

# Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## 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: 1,716,056**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:		Amount of 07-01-2022 Cash Balance Restricted for LMI	
	202,226	202,226	
TIF Revenue:	512,317		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>512,317</b>		
Rebate Expenditures:	95,490		
Non-Rebate Expenditures:	479,137		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>574,627</b>		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	139,916	139,916	Amount of 06-30-2023 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 1,001,513**

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

## 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 - 1/1/2021 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

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2022 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 06-30-2023:</b>	<b>0</b>	<b>0</b>	<b>Amount of 06-30-2023 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	0
FOREST CITY AG/FOREST CITY SCH/HWY 69 UR TIF INCREM	410077	410078	0
FOREST CITY/FOREST CITY SCH/SW UR TIF INCREM	410081	410082	3,077,537
FOREST CITY AG/FOREST CITY SCH/SW UR TIF INCREM	410083	410084	618
FOREST CITY/FOREST CITY/URBAN RENEWAL AMEND 2019 TIF INCREM	410122	410123	1,296,667

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	15,890	0	7,549,730	16,870,420	0	0	24,436,040	0	24,436,040
Taxable	14,148	0	6,794,757	15,183,378	0	0	21,992,283	0	21,992,283
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: 418,425  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 418,425**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 400,935  
 Returned to County Treasurer: 0  
**Total Expenditures: 400,935**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 17,490 0 **Amount of 06-30-2023 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:	Yes
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:	2023

### 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:	2023

### Legal/Admin Services

Debt/Obligation Type:	Internal Loans
Principal:	3,333
Interest:	0
Total:	3,333
Annual Appropriation?:	Yes
Date Incurred:	07/01/2018
FY of Last Payment:	2023

### 2018 Street Project

Debt/Obligation Type:	Internal Loans
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	No
Date Incurred:	07/01/2018
FY of Last Payment:	2023

### Boman Fine Arts Center

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	1,339,031
Interest:	0
Total:	1,339,031
Annual Appropriation?:	Yes
Date Incurred:	07/01/2018
FY of Last Payment:	2029

**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:	100,000
Tied To Debt:	2018 Street Project
Tied To Project:	2018 Street Project

TIF Expenditure Amount:	197,602
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:	3,333
Tied To Debt:	Legal/Admin Services
Tied To Project:	Legal/Admin Services

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

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 2023

0

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

## 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 - 1/1/2021 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	273,217	0	0	0	0

FY 2023 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 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 - 1/1/2021 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	49,005	0	0	0	0

FY 2023 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 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	7,549,730	283,550	0	0	7,833,280	0	7,833,280
Taxable	0	0	6,794,757	255,195	0	0	7,049,952	0	7,049,952
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,411,882	5,421,398	3,077,537	2,343,861	67,045

FY 2023 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 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	15,890	0	0	0	0	0	15,890	0	15,890
Taxable	14,148	0	0	0	0	0	14,148	0	14,148
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	9,289	6,601	618	5,983	117

FY 2023 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 - 1/1/2021 for FY 2023

	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 2023	14,301,620	2,285,250	1,296,667	988,583	28,278

FY 2023 TIF Revenue Received: 418,425

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

## 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 - 1/1/2021 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

**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**

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 - 1/1/2021 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	1,565,240	0	0	0	0

FY 2023 TIF Revenue Received: 0

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

## 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 - 1/1/2021 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

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2022 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 06-30-2023:</b>	<b>0</b>	<b>0</b>	<b>Amount of 06-30-2023 Cash Balance Restricted for LMI</b>
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# ◆ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## 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 - 1/1/2021 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

**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
<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:** 0 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

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

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 2023

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 - 1/1/2021 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



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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	2,236,492
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	1,873,125
FOREST CITY/FOREST CITY SCH(FOREST CITY)\ MAYES EDUCATION 2010 TIF	950141	950142	5,183,403
FOREST CITY/FOREST CITY SCH/FC TIF #7 DOLLAR GENERAL INCRE	950149	950150	276,693
FOREST CITY/FOREST CITY SCHOOL 2019AMEND INCRE	950155	950156	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	21,482,980	17,801,711	464,740	0	-31,484	42,092,477	0	42,092,477
Taxable	0	11,628,768	16,021,540	418,266	0	-31,484	29,550,852	0	29,550,852
Homestead Credits									129

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **202,226** **202,226** **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:	62,310
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>62,310</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** **139,916** **139,916** **Amount of 06-30-2023 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:	8,210
Interest:	0
Total:	8,210
Annual Appropriation?:	No
Date Incurred:	05/01/2005
FY of Last Payment:	2023

