 TIF Taxing District Base Year: 2017
 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	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	35,295,400	0	0	35,295,400	0	35,295,400
Taxable	0	0	0	31,765,860	0	0	31,765,860	0	31,765,860
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	46,700	31,765,860	31,765,860	0	0

FY 2023 TIF Revenue Received: 956,240

TIF Taxing District Data Collection

Local Government Name: NORWALK (91G878)
 Urban Renewal Area: NORWALK URBAN RENEWAL (91005)
 TIF Taxing District Name: NORWALK CITY AG/NORWALK SCHOOL/DELAWARE WW TIF INCREM
 TIF Taxing District Inc. Number: 910352
 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 - 1/1/2021 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	61,600	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: NORWALK (91G878)
 Urban Renewal Area: NORWALK URBAN RENEWAL (91005)
 TIF Taxing District Name: NORWALK CITY AG/NORWALK SCH/MARKET PLACE TIF INC
 TIF Taxing District Inc. Number: 910354
 TIF Taxing District Base Year: 2017
 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	5,900	0	0	0	0	0	5,900	0	5,900
Taxable	5,253	0	0	0	0	0	5,253	0	5,253
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	10,934	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: NORWALK (91G878)
 Urban Renewal Area: NORWALK URBAN RENEWAL (91005)
 TIF Taxing District Name: NORWALK CITY/NORWALK SCH/HUGHES CENTURY TOWN CENTER TIF INC
 TIF Taxing District Inc. Number: 910356
 TIF Taxing District Base Year: 2019
 FY TIF Revenue First Received: 2022
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2042

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	1,497,500	0	0	0	1,497,500	0	1,497,500
Taxable	0	0	1,347,750	0	0	0	1,347,750	0	1,347,750
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	368,000	1,129,500	1,129,500	0	0

FY 2023 TIF Revenue Received: 34,087

TIF Taxing District Data Collection

Local Government Name: NORWALK (91G878)
 Urban Renewal Area: NORWALK URBAN RENEWAL (91005)
 TIF Taxing District Name: NORWALK CITY/NORWALK SCH/SUNSET CREST TIF INC
 TIF Taxing District Inc. Number: 910358
 TIF Taxing District Base Year: 2019
 FY TIF Revenue First Received: 2021
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2041

	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	3,356,500	0	0	0	3,356,500	0	3,356,500
Taxable	0	0	3,020,850	0	0	0	3,020,850	0	3,020,850
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,378,800	1,977,700	1,977,700	0	0

FY 2023 TIF Revenue Received: 59,678

TIF Taxing District Data Collection

Local Government Name: NORWALK (91G878)
 Urban Renewal Area: NORWALK URBAN RENEWAL (91005)
 TIF Taxing District Name: NORWALK CITY/NORWALK SCH/MARKETPLACE TIF INCREMENT
 TIF Taxing District Inc. Number: 910360
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 2021
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2041

	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	6,974,500	0	0	0	6,974,500	0	6,974,500
Taxable	0	0	6,277,050	0	0	0	6,277,050	0	6,277,050
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	609,766	6,277,050	6,277,050	0	0

FY 2023 TIF Revenue Received: 189,379