

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

**Levy Authority Summary**

Local Government Name: INWOOD  
 Local Government Number: 60G571

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
INWOOD URBAN RENEWAL	60001	3
INWOOD FELLOWSHIP VILLAGE URBAN RENEWAL	60003	1
INWOOD URBAN RENEWAL TRIANGLE CREEK	60119	2

**TIF Debt Outstanding:** **0**

**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:	33,502
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>33,502</b>

Rebate Expenditures:	33,502
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>33,502</b>

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

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance:** **-33,502**

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**Urban Renewal Area Data Collection**

Local Government Name: INWOOD (60G571)  
 Urban Renewal Area: INWOOD URBAN RENEWAL  
 UR Area Number: 60001

UR Area Creation Date: 07/1994

UR Area Purpose: Commercial and Retail development rebates

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
INWOOD CITY/WEST LYON SCH/INWOOD TIF INCREMENT	600049	600050	0
INWOOD CITY/WEST LYON SCH/INWOOD BLK 8 TIF INCREMENT	600092	600093	0
INWOOD CITY / WEST LYON SCHOOL / URB REN AMEND 3 INCREM	600118	600119	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	540,661	3,317,429	0	0	0	3,858,090	0	3,858,090
Taxable	0	250,558	2,438,017	0	0	0	2,688,575	0	2,688,575
Homestead Credits									0

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

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:** 0      **Amount of 06-30-2025 Cash Balance Restricted for LMI** 0

## Projects For INWOOD URBAN RENEWAL

### Farmers Elevator Rebate

Description:	Construction Rebate
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

### Porter Funeral Home Rebate

Description:	Construction Rebate
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

### Market Place Grille

Description:	Construction Rebate
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For INWOOD URBAN RENEWAL

### Porter Funeral Home

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/01/2015
FY of Last Payment:	2016

### Market Place Grille

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/01/2015
FY of Last Payment:	2016

## Rebates For INWOOD URBAN RENEWAL

### 409 s Main St

TIF Expenditure Amount:	0
Rebate Paid To:	Farmers Elevator
Tied To Debt:	Porter Funeral Home
Tied To Project:	Farmers Elevator Rebate
Projected Final FY of Rebate:	2023

### 102 S Main Street

TIF Expenditure Amount:	0
Rebate Paid To:	Porter Funeral Home
Tied To Debt:	Porter Funeral Home
Tied To Project:	Porter Funeral Home Rebate
Projected Final FY of Rebate:	2023

### 315 S Main Street

TIF Expenditure Amount:	0
Rebate Paid To:	Market Place Grille
Tied To Debt:	Market Place Grille
Tied To Project:	Market Place Grille
Projected Final FY of Rebate:	2017

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**TIF Taxing District Data Collection**

Local Government Name: INWOOD (60G571)  
 Urban Renewal Area: INWOOD URBAN RENEWAL (60001)  
 TIF Taxing District Name: INWOOD CITY/WEST LYON SCH/INWOOD TIF INCREMENT  
 TIF Taxing District Inc. Number: 600050  
 TIF Taxing District Base Year: 1994  
 FY TIF Revenue First Received: 1996  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	07/1994
Economic Development	07/1994

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	540,661	847,189	0	0	0	1,387,850	0	1,387,850
Taxable	0	250,558	401,772	0	0	0	652,330	0	652,330
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	275,470	652,330	0	652,330	14,388

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: INWOOD (60G571)  
 Urban Renewal Area: INWOOD URBAN RENEWAL (60001)  
 TIF Taxing District Name: INWOOD CITY/WEST LYON SCH/INWOOD BLK 8 TIF INCREMENT  
 TIF Taxing District Inc. Number: 600093  
 TIF Taxing District Base Year: 1994  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	07/1994
Economic Development	07/1994

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	162,930	0	0	0	162,930	0	162,930
Taxable	0	0	81,151	0	0	0	81,151	0	81,151
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	48,090	81,151	0	81,151	1,790

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: INWOOD (60G571)  
 Urban Renewal Area: INWOOD URBAN RENEWAL (60001)  
 TIF Taxing District Name: INWOOD CITY / WEST LYON SCHOOL / URB REN AMEND 3 INCREM  
 TIF Taxing District Inc. Number: 600119  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2011  
 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	2,307,310	0	0	0	2,307,310	0	2,307,310
Taxable	0	0	1,955,094	0	0	0	1,955,094	0	1,955,094
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	649,697	1,657,613	0	1,657,613	36,560

FY 2025 TIF Revenue Received: 0

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**Urban Renewal Area Data Collection**

Local Government Name: INWOOD (60G571)  
 Urban Renewal Area: INWOOD FELLOWSHIP VILLAGE URBAN RENEWAL  
 UR Area Number: 60003

