

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

**Levy Authority Summary**

Local Government Name: WOODBINE  
 Local Government Number: 43G409

| <b>Active Urban Renewal Areas</b>           | <b>U.R. #</b> | <b># of Tif Taxing Districts</b> |
|---|---------------|----------------------------------|
| WOODBINE HARVEST HILLS URBAN RENEWAL        | 43002         | 3                                |
| WOODBINE INDUSTRIAL PARK URBAN RENEWAL      | 43007         | 4                                |
| WOODBINE BROOKVIEW URBAN RENEWAL            | 43010         | 2                                |
| WOODBINE 410 WALKER ST URBAN RENEWAL        | 43011         | 8                                |
| WOODBINE BUS BROWN DRIVE URBAN RENEWAL AREA | 43012         | 1                                |
| WOODBINE ROSE COURT URBAN RENEWAL           | 43014         | 1                                |

**TIF Debt Outstanding: 3,053,408**

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 126,897      98,879      Amount of 07-01-2024 Cash Balance Restricted for LMI**

|                                 |                |
|---------------------------------|----------------|
| TIF Revenue:                    | 212,500        |
| TIF Sp. Revenue Fund Interest:  | 1,936          |
| Property Tax Replacement Claims | 333            |
| Asset Sales & Loan Repayments:  | 0              |
| <b>Total Revenue:</b>           | <b>214,769</b> |

|                               |                |
|-------------------------------|----------------|
| Rebate Expenditures:          | 222,621        |
| Non-Rebate Expenditures:      | 0              |
| Returned to County Treasurer: | 0              |
| <b>Total Expenditures:</b>    | <b>222,621</b> |

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 119,045      98,879      Amount of 06-30-2025 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 2,711,742**

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: WOODBINE (43G409)  
 Urban Renewal Area: WOODBINE HARVEST HILLS URBAN RENEWAL  
 UR Area Number: 43002  
 UR Area Creation Date: 11/2021  
 UR Area Purpose:

| Tax Districts within this Urban Renewal Area                              | Base No. | Increment No. | Increment Value Used |
|---|----------|---------------|----------------------|
| WOODBINE HARVEST HILLS URBAN RENEWAL AREA                                 | 430138   | 430139        | 975,867              |
| WOODBINE CITY HARVEST HILLS URBAN RENEWAL AREA AMENDMENT INCREMENT        | 430146   | 430147        | 1,157,386            |
| WOODBINE CITY AGLAND HARVEST HILLS URBAN RENEWAL AREA AMENDMENT INCREMENT | 430148   | 430149        | 11,685               |

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

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 44,688       | 4,411,769   | 179,390    | 0          | 0     | -4,000   | 4,631,847 | 0                    | 4,631,847 |
| Taxable           | 32,101       | 2,044,538   | 95,965     | 0          | 0     | -4,000   | 2,165,354 | 0                    | 2,165,354 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 3         |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** 0      0      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

|                                 |               |
|---------------------------------|---------------|
| TIF Revenue:                    | 66,327        |
| TIF Sp. Revenue Fund Interest:  | 0             |
| Property Tax Replacement Claims | 0             |
| Asset Sales & Loan Repayments:  | 0             |
| <b>Total Revenue:</b>           | <b>66,327</b> |

|                               |               |
|-------------------------------|---------------|
| Rebate Expenditures:          | 66,327        |
| Non-Rebate Expenditures:      | 0             |
| Returned to County Treasurer: | 0             |
| <b>Total Expenditures:</b>    | <b>66,327</b> |

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 0      0      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For WOODBINE HARVEST HILLS URBAN RENEWAL

### Harvest Hills Addition

|                      |                                 |
|----------------------|---------------------------------|
| Description:         | New Housing Development         |
| Classification:      | Low and Moderate Income Housing |
| Physically Complete: | No                              |
| Payments Complete:   | No                              |

## Debts/Obligations For WOODBINE HARVEST HILLS URBAN RENEWAL

### Harvest Hills Development

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 2,583,704  |
| Interest:              | 0          |
| Total:                 | 2,583,704  |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 11/29/2021 |
| FY of Last Payment:    | 2038       |

## Rebates For WOODBINE HARVEST HILLS URBAN RENEWAL

### Harvest Hills Development

|                               |                           |
|-------------------------------|---------------------------|
| TIF Expenditure Amount:       | 66,327                    |
| Rebate Paid To:               | Todd Heistand             |
| Tied To Debt:                 | Harvest Hills Development |
| Tied To Project:              | Harvest Hills Addition    |
| Projected Final FY of Rebate: | 2038                      |

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: WOODBINE (43G409)  
 Urban Renewal Area: WOODBINE HARVEST HILLS URBAN RENEWAL (43002)  
 TIF Taxing District Name: WOODBINE HARVEST HILLS URBAN RENEWAL AREA  
 TIF Taxing District Inc. Number: 430139  
 TIF Taxing District Base Year: 2021  
 FY TIF Revenue First Received: 0  
 Subject to a Statutory end date? No

| UR Designation       |    |
|----------------------|----|
| Slum                 | No |
| Blighted             | No |
| Economic Development | No |

