

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

**Levy Authority Summary**

Local Government Name: PAULLINA  
 Local Government Number: 71G662

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
PAULLINA BUSINESS PARK WEST	71005	2
PAULLINA URBAN RENEWAL	71007	1
PAULLINA #2 URBAN RENEWAL	71012	4

**TIF Debt Outstanding: 1,697,041**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:		Amount of 07-01-2024 Cash Balance Restricted for LMI
	<b>343,211</b>	<b>0</b>
TIF Revenue:	221,511	
TIF Sp. Revenue Fund Interest:	11,607	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
<b>Total Revenue:</b>	<b>233,118</b>	
Rebate Expenditures:	0	
Non-Rebate Expenditures:	309,000	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>309,000</b>	

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>267,329</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 1,120,712**

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**Urban Renewal Area Data Collection**

Local Government Name: PAULLINA (71G662)  
 Urban Renewal Area: PAULLINA BUSINESS PARK WEST  
 UR Area Number: 71005

UR Area Creation Date: 07/2017

The Paullina Business Park Urban Renewal Plan has been created to help local officials promote economic development in the City of Paullina. We intend to stimulate private investment in new commercial and industrial developments in this area.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PAULLINA CITY/SOUTH O'BRIEN SCH/PA BUSINESS PARK WEST UR INCRE	710142	710143	4,509,824
PAULLINA CITY AG/SOUTH O'BRIEN SCH/PA AG BUSINESS PARK WEST INCRE	710144	710145	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	5,154,850	0	0	0	5,154,850	0	5,154,850
Taxable	0	0	4,509,824	0	0	0	4,509,824	0	4,509,824
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>191,898</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>	
TIF Revenue:	113,399			
TIF Sp. Revenue Fund Interest:	5,920			
Property Tax Replacement Claims	0			
Asset Sales & Loan Repayments:	0			
<b>Total Revenue:</b>	<b>119,319</b>			
Rebate Expenditures:	0			
Non-Rebate Expenditures:	154,500			
Returned to County Treasurer:	0			
<b>Total Expenditures:</b>	<b>154,500</b>			
<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>156,717</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>	

## Projects For PAULLINA BUSINESS PARK WEST

### West Industrial Lot

Description:	Ground work and retaining pond
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

### West Industrial Lot

Description:	Water and Sewer installation
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

### West Industrial Lot

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

### West Industrial Lot

Description:	Electric System Upgrade
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For PAULLINA BUSINESS PARK WEST

### Ground work & retaining pond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	250,000
Interest:	39,870
Total:	289,870
Annual Appropriation?:	No
Date Incurred:	09/01/2017
FY of Last Payment:	2032

### Water and sewer install

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	440,000
Interest:	139,600
Total:	579,600
Annual Appropriation?:	No
Date Incurred:	09/14/2018
FY of Last Payment:	2038

### Street Construction

Debt/Obligation Type:	Internal Loans
Principal:	176,465
Interest:	73,610
Total:	250,075
Annual Appropriation?:	No
Date Incurred:	06/18/2020
FY of Last Payment:	2030

### Electric Materials purchase

Debt/Obligation Type:	Internal Loans
Principal:	129,864
Interest:	54,171
Total:	184,035
Annual Appropriation?:	No
Date Incurred:	12/01/2020
FY of Last Payment:	2045

### Electric Install

Debt/Obligation Type:	Internal Loans
Principal:	280,027
Interest:	96,417
Total:	376,444
Annual Appropriation?:	No
Date Incurred:	12/01/2020
FY of Last Payment:	2041

### Bunkers Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/01/2021
FY of Last Payment:	2023

## Non-Rebates For PAULLINA BUSINESS PARK WEST

TIF Expenditure Amount:	0
Tied To Debt:	Water and sewer install
Tied To Project:	West Industrial Lot
TIF Expenditure Amount:	154,500
Tied To Debt:	Street Construction
Tied To Project:	West Industrial Lot

