

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Levy Authority Summary

Local Government Name: MOUNT PLEASANT
Local Government Number: 44G412

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MT. PLEASANT #1 EAST URBAN RENEWAL	44005	5
MT. PLEASANT #2 NORTHEAST URBAN RENEWAL	44006	4
MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL	44012	6

TIF Debt Outstanding: 0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: 733,422 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 604,817
TIF Sp. Revenue Fund Interest: 0
Property Tax Replacement Claims 0
Asset Sales & Loan Repayments: 0
Total Revenue: 604,817

Rebate Expenditures: 0
Non-Rebate Expenditures: 142,200
Returned to County Treasurer: 0
Total Expenditures: 142,200

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: 1,196,039 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: -1,338,239

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Urban Renewal Area Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #1 EAST URBAN RENEWAL
 UR Area Number: 44005

UR Area Creation Date: 11/1993

UR Area Purpose: Economic development and blight

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CENTER TWP/MT.P. SCH/MT.P. TIF#1 INCREMENT	440064	440065	0
MT.P. CITY/MT.P. SCH/MT.P. TIF#1 INCREMENT	440072	440073	14,820,965
MT.P. CITY AG/MT.P. SCH/MT.P. TIF#1 INCREMENT	440088	440089	0
MARION TWP/MT.P. SCH/FD #3/MT.P. TIF#1 INCREMENT	440102	440103	0
MT PLEASANT CITY/MT PLEASANT SCH/D & L TIF#1 INCREM	440122	440123	0

Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,743,380	85,576,910	89,571,168	24,831,082	0	-133,344	209,412,662	0	209,412,662
Taxable	2,305,277	48,273,430	80,614,056	22,347,974	0	-133,344	158,013,239	0	158,013,239
Homestead Credits									409

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **388,309** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 501,849
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 501,849

Rebate Expenditures: 0
 Non-Rebate Expenditures: 142,200
 Returned to County Treasurer: 0
Total Expenditures: 142,200

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **747,958** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For MT. PLEASANT #1 EAST URBAN RENEWAL

Admin. expenses

Description:	bond registrar fees & legal
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

South Iris PCC

Description:	S Iris reconstruct airport 1550 ft north
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Beck Hybrids Agreement

Description:	Beck Hybrids development agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

N. Grand Ave.

Description:	Partial reconstruction N. Grand
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

North Iris PCC

Description:	North Iris PCC improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

E. Savannah/S. Prairie

Description:	New street & street extension
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Airport Runway lighting

Description:	Runway lighting improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Harvey Road storm sewer

Description:	Harvey Rd storm sewer extension
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Mapleleaf Dr Reconstruction

Description:	Mapleleaf Dr reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2010 TIF Refunding Bonds

Description:	TIF Refunding Bonds
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Robin Run

Description:	Robin Run sewer extension
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Winfield Avenue

Description:	Winfield Ave. Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2018 St Improve. bonds

Description:	2018 Main & Jefferson St bonds
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Jay St. Sewer

Description:	Jay Street sanitary sewer construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Main & Jefferson

Description:	Reconstruct portion S Main & S Jefferson
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2018 Bond/interest payment

Description:	2018 G/O bond/interest payment
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Main/Jefferson

Description:	Main/Jefferson street construction
Classification:	Roads, Bridges & Utilities

Physically Complete:	Yes
Payments Complete:	No

Union Block Alley Repaving

Description:	Union Block Alley improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Airport Rehab Runway 1533

Description:	Airport Runway Rehabilitation
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

East Monroe Street Project

Description:	East Monroe Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

West Monroe Street Project

Description:	West Monroe Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Central Business District Ext Grant Improvements

Description:	Central Business Exterior Grant Imprpovements
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MT. PLEASANT #1 EAST URBAN RENEWAL

2010 TIF refunding bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/12/2010
FY of Last Payment:	2022

Admin/legal fees

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/28/2012
FY of Last Payment:	2022

South Iris St. PCC

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/10/2013
FY of Last Payment:	2025

Beck development agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/16/2015
FY of Last Payment:	2022

N.Grand Ave

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/11/2013
FY of Last Payment:	2022