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            | 1,907,310   | 179,390    | 0          | 0     | -4,000   | 2,082,700 | 0                    | 2,082,700 |
| Taxable           | 0            | 883,902     | 95,965     | 0          | 0     | -4,000   | 975,867   | 0                    | 975,867   |
| Homestead Credits |              |             |            |            |       |          |           |                      | 3         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 173,649           | 975,867             | 975,867        | 0                  | 0                          |

FY 2025 TIF Revenue Received: 66,327

**TIF Taxing District Data Collection**

Local Government Name: WOODBINE (43G409)  
 Urban Renewal Area: WOODBINE HARVEST HILLS URBAN RENEWAL (43002)  
 TIF Taxing District Name: WOODBINE CITY HARVEST HILLS URBAN RENEWAL AREA AMENDMENT INCREMENT  
 TIF Taxing District Inc. Number: 430147  
 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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 2,504,459   | 0          | 0          | 0     | 0        | 2,504,459 | 0                    | 2,504,459 |
| Taxable           | 0            | 1,160,636   | 0          | 0          | 0     | 0        | 1,157,386 | 0                    | 1,157,386 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 117,100           | 1,157,386           | 1,157,386      | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: WOODBINE (43G409)  
 Urban Renewal Area: WOODBINE HARVEST HILLS URBAN RENEWAL (43002)  
 TIF Taxing District Name: WOODBINE CITY AGLAND HARVEST HILLS URBAN RENEWAL AREA  
 AMENDMENT INCREMENT  
 TIF Taxing District Inc. Number: 430149  
 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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total  | Gas/Electric Utility | Total  |
|-------------------|--------------|-------------|------------|------------|-------|----------|--------|----------------------|--------|
| Assessed          | 44,688       | 0           | 0          | 0          | 0     | 0        | 44,688 | 0                    | 44,688 |
| Taxable           | 32,101       | 0           | 0          | 0          | 0     | 0        | 32,101 | 0                    | 32,101 |
| Homestead Credits |              |             |            |            |       |          |        |                      | 0      |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 33,003            | 11,685              | 11,685         | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: WOODBINE (43G409)  
 Urban Renewal Area: WOODBINE INDUSTRIAL PARK URBAN RENEWAL  
 UR Area Number: 43007

UR Area Creation Date: 09/1991

UR Area Purpose: Encourage economic development for commercial & industrial enterprises Recognize adequate park and recreation facilities are necessary for the economic development of the city

| Tax Districts within this Urban Renewal Area                      | Base No. | Increment No. | Increment Value Used |
|---|----------|---------------|----------------------|
| WOODBINE CITY/WOODBINE SCH/WOODBINE INDUSTRIAL PARK TIF INCREMENT | 430076   | 430077        | 3,355,470            |
| WOODBINE CITY AG/WOODBINE SCH/WOODBINE INDUSTRIAL PARK INCREMENT  | 430078   | 430079        | 83,547               |
| WOODBINE INDUSTRIAL PARK 1ST AMENDMENT                            | 430140   | 430142        | 0                    |
| WOODBINE CITY AG INDUSTRIAL PARK 1ST AMENDMENT                    | 430141   | 430143        | 103,394              |

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

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 260,230      | 354,940     | 3,469,990  | 840,350    | 0     | 0        | 4,925,510 | 0                    | 4,925,510 |
| Taxable           | 186,941      | 164,489     | 2,503,403  | 690,828    | 0     | 0        | 3,542,411 | 0                    | 3,542,411 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 1         |

|   |                |          |   |  |
|---|----------------|----------|---|--|
| <b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b> | <b>-29,661</b> | <b>0</b> | <b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b> |  |
| TIF Revenue:  | 108,075        |          |   |  |
| TIF Sp. Revenue Fund Interest:                          | 0              |          |   |  |
| Property Tax Replacement Claims                         | 0              |          |   |  |
| Asset Sales & Loan Repayments:                          | 0              |          |   |  |
| <b>Total Revenue:</b>                                   | <b>108,075</b> |          |   |  |
| Rebate Expenditures:                                    | 120,000        |          |   |  |
| Non-Rebate Expenditures:                                | 0              |          |   |  |
| Returned to County Treasurer:                           | 0              |          |   |  |
| <b>Total Expenditures:</b>                              | <b>120,000</b> |          |   |  |
| <b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b> | <b>-41,586</b> | <b>0</b> | <b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b> |  |

## Projects For WOODBINE INDUSTRIAL PARK URBAN RENEWAL

### Spec Building Build Out

|                      |  |
|----------------------|--|
| Description:         | Spec Building Build Out                                |
| Classification:      | Municipal and other publicly-owned or leased buildings |
| Physically Complete: | Yes  |
| Payments Complete:   | Yes  |

### Land Purchase Agreement - REC

|                      |                                   |
|----------------------|-----------------------------------|
| Description:         | REC relocation                    |
| Classification:      | Industrial/manufacturing property |
| Physically Complete: | Yes                               |
| Payments Complete:   | Yes                               |

### Park Circle Road Improvements

|                      |                                    |
|----------------------|------------------------------------|
| Description:         | Road/parking/sidewalk construction |
| Classification:      | Roads, Bridges & Utilities         |
| Physically Complete: | Yes                                |
| Payments Complete:   | Yes                                |

### CREW Center

|                      |   |
|----------------------|---|
| Description:         | Ongoing Maintenance & Operations<br>Recreational facilities (lake development, parks, ball fields,<br>trails) |
| Classification:      |   |
| Physically Complete: | Yes   |
| Payments Complete:   | No  |

