

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Levy Authority Summary

Local Government Name: MONONA
Local Government Number: 22G195

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MONONA 2006 ADDN URBAN RENEWAL	22023	1
MONONA ARTS WAY REBATE	22033	1
MONONA HEYING SD URBAN RENEWAL	22034	1
MONONA GORDON ESTATES SD URBAN RENEWAL	22038	1

TIF Debt Outstanding: 497,537

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	5,093	22,699	Amount of 07-01-2019 Cash Balance Restricted for LMI
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	145,286		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	145,286		
Rebate Expenditures:	12,660		
Non-Rebate Expenditures:	132,626		
Returned to County Treasurer:	0		
Total Expenditures:	145,286		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	5,093	23,814	Amount of 06-30-2020 Cash Balance Restricted for LMI

**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 347,158

Urban Renewal Area Data Collection

Local Government Name: MONONA (22G195)
 Urban Renewal Area: MONONA 2006 ADDN URBAN RENEWAL
 UR Area Number: 22023
 UR Area Creation Date: 03/2006

To provide for the division of taxes levied on the taxable property in the 2006 Addition to the Monona Urban Renewal Area of the City of Monona, Iowa each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City of Monona to finance projects in the such area.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MONONA CITY/MFL-MARMAC SCH/2006 ADDN TO UR TIF INCREM	220148	220149	3,469,126

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,899,521	4,384,929	1,396,786	0	-3,704	8,031,490	0	8,031,490
Taxable	0	1,081,170	3,946,438	1,257,107	0	-3,704	6,546,481	0	6,546,481
Homestead Credits									13

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:

3,487

0

Amount of 07-01-2019 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 114,109
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 114,109

Rebate Expenditures: 0
 Non-Rebate Expenditures: 114,109
 Returned to County Treasurer: 0
Total Expenditures: 114,109

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:

3,487

0

Amount of 06-30-2020 Cash Balance Restricted for LMI

Projects For MONONA 2006 ADDN URBAN RENEWAL

Davis Street Project

Description:	extension of Davis Street
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Trail Extension

Description:	install hard service trail from pool to gateway part Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Oak Street Sewer Extension

Description:	extend sewer to newly annexed part of town
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Page Street Project

Description:	Reconstruct N. Page St. from Center St. to Railroad Crossing
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MONONA 2006 ADDN URBAN RENEWAL

Trail Extension

Debt/Obligation Type:	Internal Loans
Principal:	84,712
Interest:	0
Total:	84,712
Annual Appropriation?:	Yes
Date Incurred:	11/20/2017
FY of Last Payment:	2021

Oak Street Sewer Extension

Debt/Obligation Type:	Internal Loans
Principal:	74,482
Interest:	0
Total:	74,482
Annual Appropriation?:	Yes
Date Incurred:	11/20/2017
FY of Last Payment:	2021

North Page Street Project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/18/2020
FY of Last Payment:	2027

Non-Rebates For MONONA 2006 ADDN URBAN RENEWAL

TIF Expenditure Amount:	57,055
Tied To Debt:	Trail Extension
Tied To Project:	Trail Extension
TIF Expenditure Amount:	57,054
Tied To Debt:	Oak Street Sewer Extension
Tied To Project:	Oak Street Sewer Extension

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TIF Taxing District Data Collection

Local Government Name: MONONA (22G195)
 Urban Renewal Area: MONONA 2006 ADDN URBAN RENEWAL (22023)
 TIF Taxing District Name: MONONA CITY/MFL-MARMAC SCH/2006 ADDN TO UR TIF INCREM
 TIF Taxing District Inc. Number: 220149
 TIF Taxing District Base Year: 2005
 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	03/2006

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,899,521	4,384,929	1,396,786	0	-3,704	8,031,490	0	8,031,490
Taxable	0	1,081,170	3,946,438	1,257,107	0	-3,704	6,546,481	0	6,546,481
Homestead Credits									13

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	4,282,619	3,752,575	3,469,126	283,449	9,364