North Iris PCC

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0

Total:	0
Annual Appropriation?:	No
Date Incurred:	05/11/2016
FY of Last Payment:	2022

E Savannah/S. Prairie

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/10/2016
FY of Last Payment:	2022

Airport Runway Lighting

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/14/2016
FY of Last Payment:	2020

Harvey Road storm sewer

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/11/2017
FY of Last Payment:	2025

Mapleleaf Dr. reconstruction

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/01/2017
FY of Last Payment:	2025

Robin Run

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/11/2018
FY of Last Payment:	2022

Winfield Ave. Reconstruction

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0

Annual Appropriation?:	No
Date Incurred:	12/27/2017
FY of Last Payment:	2027

2018 St Improve bonds int

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/01/2019
FY of Last Payment:	2020

Jay St Sanitary Sewer

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/23/2019
FY of Last Payment:	2027

S. Main & S. Jefferson St.

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/23/2019
FY of Last Payment:	2027

2018 Bond/interest payment

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/23/2019
FY of Last Payment:	2025

Union Block Alley repaving

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/28/2020
FY of Last Payment:	2027

Airport Rehabilitation 1533 Runway Improvements

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No

Date Incurred:	10/27/2021
FY of Last Payment:	2028

West Monroe Street Improvements

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/27/2021
FY of Last Payment:	2028

East Monroe Street Improvements

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/27/2021
FY of Last Payment:	2028

Central Business District Ext Grant Improvements

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/27/2022
FY of Last Payment:	2028

Non-Rebates For MT. PLEASANT #1 EAST URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	2010 TIF refunding bonds
Tied To Project:	2010 TIF Refunding Bonds

TIF Expenditure Amount:	129,500
Tied To Debt:	2018 St Improve bonds int
Tied To Project:	2018 St Improve. bonds

TIF Expenditure Amount:	0
Tied To Debt:	Robin Run
Tied To Project:	Robin Run

TIF Expenditure Amount:	0
Tied To Debt:	Jay St Sanitary Sewer
Tied To Project:	Jay St. Sewer

TIF Expenditure Amount:	12,700
Tied To Debt:	Central Business District Ext Grant Improvements
Tied To Project:	Central Business District Ext Grant Improvements

Rebates For MT. PLEASANT #1 EAST URBAN RENEWAL

Beck's Hybrids

TIF Expenditure Amount:	0
Rebate Paid To:	Beck's Hybrids
Tied To Debt:	Beck development agreement
Tied To Project:	Beck Hybrids Agreement
Projected Final FY of Rebate:	2022

Jobs For MT. PLEASANT #1 EAST URBAN RENEWAL

Project:	Beck Hybrids Agreement
Company Name:	Beck Hybrids
Date Agreement Began:	01/16/2015
Date Agreement Ends:	01/01/2022
Number of Jobs Created or Retained:	0
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	0
Total Estimated Cost of Public Infrastructure:	0

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Financial info for D&L TIF District created 8/2002 is include in #1 E. Urban Renewal District. The jobs agreement for Beck Hybrid does not have a minimum FTE total, but their payment is based on the monthly avg of new FTEs for the year.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2022

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TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #1 EAST URBAN RENEWAL (44005)
 TIF Taxing District Name: CENTER TWP/MT.P. SCH/MT.P. TIF#1 INCREMENT
 TIF Taxing District Inc. Number: 440065
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/1993
Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,734,000	1,260,340	1,032,200	546,570	0	-7,408	4,565,702	0	4,565,702
Taxable	1,457,088	710,951	928,980	491,913	0	-7,408	3,581,524	0	3,581,524
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	5,564,061	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #1 EAST URBAN RENEWAL (44005)
 TIF Taxing District Name: MT.P. CITY/MT.P. SCH/MT.P. TIF#1 INCREMENT
 TIF Taxing District Inc. Number: 440073
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/1993
Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	66,868,800	88,538,968	24,284,512	0	-72,228	183,592,758	0	183,592,758
Taxable	0	37,720,294	79,685,076	21,856,061	0	-72,228	141,870,786	0	141,870,786
Homestead Credits									305

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	6,502,460	141,870,786	14,820,965	127,049,821	4,174,516