UR Area Creation Date: 11/1997

UR Area Purpose: Fellowship Village senior apartments

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
INWOOD CITY/WEST LYON SCH/FELLOWSHIP VILLAGE TIF INCREMENT	600062	600063	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	880,820	0	0	0	0	880,820	0	880,820
Taxable	0	408,197	0	0	0	0	408,197	0	408,197
Homestead Credits									0

**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:	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:** 0      0      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For INWOOD FELLOWSHIP VILLAGE URBAN RENEWAL

### Fellowship Village Rebate

Description:	Senior Apartment Rebate
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	Yes

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**TIF Taxing District Data Collection**

Local Government Name: INWOOD (60G571)  
 Urban Renewal Area: INWOOD FELLOWSHIP VILLAGE URBAN RENEWAL (60003)  
 TIF Taxing District Name: INWOOD CITY/WEST LYON SCH/FELLOWSHIP VILLAGE TIF INCREMENT  
 TIF Taxing District Inc. Number: 600063  
 TIF Taxing District Base Year: 1996  
 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	880,820	0	0	0	0	880,820	0	880,820
Taxable	0	408,197	0	0	0	0	408,197	0	408,197
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,639	408,197	0	408,197	9,003

FY 2025 TIF Revenue Received: 0

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**Urban Renewal Area Data Collection**

Local Government Name: INWOOD (60G571)  
 Urban Renewal Area: INWOOD URBAN RENEWAL TRIANGLE CREEK  
 UR Area Number: 60119

UR Area Creation Date:

UR Area Purpose:

<b>Tax Districts within this Urban Renewal Area</b>	<b>Base No.</b>	<b>Increment No.</b>	<b>Increment Value Used</b>
INWOOD CITY/WL SCHOOL/TRIANGLE CREEK-INC	600136	600138	1,370,535
INWOOD CITY/WL SCHL/TRIANGLE CREEK-EXEMPT CITY-INC	600137	600139	241,858

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

	<b>Agricultural</b>	<b>Residential</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Other</b>	<b>Military</b>	<b>Total</b>	<b>Gas/Electric Utility</b>	<b>Total</b>
Assessed	0	0	1,864,310	0	0	0	1,864,310	0	1,864,310
Taxable	0	0	1,612,393	0	0	0	1,612,393	0	1,612,393
Homestead Credits									0

**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:	33,502
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>33,502</b>

Rebate Expenditures:	33,502
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>33,502</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 INWOOD URBAN RENEWAL TRIANGLE CREEK

### Oak Street Station

Description:	Convenience Store/Service Station
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For INWOOD URBAN RENEWAL TRIANGLE CREEK

### Triangle Creek

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/04/2015
FY of Last Payment:	2027

## Rebates For INWOOD URBAN RENEWAL TRIANGLE CREEK

### Triangle Creek

TIF Expenditure Amount:	33,502
Rebate Paid To:	Triangle Creek
Tied To Debt:	Triangle Creek
Tied To Project:	Oak Street Station
Projected Final FY of Rebate:	2027

### Triangle Creek

TIF Expenditure Amount:	0
Rebate Paid To:	City of Inwood
Tied To Debt:	Triangle Creek
Tied To Project:	Oak Street Station
Projected Final FY of Rebate:	2017

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**TIF Taxing District Data Collection**

Local Government Name: INWOOD (60G571)  
 Urban Renewal Area: INWOOD URBAN RENEWAL TRIANGLE CREEK (60119)  
 TIF Taxing District Name: INWOOD CITY/WL SCHOOL/TRIANGLE CREEK-INC  
 TIF Taxing District Inc. Number: 600138  
 TIF Taxing District Base Year: 2014  
 FY TIF Revenue First Received: 2017  
 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	1,584,664	0	0	0	1,584,664	0	1,584,664
Taxable	0	0	1,370,535	0	0	0	1,370,535	0	1,370,535
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	13,600	1,370,535	1,370,535	0	0

FY 2025 TIF Revenue Received: 33,502

**TIF Taxing District Data Collection**

Local Government Name: INWOOD (60G571)  
 Urban Renewal Area: INWOOD URBAN RENEWAL TRIANGLE CREEK (60119)  
 TIF Taxing District Name: INWOOD CITY/WL SCHL/TRIANGLE CREEK-EXEMPT CITY-INC  
 TIF Taxing District Inc. Number: 600139  
 TIF Taxing District Base Year: 2014  
 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	279,646	0	0	0	279,646	0	279,646
Taxable	0	0	241,858	0	0	0	241,858	0	241,858
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,400	241,858	241,858	0	0

FY 2025 TIF Revenue Received: 0