FY 2020 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: MONONA (22G195)
 Urban Renewal Area: MONONA ARTS WAY REBATE
 UR Area Number: 22033

UR Area Creation Date: 05/2016

UR Area Purpose: To provide incentives and outlining procedures to enhance the potential for residential/commercial development and redevelopment in the Revitalization Area.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MONONA CITY/MFL-MARMAC SCH/ARTS WAY REBATE TIF INCREM	220182	220183	0

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	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 07-01-2019: 0 0 **Amount of 07-01-2019 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 06-30-2020: 0 0 **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For MONONA ARTS WAY REBATE

Art's Way Scientific

Description:	construction of commercial building
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For MONONA ARTS WAY REBATE

Art's Way Scientific

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/01/2013
FY of Last Payment:	2019

Rebates For MONONA ARTS WAY REBATE

203 Oak St.

TIF Expenditure Amount:	0
Rebate Paid To:	Art's Way Scientific
Tied To Debt:	Art's Way Scientific
Tied To Project:	Art's Way Scientific
Projected Final FY of Rebate:	2019

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020

TIF Taxing District Data Collection

Local Government Name: MONONA (22G195)
 Urban Renewal Area: MONONA ARTS WAY REBATE (22033)
 TIF Taxing District Name: MONONA CITY/MFL-MARMAC SCH/ARTS WAY REBATE TIF INCREM
 TIF Taxing District Inc. Number: 220183

TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	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 2020	283,450	0	0	0	0

FY 2020 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: MONONA (22G195)
 Urban Renewal Area: MONONA HEYING SD URBAN RENEWAL
 UR Area Number: 22034
 UR Area Creation Date: 11/2009
 UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MONONA CITY/MFL-MARMAC SCH/HEYING SD INCREM	220186	220187	870,971

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,530,222	0	0	0	0	1,530,222	0	1,530,222
Taxable	0	870,971	0	0	0	0	870,971	0	870,971
Homestead Credits									5

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:

1,606

22,699

Amount of 07-01-2019 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 28,772
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 28,772

Rebate Expenditures: 12,660
 Non-Rebate Expenditures: 16,112
 Returned to County Treasurer: 0
Total Expenditures: 28,772

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:

1,606

23,453

Amount of 06-30-2020 Cash Balance Restricted for LMI

Projects For MONONA HEYING SD URBAN RENEWAL

Heying Subdivision

Description:	Development of Heying Subdivision
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MONONA HEYING SD URBAN RENEWAL

Heying Subdivision Homeowners

Debt/Obligation Type:	Rebates
Principal:	120,652
Interest:	0
Total:	120,652
Annual Appropriation?:	Yes
Date Incurred:	01/10/2013
FY of Last Payment:	2028

LMI Set Aside 20%

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	01/10/2013
FY of Last Payment:	2022

Developer

Debt/Obligation Type:	Other Debt
Principal:	30,534
Interest:	0
Total:	30,534
Annual Appropriation?:	Yes
Date Incurred:	01/10/2013
FY of Last Payment:	2022

Non-Rebates For MONONA HEYING SD URBAN RENEWAL

TIF Expenditure Amount:	5,754
Tied To Debt:	LMI Set Aside 20%
Tied To Project:	Heying Subdivision

TIF Expenditure Amount:	10,358
Tied To Debt:	Developer
Tied To Project:	Heying Subdivision

Rebates For MONONA HEYING SD URBAN RENEWAL

403 E. Franklin St.

TIF Expenditure Amount:	2,976
Rebate Paid To:	Wes Heying
Tied To Debt:	Heying Subdivision Homeowners
Tied To Project:	Heying Subdivision
Projected Final FY of Rebate:	2022

207 N. East St.

TIF Expenditure Amount:	2,667
Rebate Paid To:	Tracy Decker
Tied To Debt:	Heying Subdivision Homeowners
Tied To Project:	Heying Subdivision
Projected Final FY of Rebate:	2022

