

# Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## Levy Authority Summary

Local Government Name: MONROE  
Local Government Number: 50G468

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MONROE URBAN RENEWAL	50006	8

**TIF Debt Outstanding:** 3,695,113

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:</b>	<b>201,975</b>	<b>0</b>	<b>Amount of 07-01-2019 Cash Balance Restricted for LMI</b>
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TIF Revenue:	239,068
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>239,068</b>

Rebate Expenditures:	22,796
Non-Rebate Expenditures:	224,183
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>246,979</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:</b>	<b>194,064</b>	<b>0</b>	<b>Amount of 06-30-2020 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 3,254,070

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## Urban Renewal Area Data Collection

Local Government Name: MONROE (50G468)  
 Urban Renewal Area: MONROE URBAN RENEWAL  
 UR Area Number: 50006  
 UR Area Creation Date: 02/1994

The urban renewal plan was developed to promote economic development in Monroe. The primary goal is to stimulate, through public involvement and commitment, private investments in commercial, industrial and residential development and to create a sound economic base.

UR Area Purpose:

### Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MONROE CITY/PCM SCH/MONROE UR ORIG DIST TIF INCREM	500214	500215	7,267,820
MONROE CITY AG/PCM SCH/MONROE UR ORIG DIST TIF INCREM	500216	500217	0
MONROE CITY/PCM SCH/MONROE UR 1996 AMENDMENT #1 TIF INCREM	500232	500233	0
MONROE CITY AG/PCM SCH/MONROE UR 1996 AMENDMENT #1 TIF INCREM	500234	500235	0
MONROE CITY AG/PCM SCH/MONROE UR 1999 AMENDMENT #2 TIF INCREM	500256	500257	0
MONROE CITY/PCM SCH/MONROE UR 1999 AMENDMENT #2 TIF INCREM	500258	500259	0
MONROE CITY/PCM SCH/MONROE CITY UR 2010 AMENDMENT #3 INCREM	500398	500399	0
MONROE CITY AG/PCM SCH/MONROE CITY UR 2010 AMENDMENT #3 INCREM	500400	500401	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	32,743,810	7,603,740	1,378,790	0	-55,560	42,114,640	0	42,114,640
Taxable	0	18,637,137	6,843,366	1,240,911	0	-55,560	26,998,751	0	26,998,751
Homestead Credits									177

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** **201,975** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 239,068  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 239,068**

Rebate Expenditures: 22,796  
 Non-Rebate Expenditures: 224,183  
 Returned to County Treasurer: 0  
**Total Expenditures: 246,979**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** **194,064** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For MONROE URBAN RENEWAL

### 2010 WATER MAIN PROJECT

Description:	EXTEND WATER MAIN
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

### 2015 WATER MAIN PROJECT

Description:	WASHINGTON ST WATER MAIN REPLACEMENT
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

### 2019 WASTEWATER TREATMENT PROJECT

Description:	UPDATE SEWER LAGOON TO MEET DNR REGULATIONS
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

### 2019 DOWNTOWN FACADE IMPROVEMENT

Description:	DOWNTOWN REVITALIZATION
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For MONROE URBAN RENEWAL

### 2010 WATER MAIN PROJECT

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	245,000
Interest:	4,063
Total:	249,063
Annual Appropriation?:	No
Date Incurred:	09/01/2010
FY of Last Payment:	2021

### 2015 WATER MAIN PROJECT

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	467,000
Interest:	42,650
Total:	509,650
Annual Appropriation?:	No
Date Incurred:	02/03/2015
FY of Last Payment:	2025

### 2019A SRF LOAN (SEWER LAGOON PROJECT)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,400,000
Interest:	511,400
Total:	2,911,400
Annual Appropriation?:	No
Date Incurred:	06/07/2019
FY of Last Payment:	2039

### 2019 Downtown Rehabilitation

Debt/Obligation Type:	Other Debt
Principal:	25,000
Interest:	0
Total:	25,000
Annual Appropriation?:	Yes
Date Incurred:	03/11/2019
FY of Last Payment:	2023

## Non-Rebates For MONROE URBAN RENEWAL

TIF Expenditure Amount:	127,843
Tied To Debt:	2010 WATER MAIN PROJECT
Tied To Project:	2010 WATER MAIN PROJECT

TIF Expenditure Amount:	85,407
Tied To Debt:	2015 WATER MAIN PROJECT
Tied To Project:	2015 WATER MAIN PROJECT

TIF Expenditure Amount:	10,933
Tied To Debt:	2019A SRF LOAN (SEWER LAGOON PROJECT)
Tied To Project:	2019 WASTEWATER TREATMENT PROJECT

## Rebates For MONROE URBAN RENEWAL

### Ralph & Susie Phifer

TIF Expenditure Amount:	6,379
Rebate Paid To:	Ralph & Susie Phifer
Tied To Debt:	2019 Downtown Rehabilitation
Tied To Project:	2019 DOWNTOWN FACADE IMPROVEMENT
Projected Final FY of Rebate:	2020

