

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

**Levy Authority Summary**

Local Government Name: PANORA  
 Local Government Number: 39G368

<b>Active Urban Renewal Areas</b>	<b>U.R. #</b>	<b># of Tif Taxing Districts</b>
PANORA NE 1995 URBAN RENEWAL	39001	1
PANORA 1990 URBAN RENEWAL	39002	2
PANORA NW 1999 URBAN RENEWAL	39012	1
PANORA NW URBAN RENEWAL	39013	3
PANORA CENTRAL 2007 URBAN RENEWAL TIF AREA	39017	1
PANORA ROSEHILL URBAN RENEWAL AREA	39021	1
PANORA HOUSING URBAN RENEWAL AREA	39022	1

**TIF Debt Outstanding: 1,852,453**

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 121,573      130,639      Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	318,469	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
<b>Total Revenue:</b>	<b>318,469</b>	

Rebate Expenditures:	75,140	
Non-Rebate Expenditures:	146,183	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>221,323</b>	

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 218,719      130,556      Amount of 06-30-2025 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 1,412,411**

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: PANORA (39G368)  
 Urban Renewal Area: PANORA NE 1995 URBAN RENEWAL  
 UR Area Number: 39001  
  
 UR Area Creation Date: 12/1991  
  
 UR Area Purpose: Please see attached plan.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PANORA CITY/PANORAMA SCH/1995 NE URB REN INCREM	390097	390098	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	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>0</b>	<b>0</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>0</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>						

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

This Urban Renewal Area sunset as of June 2016 per the attached plan.

256 Characters Left

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

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: PANORA (39G368)  
 Urban Renewal Area: PANORA NE 1995 URBAN RENEWAL (39001)  
 TIF Taxing District Name: PANORA CITY/PANORAMA SCH/1995 NE URB REN INCREM  
 TIF Taxing District Inc. Number: 390098  
 TIF Taxing District Base Year: 1995  
 FY TIF Revenue First Received: 

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1991

  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2016

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	273,876	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: PANORA (39G368)  
 Urban Renewal Area: PANORA 1990 URBAN RENEWAL  
 UR Area Number: 39002  
  
 UR Area Creation Date: 11/1991  
  
 UR Area Purpose: Please see attached plan.

<b>Tax Districts within this Urban Renewal Area</b>	<b>Base No.</b>	<b>Increment No.</b>	<b>Increment Value Used</b>
PANORA CITY AG/PANORAMA SCH/URBAN REN INCREM	390085	390086	0
PANORA CITY/PANORAMA SCH/NE URBAN RENEWAL INCREM	390095	390096	0

**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	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>0</b>	<b>0</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>0</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>						

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

This Urban Renewal Area sunset as of June 2016 per the attached plan.

256 Characters Left

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

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: PANORA (39G368)  
 Urban Renewal Area: PANORA 1990 URBAN RENEWAL (39002)  
 TIF Taxing District Name: PANORA CITY AG/PANORAMA SCH/URBAN REN INCREM  
 TIF Taxing District Inc. Number: 390086  
 TIF Taxing District Base Year: 1990  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1991

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	12,106	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: PANORA (39G368)  
 Urban Renewal Area: PANORA 1990 URBAN RENEWAL (39002)  
 TIF Taxing District Name: PANORA CITY/PANORAMA SCH/NE URBAN RENEWAL INCREM  
 TIF Taxing District Inc. Number: 390096  
 TIF Taxing District Base Year: 1990  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1991

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	541,418	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: PANORA (39G368)  
 Urban Renewal Area: PANORA NW 1999 URBAN RENEWAL  
 UR Area Number: 39012

UR Area Creation Date: 07/1997

UR Area Purpose: Development of residential subdivision.

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
PANORA CITY/PANORAMA SCH/1995 NE URB REN INCREM	390132	390133	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	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
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**

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

LMI projects moved under UR Area Number 39013 as NW 1997 expires on August 15th, 2017 and NW 2009 with LMI Set Aside expires June 30, 2019. All LMI is in the Northwest TIF Area.

256 Characters Left

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

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

**TIF Taxing District Data Collection**

Local Government Name: PANORA (39G368)  
 Urban Renewal Area: PANORA NW 1999 URBAN RENEWAL (39012)  
 TIF Taxing District Name: PANORA CITY/PANORAMA SCH/1995 NE URB REN INCREM  
 TIF Taxing District Inc. Number: 390133  
 TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1997

**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	212,798	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: PANORA (39G368)  
 Urban Renewal Area: PANORA NW URBAN RENEWAL  
 UR Area Number: 39013

UR Area Creation Date: 07/1997

UR Area Purpose: To facilitate and support properly planned and approved residential development within Panora to support and aid in the expansion of the community's existing businesses and industries.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PANORA CITY/PANORAMA SCH/DEER FIELD UR INCREM	390138	390139	0
PANORA CITY/PANORAMA SCH/DREAM ACRES 2 UR INCREM	390148	390149	0
PANORA CITY/PANORAMA SCH/DREAM ACRES 1 UR INCREM	390150	390151	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	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** 130,639      130,639      **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:	83
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>83</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 130,556      130,556      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For PANORA NW URBAN RENEWAL

