

**Annual Urban Renewal Report, Fiscal Year 2024 - 2025**

**Levy Authority Summary**

Local Government Name: DEXTER  
 Local Government Number: 25G233

**Active Urban Renewal Areas**

DEXTER URBAN RENEWAL AREA

**U.R. # of Tif Taxing  
# Districts**  
 25006 3

**TIF Debt Outstanding: 8,028**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>189,300</b>	<b>0</b>	<b>Amount of 07-01-2024 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:	8,028		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>8,028</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>181,272</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: -181,272**

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**Urban Renewal Area Data Collection**

Local Government Name: DEXTER (25G233)  
 Urban Renewal Area: DEXTER URBAN RENEWAL AREA  
 UR Area Number: 25006

UR Area Creation Date: 06/1993

UR Area Purpose: To foster economic development in the area through public improvements including sewer and water upgrades and street improvements.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DEXTER CITY/WEST CENTRAL VALLEY SCH/DEXTER URA 25006/93 TIF ORD 167 INCREMENT	250136	250137	0
DEXTER CITY AG/WEST CENTRAL VALLEY SCH/DEXTER URA 25006/93 TIF ORD 167 INCREMENT	250138	250139	0
DEXTER CITY/WEST CENTRAL VALLEY SCH/DEXTER URA 25006/99 TIF ORD 179 INCREMENT	250205	250206	0

**Urban Renewal Area Value by Class - 1/1/2023 for FY 2025**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	462,450	17,031,901	4,383,599	661,340	0	-36,000	22,451,290	0	22,451,290
Taxable	332,209	7,893,067	3,170,177	529,720	0	-36,000	11,837,173	0	11,837,173
Homestead Credits									65

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	189,300	0	Amount of 07-01-2024 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:	8,028		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>8,028</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>181,272</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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## Projects For DEXTER URBAN RENEWAL AREA

### Roundhouse

Description:	Cement work, foundation repair, drainage improvement
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	Yes

## Debts/Obligations For DEXTER URBAN RENEWAL AREA

### Bam Basement & Mason

Debt/Obligation Type:	Other Debt
Principal:	6,986
Interest:	0
Total:	6,986
Annual Appropriation?:	Yes
Date Incurred:	10/21/2024
FY of Last Payment:	2025

### Brothers Cleaning

Debt/Obligation Type:	Other Debt
Principal:	1,042
Interest:	0
Total:	1,042
Annual Appropriation?:	Yes
Date Incurred:	10/24/2024
FY of Last Payment:	2025

## Non-Rebates For DEXTER URBAN RENEWAL AREA

TIF Expenditure Amount:	6,986
Tied To Debt:	Bam Basement & Mason
Tied To Project:	Roundhouse
TIF Expenditure Amount:	1,042
Tied To Debt:	Brothers Cleaning
Tied To Project:	Roundhouse

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MONEY TRANSFERRED TO OTHER FUNDS WHICH WAS RECORDED INCORRECTLY.

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2025

145638

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**TIF Taxing District Data Collection**

Local Government Name: DEXTER (25G233)  
 Urban Renewal Area: DEXTER URBAN RENEWAL AREA (25006)  
 TIF Taxing District Name: DEXTER CITY/WEST CENTRAL VALLEY SCH/DEXTER URA 25006/93 TIF ORD 167 INCREMENT  
 TIF Taxing District Inc. Number: 250137  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 1993  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2018

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	14,177,751	3,505,849	661,340	0	-28,000	18,274,690	0	18,274,690
Taxable	0	6,570,372	2,653,857	529,720	0	-28,000	9,683,699	0	9,683,699
Homestead Credits									51

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,223,524	9,683,699	0	9,683,699	248,454

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: DEXTER (25G233)  
 Urban Renewal Area: DEXTER URBAN RENEWAL AREA (25006)  
 TIF Taxing District Name: DEXTER CITY AG/WEST CENTRAL VALLEY SCH/DEXTER URA 25006/93 TIF ORD 167 INCREMENT  
 TIF Taxing District Inc. Number: 250139  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 1993  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1993

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	462,450	0	0	0	0	0	462,450	0	462,450
Taxable	332,209	0	0	0	0	0	332,209	0	332,209
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	187,414	275,036	0	275,036	4,582

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: DEXTER (25G233)  
 Urban Renewal Area: DEXTER URBAN RENEWAL AREA (25006)  
 TIF Taxing District Name: DEXTER CITY/WEST CENTRAL VALLEY SCH/DEXTER URA 25006/99 TIF ORD  
 179 INCREMENT  
 TIF Taxing District Inc. Number: 250206  
 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: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1999

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,854,150	877,750	0	0	-8,000	3,714,150	0	3,714,150
Taxable	0	1,322,695	516,320	0	0	-8,000	1,821,265	0	1,821,265
Homestead Credits									14

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,153,270	1,821,265	0	1,821,265	46,728

FY 2025 TIF Revenue Received: 0