FY 2022 TIF Revenue Received: 501,849

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TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #1 EAST URBAN RENEWAL (44005)
 TIF Taxing District Name: MT.P. CITY AG/MT.P. SCH/MT.P. TIF#1 INCREMENT
 TIF Taxing District Inc. Number: 440089
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/1993
Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	692,970	0	0	0	0	0	692,970	0	692,970
Taxable	582,308	0	0	0	0	0	582,308	0	582,308
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	516,419	176,551	0	176,551	4,763

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #1 EAST URBAN RENEWAL (44005)
 TIF Taxing District Name: MARION TWP/MT.P. SCH/FD #3/MT.P. TIF#1 INCREMENT
 TIF Taxing District Inc. Number: 440103
 TIF Taxing District Base Year: 1992
 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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	316,410	1,492,950	0	0	0	0	1,809,360	0	1,809,360
Taxable	265,881	842,163	0	0	0	0	1,108,044	0	1,108,044
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	546,109	1,108,044	0	1,108,044	31,794

FY 2022 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #1 EAST URBAN RENEWAL (44005)
 TIF Taxing District Name: MT PLEASANT CITY/MT PLEASANT SCH/D & L TIF#1 INCREM
 TIF Taxing District Inc. Number: 440123
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2025

	UR Designation
Slum	No
Blighted	No
Economic Development	08/2002

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	15,954,820	0	0	0	-53,708	18,751,872	0	18,751,872
Taxable	0	9,000,022	0	0	0	-53,708	10,870,577	0	10,870,577
Homestead Credits									91

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	24,790	10,870,577	0	10,870,577	357,178

FY 2022 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #2 NORTHEAST URBAN RENEWAL
 UR Area Number: 44006

UR Area Creation Date: 11/1993

UR Area Purpose: Economic development and blight

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MT.P. CITY/MT.P. SCH/MT.P. TIF#2 INCREMENT	440074	440075	2,175,974
CENTER TWP/MT.P. SCH/MT.P. TIF#2 INCREMENT	440084	440085	0
MT.P. CITY AG/MT.P. SCH/MT.P. TIF#2 INCREMENT	440090	440091	0
MARION TWP/MT.P. SCH/FD #3/MT.P. TIF#2 INCREMENT	440104	440105	0

Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	539,070	35,224,760	18,082,353	188,245	0	-57,412	57,271,716	0	57,271,716
Taxable	452,980	19,870,072	16,274,118	169,421	0	-57,412	38,933,102	0	38,933,102
Homestead Credits									160

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **282,082** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 78,116
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 78,116

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

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **360,198** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For MT. PLEASANT #2 NORTHEAST URBAN RENEWAL

North Cherry Street

Description:	Extend North Cherry
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

North Grand Ave

Description:	PCC Paving portion of N. Grand Ave
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Sidewalks N. Cherry

Description:	Sidewalks N. Cherry
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Baker St. Extension

Description:	Extend Baker from Palm to Wal-mart
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Baker St. Improvements

Description:	Paving Lincoln to Palm
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Wet lands

Description:	Land purchase Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

North Lincoln Street/Taft

Description:	North Lincoln Street Improvements and Taft Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Wet Lands Engineering

Description:	Wet Lands Engineering
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	Recreational facilities (lake development, parks, ball fields,
Classification:	trails)
Physically Complete:	Yes
Payments Complete:	No

Purchase and demolish 502 Hamilin

Description:	Purchase and demolish 502 Hamilin
	Recreational facilities (lake development, parks, ball fields,
Classification:	trails)
Physically Complete:	No
Payments Complete:	No

Purchase and demolish 405 cedar lane

Description:	purchase and demolish 405 cedar lane
	Recreational facilities (lake development, parks, ball fields,
Classification:	trails)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MT. PLEASANT #2 NORTHEAST URBAN RENEWAL

North Grand Ave. PCC

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/11/2013
FY of Last Payment:	2022

Sidewalks N. Cherry

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/13/2016
FY of Last Payment:	2019

Baker St.Extension

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/11/2017
FY of Last Payment:	2021

Baker St. Improvements

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/25/2017
FY of Last Payment:	2025

Wetlands

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/23/2019
FY of Last Payment:	2025