## Debts/Obligations For WOODBINE INDUSTRIAL PARK URBAN RENEWAL

### Spec Building Build Out

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 0              |
| Interest:              | 0              |
| Total:                 | 0              |
| Annual Appropriation?: | No             |
| Date Incurred:         | 01/17/2011     |
| FY of Last Payment:    | 2031           |

### Land Purchase Agreement - REC

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 0              |
| Interest:              | 0              |
| Total:                 | 0              |
| Annual Appropriation?: | No             |
| Date Incurred:         | 01/07/2013     |
| FY of Last Payment:    | 2033           |

### Park Circle Road Improvements

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 0              |
| Interest:              | 0              |
| Total:                 | 0              |
| Annual Appropriation?: | No             |
| Date Incurred:         | 06/15/2015     |
| FY of Last Payment:    | 2035           |

### CREW Center

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 0          |
| Interest:              | 0          |
| Total:                 | 0          |
| Annual Appropriation?: | No         |
| Date Incurred:         | 11/30/2021 |
| FY of Last Payment:    | 2022       |

### CREW CENTER rebate

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 360,000    |
| Interest:              | 0          |
| Total:                 | 360,000    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 11/28/2022 |
| FY of Last Payment:    | 2027       |

## Rebates For **WOODBINE INDUSTRIAL PARK URBAN RENEWAL**

### **CREW Center**

|                               |             |
|-------------------------------|-------------|
| TIF Expenditure Amount:       | 120,000     |
| Rebate Paid To:               | CREW Center |
| Tied To Debt:                 | CREW Center |
| Tied To Project:              | CREW Center |
| Projected Final FY of Rebate: | 2027        |

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Dist. #43077: Spec Building Paid Off: Resolution 15-11-1 & Resolution 16-3-3  
Dist. #43079: Land - \$0 - Trade  
Internal Loan Paid Off for Park Circle Improvements - \$185,000 - Resolution 19-3-3

256 Characters Left

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

0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: WOODBINE (43G409)  
 Urban Renewal Area: WOODBINE INDUSTRIAL PARK URBAN RENEWAL (43007)  
 TIF Taxing District Name: WOODBINE CITY/WOODBINE SCH/WOODBINE INDUSTRIAL PARK TIF INCREMENT  
 TIF Taxing District Inc. Number: 430077  
 TIF Taxing District Base Year: 1991  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2032

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 11/2011 |

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            | 354,940     | 3,469,990  | 840,350    | 0     | 0        | 4,665,280 | 0                    | 4,665,280 |
| Taxable           | 0            | 164,489     | 2,503,403  | 690,828    | 0     | 0        | 3,355,470 | 0                    | 3,355,470 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 1         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 184,539           | 3,355,470           | 3,355,470      | 0                  | 0                          |

FY 2025 TIF Revenue Received: 108,075

**TIF Taxing District Data Collection**

Local Government Name: WOODBINE (43G409)  
 Urban Renewal Area: WOODBINE INDUSTRIAL PARK URBAN RENEWAL (43007)  
 TIF Taxing District Name: WOODBINE CITY AG/WOODBINE SCH/WOODBINE INDUSTRIAL PARK INCREMENT  
 TIF Taxing District Inc. Number: 430079  
 TIF Taxing District Base Year: 1991  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2032

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 01/2013 |

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

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total   | Gas/Electric Utility | Total   |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed          | 116,300      | 0           | 0          | 0          | 0     | 0        | 116,300 | 0                    | 116,300 |
| Taxable           | 83,547       | 0           | 0          | 0          | 0     | 0        | 83,547  | 0                    | 83,547  |
| Homestead Credits |              |             |            |            |       |          |         |                      | 0       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 26,555            | 83,547              | 83,547         | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: WOODBINE (43G409)  
 Urban Renewal Area: WOODBINE INDUSTRIAL PARK URBAN RENEWAL (43007)  
 TIF Taxing District Name: WOODBINE INDUSTRIAL PARK 1ST AMENDMENT  
 TIF Taxing District Inc. Number: 430142  
 TIF Taxing District Base Year: 2021  
 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 - 1/1/2023 for FY 2025

|                   | 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 2025 | 0                 | 0                   | 0              | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WOODBINE (43G409)  
 Urban Renewal Area: WOODBINE INDUSTRIAL PARK URBAN RENEWAL (43007)  
 TIF Taxing District Name: WOODBINE CITY AG INDUSTRIAL PARK 1ST AMENDMENT  
 TIF Taxing District Inc. Number: 430143  
 TIF Taxing District Base Year: 2021  
 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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total   | Gas/Electric Utility | Total   |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed          | 143,930      | 0           | 0          | 0          | 0     | 0        | 143,930 | 0                    | 143,930 |
| Taxable           | 103,394      | 0           | 0          | 0          | 0     | 0        | 103,394 | 0                    | 103,394 |
| Homestead Credits |              |             |            |            |       |          |         |                      | 0       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 37,025            | 103,394             | 103,394        | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: WOODBINE (43G409)  
 Urban Renewal Area: WOODBINE BROOKVIEW URBAN RENEWAL  
 UR Area Number: 43010  
  