## Rebates For PAULLINA BUSINESS PARK WEST

### 413 Garfield Avenue

TIF Expenditure Amount:	0
Rebate Paid To:	Bunkers Feed and & Supply
Tied To Debt:	Water and sewer install
Tied To Project:	West Industrial Lot
Projected Final FY of Rebate:	2023

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Transferred from TIF to pay on internal loans

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

0

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**TIF Taxing District Data Collection**

Local Government Name:	PAULLINA (71G662)
Urban Renewal Area:	PAULLINA BUSINESS PARK WEST (71005)
TIF Taxing District Name:	PAULLINA CITY/SOUTH O'BRIEN SCH/PA BUSINESS PARK WEST UR INCRE
TIF Taxing District Inc. Number:	710143
TIF Taxing District Base Year:	2018
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	5,154,850	0	0	0	5,154,850	0	5,154,850
Taxable	0	0	4,509,824	0	0	0	4,509,824	0	4,509,824
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	47,190	4,509,824	4,509,824	0	0

FY 2025 TIF Revenue Received: 113,399

**TIF Taxing District Data Collection**

Local Government Name:	PAULLINA (71G662)
Urban Renewal Area:	PAULLINA BUSINESS PARK WEST (71005)
TIF Taxing District Name:	PAULLINA CITY AG/SOUTH O'BRIEN SCH/PA AG BUSINESS PARK WEST INCRE
TIF Taxing District Inc. Number:	710145
TIF Taxing District Base Year:	2018
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	5,220	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**Urban Renewal Area Data Collection**

Local Government Name: PAULLINA (71G662)  
 Urban Renewal Area: PAULLINA URBAN RENEWAL  
 UR Area Number: 71007

UR Area Creation Date: 11/1999

The City of Paullina Urban Renewal Area I is being created to stimulate economic development, specifically commercial development, within a commercial/light industrial development area.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
PAULLINA CITY/SOUTH O'BRIEN SCH/PAULLINA URB NEW INCREM	710091	710065	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      **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

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**TIF Taxing District Data Collection**

Local Government Name: PAULLINA (71G662)  
 Urban Renewal Area: PAULLINA URBAN RENEWAL (71007)  
 TIF Taxing District Name: PAULLINA CITY/SOUTH O'BRIEN SCH/PAULLINA URB NEW INCREM  
 TIF Taxing District Inc. Number: 710065  
 TIF Taxing District Base Year: 1998  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2019

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1999

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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**Urban Renewal Area Data Collection**

Local Government Name: PAULLINA (71G662)  
 Urban Renewal Area: PAULLINA #2 URBAN RENEWAL  
 UR Area Number: 71012

UR Area Creation Date: 08/2006

The Urban Renewal Area District 2 was created to develop and stimulate economic development. In September of 2013 an amendment was made to the district adding 20+ acres to the original Urban Renewal Area.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PAULLINA CITY AG/SOUTH O'BRIEN SCH/PAULLINA UR #2 INCRE	710099	710098	71,771
PAULLINA CITY/SOUTH O'BRIEN SCH/PAULLINA URB REN #2 INCRE	710108	710109	1,539,069
PAULLINA CITY AG/SOUTH O'BRIEN SCH/PS UR#2 AMEND#2	710130	710131	15,852
PAULLINA CITY/SOUTH O'BRIEN SCH/PA UR #2AMEND2	710140	710141	2,707,081

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	143,840	0	5,220,660	0	0	0	5,364,500	0	5,364,500
Taxable	103,331	0	4,246,150	0	0	0	4,349,481	0	4,349,481
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **151,313** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	108,112
TIF Sp. Revenue Fund Interest:	5,687
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>113,799</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	154,500
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>154,500</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **110,612** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For PAULLINA #2 URBAN RENEWAL

### Paullina Business Park

Description:	Business Park Development
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

### Paullina Business Park

Description:	ICON DEVELOPMENT
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

### Paullina Business Park

Description:	Street Construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For PAULLINA #2 URBAN RENEWAL

### Business Park Street Project

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/14/2018
FY of Last Payment:	2030

