

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: DALLAS CENTER
 Local Government Number: 25G230

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
DALLAS CENTER URBAN RENEWAL AREA	25012	9
DALLAS CENTER WEST URBAN RENEWAL AREA	25048	2

TIF Debt Outstanding: 10,923,562

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	65,580	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	451,019		
TIF Sp. Revenue Fund Interest:	5,002		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	456,021		

Rebate Expenditures:	0		
Non-Rebate Expenditures:	293,539		
Returned to County Treasurer:	0		
Total Expenditures:	293,539		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	228,062	78,174	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: 10,401,961

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Urban Renewal Area Data Collection

Local Government Name: DALLAS CENTER (25G230)
 Urban Renewal Area: DALLAS CENTER URBAN RENEWAL AREA
 UR Area Number: 25012

UR Area Creation Date: 01/1993

UR Area Purpose: See Urban Renewal Plan, as amended.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DALLAS CENTER CITY/DALLAS CENTER-GRIMES SCH/DALLAS CENTER URA 25012/92 TIF ORD 222A INCREMENT	250125	250126	2,627,869
DALLAS CENTER CITY AG/DALLAS CENTER-GRIMES SCH/DALLAS CENTER URA 25012/92 TIF ORD 222A INCREMENT	250127	250128	0
DALLAS CENTER CITY/DALLAS CENTER-GRIMES SCH/DALLAS CENTER URA 25012/93 TIF ORD 226 INCREMENT	250131	250132	1,049,243
DALLAS CENTER CITY/DALLAS CENTER-GRIMES SCH/DALLAS CENTER URA 25012/09 TIF ORD 397 INCREMENT	250367	250368	2,000,512
DALLAS CENTER CITY/DCG SCH/DALLAS CENTER URA 25012/20 TIF ORD 548 INCREMENT	250631	250632	25,212
DALLAS CENTER CITY AG/DCG SCH/DALLAS CENTER URA 25012/20 TIF ORD 548 INCREMENT	250633	250634	0
DALLAS CENTER CITY/DCG SCH/DALLAS CENTER URA 25012/23 TIF ORD 597 INCREMENT	250742	250743	108,933
DALLAS CENTER CITY AG/DCG SCH/DALLAS CENTER URA 25012/23 TIF ORD 597 INCREMENT	250744	250745	0
SUGAR GROVE TWP/DCG SCH/DALLAS CENTER CITY FD NO 2/DALLAS CENTER URA 25012/23 TIF ORD 597 INCREMENT	250746	250747	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	555,150	57,885,815	19,079,285	2,164,810	0	-120,000	79,383,060	0	79,383,060
Taxable	398,802	26,825,906	15,083,560	1,882,843	0	-120,000	43,889,111	0	43,889,111
Homestead Credits									175

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	65,580	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	155,299		
TIF Sp. Revenue Fund Interest:	3,381		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	158,680		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	173,774		
Returned to County Treasurer:	0		
Total Expenditures:	173,774		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	50,486	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For DALLAS CENTER URBAN RENEWAL AREA

Street Asphalt Overlay Project

Description:	Street Improvement with Asphalt Overlay
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Dallas County Alliance Dues

Description:	Dallas County Alliance Dues
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Wastewater Treatment Upgrade

Description:	Wastewater Treatment Plant Upgrade
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

Cap Improve-Swimming Pool

Description:	Swimming Pool Construction Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

UR Amendment #9

Description:	UR Amendment #9
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

East Area Lift Station Project

Description:	East Area Lift Station Project
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For DALLAS CENTER URBAN RENEWAL AREA

Street Asphalt Overlay Project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	575,000
Interest:	46,113
Total:	621,113
Annual Appropriation?:	Yes
Date Incurred:	03/04/2011
FY of Last Payment:	2031