 UR Area Creation Date: 03/2000  
  
 UR Area Purpose: 2002 - Housing Development

| Tax Districts within this Urban Renewal Area                | Base No. | Increment No. | Increment Value Used |
|---|----------|---------------|----------------------|
| WOODBINE CITY/WOODBINE SCH/WOODBINE BROOKVIEW TIF INCREM    | 430098   | 430099        | 0                    |
| WOODBINE CITY AG/WOODBINE SCH/WOODBINE BROOKVIEW TIF INCREM | 430100   | 430101        | 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          | 0            | 2,722,250   | 0          | 0          | 0     | -12,000  | 2,694,000 | 0                    | 2,694,000 |
| Taxable           | 0            | 1,261,565   | 0          | 0          | 0     | -12,000  | 1,233,315 | 0                    | 1,233,315 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 6         |

|   |               |               |   |
|---|---------------|---------------|---|
| <b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b> | <b>98,879</b> | <b>98,879</b> | <b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b> |
| 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 06-30-2025:</b> | <b>98,879</b> | <b>98,879</b> | <b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b> |

## Projects For WOODBINE BROOKVIEW URBAN RENEWAL

### Brookview Infrastructure

|                      |                                      |
|----------------------|--------------------------------------|
| Description:         | Streets and Utilities Infrastructure |
| Classification:      | Roads, Bridges & Utilities           |
| Physically Complete: | Yes                                  |
| Payments Complete:   | Yes                                  |

## Debts/Obligations For WOODBINE BROOKVIEW URBAN RENEWAL

### Developer Agreement-Mann

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 0          |
| Interest:              | 0          |
| Total:                 | 0          |
| Annual Appropriation?: | No         |
| Date Incurred:         | 11/27/2006 |
| FY of Last Payment:    | 2018       |

### LMI - Outstanding Obligation

|                        |  |
|------------------------|--|
| Debt/Obligation Type:  | Outstanding LMI Housing<br>Obligations |
| Principal:             | 0                                      |
| Interest:              | 0                                      |
| Total:                 | 0                                      |
| Annual Appropriation?: | No                                     |
| Date Incurred:         | 11/27/2006                             |
| FY of Last Payment:    | 2020                                   |

## Rebates For WOODBINE BROOKVIEW URBAN RENEWAL

### Brookview Subdivision

|                               |                          |
|-------------------------------|--------------------------|
| TIF Expenditure Amount:       | 0                        |
| Rebate Paid To:               | Duane and Janice Mann    |
| Tied To Debt:                 | Developer Agreement-Mann |
| Tied To Project:              | Brookview Infrastructure |
| Projected Final FY of Rebate: | 2018                     |

## Income Housing For WOODBINE BROOKVIEW URBAN RENEWAL

|  |   |
|--|---|
| Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:                           | 0 |
| <hr/>  |   |
| Lots for low and moderate income housing:  | 0 |
| Construction of low and moderate income housing:   | 0 |
| Grants, credits or other direct assistance to low and moderate income families:  | 0 |
| 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 |

## ▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

District #43099 - Regular Residential  
District #43101 - Ag - No City District  
62.71% - Developer / 37.29% - LMI  
Paid in Full - June 2018

256 Characters Left

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

0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: WOODBINE (43G409)  
 Urban Renewal Area: WOODBINE BROOKVIEW URBAN RENEWAL (43010)  
 TIF Taxing District Name: WOODBINE CITY/WOODBINE SCH/WOODBINE BROOKVIEW TIF INCREM  
 TIF Taxing District Inc. Number: 430099  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2017

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 11/2002 |

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            | 2,722,250   | 0          | 0          | 0     | -12,000  | 2,694,000 | 0                    | 2,694,000 |
| Taxable           | 0            | 1,261,565   | 0          | 0          | 0     | -12,000  | 1,233,315 | 0                    | 1,233,315 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 6         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 570               | 1,233,315           | 0              | 1,233,315          | 38,238                     |

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WOODBINE (43G409)  
 Urban Renewal Area: WOODBINE BROOKVIEW URBAN RENEWAL (43010)  
 TIF Taxing District Name: WOODBINE CITY AG/WOODBINE SCH/WOODBINE BROOKVIEW TIF INCREM  
 TIF Taxing District Inc. Number: 430101  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2018

| UR Designation       |    |
|----------------------|----|
| Slum                 | No |
| Blighted             | No |
| Economic Development | No |

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            | 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 2025 | 13,729            | 0                   | 0              | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: WOODBINE (43G409)  
 Urban Renewal Area: WOODBINE 410 WALKER ST URBAN RENEWAL  
 UR Area Number: 43011