## LMI Loans

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	54,100
Interest:	0
Total:	54,100
Annual Appropriation?:	No
Date Incurred:	05/01/2005
FY of Last Payment:	2023

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

TIF Expenditure Amount:	8,210
Tied To Debt:	Rental Incentives
Tied To Project:	LMI Projects - Incentives
TIF Expenditure Amount:	54,100
Tied To Debt:	LMI Loans
Tied To Project:	LMI Projects - Loans

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

Amount of FY 2023 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	54,100
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	54,100
Grants, credits or other direct assistance to low and moderate income families:	8,210
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 - 1/1/2021 for FY 2023

	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 2023	976,841	4,302,389	2,236,492	2,065,897	62,752

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	6,660,300	0	0	0	-1,852	6,658,448	0	6,658,448
Taxable	0	3,605,229	0	0	0	-1,852	3,603,377	0	3,603,377
Homestead Credits									28

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	469,620	3,603,377	1,873,125	1,730,252	52,556

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	14,822,680	11,832,141	98,810	0	-29,632	29,098,529	0	29,098,529
Taxable	0	8,023,539	10,648,927	88,929	0	-29,632	20,245,525	0	20,245,525
Homestead Credits									101

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	19,156,840	9,971,321	5,183,403	4,787,918	145,433

FY 2023 TIF Revenue Received: 0

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

## 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 - 1/1/2021 for FY 2023

	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 2023	158,050	532,290	276,693	255,597	7,764

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

	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 2023	365,930	0	0	0	0

FY 2023 TIF Revenue Received: 0



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

## 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	173,364	0	0	0	0	0	173,364	0	173,364
Taxable	154,364	0	0	0	0	0	154,364	0	154,364
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
<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:** **0** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	173,364	0	0	0	0	0	173,364	0	173,364
Taxable	154,364	0	0	0	0	0	154,364	0	154,364
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	204,299	0	0	0	0

FY 2023 TIF Revenue Received: 0

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

## 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	1,953,609

## 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	2,344,950	10,279,830	432,540	0	-3,704	15,994,436	0	15,994,436
Taxable	0	1,269,325	9,251,847	389,286	0	-3,704	12,781,527	0	12,781,527
Homestead Credits									13

**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: 56,856  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 56,856**

Rebate Expenditures: 58,454  
 Non-Rebate Expenditures: 15,892  
 Returned to County Treasurer: 0  
**Total Expenditures: 74,346**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** **-17,490** **0** **Amount of 06-30-2023 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:	15,892
Interest:	0
Total:	15,892
Annual Appropriation?:	Yes
Date Incurred:	10/04/2021
FY of Last Payment:	2023

**Cobblestone Inn**

Debt/Obligation Type:	Rebates
Principal:	58,454
Interest:	0
Total:	58,454
Annual Appropriation?:	Yes
Date Incurred:	09/16/2019
FY of Last Payment:	2023

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

TIF Expenditure Amount:	15,892
Tied To Debt:	Cobblestone Inn
Tied To Project:	Hotel

# Rebates For FOREST CITY NE HOTEL #11 URBAN RENEWAL

## Cobblestone Inn

TIF Expenditure Amount:	58,454
Rebate Paid To:	Forest City Hospitality
Tied To Debt:	Cobblestone Inn
Tied To Project:	Hotel
Projected Final FY of Rebate:	2032

## 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: 2023  
 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	2,344,950	10,279,830	432,540	0	-3,704	15,994,436	0	15,994,436
Taxable	0	1,269,325	9,251,847	389,286	0	-3,704	12,781,527	0	12,781,527
Homestead Credits									13

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	10,336,360	5,661,780	1,953,609	3,708,171	112,636

FY 2023 TIF Revenue Received: 56,856



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

## 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	1,219,281

## 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	2,152,500	0	2,152,500
Taxable	0	0	0	0	0	0	1,372,219	0	1,372,219
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: 37,036  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 37,036**

Rebate Expenditures: 37,036  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 37,036**

**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 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:	37,036
Interest:	0
Total:	37,036
Annual Appropriation?:	Yes
Date Incurred:	12/22/2016
FY of Last Payment:	2023

## Rebates For FOREST CITY WESTOWN PLACE URBAN RENEWAL AREA

### Westown

TIF Expenditure Amount:	37,036
Rebate Paid To:	Westown Place LLC
Tied To Debt:	Westown Place
Tied To Project:	Westown Place
Projected Final FY of Rebate:	2039

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:	2020
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2016

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	2,152,500	0	2,152,500
Taxable	0	0	0	0	0	0	1,372,219	0	1,372,219
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	34,640	1,372,219	1,219,281	152,938	4,645

FY 2023 TIF Revenue Received: 37,036