### Housing Rehab - CDBG

Description:	Payment out of LMI for Housing Rehab
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For PANORA NW URBAN RENEWAL

### LMI Set Aside

	Outstanding LMI Housing Obligations
Debt/Obligation Type:	
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/01/2001
FY of Last Payment:	2030

## Non-Rebates For PANORA NW URBAN RENEWAL

TIF Expenditure Amount:	83
Tied To Debt:	LMI Set Aside
Tied To Project:	Housing Rehab - CDBG

## Income Housing For PANORA NW URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	83
<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:	83
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

---

---

256 Characters Left

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

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: PANORA (39G368)  
 Urban Renewal Area: PANORA NW URBAN RENEWAL (39013)  
 TIF Taxing District Name: PANORA CITY/PANORAMA SCH/DEER FIELD UR INCREM  
 TIF Taxing District Inc. Number: 390139  
 TIF Taxing District Base Year: 1998  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1997

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	514,695	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: PANORA (39G368)  
 Urban Renewal Area: PANORA NW URBAN RENEWAL (39013)  
 TIF Taxing District Name: PANORA CITY/PANORAMA SCH/DREAM ACRES 2 UR INCREM  
 TIF Taxing District Inc. Number: 390149  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2008  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2019

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1997

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	12,355	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: PANORA (39G368)  
 Urban Renewal Area: PANORA NW URBAN RENEWAL (39013)  
 TIF Taxing District Name: PANORA CITY/PANORAMA SCH/DREAM ACRES 1 UR INCREM  
 TIF Taxing District Inc. Number: 390151  
 TIF Taxing District Base Year: 1998  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1997

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	196,068	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: PANORA (39G368)  
 Urban Renewal Area: PANORA CENTRAL 2007 URBAN RENEWAL TIF AREA  
 UR Area Number: 39017  
 UR Area Creation Date: 10/2007  
 UR Area Purpose: Please see attached plan.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PANORA CITY/PANORAMA SCH/CENTRAL UR TIF INCREM	390152	390153	7,648,597

**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	6,399,430	13,645,470	0	0	-4,000	20,027,900	0	20,027,900
Taxable	0	2,965,681	9,730,002	0	0	-4,000	12,678,683	0	12,678,683
Homestead Credits									22

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** -2,066      **0**      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	242,271
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>242,271</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	146,100
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>146,100</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 94,105      **0**      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For PANORA CENTRAL 2007 URBAN RENEWAL TIF AREA

### Downtown Streetscape

Description:	Sidewalks, Electrical poles, Streets
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### 2012 Public Building Complex

Description:	City Hall, EMS, Police
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

### Architect/Mgmt Fees Public Building Complex

Description:	Engineering, Drawings, Construction Management Services
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For PANORA CENTRAL 2007 URBAN RENEWAL TIF AREA

### Self Financed Streetscape Debt

Debt/Obligation Type:	Internal Loans
Principal:	127,572
Interest:	0
Total:	127,572
Annual Appropriation?:	No
Date Incurred:	01/12/2010
FY of Last Payment:	2027

### 2019 Refunded City Building

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	355,000
Interest:	21,900
Total:	376,900
Annual Appropriation?:	Yes
Date Incurred:	06/07/2012
FY of Last Payment:	2027

### Self Financed Fees for Architect/Mgmt fees for Public Building

Debt/Obligation Type:	Internal Loans
Principal:	156,541
Interest:	0
Total:	156,541
Annual Appropriation?:	No
Date Incurred:	11/28/2011
FY of Last Payment:	2027

## **Non-Rebates For PANORA CENTRAL 2007 URBAN RENEWAL TIF AREA**

TIF Expenditure Amount:	146,100
Tied To Debt:	2019 Refunded City Building
Tied To Project:	2012 Public Building Complex

TIF Expenditure Amount:	0
Tied To Debt:	Self Financed Streetscape Debt
Tied To Project:	Downtown Streetscape

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

Transfer to Streetscape debt not made due to late receipt of payment. Will transfer the remaining balance of TIF revenue (\$94,105) to streetscape debt in FY26, so balance will be \$33,467 as of July 1, 2025.