UR Area Creation Date: 03/2002

UR Area Purpose: Economic Development Upper  
 Story - Affordable Housing

| Tax Districts within this Urban Renewal Area                                    | Base No. | Increment No. | Increment Value Used |
|---|----------|---------------|----------------------|
| WOODBINE CITY/WOODBINE SCH/WOODBINE 410 WALKER ST URBAN RENEWAL AREA TIF INCREM | 430104   | 430105        | 0                    |
| WOODBINE CITY/WOODBINE SCH/WOODBINE 410 WALKR/503/INCREMENT                     | 430106   | 430107        | 0                    |
| WOODBINE CITY/WOODBINE SCH/WOODBINE 410 WALKR/505/INCREMENT                     | 430108   | 430109        | 0                    |
| WOODBINE CITY/WOODBINE SCH/WOODBINE 410 WALKR/424/INCREMENT                     | 430110   | 430111        | 0                    |
| WOODBINE CITY/WOODBINE SCH/WOODBINE 410 WALKR/509 WALKER INCREMENT              | 430116   | 430117        | 0                    |
| WOODBINE CITY/WOODBINE SCH/WOODBINE 410 WALKR/63 5TH ST INCREMENT               | 430118   | 430119        | 0                    |
| WOODBINE CITY/WOODBINE SCH/WOODBINE 410 WALKR/518 LINCOLN WAY INCREMENT         | 430120   | 430121        | 0                    |
| WOODBINE CITY/WOODBINE SCH/410 WALKR/413-415 WALKR/INCREMENT                    | 430126   | 430127        | 58,176               |

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

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 934,543     | 5,502,817  | 0          | 0     | -4,000   | 6,433,360 | 0                    | 6,433,360 |
| Taxable           | 0            | 433,096     | 3,402,264  | 0          | 0     | -4,000   | 3,831,360 | 0                    | 3,831,360 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **55,173**      **0**      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

|                                 |              |
|---------------------------------|--------------|
| TIF Revenue:                    | 1,804        |
| TIF Sp. Revenue Fund Interest:  | 1,936        |
| Property Tax Replacement Claims | 333          |
| Asset Sales & Loan Repayments:  | 0            |
| <b>Total Revenue:</b>           | <b>4,073</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 06-30-2025:** **59,246**      **0**      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For WOODBINE 410 WALKER ST URBAN RENEWAL

### 503 Walker - Odd Fellows

|                      |   |
|----------------------|---|
| Description:         | Building Rehab  |
| Classification:      | Mixed use property (ie: a significant portion is residential and significant portion is commercial) |
| Physically Complete: | Yes   |
| Payments Complete:   | Yes   |

### 505 Walker - Archicon

|                      |   |
|----------------------|---|
| Description:         | Building Rehab  |
| Classification:      | Mixed use property (ie: a significant portion is residential and significant portion is commercial) |
| Physically Complete: | Yes   |
| Payments Complete:   | Yes   |

### Real estate-utilities garage

|                      |                         |
|----------------------|-------------------------|
| Description:         | Demolition              |
| Classification:      | Acquisition of property |
| Physically Complete: | Yes                     |
| Payments Complete:   | Yes                     |

### 4th Street Drainage

|                      |  |
|----------------------|--|
| Description:         | Drainage improvements and sidewalk replacement |
| Classification:      | Roads, Bridges & Utilities                     |
| Physically Complete: | Yes  |
| Payments Complete:   | Yes  |

### 424 Walker - Pryor's

|                      |   |
|----------------------|---|
| Description:         | Building Rehab  |
| Classification:      | Mixed use property (ie: a significant portion is residential and significant portion is commercial) |
| Physically Complete: | Yes   |
| Payments Complete:   | Yes   |

### 509 Walker - Artisan

|                      |   |
|----------------------|---|
| Description:         | Building Rehab  |
| Classification:      | Mixed use property (ie: a significant portion is residential and significant portion is commercial) |
| Physically Complete: | Yes   |
| Payments Complete:   | Yes   |

### 63 5th - WILLOW BRICK

|                      |   |
|----------------------|---|
| Description:         | Building Rehab  |
| Classification:      | Mixed use property (ie: a significant portion is residential and significant portion is commercial) |
| Physically Complete: | Yes   |
| Payments Complete:   | Yes   |

### 518 Lincoln Way - CHI Health

|                      |                    |
|----------------------|--------------------|
| Description:         | Clinic             |
| Classification:      | Commercial-Medical |
| Physically Complete: | Yes                |

Payments Complete: Yes

### **413-415 Walker - Metal Works**

Description: Building Construction  
Classification: Mixed use property (ie: a significant portion is residential and significant portion is commercial)  
Physically Complete: Yes  
Payments Complete: Yes

## Debts/Obligations For WOODBINE 410 WALKER ST URBAN RENEWAL

### 503 Walker

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 0          |
| Interest:              | 0          |
| Total:                 | 0          |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 09/13/2010 |
| FY of Last Payment:    | 2022       |

### 505 Walker

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 0          |
| Interest:              | 0          |
| Total:                 | 0          |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 09/13/2010 |
| FY of Last Payment:    | 2022       |

### 424 Walker

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 0          |
| Interest:              | 0          |
| Total:                 | 0          |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 11/15/2010 |
| FY of Last Payment:    | 2023       |

### 509 Walker

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 0          |
| Interest:              | 0          |
| Total:                 | 0          |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 01/09/2012 |
| FY of Last Payment:    | 2023       |

### 63 5th

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 0          |
| Interest:              | 0          |
| Total:                 | 0          |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 01/09/2012 |
| FY of Last Payment:    | 2023       |

### 518 Lincoln Way

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 0          |
| Interest:              | 0          |
| Total:                 | 0          |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 01/09/2012 |
| FY of Last Payment:    | 2020       |