Dallas County Alliance Dues

Debt/Obligation Type:	Internal Loans
Principal:	4,753
Interest:	0
Total:	4,753
Annual Appropriation?:	Yes
Date Incurred:	11/10/2016
FY of Last Payment:	2024

Wastewater Treatment Plant

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	847,000
Interest:	149,920
Total:	996,920
Annual Appropriation?:	Yes
Date Incurred:	11/05/2020
FY of Last Payment:	2040

Swimming Pool Project

Debt/Obligation Type:	Other Debt
Principal:	2,850,000
Interest:	836,140
Total:	3,686,140
Annual Appropriation?:	Yes
Date Incurred:	05/25/2023
FY of Last Payment:	2025

UR Amendment #9

Debt/Obligation Type:	Internal Loans
Principal:	2,688
Interest:	0
Total:	2,688
Annual Appropriation?:	No
Date Incurred:	11/10/2024
FY of Last Payment:	2024

East Area Lift Station Project

Debt/Obligation Type:	Other Debt
Principal:	2,653,000
Interest:	473,531
Total:	3,126,531
Annual Appropriation?:	Yes
Date Incurred:	01/24/2020
FY of Last Payment:	2039

Non-Rebates For DALLAS CENTER URBAN RENEWAL AREA

TIF Expenditure Amount:	9,393
Tied To Debt:	Street Asphalt Overlay Project
Tied To Project:	Street Asphalt Overlay Project
TIF Expenditure Amount:	62,940
Tied To Debt:	Wastewater Treatment Plant
Tied To Project:	Wastewater Treatment Upgrade
TIF Expenditure Amount:	0
Tied To Debt:	Swimming Pool Project
Tied To Project:	Cap Improve-Swimming Pool
TIF Expenditure Amount:	4,753
Tied To Debt:	Dallas County Alliance Dues
Tied To Project:	Dallas County Alliance Dues
TIF Expenditure Amount:	94,000
Tied To Debt:	East Area Lift Station Project
Tied To Project:	East Area Lift Station Project
TIF Expenditure Amount:	2,688
Tied To Debt:	UR Amendment #9
Tied To Project:	UR Amendment #9

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TIF Taxing District Data Collection

Local Government Name:	DALLAS CENTER (25G230)
Urban Renewal Area:	DALLAS CENTER URBAN RENEWAL AREA (25012)
TIF Taxing District Name:	DALLAS CENTER CITY/DALLAS CENTER-GRIMES SCH/DALLAS CENTER URA 25012/92 TIF ORD 222A INCREMENT
TIF Taxing District Inc. Number:	250126
TIF Taxing District Base Year:	1991
FY TIF Revenue First Received:	1994
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1993

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	23,739,480	5,683,690	2,164,810	0	-64,000	31,442,730	0	31,442,730
Taxable	0	11,001,560	4,859,162	1,882,843	0	-64,000	17,598,315	0	17,598,315
Homestead Credits									74

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	6,218,512	17,598,315	2,627,869	14,970,446	408,745

FY 2025 TIF Revenue Received: 68,369

TIF Taxing District Data Collection

Local Government Name:	DALLAS CENTER (25G230)
Urban Renewal Area:	DALLAS CENTER URBAN RENEWAL AREA (25012)
TIF Taxing District Name:	DALLAS CENTER CITY AG/DALLAS CENTER-GRIMES SCH/DALLAS CENTER URA 25012/92 TIF ORD 222A INCREMENT
TIF Taxing District Inc. Number:	250128
TIF Taxing District Base Year:	1991
FY TIF Revenue First Received:	1994
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1993

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	132,570	0	0	0	0	0	132,570	0	132,570
Taxable	95,234	0	0	0	0	0	95,234	0	95,234
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	132,570	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	DALLAS CENTER (25G230)
Urban Renewal Area:	DALLAS CENTER URBAN RENEWAL AREA (25012)
TIF Taxing District Name:	DALLAS CENTER CITY/DALLAS CENTER-GRIMES SCH/DALLAS CENTER URA 25012/93 TIF ORD 226 INCREMENT
TIF Taxing District Inc. Number:	250132
TIF Taxing District Base Year:	1992
FY TIF Revenue First Received:	1995
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1994