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: PANORA (39G368)  
 Urban Renewal Area: PANORA CENTRAL 2007 URBAN RENEWAL TIF AREA (39017)  
 TIF Taxing District Name: PANORA CITY/PANORAMA SCH/CENTRAL UR TIF INCREM  
 TIF Taxing District Inc. Number: 390153  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2011  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2007

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	6,399,430	13,645,470	0	0	-4,000	20,027,900	0	20,027,900
Taxable	0	2,965,681	9,730,002	0	0	-4,000	12,678,683	0	12,678,683
Homestead Credits									22

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	8,582,476	11,449,424	7,648,597	3,800,827	120,414

FY 2025 TIF Revenue Received: 242,271

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: PANORA (39G368)  
 Urban Renewal Area: PANORA ROSEHILL URBAN RENEWAL AREA  
 UR Area Number: 39021

UR Area Creation Date: 02/2021

UR Area Purpose: To provide financial assistance in the form of incremental property tax payments to be used by the Developer to undertake construction of a commercial building to lease to a family practice medical clinic.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PANORA CITY/PANORAMA SCH/PANORA ROSEHILL URA 39021/21 TIF ORD 339 INCREMENT	390180	390181	2,366,044

**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	2,701,700	0	0	0	2,701,700	0	2,701,700
Taxable	0	0	2,366,044	0	0	0	2,366,044	0	2,366,044
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:	75,140
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>75,140</b>

Rebate Expenditures:	75,140
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>75,140</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 PANORA ROSEHILL URBAN RENEWAL AREA

### Medical Clinic

Description:	Construction of a Medical Clinic
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For PANORA ROSEHILL URBAN RENEWAL AREA

### Medical Clinic

Debt/Obligation Type:	Rebates
Principal:	334,440
Interest:	0
Total:	334,440
Annual Appropriation?:	Yes
Date Incurred:	02/22/2021
FY of Last Payment:	2028

## Rebates For PANORA ROSEHILL URBAN RENEWAL AREA

### 103 E 13th Street

TIF Expenditure Amount:	75,140
Rebate Paid To:	DG Panora LLC
Tied To Debt:	Medical Clinic
Tied To Project:	Medical Clinic
Projected Final FY of Rebate:	2028

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

**TIF Taxing District Data Collection**

Local Government Name:	PANORA (39G368)
Urban Renewal Area:	PANORA ROSEHILL URBAN RENEWAL AREA (39021)
TIF Taxing District Name:	PANORA CITY/PANORAMA SCH/PANORA ROSEHILL URA 39021/21 TIF ORD 339 INCREMENT
TIF Taxing District Inc. Number:	390181
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	0	2,701,700	0	0	0	2,701,700	0	2,701,700
Taxable	0	0	2,366,044	0	0	0	2,366,044	0	2,366,044
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	34,700	2,366,044	2,366,044	0	0

FY 2025 TIF Revenue Received: 75,140

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: PANORA (39G368)  
 Urban Renewal Area: PANORA HOUSING URBAN RENEWAL AREA  
 UR Area Number: 39022

UR Area Creation Date: 08/2022

UR Area Purpose: To facilitate and support properly planned and approved residential development within Panora to support and aid in the expansion of the community's existing businesses and industries.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PANORA CITY/PANORAMA SCH/PANORA HOUSING URA 39022/22 TIF ORD 347 INCREMENT	390182	390183	33,459

**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	72,200	0	0	0	0	72,200	0	72,200
Taxable	0	33,459	0	0	0	0	33,459	0	33,459
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** -7,000      0      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	1,058
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,058</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:** -5,942      0      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For PANORA HOUSING URBAN RENEWAL AREA

### Dream Acres 2

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

## Debts/Obligations For PANORA HOUSING URBAN RENEWAL AREA

### Panora Telco Developer Agreement

Debt/Obligation Type:	Rebates
Principal:	857,000
Interest:	0
Total:	857,000
Annual Appropriation?:	Yes
Date Incurred:	09/12/2022
FY of Last Payment:	2045

## Rebates For PANORA HOUSING URBAN RENEWAL AREA

### Clay Street Development

TIF Expenditure Amount:	0
Rebate Paid To:	Panora Telecommunications, Inc
Tied To Debt:	Panora Telco Developer Agreement
Tied To Project:	Dream Acres 2
Projected Final FY of Rebate:	2045

## Income Housing For PANORA HOUSING 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
<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

**TIF Taxing District Data Collection**

Local Government Name:	PANORA (39G368)									
Urban Renewal Area:	PANORA HOUSING URBAN RENEWAL AREA (39022)									
TIF Taxing District Name:	PANORA CITY/PANORAMA SCH/PANORA HOUSING URA 39022/22 TIF ORD 347 INCREMENT									
TIF Taxing District Inc. Number:	390183									
TIF Taxing District Base Year:	0	<table border="1"> <thead> <tr> <th colspan="2">UR Designation</th> </tr> </thead> <tbody> <tr> <td>Slum</td> <td>No</td> </tr> <tr> <td>Blighted</td> <td>No</td> </tr> <tr> <td>Economic Development</td> <td>No</td> </tr> </tbody> </table>	UR Designation		Slum	No	Blighted	No	Economic Development	No
UR Designation										
Slum	No									
Blighted	No									
Economic Development	No									
FY TIF Revenue First Received:										
Subject to a Statutory end date?	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	72,200	0	0	0	0	72,200	0	72,200
Taxable	0	33,459	0	0	0	0	33,459	0	33,459
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	33,459	33,459	0	0

FY 2025 TIF Revenue Received: 1,058