

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: PALO ALTO COUNTY
 Local Government Number: 74

Active Urban Renewal Areas

PALO ALTO COUNTY URBAN RENEWAL

**U.R. # of Tif Taxing
Districts**
74006 13

TIF Debt Outstanding: 22,359,407

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: 1,368,985
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 1,368,985

Rebate Expenditures: 0
 Non-Rebate Expenditures: 1,368,985
 Returned to County Treasurer: 0
Total Expenditures: 1,368,985

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

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 20,990,422

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Urban Renewal Area Data Collection

Local Government Name: PALO ALTO COUNTY (74)
 Urban Renewal Area: PALO ALTO COUNTY URBAN RENEWAL
 UR Area Number: 74006

UR Area Creation Date: 08/1996

UR Area Purpose: To stimulate employment opportunities for the residents of Palo Alto County and industrial growth

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FREEDOM TWP/EBURG SCH/PALO ALTO CO TIF INCREM	740098	740097	0
FREEDOM TWP/EBURG SCH/VOYAGER UR TIF INCREMENT	740119	740120	0
FREEDOM TWP/EMMETSBURG SCH/LIBERTY TIF INCREMENT	740131	740132	0
SILVER LAKE TWP/RUTH-AYR SCH/PRO COOP TIF INCREMENT	740133	740134	0
FAIRFIELD TWP/EMMETSBURG SCH/CO WIND TIF INCREM	740139	740140	6,833,843
FREEDOM TWP/EMMETSBURG SCH/CO WIND TIF INCREM	740141	740142	392,344
INDEP TWP/NORTH UNION SCH/RINGBFD/CO WIND TIF INCREM	740143	740144	10,214,555
INDEP TWP/EMMETSBURG SCH/CO WIND TIF INCREM	740145	740146	3,207,686
INDEP TWP/NORTH UNION SCH/CO WIND TIF INCREM	740147	740148	15,364,955
VERNON TWP/EBURG SCH/CYLINDER FIRE/CO WIND TIF INCREM	740149	740150	10,568,033
VERNON TWP/EBURG SCH/EM FIRE/CO WIND TIF INCREM	740151	740152	13,239,690
VERNON TWP/EBURG SCH/GR BFD/CO WIND TIF INCREM	740153	740154	2,611,993
VERNON TWP/GRAETT-TERRIL SCH/GR BFD/CO WIND TIF INCREM	740155	740156	2,617,451

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,775,020	1,574,500	1,789,220	119,134,230	0	-8,000	125,264,970	0	125,264,970
Taxable	1,993,492	729,666	1,238,498	102,178,420	0	-8,000	106,128,826	0	106,128,826
Homestead Credits									7

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:	1,368,985		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	1,368,985		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	1,368,985		
Returned to County Treasurer:	0		
Total Expenditures:	1,368,985		

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 PALO ALTO COUNTY URBAN RENEWAL

Road Bond Project

Description:	General Obligation Bond
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Public Safety Center

Description:	General Obligation Bond
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For PALO ALTO COUNTY URBAN RENEWAL

2022A Road Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,250,000
Interest:	1,251,344
Total:	5,501,344
Annual Appropriation?:	No
Date Incurred:	05/05/2022
FY of Last Payment:	2041

2022A Public Safety

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,625,000
Interest:	2,015,063
Total:	7,640,063
Annual Appropriation?:	No
Date Incurred:	05/05/2022
FY of Last Payment:	2041

2023 Public Safety

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,500,000
Interest:	250,600
Total:	1,750,600
Annual Appropriation?:	No
Date Incurred:	03/23/2023
FY of Last Payment:	2031

2023 Roads

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,200,000
Interest:	2,267,400
Total:	7,467,400
Annual Appropriation?:	No
Date Incurred:	03/23/2023
FY of Last Payment:	2042

Non-Rebates For PALO ALTO COUNTY URBAN RENEWAL

TIF Expenditure Amount:	342,246
Tied To Debt:	2022A Road Bond
Tied To Project:	Road Bond Project
TIF Expenditure Amount:	342,246
Tied To Debt:	2022A Public Safety
Tied To Project:	Road Bond Project
TIF Expenditure Amount:	410,696
Tied To Debt:	2023 Roads
Tied To Project:	Road Bond Project
TIF Expenditure Amount:	273,797
Tied To Debt:	2023 Public Safety
Tied To Project:	Public Safety Center

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Ending fund balance will carry forward to road bond or public safety center project.