## 413-415 Walker

Debt/Obligation Type: Rebates

Principal: 0

Interest: 0

Total: 0

Annual Appropriation?: Yes

Date Incurred: 10/13/2014

FY of Last Payment: 2028

## Rebates For WOODBINE 410 WALKER ST URBAN RENEWAL

### 503 Walker

|                               |                                |
|-------------------------------|--------------------------------|
| TIF Expenditure Amount:       | 0                              |
| Rebate Paid To:               | 503 Walker LLC & Farmers Trust |
| Tied To Debt:                 | 503 Walker                     |
| Tied To Project:              | 503 Walker - Odd Fellows       |
| Projected Final FY of Rebate: | 2022                           |

### 505 Walker

|                               |                       |
|-------------------------------|-----------------------|
| TIF Expenditure Amount:       | 0                     |
| Rebate Paid To:               | 505 Walker LLC        |
| Tied To Debt:                 | 505 Walker            |
| Tied To Project:              | 505 Walker - Archicon |
| Projected Final FY of Rebate: | 2022                  |

### 509 Walker

|                               |                            |
|-------------------------------|----------------------------|
| TIF Expenditure Amount:       | 0                          |
| Rebate Paid To:               | Artisan LLC- TAMMY BARRETT |
| Tied To Debt:                 | 509 Walker                 |
| Tied To Project:              | 509 Walker - Artisan       |
| Projected Final FY of Rebate: | 2024                       |

### 424 Walker

|                               |                         |
|-------------------------------|-------------------------|
| TIF Expenditure Amount:       | 0                       |
| Rebate Paid To:               | Walkers Corners Limited |
| Tied To Debt:                 | 424 Walker              |
| Tied To Project:              | 424 Walker - Pryor's    |
| Projected Final FY of Rebate: | 2023                    |

### 63 5th

|                               |                            |
|-------------------------------|----------------------------|
| TIF Expenditure Amount:       | 0                          |
| Rebate Paid To:               | Artisan LLC- TAMMY BARRETT |
| Tied To Debt:                 | 63 5th                     |
| Tied To Project:              | 63 5th - WILLOW BRICK      |
| Projected Final FY of Rebate: | 2023                       |

### 413-415 Walker - Heavy Metal

|                               |                              |
|-------------------------------|------------------------------|
| TIF Expenditure Amount:       | 0                            |
| Rebate Paid To:               | Woodbine Betterment Corp     |
| Tied To Debt:                 | 413-415 Walker               |
| Tied To Project:              | 413-415 Walker - Metal Works |
| Projected Final FY of Rebate: | 2023                         |

## ♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

RES 15-11-2: Pd back 4th St. Drain & Utility Bldg - 10,866 & 35K: FY15/16

Mis-Calculations in several districts. Compared In-house software & Treasurer's Rpt to come up with balance 2017-2018, to get back on track.

256 Characters Left

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

0

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

**TIF Taxing District Data Collection**

Local Government Name: WOODBINE (43G409)  
 Urban Renewal Area: WOODBINE 410 WALKER ST URBAN RENEWAL (43011)  
 TIF Taxing District Name: WOODBINE CITY/WOODBINE SCH/WOODBINE 410 WALKER ST URBAN RENEWAL AREA TIF INCREM  
 TIF Taxing District Inc. Number: 430105  
 TIF Taxing District Base Year: 2001  
 FY TIF Revenue First Received: 2004  
 Subject to a Statutory end date? No

| UR Designation       |         |
|----------------------|---------|
| Slum                 | 03/2002 |
| Blighted             | 03/2002 |
| Economic Development | No      |

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            | 542,447     | 3,536,343  | 0          | 0     | -4,000   | 4,074,790 | 0                    | 4,074,790 |
| Taxable           | 0            | 251,387     | 2,024,125  | 0          | 0     | -4,000   | 2,271,512 | 0                    | 2,271,512 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 184,529           | 2,271,512           | 0              | 2,271,512          | 70,426                     |

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WOODBINE (43G409)  
 Urban Renewal Area: WOODBINE 410 WALKER ST URBAN RENEWAL (43011)  
 TIF Taxing District Name: WOODBINE CITY/WOODBINE SCH/WOODBINE 410 WALKR/503/INCREMENT  
 TIF Taxing District Inc. Number: 430107  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? No

| UR Designation       |         |
|----------------------|---------|
| Slum                 | 01/2002 |
| Blighted             | 01/2002 |
| Economic Development | No      |

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            | 115,592     | 196,818    | 0          | 0     | 0        | 312,410 | 0                    | 312,410 |
| Taxable           | 0            | 53,568      | 111,650    | 0          | 0     | 0        | 165,218 | 0                    | 165,218 |
| Homestead Credits |              |             |            |            |       |          |         |                      | 0       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 18,038            | 165,218             | 0              | 165,218            | 5,122                      |

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

|                                  |   |                         |
|----------------------------------|---|-------------------------|
| Local Government Name:           | WOODBINE (43G409)   |                         |
| Urban Renewal Area:              | WOODBINE 410 WALKER ST URBAN RENEWAL (43011)                |                         |
| TIF Taxing District Name:        | WOODBINE CITY/WOODBINE SCH/WOODBINE 410 WALKR/505/INCREMENT |                         |
| TIF Taxing District Inc. Number: | 430109  |                         |
| TIF Taxing District Base Year:   | 2010  | <b>UR Designation</b>   |
| FY TIF Revenue First Received:   | 2012  | Slum 01/2002            |
| Subject to a Statutory end date? | No  | Blighted 01/2002        |
|                                  |   | Economic Development No |

