

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: WINDSOR HEIGHTS
 Local Government Number: 77G728

Active Urban Renewal Areas

WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

**U.R. # of Tif Taxing
 # Districts**
 77072 10

TIF Debt Outstanding: 19,051,006

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	1,614,390	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	2,109,559		
TIF Sp. Revenue Fund Interest:	17,611		
Property Tax Replacement Claims	386		
Asset Sales & Loan Repayments:	0		
Total Revenue:	2,127,556		

Rebate Expenditures:	89,443		
Non-Rebate Expenditures:	2,423,152		
Returned to County Treasurer:	0		
Total Expenditures:	2,512,595		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	1,229,351	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 15,309,060

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Urban Renewal Area Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL
 UR Area Number: 77072

UR Area Creation Date: 01/1989

The Plan is intended to promote new development and improvement activities similar to those that have been achieved as a result of previously successful redevelopment efforts. The Plan will continue efforts to enhance the viability of the City.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WIND HTS CITY/DM SCH/URB WIND-HTS SS/16 AMD ADDITION TIF INCR	770286	770287	303,007
WIND HTS CITY/DM SCH/URB WIND-HTS SS/89 TIF INCR	770288	770289	7,382,154
WIND HTS CITY/WDM SCH/URB WIND-HTS SS/89 TIF INCR	770292	770293	43,398,886
WIND HTS CITY/WDM SCH/URB WIND-HTS SS/14 AMD #3 TIF INCR	770295	770296	144,300
WIND HTS CITY/WDM SCH/14 AMD #3 TIF INCR	770297	770298	0
WIND HTS CITY/DM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	770490	770491	14,195,759
WIND HTS CITY/WDM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	770492	770493	0
WIND HTS CITY AG/WDM SCH/URB WIND-HTS SS/89 TIF INCR	770290	770519	0
WIND HTS CITY/DM SCH/URB WIND-HTS SS/06 SUB FARMS TIF INCR	770662	770663	3,808,560
WIND HTS CITY/DM SCH/URB WIND-HTS SS/09 AMD 63 & HICK TIF INCR	770797	770798	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	14,840,741	76,999,400	0	0	0	91,840,141	0	91,840,141
Taxable	0	6,877,615	67,167,594	0	0	0	74,045,209	0	74,045,209
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	1,614,390	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	2,109,559		
TIF Sp. Revenue Fund Interest:	17,611		
Property Tax Replacement Claims	386		
Asset Sales & Loan Repayments:	0		
Total Revenue:	2,127,556		
Rebate Expenditures:	89,443		
Non-Rebate Expenditures:	2,423,152		
Returned to County Treasurer:	0		
Total Expenditures:	2,512,595		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	1,229,351	0	Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

2016A Refunding

Description:	Refund 2008A Community & Events Center
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

2016B Refunding

Description:	Refund 2008B Hickman Road Re-Development
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

2020B University Street Project

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

2024A 73rd St N/68th St S

Description:	Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Colby Park Project

Description:	Park Improvements Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

Admin & Support

Description:	Admin Salaries/Professional Expenses
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Colby Redevelopment Project

Description:	Redevelopment of 7100 University for Aldi
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

2016A Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	510,000
Interest:	31,813
Total:	541,813
Annual Appropriation?:	No
Date Incurred:	07/06/2016
FY of Last Payment:	2028

2016B Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,020,000
Interest:	66,273
Total:	1,086,273
Annual Appropriation?:	No
Date Incurred:	07/06/2016
FY of Last Payment:	2028

2020B University Street Project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,660,000
Interest:	387,972
Total:	3,047,972
Annual Appropriation?:	No
Date Incurred:	04/30/2020
FY of Last Payment:	2035

2024A 73rd St N/68th St S

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	8,325,000
Interest:	4,019,948
Total:	12,344,948
Annual Appropriation?:	No
Date Incurred:	05/20/2024
FY of Last Payment:	2035

Colby Park Project

Debt/Obligation Type:	Internal Loans
Principal:	1,305,000
Interest:	0
Total:	1,305,000
Annual Appropriation?:	No
Date Incurred:	06/01/2025
FY of Last Payment:	2025

Colby Redevelopment Rebate

Debt/Obligation Type:	Rebates
Principal:	600,000
Interest:	0
Total:	600,000
Annual Appropriation?:	Yes
Date Incurred:	10/04/2021

FY of Last Payment: 2035

Admin and Support

Debt/Obligation Type:	Internal Loans
Principal:	125,000
Interest:	0
Total:	125,000
Annual Appropriation?:	No
Date Incurred:	06/30/2025
FY of Last Payment:	2025