### American Legion

TIF Expenditure Amount:	2,100
Rebate Paid To:	American Legion
Tied To Debt:	2019 Downtown Rehabilitation
Tied To Project:	2019 DOWNTOWN FACADE IMPROVEMENT
Projected Final FY of Rebate:	2020

### Downtown Housing

TIF Expenditure Amount:	7,500
Rebate Paid To:	Downtown Housing Rehab
Tied To Debt:	2019 Downtown Rehabilitation
Tied To Project:	2019 DOWNTOWN FACADE IMPROVEMENT
Projected Final FY of Rebate:	2020

### Lynn Donahue

TIF Expenditure Amount:	1,743
Rebate Paid To:	Lynn Donahue
Tied To Debt:	2019 Downtown Rehabilitation
Tied To Project:	2019 DOWNTOWN FACADE IMPROVEMENT
Projected Final FY of Rebate:	2020

### Van Ryswyk Plumbing & Heating

TIF Expenditure Amount:	5,074
Rebate Paid To:	Van Ryswyk Plumbing & Heating
Tied To Debt:	2019 Downtown Rehabilitation
Tied To Project:	2019 DOWNTOWN FACADE IMPROVEMENT
Projected Final FY of Rebate:	2020

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### TIF Taxing District Data Collection

Local Government Name: MONROE (50G468)  
 Urban Renewal Area: MONROE URBAN RENEWAL (50006)  
 TIF Taxing District Name: MONROE CITY/PCM SCH/MONROE UR ORIG DIST TIF INCREM  
 TIF Taxing District Inc. Number: 500215  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1994  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1994

#### 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	32,743,810	7,603,740	1,378,790	0	-55,560	42,114,640	0	42,114,640
Taxable	0	18,637,137	6,843,366	1,240,911	0	-55,560	26,998,751	0	26,998,751
Homestead Credits									177

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	13,511,847	26,998,751	7,267,820	19,730,931	661,241

FY 2020 TIF Revenue Received: 239,068

### TIF Taxing District Data Collection

Local Government Name: MONROE (50G468)  
 Urban Renewal Area: MONROE URBAN RENEWAL (50006)  
 TIF Taxing District Name: MONROE CITY AG/PCM SCH/MONROE UR ORIG DIST TIF INCREM  
 TIF Taxing District Inc. Number: 500217  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1994  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1994

#### 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	124,825	0	0	0	0

FY 2020 TIF Revenue Received: 0

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### TIF Taxing District Data Collection

Local Government Name:	MONROE (50G468)
Urban Renewal Area:	MONROE URBAN RENEWAL (50006)
TIF Taxing District Name:	MONROE CITY/PCM SCH/MONROE UR 1996 AMENDMENT #1 TIF INCREM
TIF Taxing District Inc. Number:	500233
TIF Taxing District Base Year:	1995
FY TIF Revenue First Received:	1997
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2018

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1994

#### 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	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	MONROE (50G468)
Urban Renewal Area:	MONROE URBAN RENEWAL (50006)
TIF Taxing District Name:	MONROE CITY AG/PCM SCH/MONROE UR 1996 AMENDMENT #1 TIF INCREM
TIF Taxing District Inc. Number:	500235
TIF Taxing District Base Year:	1995
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	02/1994

#### 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	30,673	0	0	0	0

FY 2020 TIF Revenue Received: 0



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**TIF Taxing District Data Collection**

Local Government Name:	MONROE (50G468)
Urban Renewal Area:	MONROE URBAN RENEWAL (50006)
TIF Taxing District Name:	MONROE CITY AG/PCM SCH/MONROE UR 1999 AMENDMENT #2 TIF INCREM
TIF Taxing District Inc. Number:	500257
TIF Taxing District Base Year:	1998
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	02/1994

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	124,400	0	0	0	0

FY 2020 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	MONROE (50G468)
Urban Renewal Area:	MONROE URBAN RENEWAL (50006)
TIF Taxing District Name:	MONROE CITY/PCM SCH/MONROE UR 1999 AMENDMENT #2 TIF INCREM
TIF Taxing District Inc. Number:	500259
TIF Taxing District Base Year:	1998
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	02/1994

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	2,098,010	0	0	0	0

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	MONROE (50G468)
Urban Renewal Area:	MONROE URBAN RENEWAL (50006)
TIF Taxing District Name:	MONROE CITY/PCM SCH/MONROE CITY UR 2010 AMENDMENT #3 INCREM
TIF Taxing District Inc. Number:	500399
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2030

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1994

#### 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	11,770,440	0	0	0	0

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	MONROE (50G468)
Urban Renewal Area:	MONROE URBAN RENEWAL (50006)
TIF Taxing District Name:	MONROE CITY AG/PCM SCH/MONROE CITY UR 2010 AMENDMENT #3 INCREM
TIF Taxing District Inc. Number:	500401
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2030

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1994

#### 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	42,430	0	0	0	0

FY 2020 TIF Revenue Received: 0