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            | 59,077      | 85,013     | 0          | 0     | 0        | 144,090 | 0                    | 144,090 |
| Taxable           | 0            | 27,378      | 39,398     | 0          | 0     | 0        | 66,776  | 0                    | 66,776  |
| Homestead Credits |              |             |            |            |       |          |         |                      | 0       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 31,414            | 66,776              | 0              | 66,776             | 2,070                      |

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

|                                  |   |                         |
|----------------------------------|---|-------------------------|
| Local Government Name:           | WOODBINE (43G409)   |                         |
| Urban Renewal Area:              | WOODBINE 410 WALKER ST URBAN RENEWAL (43011)                |                         |
| TIF Taxing District Name:        | WOODBINE CITY/WOODBINE SCH/WOODBINE 410 WALKR/424/INCREMENT |                         |
| TIF Taxing District Inc. Number: | 430111  |                         |
| TIF Taxing District Base Year:   | 2010  | <b>UR Designation</b>   |
| FY TIF Revenue First Received:   | 2014  | Slum 11/2010            |
| Subject to a Statutory end date? | No  | Blighted 11/2010        |
|                                  |   | Economic Development No |

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            | 0           | 341,570    | 0          | 0     | 0        | 341,570 | 0                    | 341,570 |
| Taxable           | 0            | 0           | 239,479    | 0          | 0     | 0        | 239,479 | 0                    | 239,479 |
| Homestead Credits |              |             |            |            |       |          |         |                      | 0       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 50,133            | 239,479             | 0              | 239,479            | 7,425                      |

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: WOODBINE (43G409)  
 Urban Renewal Area: WOODBINE 410 WALKER ST URBAN RENEWAL (43011)  
 TIF Taxing District Name: WOODBINE CITY/WOODBINE SCH/WOODBINE 410 WALKR/509 WALKER INCREMENT  
 TIF Taxing District Inc. Number: 430117  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2014  
 Subject to a Statutory end date? No

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 01/2012 |

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            | 53,289      | 124,341    | 0          | 0     | 0        | 177,630 | 0                    | 177,630 |
| Taxable           | 0            | 24,696      | 57,623     | 0          | 0     | 0        | 82,319  | 0                    | 82,319  |
| Homestead Credits |              |             |            |            |       |          |         |                      | 0       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 26,500            | 82,319              | 0              | 82,319             | 2,552                      |

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WOODBINE (43G409)  
 Urban Renewal Area: WOODBINE 410 WALKER ST URBAN RENEWAL (43011)  
 TIF Taxing District Name: WOODBINE CITY/WOODBINE SCH/WOODBINE 410 WALKR/63 5TH ST INCREMENT  
 TIF Taxing District Inc. Number: 430119  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2014  
 Subject to a Statutory end date? No

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 01/2012 |

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            | 0           | 84,520     | 0          | 0     | 0        | 84,520 | 0                    | 84,520 |
| Taxable           | 0            | 0           | 39,169     | 0          | 0     | 0        | 39,169 | 0                    | 39,169 |
| Homestead Credits |              |             |            |            |       |          |        |                      | 0      |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 9,517             | 39,169              | 0              | 39,169             | 1,214                      |

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

|                                  |   |
|----------------------------------|---|
| Local Government Name:           | WOODBINE (43G409)   |
| Urban Renewal Area:              | WOODBINE 410 WALKER ST URBAN RENEWAL (43011)                            |
| TIF Taxing District Name:        | WOODBINE CITY/WOODBINE SCH/WOODBINE 410 WALKR/518 LINCOLN WAY INCREMENT |
| TIF Taxing District Inc. Number: | 430121  |
| TIF Taxing District Base Year:   | 2010  |
| FY TIF Revenue First Received:   | 2014  |
| Subject to a Statutory end date? | No  |

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | 04/2010 |
| Economic Development | 04/2010 |

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            | 0           | 925,310    | 0          | 0     | 0        | 925,310 | 0                    | 925,310 |
| Taxable           | 0            | 0           | 768,294    | 0          | 0     | 0        | 768,294 | 0                    | 768,294 |
| Homestead Credits |              |             |            |            |       |          |         |                      | 0       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 0                 | 768,294             | 0              | 768,294            | 23,820                     |

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

|                                  |  |
|----------------------------------|--|
| Local Government Name:           | WOODBINE (43G409)  |
| Urban Renewal Area:              | WOODBINE 410 WALKER ST URBAN RENEWAL (43011)                 |
| TIF Taxing District Name:        | WOODBINE CITY/WOODBINE SCH/410 WALKR/413-415 WALKR/INCREMENT |
| TIF Taxing District Inc. Number: | 430127   |
| TIF Taxing District Base Year:   | 2013   |
| FY TIF Revenue First Received:   | 0  |
| Subject to a Statutory end date? | No   |

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 11/2014 |

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            | 164,138     | 208,902    | 0          | 0     | 0        | 373,040 | 0                    | 373,040 |
| Taxable           | 0            | 76,067      | 122,526    | 0          | 0     | 0        | 198,593 | 0                    | 198,593 |
| Homestead Credits |              |             |            |            |       |          |         |                      | 0       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 15,993            | 198,593             | 58,176         | 140,417            | 4,353                      |