### Water/Sewer line

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/20/2014
FY of Last Payment:	2030

### Agri Vision Rebate

Debt/Obligation Type:	Rebates
Principal:	17,017
Interest:	0
Total:	17,017
Annual Appropriation?:	Yes
Date Incurred:	06/01/2017
FY of Last Payment:	2029

## Non-Rebates For PAULLINA #2 URBAN RENEWAL

TIF Expenditure Amount:	154,500
Tied To Debt:	Business Park Street Project
Tied To Project:	Paullina Business Park

## Rebates For PAULLINA #2 URBAN RENEWAL

### 5671 Street

TIF Expenditure Amount:	0
Rebate Paid To:	Agrivision
Tied To Debt:	Business Park Street Project
Tied To Project:	Paullina Business Park
Projected Final FY of Rebate:	2031

## Jobs For PAULLINA #2 URBAN RENEWAL

Project:	Paullina Business Park
Company Name:	ICON
Date Agreement Began:	01/27/2014
Date Agreement Ends:	06/01/2021
Number of Jobs Created or Retained:	8
Total Annual Wages of Required Jobs:	250,000
Total Estimated Private Capital Investment:	3,000,000
Total Estimated Cost of Public Infrastructure:	223,000

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There were no expenditures this year

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

0

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**TIF Taxing District Data Collection**

Local Government Name: PAULLINA (71G662)  
 Urban Renewal Area: PAULLINA #2 URBAN RENEWAL (71012)  
 TIF Taxing District Name: PAULLINA CITY AG/SOUTH O'BRIEN SCH/PAULLINA UR #2 INCRE  
 TIF Taxing District Inc. Number: 710098  
 TIF Taxing District Base Year: 2005  
 FY TIF Revenue First Received: 2008  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2006

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	110,210	0	0	0	0	0	110,210	0	110,210
Taxable	79,172	0	0	0	0	0	79,172	0	79,172
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	38,439	71,771	71,771	0	0

FY 2025 TIF Revenue Received: 1,101

**TIF Taxing District Data Collection**

Local Government Name: PAULLINA (71G662)  
 Urban Renewal Area: PAULLINA #2 URBAN RENEWAL (71012)  
 TIF Taxing District Name: PAULLINA CITY/SOUTH O'BRIEN SCH/PAULLINA URB REN #2 INCRE  
 TIF Taxing District Inc. Number: 710109  
 TIF Taxing District Base Year: 2005  
 FY TIF Revenue First Received: 2008  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2006

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	2,140,030	0	0	0	2,140,030	0	2,140,030
Taxable	0	0	1,539,069	0	0	0	1,539,069	0	1,539,069
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	14,331	1,539,069	1,539,069	0	0

FY 2025 TIF Revenue Received: 38,701

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**TIF Taxing District Data Collection**

Local Government Name: PAULLINA (71G662)  
 Urban Renewal Area: PAULLINA #2 URBAN RENEWAL (71012)  
 TIF Taxing District Name: PAULLINA CITY AG/SOUTH O'BRIEN SCH/PS UR#2 AMEND#2  
 TIF Taxing District Inc. Number: 710131  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2014

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	33,630	0	0	0	0	0	33,630	0	33,630
Taxable	24,159	0	0	0	0	0	24,159	0	24,159
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	17,778	15,852	15,852	0	0

FY 2025 TIF Revenue Received: 242

**TIF Taxing District Data Collection**

Local Government Name: PAULLINA (71G662)  
 Urban Renewal Area: PAULLINA #2 URBAN RENEWAL (71012)  
 TIF Taxing District Name: PAULLINA CITY/SOUTH O'BRIEN SCH/PA UR #2AMEND2  
 TIF Taxing District Inc. Number: 710141  
 TIF Taxing District Base Year: 2012  
 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	3,080,630	0	0	0	3,080,630	0	3,080,630
Taxable	0	0	2,707,081	0	0	0	2,707,081	0	2,707,081
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	34,666	2,707,081	2,707,081	0	0

FY 2025 TIF Revenue Received: 68,068