

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

**Levy Authority Summary**

Local Government Name: WALFORD  
 Local Government Number: 06G045

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WALFORD URA	57048	7
WALFORD COMMERCIAL URA	57964	1

**TIF Debt Outstanding: 45,000**

**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:	3,507	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
<b>Total Revenue:</b>	<b>3,507</b>	

Rebate Expenditures:	3,447	
Non-Rebate Expenditures:	0	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>3,447</b>	

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 60 0**      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 41,493**

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: WALFORD (06G045)  
 Urban Renewal Area: WALFORD URA  
 UR Area Number: 57048

UR Area Creation Date: 12/1996

UR Area Purpose: Create a diversified, well-balanced local economy; provide land for new or expanding commercial or industrial development; encourage commercial and industrial growth.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WALFORD CITY/COLLEGE SCH/ INCR	570328	570329	0
WALFORD CITY/COLLEGE SCH/ #2 INCR	570375	570376	0
WALFORD CITY AG/COLLEGE SCH/ #2 INCR	570377	570378	0
WALFORD CITY/COLLEGE SCH/ #3 INCR	570430	570431	0
WALFORD CITY AG/COLLEGE SCH/ #3 INCR	570432	570433	0
WALFORD CITY/COLLEGE SCH/ #4 INCR	570542	570543	0
WALFORD CITY AG/COLLEGE SCH/ #4 INCR	570544	570545	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	29,800	23,268,800	12,686,200	359,300	0	-32,000	36,289,350	0	36,289,350
Taxable	21,408	10,783,413	10,152,908	257,884	0	-32,000	21,160,863	0	21,160,863
Homestead Credits									64

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>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>0</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
---	----------	----------	---

## Projects For WALFORD URA

### KEG Properties LLC

Description:	Rebate
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For WALFORD URA

### KEG Properties LLC

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/19/2015
FY of Last Payment:	2023

## Rebates For WALFORD URA

### KEG Properties LLC

TIF Expenditure Amount:	0
Rebate Paid To:	entity
Tied To Debt:	KEG Properties LLC
Tied To Project:	KEG Properties LLC
Projected Final FY of Rebate:	2023

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: WALFORD (06G045)  
 Urban Renewal Area: WALFORD URA (57048)  
 TIF Taxing District Name: WALFORD CITY/COLLEGE SCH/ INCR  
 TIF Taxing District Inc. Number: 570329  
 TIF Taxing District Base Year: 1995  
 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	61,514	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WALFORD (06G045)  
 Urban Renewal Area: WALFORD URA (57048)  
 TIF Taxing District Name: WALFORD CITY/COLLEGE SCH/ #2 INCR  
 TIF Taxing District Inc. Number: 570376  
 TIF Taxing District Base Year: 1997  
 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

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: WALFORD (06G045)  
 Urban Renewal Area: WALFORD URA (57048)  
 TIF Taxing District Name: WALFORD CITY AG/COLLEGE SCH/ #2 INCR  
 TIF Taxing District Inc. Number: 570378  
 TIF Taxing District Base Year: 1997  
 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	33,163	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WALFORD (06G045)  
 Urban Renewal Area: WALFORD URA (57048)  
 TIF Taxing District Name: WALFORD CITY/COLLEGE SCH/ #3 INCR  
 TIF Taxing District Inc. Number: 570431  
 TIF Taxing District Base Year: 2000  
 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	242,000	12,686,200	359,300	0	0	13,287,500	0	13,287,500
Taxable	0	112,149	10,152,908	257,884	0	0	10,522,941	0	10,522,941
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	399,691	10,522,941	0	10,522,941	273,063

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: WALFORD (06G045)  
 Urban Renewal Area: WALFORD URA (57048)  
 TIF Taxing District Name: WALFORD CITY AG/COLLEGE SCH/ #3 INCR  
 TIF Taxing District Inc. Number: 570433  
 TIF Taxing District Base Year: 2000  
 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	29,800	0	0	0	0	0	29,800	0	29,800
Taxable	21,408	0	0	0	0	0	21,408	0	21,408
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	21,408	0	21,408	440

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WALFORD (06G045)  
 Urban Renewal Area: WALFORD URA (57048)  
 TIF Taxing District Name: WALFORD CITY/COLLEGE SCH/ #4 INCR  
 TIF Taxing District Inc. Number: 570543  
 TIF Taxing District Base Year: 2001  
 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	23,026,800	0	0	0	-32,000	22,972,050	0	22,972,050
Taxable	0	10,671,264	0	0	0	-32,000	10,616,514	0	10,616,514
Homestead Credits									64

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	36,196	10,616,514	0	10,616,514	275,491

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: WALFORD (06G045)  
 Urban Renewal Area: WALFORD URA (57048)  
 TIF Taxing District Name: WALFORD CITY AG/COLLEGE SCH/ #4 INCR  
 TIF Taxing District Inc. Number: 570545  
 TIF Taxing District Base Year: 2001  
 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

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: WALFORD (06G045)  
 Urban Renewal Area: WALFORD COMMERCIAL URA  
 UR Area Number: 57964

UR Area Creation Date: 09/2022

UR Area Purpose: Promoting economic growth in the city of Walford.

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
WALFORD CITY/COLLEGE SCH/COMMERCIAL #223 TIF INCR	570929	570930	135,145

**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	0	2,048,300	0	0	0	2,048,300	0	2,048,300
Taxable	0	0	1,777,985	0	0	0	1,777,985	0	1,777,985
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:	3,507
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>3,507</b>

Rebate Expenditures:	3,447
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>3,447</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 60      0      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For WALFORD COMMERCIAL URA

### SCHRADER HOLDINGS REBATE

Description:	REBATE PAYMENTS
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For WALFORD COMMERCIAL URA

### SCHRADER HOLDINGS REBATE

Debt/Obligation Type:	Rebates
Principal:	45,000
Interest:	0
Total:	45,000
Annual Appropriation?:	Yes
Date Incurred:	11/14/2022
FY of Last Payment:	2029

## Rebates For WALFORD COMMERCIAL URA

### 300 HWY 151 E

TIF Expenditure Amount:	3,447
Rebate Paid To:	SCHRADER HOLDINGS
Tied To Debt:	SCHRADER HOLDINGS REBATE
Tied To Project:	SCHRADER HOLDINGS REBATE
Projected Final FY of Rebate:	2029

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: WALFORD (06G045)  
 Urban Renewal Area: WALFORD COMMERCIAL URA (57964)  
 TIF Taxing District Name: WALFORD CITY/COLLEGE SCH/COMMERCIAL #223 TIF INCR  
 TIF Taxing District Inc. Number: 570930  
 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	0	2,048,300	0	0	0	2,048,300	0	2,048,300
Taxable	0	0	1,777,985	0	0	0	1,777,985	0	1,777,985
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,464,200	584,100	135,145	448,955	11,650

FY 2025 TIF Revenue Received: 3,507