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	15,165,710	184,760	0	0	-32,000	15,263,220	0	15,263,220
Taxable	0	7,028,197	85,623	0	0	-32,000	7,026,570	0	7,026,570
Homestead Credits									45

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,980,308	7,026,570	1,049,243	5,977,327	163,202

FY 2025 TIF Revenue Received: 28,648

TIF Taxing District Data Collection

Local Government Name:	DALLAS CENTER (25G230)
Urban Renewal Area:	DALLAS CENTER URBAN RENEWAL AREA (25012)
TIF Taxing District Name:	DALLAS CENTER CITY/DALLAS CENTER-GRIMES SCH/DALLAS CENTER URA 25012/09 TIF ORD 397 INCREMENT
TIF Taxing District Inc. Number:	250368
TIF Taxing District Base Year:	2008
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2031

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2010

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	18,033,535	10,479,475	0	0	-24,000	28,446,760	0	28,446,760
Taxable	0	8,357,241	7,877,007	0	0	-24,000	16,167,998	0	16,167,998
Homestead Credits									53

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	15,115,980	13,354,780	2,000,512	11,354,268	310,011

FY 2025 TIF Revenue Received: 54,620

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TIF Taxing District Data Collection

Local Government Name:	DALLAS CENTER (25G230)	
Urban Renewal Area:	DALLAS CENTER URBAN RENEWAL AREA (25012)	
TIF Taxing District Name:	DALLAS CENTER CITY/DCG SCH/DALLAS CENTER URA 25012/20 TIF ORD 548 INCREMENT	
TIF Taxing District Inc. Number:	250632	
TIF Taxing District Base Year:	2019	
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	663,670	0	0	0	0	663,670	0	663,670
Taxable	0	307,563	0	0	0	0	307,563	0	307,563
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	494,830	168,840	25,212	143,628	3,922

FY 2025 TIF Revenue Received: 688

TIF Taxing District Data Collection

Local Government Name:	DALLAS CENTER (25G230)	
Urban Renewal Area:	DALLAS CENTER URBAN RENEWAL AREA (25012)	
TIF Taxing District Name:	DALLAS CENTER CITY AG/DCG SCH/DALLAS CENTER URA 25012/20 TIF ORD 548 INCREMENT	
TIF Taxing District Inc. Number:	250634	
TIF Taxing District Base Year:	2019	
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	137,150	0	0	0	0	0	137,150	0	137,150
Taxable	98,525	0	0	0	0	0	98,525	0	98,525
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	137,150	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	DALLAS CENTER (25G230)	
Urban Renewal Area:	DALLAS CENTER URBAN RENEWAL AREA (25012)	
TIF Taxing District Name:	DALLAS CENTER CITY/DCG SCH/DALLAS CENTER URA 25012/23 TIF ORD 597 INCREMENT	
TIF Taxing District Inc. Number:	250743	
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	283,420	2,731,360	0	0	0	3,011,530	0	3,011,530
Taxable	0	131,345	2,261,768	0	0	0	2,389,863	0	2,389,863
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,285,280	726,250	108,933	617,317	16,855