404 E. Franklin St.

TIF Expenditure Amount:	2,667
Rebate Paid To:	Craig Heying
Tied To Debt:	Heying Subdivision Homeowners
Tied To Project:	Heying Subdivision
Projected Final FY of Rebate:	2024

203 E. Street N

TIF Expenditure Amount:	1,991
Rebate Paid To:	Scott Hageman
Tied To Debt:	Heying Subdivision Homeowners
Tied To Project:	Heying Subdivision
Projected Final FY of Rebate:	2025

406 E. Franklin Street

TIF Expenditure Amount:	2,359
Rebate Paid To:	Wayne McGlaughlin
Tied To Debt:	Heying Subdivision Homeowners
Tied To Project:	Heying Subdivision
Projected Final FY of Rebate:	2028

Income Housing For MONONA HEYING SD URBAN RENEWAL

Amount of FY 2020 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	5,000
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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:	5,000

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020

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TIF Taxing District Data Collection

Local Government Name: MONONA (22G195)
 Urban Renewal Area: MONONA HEYING SD URBAN RENEWAL (22034)
 TIF Taxing District Name: MONONA CITY/MFL-MARMAC SCH/HEYING SD INCREM
 TIF Taxing District Inc. Number: 220187

TIF Taxing District Base Year: 2010

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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,530,222	0	0	0	0	1,530,222	0	1,530,222
Taxable	0	870,971	0	0	0	0	870,971	0	870,971
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	30,717	870,971	870,971	0	0

FY 2020 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: MONONA (22G195)
 Urban Renewal Area: MONONA GORDON ESTATES SD URBAN RENEWAL
 UR Area Number: 22038

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MONONA CITY/MFL-MARMAC SCH/GORDON ESTATES SD TIF INCREM	220197	220198	73,770

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	129,606	0	0	0	0	129,606	0	129,606
Taxable	0	73,770	0	0	0	0	73,770	0	73,770
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: **0** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 2,405
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 2,405

Rebate Expenditures: 0
 Non-Rebate Expenditures: 2,405
 Returned to County Treasurer: 0
Total Expenditures: 2,405

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: **0** **361** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For MONONA GORDON ESTATES SD URBAN RENEWAL

Gordon Estates SD Urban Renewal

Description:	Adding houseing infrastructure for 5 new homes
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MONONA GORDON ESTATES SD URBAN RENEWAL

G.E. Infrastructure

Debt/Obligation Type:	Internal Loans
Principal:	157,986
Interest:	0
Total:	157,986
Annual Appropriation?:	Yes
Date Incurred:	07/10/2017
FY of Last Payment:	2029

G.E. Admin Costs

Debt/Obligation Type:	Internal Loans
Principal:	29,171
Interest:	0
Total:	29,171
Annual Appropriation?:	No
Date Incurred:	07/10/2017
FY of Last Payment:	2029

LMI Set Aside (15%)

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/10/2017
FY of Last Payment:	2029

Non-Rebates For MONONA GORDON ESTATES SD URBAN RENEWAL

TIF Expenditure Amount:	361
Tied To Debt:	LMI Set Aside (15%)
Tied To Project:	Gordon Estates SD Urban Renewal

TIF Expenditure Amount:	2,044
Tied To Debt:	G.E. Infrastructure
Tied To Project:	Gordon Estates SD Urban Renewal

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TIF Taxing District Data Collection

Local Government Name: MONONA (22G195)
 Urban Renewal Area: MONONA GORDON ESTATES SD URBAN RENEWAL (22038)
 TIF Taxing District Name: MONONA CITY/MFL-MARMAC SCH/GORDON ESTATES SD TIF INCREM
 TIF Taxing District Inc. Number: 220198

TIF Taxing District Base Year: 2016

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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	129,606	0	0	0	0	129,606	0	129,606
Taxable	0	73,770	0	0	0	0	73,770	0	73,770
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	42,560	73,770	73,770	0	0

FY 2020 TIF Revenue Received: 0