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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: PALO ALTO COUNTY (74)
 Urban Renewal Area: PALO ALTO COUNTY URBAN RENEWAL (74006)
 TIF Taxing District Name: FREEDOM TWP/EBURG SCH/PALO ALTO CO TIF INCREM
 TIF Taxing District Inc. Number: 740097
 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	2,367,730	1,549,890	1,789,220	9,322,590	0	-8,000	15,021,430	0	15,021,430
Taxable	1,700,906	718,261	1,238,498	8,128,383	0	-8,000	11,774,798	0	11,774,798
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	11,774,798	0	11,774,798	250,473

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: PALO ALTO COUNTY (74)
 Urban Renewal Area: PALO ALTO COUNTY URBAN RENEWAL (74006)
 TIF Taxing District Name: FREEDOM TWP/EBURG SCH/VOYAGER UR TIF INCREMENT
 TIF Taxing District Inc. Number: 740120
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2004

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	13,868,330	0	0	13,868,330	0	13,868,330
Taxable	0	0	0	12,415,936	0	0	12,415,936	0	12,415,936
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	128,990	12,415,936	0	12,415,936	264,112

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: PALO ALTO COUNTY (74)
 Urban Renewal Area: PALO ALTO COUNTY URBAN RENEWAL (74006)
 TIF Taxing District Name: FREEDOM TWP/EMMETSBURG SCH/LIBERTY TIF INCREMENT
 TIF Taxing District Inc. Number: 740132
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2013

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	407,290	24,610	0	11,919,840	0	0	12,351,740	0	12,351,740
Taxable	292,586	11,405	0	10,662,482	0	0	10,966,473	0	10,966,473
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	563,460	10,966,473	0	10,966,473	233,279

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: PALO ALTO COUNTY (74)
 Urban Renewal Area: PALO ALTO COUNTY URBAN RENEWAL (74006)
 TIF Taxing District Name: SILVER LAKE TWP/RUTH-AYR SCH/PRO COOP TIF INCREMENT
 TIF Taxing District Inc. Number: 740134
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2013

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	6,724,490	0	0	6,724,490	0	6,724,490
Taxable	0	0	0	5,921,069	0	0	5,921,069	0	5,921,069
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	31,520	5,921,069	0	5,921,069	134,482

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: PALO ALTO COUNTY (74)
 Urban Renewal Area: PALO ALTO COUNTY URBAN RENEWAL (74006)
 TIF Taxing District Name: FAIRFIELD TWP/EMMETSBURG SCH/CO WIND TIF INCREM
 TIF Taxing District Inc. Number: 740140
 TIF Taxing District Base Year: 2020
 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	0	8,393,550	0	0	8,393,550	0	8,393,550
Taxable	0	0	0	6,833,843	0	0	6,833,843	0	6,833,843
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	6,833,843	6,833,843	0	0

FY 2025 TIF Revenue Received: 147,881

TIF Taxing District Data Collection

Local Government Name: PALO ALTO COUNTY (74)
 Urban Renewal Area: PALO ALTO COUNTY URBAN RENEWAL (74006)
 TIF Taxing District Name: FREEDOM TWP/EMMETSBURG SCH/CO WIND TIF INCREM
 TIF Taxing District Inc. Number: 740142
 TIF Taxing District Base Year: 2020
 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	0	508,700	0	0	508,700	0	508,700
Taxable	0	0	0	392,344	0	0	392,344	0	392,344
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	392,344	392,344	0	0

FY 2025 TIF Revenue Received: 8,345

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TIF Taxing District Data Collection

Local Government Name: PALO ALTO COUNTY (74)
 Urban Renewal Area: PALO ALTO COUNTY URBAN RENEWAL (74006)
 TIF Taxing District Name: INDEP TWP/NORTH UNION SCH/RINGBFD/CO WIND TIF INCREM
 TIF Taxing District Inc. Number: 740144
 TIF Taxing District Base Year: 2020
 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	0	11,822,460	0	0	11,822,460	0	11,822,460
Taxable	0	0	0	10,214,555	0	0	10,214,555	0	10,214,555
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	10,214,555	10,214,555	0	0