Non-Rebates For WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

TIF Expenditure Amount:	270,923
Tied To Debt:	2016B Refunding
Tied To Project:	2016B Refunding
TIF Expenditure Amount:	277,844
Tied To Debt:	2020B University Street Project
Tied To Project:	2020B University Street Project
TIF Expenditure Amount:	137,938
Tied To Debt:	2016A Refunding
Tied To Project:	2016A Refunding
TIF Expenditure Amount:	306,447
Tied To Debt:	2024A 73rd St N/68th St S
Tied To Project:	2024A 73rd St N/68th St S
TIF Expenditure Amount:	1,305,000
Tied To Debt:	Colby Park Project
Tied To Project:	Colby Park Project
TIF Expenditure Amount:	125,000
Tied To Debt:	Admin and Support
Tied To Project:	Admin & Support

Rebates For WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

7100 University Ave Windsor Heights, IA

TIF Expenditure Amount:	89,443
Rebate Paid To:	Charles Colby Ruth Colby National Dev Trust
Tied To Debt:	Colby Redevelopment Rebate
Tied To Project:	Colby Redevelopment Project
Projected Final FY of Rebate:	2035

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TIF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
 TIF Taxing District Name: WIND HTS CITY/DM SCH/URB WIND-HTS SS/16 AMD ADDITION TIF INCR
 TIF Taxing District Inc. Number: 770287
 TIF Taxing District Base Year: 2015
 FY TIF Revenue First Received: 2018
 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	763,100	0	0	0	763,100	0	763,100
Taxable	0	0	621,304	0	0	0	621,304	0	621,304
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	460,093	303,007	303,007	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
 TIF Taxing District Name: WIND HTS CITY/DM SCH/URB WIND-HTS SS/89 TIF INCR
 TIF Taxing District Inc. Number: 770289
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1990
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	01/1989
Economic Development	01/1989

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	381,000	8,175,000	0	0	0	8,556,000	0	8,556,000
Taxable	0	176,566	7,205,588	0	0	0	7,382,154	0	7,382,154
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	555,450	7,382,154	7,382,154	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
 TIF Taxing District Name: WIND HTS CITY/WDM SCH/URB WIND-HTS SS/89 TIF INCR
 TIF Taxing District Inc. Number: 770293
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1990
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	01/1989
Economic Development	01/1989

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	2,811,300	47,550,500	0	0	0	50,361,800	0	50,361,800
Taxable	0	1,302,835	42,096,051	0	0	0	43,398,886	0	43,398,886
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	6,690,340	43,398,886	43,398,886	0	0

FY 2025 TIF Revenue Received: 2,109,559

TIF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
 TIF Taxing District Name: WIND HTS CITY/WDM SCH/URB WIND-HTS SS/14 AMD #3 TIF INCR
 TIF Taxing District Inc. Number: 770296
 TIF Taxing District Base Year: 2013
 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	4,087,400	0	0	0	4,087,400	0	4,087,400
Taxable	0	0	3,482,201	0	0	0	3,482,201	0	3,482,201
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,943,100	144,300	144,300	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
 TIF Taxing District Name: WIND HTS CITY/WDM SCH/14 AMD #3 TIF INCR
 TIF Taxing District Inc. Number: 770298
 TIF Taxing District Base Year: 2013
 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: WINDSOR HEIGHTS (77G728)
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
 TIF Taxing District Name: WIND HTS CITY/DM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR
 TIF Taxing District Inc. Number: 770491
 TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	05/1995
Economic Development	05/1995

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	9,854,041	11,467,000	0	0	0	21,321,041	0	21,321,041
Taxable	0	4,566,639	9,629,120	0	0	0	14,195,759	0	14,195,759
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,158,550	14,195,759	14,195,759	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
 TIF Taxing District Name: WIND HTS CITY/WDM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR
 TIF Taxing District Inc. Number: 770493
 TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	05/1995
Economic Development	05/1995

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	210,400	169,800	0	0	0	380,200	0	380,200
Taxable	0	97,505	87,334	0	0	0	184,839	0	184,839
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	380,200	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
 TIF Taxing District Name: WIND HTS CITY AG/WDM SCH/URB WIND-HTS SS/89 TIF INCR
 TIF Taxing District Inc. Number: 770519
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	01/1989
Economic Development	01/1989

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

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TIF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
 TIF Taxing District Name: WIND HTS CITY/DM SCH/URB WIND-HTS SS/06 SUB FARMS TIF INCR
 TIF Taxing District Inc. Number: 770663
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	12/2005
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	1,584,000	4,786,600	0	0	0	6,370,600	0	6,370,600
Taxable	0	734,070	4,045,996	0	0	0	4,780,066	0	4,780,066
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,562,040	3,808,560	3,808,560	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
 TIF Taxing District Name: WIND HTS CITY/DM SCH/URB WIND-HTS SS/09 AMD 63 & HICK TIF INCR
 TIF Taxing District Inc. Number: 770798
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2007

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