FY 2025 TIF Revenue Received: 1,804

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: WOODBINE (43G409)  
 Urban Renewal Area: WOODBINE BUS BROWN DRIVE URBAN RENEWAL AREA  
 UR Area Number: 43012  
 UR Area Creation Date: 04/2011  
 UR Area Purpose: Economic Development

| Tax Districts within this Urban Renewal Area            | Base No. | Increment No. | Increment Value Used |
|---|----------|---------------|----------------------|
| WOODBINE CITY/WOODBINE SCH/WOODBINE BUS BROWN/INCREMENT | 430114   | 430115        | 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          | 0            | 173,460     | 0          | 3,435,430  | 0     | -4,000   | 3,601,640 | 0                    | 3,601,640 |
| Taxable           | 0            | 80,387      | 0          | 3,026,402  | 0     | -4,000   | 3,099,539 | 0                    | 3,099,539 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** 2,506      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:      | 0        |
| Returned to County Treasurer: | 0        |
| <b>Total Expenditures:</b>    | <b>0</b> |

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 2,506      0      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For WOODBINE BUS BROWN DRIVE URBAN RENEWAL AREA

### Woodbine MFG~ Tommy Gate

|                      |                                   |
|----------------------|-----------------------------------|
| Description:         | Plant Expansion                   |
| Classification:      | Industrial/manufacturing property |
| Physically Complete: | Yes                               |
| Payments Complete:   | No                                |

## Debts/Obligations For WOODBINE BUS BROWN DRIVE URBAN RENEWAL AREA

### Woodbine Manufacturing

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 0          |
| Interest:              | 0          |
| Total:                 | 0          |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 04/11/2011 |
| FY of Last Payment:    | 2023       |

## Rebates For WOODBINE BUS BROWN DRIVE URBAN RENEWAL AREA

### Woodbine MFG~ Tommy Gate

|                               |                          |
|-------------------------------|--------------------------|
| TIF Expenditure Amount:       | 0                        |
| Rebate Paid To:               | Woodbine Manufacturing   |
| Tied To Debt:                 | Woodbine Manufacturing   |
| Tied To Project:              | Woodbine MFG~ Tommy Gate |
| Projected Final FY of Rebate: | 2023                     |

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: WOODBINE (43G409)  
 Urban Renewal Area: WOODBINE BUS BROWN DRIVE URBAN RENEWAL AREA (43012)  
 TIF Taxing District Name: WOODBINE CITY/WOODBINE SCH/WOODBINE BUS BROWN/INCREMENT  
 TIF Taxing District Inc. Number: 430115  
 TIF Taxing District Base Year: 2011  
 FY TIF Revenue First Received: 2013  
 Subject to a Statutory end date? No

|                      | UR Designation |
|----------------------|----------------|
| Slum                 | No             |
| Blighted             | No             |
| Economic Development | No             |

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            | 173,460     | 0          | 3,435,430  | 0     | -4,000   | 3,601,640 | 0                    | 3,601,640 |
| Taxable           | 0            | 80,387      | 0          | 3,026,402  | 0     | -4,000   | 3,099,539 | 0                    | 3,099,539 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 2,627,741         | 977,899             | 0              | 977,899            | 30,319                     |

FY 2025 TIF Revenue Received: 0



## Projects For WOODBINE ROSE COURT URBAN RENEWAL

### Rose Court Townhomes

|                      |   |
|----------------------|---|
| Description:         | Housing                                       |
| Classification:      | Residential property (classified residential) |
| Physically Complete: | Yes   |
| Payments Complete:   | No  |

## Debts/Obligations For WOODBINE ROSE COURT URBAN RENEWAL

### Rose Court Townhomes

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 109,704    |
| Interest:              | 0          |
| Total:                 | 109,704    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 12/01/2016 |
| FY of Last Payment:    | 2026       |

## Rebates For WOODBINE ROSE COURT URBAN RENEWAL

### Rose Court Townhomes - 13th Street

|                               |                      |
|-------------------------------|----------------------|
| TIF Expenditure Amount:       | 36,294               |
| Rebate Paid To:               | Rose Court Townhomes |
| Tied To Debt:                 | Rose Court Townhomes |
| Tied To Project:              | Rose Court Townhomes |
| Projected Final FY of Rebate: | 2026                 |

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: WOODBINE (43G409)  
 Urban Renewal Area: WOODBINE ROSE COURT URBAN RENEWAL (43014)  
 TIF Taxing District Name: WOODBINE CITY/WOODBINE SCH/ROSE COURT/INCREMENT  
 TIF Taxing District Inc. Number: 430129  
 TIF Taxing District Base Year: 2013  
 FY TIF Revenue First Received: 0  
 Subject to a Statutory end date? No

|                      | UR Designation |
|----------------------|----------------|
| Slum                 | No             |
| Blighted             | No             |
| Economic Development | No             |

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            | 2,526,110   | 0          | 0          | 0     | 0        | 2,526,110 | 0                    | 2,526,110 |
| Taxable           | 0            | 1,170,667   | 0          | 0          | 0     | 0        | 1,170,667 | 0                    | 1,170,667 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 62,771            | 1,170,667           | 1,170,667      | 0                  | 0                          |

FY 2025 TIF Revenue Received: 36,294