

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: OAKLAND
 Local Government Number: 78G739

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
OAKLAND 1997 URBAN RENEWAL	78021	3
OAKLAND SOUTH 1999 URBAN RENEWAL	78025	4
OAKLAND 2000 OAKLAND MANOR URBAN RENEWAL	78031	1

TIF Debt Outstanding: 231,913

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:	231,913
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	231,913

Rebate Expenditures:	0
Non-Rebate Expenditures:	231,913
Returned to County Treasurer:	0
Total Expenditures:	231,913

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

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 0

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Urban Renewal Area Data Collection

Local Government Name: OAKLAND (78G739)
 Urban Renewal Area: OAKLAND 1997 URBAN RENEWAL
 UR Area Number: 78021

UR Area Creation Date: 05/1998

UR Area Purpose: The primary goal of the plan is to stimulate, through public involvement and commitment, private investment in new residential development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
OAKLAND CITY/RIVERSIDE SCH/1997 OAKLAND UR TIF INCREM	780218	780219	0
OAKLAND CITY AG/RIVERSIDE SCH/1997 OAKLAND UR TIF INCREM	780220	780221	0
OAKLAND CITY/RIVERSIDE SCH/1997 OAKLAND EAST RIDGE ADD SUB UR TIF INCREM	780295	780296	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
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

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

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TIF Taxing District Data Collection

Local Government Name: OAKLAND (78G739)
 Urban Renewal Area: OAKLAND 1997 URBAN RENEWAL (78021)
 TIF Taxing District Name: OAKLAND CITY/RIVERSIDE SCH/1997 OAKLAND UR TIF INCREM
 TIF Taxing District Inc. Number: 780219
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1998

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	8,539,975	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: OAKLAND (78G739)
 Urban Renewal Area: OAKLAND 1997 URBAN RENEWAL (78021)
 TIF Taxing District Name: OAKLAND CITY AG/RIVERSIDE SCH/1997 OAKLAND UR TIF INCREM
 TIF Taxing District Inc. Number: 780221
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1998

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	66,316	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: OAKLAND (78G739)
 Urban Renewal Area: OAKLAND 1997 URBAN RENEWAL (78021)
 TIF Taxing District Name: OAKLAND CITY/RIVERSIDE SCH/1997 OAKLAND EAST RIDGE ADD SUB UR
 TIF INCREM
 TIF Taxing District Inc. Number: 780296
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1998

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	2,655	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: OAKLAND (78G739)
 Urban Renewal Area: OAKLAND SOUTH 1999 URBAN RENEWAL
 UR Area Number: 78025

UR Area Creation Date: 01/2000

The primary goal of the plan is to stimulate, through public involvement and commitment, private investment in new commercial and industrial development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
OAKLAND CITY/RIVERSIDE SCH/1999 OAKLAND SOUTH UR TIF INCREM	780232	780233	1,404,063
OAKLAND CITY AG/RIVERSIDE SCH/1999 OAKLAND SOUTH UR TIF INCREM	780234	780235	0
OAKLAND CITY/RIVERSIDE SCH/2010 OAKLAND SOUTH AMEND 2 UR TIF INCREM	780333	780334	3,513,885
OAKLAND CITY/RIVERSIDE SCH/2006 OAKLAND SOUTH AMEND 1 UR TIF INCREM	780335	780336	3,453,645

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	8,313,461	7,394,239	230,400	0	-16,000	15,889,600	0	15,889,600
Taxable	0	3,852,684	4,531,370	114,764	0	-16,000	8,450,318	0	8,450,318
Homestead Credits									28

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:	231,913
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	231,913

Rebate Expenditures:	0
Non-Rebate Expenditures:	231,913
Returned to County Treasurer:	0
Total Expenditures:	231,913

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 OAKLAND SOUTH 1999 URBAN RENEWAL

City Services Building Debt Service

Description:	Debt Service for retro fit former retail store in to City Services Building to include City Hall, Senior Center, Fitness Center, Council Chambers, Community Building and Fire Station
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Extend Cyclone Street 250ft in Industrial Park

Description:	Extend road in Industrial Park for new business
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Sidewalk Replacement 101 N Main St

Description:	Replaced sidewalk at 101 N Main St
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For OAKLAND SOUTH 1999 URBAN RENEWAL

Debt Service City Services Building Retrofit

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	158,650
Interest:	0
Total:	158,650
Annual Appropriation?:	No
Date Incurred:	11/09/2020
FY of Last Payment:	2025

Extend Cyclone Street 250ft in Industrial Park

Debt/Obligation Type:	Internal Loans
Principal:	64,233
Interest:	0
Total:	64,233
Annual Appropriation?:	No
Date Incurred:	11/13/2023
FY of Last Payment:	2025