FY 2025 TIF Revenue Received: 2,974

TIF Taxing District Data Collection

Local Government Name:	DALLAS CENTER (25G230)	
Urban Renewal Area:	DALLAS CENTER URBAN RENEWAL AREA (25012)	
TIF Taxing District Name:	DALLAS CENTER CITY AG/DCG SCH/DALLAS CENTER URA 25012/23 TIF ORD 597 INCREMENT	
TIF Taxing District Inc. Number:	250745	
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	145,500	0	0	0	0	0	145,500	0	145,500
Taxable	104,522	0	0	0	0	0	104,522	0	104,522
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	145,500	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: DALLAS CENTER (25G230)
 Urban Renewal Area: DALLAS CENTER URBAN RENEWAL AREA (25012)
 TIF Taxing District Name: SUGAR GROVE TWP/DCG SCH/DALLAS CENTER CITY FD NO 2/DALLAS CENTER URA 25012/23 TIF ORD 597 INCREMENT
 TIF Taxing District Inc. Number: 250747
 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	139,930	0	0	0	0	0	139,930	0	139,930
Taxable	100,521	0	0	0	0	0	100,521	0	100,521
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	139,930	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: DALLAS CENTER (25G230)
 Urban Renewal Area: DALLAS CENTER WEST URBAN RENEWAL AREA
 UR Area Number: 25048

UR Area Creation Date: 10/2021

UR Area Purpose: To increase housing opportunities,
 stimulate private investment in
 housing.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DALLAS CENTER CITY/DCG SCH/DALLAS CENTER WEST URA 25048/21 TIF ORD 557 INCREMENT	250653	250654	10,890,500
DALLAS CENTER CITY AG/DCG SCH/DALLAS CENTER WEST URA 25048/21 TIF ORD 557 INCREMENT	250655	250656	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	39,025,820	0	0	0	-16,000	38,977,320	0	38,977,320
Taxable	0	18,085,655	0	0	0	-16,000	18,037,155	0	18,037,155
Homestead Credits									49

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:	295,720
TIF Sp. Revenue Fund Interest:	1,621
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	297,341

Rebate Expenditures:	0
Non-Rebate Expenditures:	119,765
Returned to County Treasurer:	0
Total Expenditures:	119,765

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 177,576 **Amount of 06-30-2025 Cash Balance Restricted for LMI:** 78,174

Projects For DALLAS CENTER WEST URBAN RENEWAL AREA

Cross Streets Repavement

Description:	Repaving of Cross Country and Country Living subdevelopment roads.
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For DALLAS CENTER WEST URBAN RENEWAL AREA

2024 GO Cross Streets Repaving Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,900,000
Interest:	585,417
Total:	2,485,417
Annual Appropriation?:	No
Date Incurred:	06/28/2024
FY of Last Payment:	2036

Non-Rebates For DALLAS CENTER WEST URBAN RENEWAL AREA

TIF Expenditure Amount:	119,765
Tied To Debt:	2024 GO Cross Streets Repaving Bond
Tied To Project:	Cross Streets Repavement

Income Housing For DALLAS CENTER WEST URBAN RENEWAL AREA

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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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

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TIF Taxing District Data Collection

Local Government Name:	DALLAS CENTER (25G230)	
Urban Renewal Area:	DALLAS CENTER WEST URBAN RENEWAL AREA (25048)	
TIF Taxing District Name:	DALLAS CENTER CITY/DCG SCH/DALLAS CENTER WEST URA 25048/21 TIF ORD 557 INCREMENT	
TIF Taxing District Inc. Number:	250654	
TIF Taxing District Base Year:	0	
FY TIF Revenue First Received:	2024	
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	39,025,820	0	0	0	-16,000	38,977,320	0	38,977,320
Taxable	0	18,085,655	0	0	0	-16,000	18,037,155	0	18,037,155
Homestead Credits									49

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	28,135,320	10,858,000	10,890,500	-32,500	-887

FY 2025 TIF Revenue Received: 295,720

TIF Taxing District Data Collection

Local Government Name:	DALLAS CENTER (25G230)	
Urban Renewal Area:	DALLAS CENTER WEST URBAN RENEWAL AREA (25048)	
TIF Taxing District Name:	DALLAS CENTER CITY AG/DCG SCH/DALLAS CENTER WEST URA 25048/21 TIF ORD 557 INCREMENT	
TIF Taxing District Inc. Number:	250656	
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	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