FY 2025 TIF Revenue Received: 208,865

TIF Taxing District Data Collection

Local Government Name: PALO ALTO COUNTY (74)
 Urban Renewal Area: PALO ALTO COUNTY URBAN RENEWAL (74006)
 TIF Taxing District Name: INDEP TWP/EMMETSBURG SCH/CO WIND TIF INCREM
 TIF Taxing District Inc. Number: 740146
 TIF Taxing District Base Year: 2020
 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	0	4,085,560	0	0	4,085,560	0	4,085,560
Taxable	0	0	0	3,207,686	0	0	3,207,686	0	3,207,686
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	3,207,686	3,207,686	0	0

FY 2025 TIF Revenue Received: 68,458

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TIF Taxing District Data Collection

Local Government Name: PALO ALTO COUNTY (74)
 Urban Renewal Area: PALO ALTO COUNTY URBAN RENEWAL (74006)
 TIF Taxing District Name: INDEP TWP/NORTH UNION SCH/CO WIND TIF INCREM
 TIF Taxing District Inc. Number: 740148
 TIF Taxing District Base Year: 2020
 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	0	18,333,380	0	0	18,333,380	0	18,333,380
Taxable	0	0	0	15,364,955	0	0	15,364,955	0	15,364,955
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	15,364,955	15,364,955	0	0

FY 2025 TIF Revenue Received: 309,613

TIF Taxing District Data Collection

Local Government Name: PALO ALTO COUNTY (74)
 Urban Renewal Area: PALO ALTO COUNTY URBAN RENEWAL (74006)
 TIF Taxing District Name: VERNON TWP/EBURG SCH/CYLINDER FIRE/CO WIND TIF INCREM
 TIF Taxing District Inc. Number: 740150
 TIF Taxing District Base Year: 2020
 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	0	12,336,480	0	0	12,336,480	0	12,336,480
Taxable	0	0	0	10,568,033	0	0	10,568,033	0	10,568,033
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	10,568,033	10,568,033	0	0

FY 2025 TIF Revenue Received: 229,897

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TIF Taxing District Data Collection

Local Government Name: PALO ALTO COUNTY (74)
 Urban Renewal Area: PALO ALTO COUNTY URBAN RENEWAL (74006)
 TIF Taxing District Name: VERNON TWP/EBURG SCH/EM FIRE/CO WIND TIF INCREM
 TIF Taxing District Inc. Number: 740152
 TIF Taxing District Base Year: 2020
 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	0	15,650,610	0	0	15,650,610	0	15,650,610
Taxable	0	0	0	13,239,690	0	0	13,239,690	0	13,239,690
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	13,239,690	13,239,690	0	0

FY 2025 TIF Revenue Received: 279,780

TIF Taxing District Data Collection

Local Government Name: PALO ALTO COUNTY (74)
 Urban Renewal Area: PALO ALTO COUNTY URBAN RENEWAL (74006)
 TIF Taxing District Name: VERNON TWP/EBURG SCH/GR BFD/CO WIND TIF INCREM
 TIF Taxing District Inc. Number: 740154
 TIF Taxing District Base Year: 2020
 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	0	3,084,120	0	0	3,084,120	0	3,084,120
Taxable	0	0	0	2,611,993	0	0	2,611,993	0	2,611,993
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	2,611,993	2,611,993	0	0

FY 2025 TIF Revenue Received: 56,523

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TIF Taxing District Data Collection

Local Government Name: PALO ALTO COUNTY (74)
 Urban Renewal Area: PALO ALTO COUNTY URBAN RENEWAL (74006)
 TIF Taxing District Name: VERNON TWP/GRAETT-TERRIL SCH/GR BFD/CO WIND TIF INCREM
 TIF Taxing District Inc. Number: 740156
 TIF Taxing District Base Year: 2020
 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	0	3,084,120	0	0	3,084,120	0	3,084,120
Taxable	0	0	0	2,617,451	0	0	2,617,451	0	2,617,451
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	2,617,451	2,617,451	0	0

FY 2025 TIF Revenue Received: 59,623