Sidewalk Replacement 101 N Main St

Debt/Obligation Type:	Internal Loans
Principal:	9,030
Interest:	0
Total:	9,030
Annual Appropriation?:	No
Date Incurred:	11/13/2023
FY of Last Payment:	2025

Non-Rebates For OAKLAND SOUTH 1999 URBAN RENEWAL

TIF Expenditure Amount:	158,650
Tied To Debt:	Debt Service City Services Building Retrofit
Tied To Project:	City Services Building Debt Service
TIF Expenditure Amount:	64,233
Tied To Debt:	Extend Cyclone Street 250ft in Industrial Park
Tied To Project:	Extend Cyclone Street 250ft in Industrial Park
TIF Expenditure Amount:	9,030
Tied To Debt:	Sidewalk Replacement 101 N Main St
Tied To Project:	City Services Building Debt Service

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TIF Taxing District Data Collection

Local Government Name: OAKLAND (78G739)
 Urban Renewal Area: OAKLAND SOUTH 1999 URBAN RENEWAL (78025)
 TIF Taxing District Name: OAKLAND CITY/RIVERSIDE SCH/1999 OAKLAND SOUTH UR TIF INCREM
 TIF Taxing District Inc. Number: 780233
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? No

UR Designation	
Slum	05/2011
Blighted	05/2011
Economic Development	01/2000

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	27,900	2,413,000	0	0	0	2,440,900	0	2,440,900
Taxable	0	12,930	1,431,320	0	0	0	1,444,250	0	1,444,250
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,036,837	1,404,063	1,404,063	0	0

FY 2025 TIF Revenue Received: 38,321

TIF Taxing District Data Collection

Local Government Name: OAKLAND (78G739)
 Urban Renewal Area: OAKLAND SOUTH 1999 URBAN RENEWAL (78025)
 TIF Taxing District Name: OAKLAND CITY AG/RIVERSIDE SCH/1999 OAKLAND SOUTH UR TIF INCREM
 TIF Taxing District Inc. Number: 780235
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? No

UR Designation	
Slum	05/2011
Blighted	05/2011
Economic Development	01/2000

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	6,005	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	OAKLAND (78G739)	
Urban Renewal Area:	OAKLAND SOUTH 1999 URBAN RENEWAL (78025)	
TIF Taxing District Name:	OAKLAND CITY/RIVERSIDE SCH/2010 OAKLAND SOUTH AMEND 2 UR TIF INCREM	
TIF Taxing District Inc. Number:	780334	
TIF Taxing District Base Year:	2010	UR Designation
FY TIF Revenue First Received:	2011	Slum No
Subject to a Statutory end date?	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	7,470,100	201,300	0	0	-12,000	7,630,150	0	7,630,150
Taxable	0	3,461,846	93,289	0	0	-12,000	3,513,885	0	3,513,885
Homestead Credits									26

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,916,731	3,513,885	3,513,885	0	0

FY 2025 TIF Revenue Received: 97,466

TIF Taxing District Data Collection

Local Government Name:	OAKLAND (78G739)	
Urban Renewal Area:	OAKLAND SOUTH 1999 URBAN RENEWAL (78025)	
TIF Taxing District Name:	OAKLAND CITY/RIVERSIDE SCH/2006 OAKLAND SOUTH AMEND 1 UR TIF INCREM	
TIF Taxing District Inc. Number:	780336	
TIF Taxing District Base Year:	2006	UR Designation
FY TIF Revenue First Received:	0	Slum No
Subject to a Statutory end date?	No	Blighted 08/2011
		Economic Development 11/2012

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	815,461	4,779,939	230,400	0	-4,000	5,818,550	0	5,818,550
Taxable	0	377,908	3,006,761	114,764	0	-4,000	3,492,183	0	3,492,183
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,372,155	3,450,395	3,453,645	-3,250	-90

FY 2025 TIF Revenue Received: 96,126

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Urban Renewal Area Data Collection

Local Government Name: OAKLAND (78G739)
 Urban Renewal Area: OAKLAND 2000 OAKLAND MANOR URBAN RENEWAL
 UR Area Number: 78031

UR Area Creation Date: 05/2001

UR Area Purpose: The purpose of this area is to stimulate through public involvement and commitment, private investment in new commercial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
OAKLAND CITY/RIVERSIDE SCH/2000 OAKLAND MANOR UR TIF INCREM	780256	780257	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
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0
Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

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

Local Government Name: OAKLAND (78G739)
 Urban Renewal Area: OAKLAND 2000 OAKLAND MANOR URBAN RENEWAL (78031)
 TIF Taxing District Name: OAKLAND CITY/RIVERSIDE SCH/2000 OAKLAND MANOR UR TIF INCREM
 TIF Taxing District Inc. Number: 780257
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2001

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	1,500,000	0	0	0	0

FY 2025 TIF Revenue Received: 0