Non-Rebates For MT. PLEASANT #2 NORTHEAST URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	North Grand Ave. PCC
Tied To Project:	North Cherry Street

TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #2 NORTHEAST URBAN RENEWAL (44006)
 TIF Taxing District Name: MT.P. CITY/MT.P. SCH/MT.P. TIF#2 INCREMENT
 TIF Taxing District Inc. Number: 440075
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/1993
Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	32,852,630	16,253,003	188,245	0	-55,560	52,533,018	0	52,533,018
Taxable	0	18,531,966	14,627,703	169,421	0	-55,560	35,497,453	0	35,497,453
Homestead Credits									152

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	2,446,978	35,497,453	2,175,974	33,321,479	1,094,854

FY 2022 TIF Revenue Received: 78,116

TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #2 NORTHEAST URBAN RENEWAL (44006)
 TIF Taxing District Name: CENTER TWP/MT.P. SCH/MT.P. TIF#2 INCREMENT
 TIF Taxing District Inc. Number: 440085
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/1993
Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	91,990	1,864,440	1,829,350	0	0	-1,852	3,783,928	0	3,783,928
Taxable	77,299	1,051,722	1,646,415	0	0	-1,852	2,773,584	0	2,773,584
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,963,072	1,822,708	0	1,822,708	52,110

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #2 NORTHEAST URBAN RENEWAL (44006)
 TIF Taxing District Name: MT.P. CITY AG/MT.P. SCH/MT.P. TIF#2 INCREMENT
 TIF Taxing District Inc. Number: 440091
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/1993
Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	140,270	0	0	0	0	0	140,270	0	140,270
Taxable	117,868	0	0	0	0	0	117,868	0	117,868
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	56,257	84,013	0	84,013	2,266

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #2 NORTHEAST URBAN RENEWAL (44006)
 TIF Taxing District Name: MARION TWP/MT.P. SCH/MT.P. TIF#2 INCREMENT
 TIF Taxing District Inc. Number: 440105
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/1993
Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	306,810	507,690	0	0	0	0	814,500	0	814,500
Taxable	257,813	286,384	0	0	0	0	544,197	0	544,197
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	296,340	518,160	0	518,160	14,868

FY 2022 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Urban Renewal Area Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL
 UR Area Number: 44012

UR Area Creation Date: 11/1993

UR Area Purpose: Economic Development and blight

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CENTER TWP/MT.P. SCH/MT.P. TIF#3 INCREMENT	440066	440067	0
MT.P. CITY/MT.P. SCH/MT.P. TIF#3 INCREMENT	440076	440077	760,830
MT.P. CITY/MT.P. SCH/MT.P. TIF#4 INCREMENT	440078	440079	0
MT.P. CITY AG/MT.P. SCH/MT.P. TIF#3 INCREMENT	440092	440093	0
MT.P. CITY AG/MT.P. SCH/MT.P. TIF#4 INCREMENT	440094	440095	0
MARION TWP/MT.P. SCH/FD #3/MT.P. TIF#3 INCREMENT	440106	440107	0

Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,538,470	60,225,070	10,381,807	11,262,590	0	-87,044	83,846,166	0	83,846,166
Taxable	1,292,782	33,972,600	9,343,626	10,136,331	0	-87,044	55,012,855	0	55,012,855
Homestead Credits									300

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **63,031** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 24,852
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 24,852

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

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **87,883** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL

W. Washington St.

Description:	Resurfacing
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Hearth & Home sewer

Description:	Hearth & Home sewer
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

South Jefferson Street Improvements

Description:	South Street to Yocum Lane resurfacing
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Demolition of Cedar Lane

Description:	Demo House
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL

W. Washington

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/25/2014
FY of Last Payment:	2022

Courtland/Washinton

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/23/2019
FY of Last Payment:	2025

South Jefferson Street Improvements

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/28/2020
FY of Last Payment:	2027

Demolition of Cedar Lane

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/27/2021
FY of Last Payment:	2025

Non-Rebates For MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Courtland/Washington
Tied To Project:	Hearth & Home sewer

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TIF Taxing District Data Collection

Local Government Name:	MOUNT PLEASANT (44G412)
Urban Renewal Area:	MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL (44012)
TIF Taxing District Name:	CENTER TWP/MT.P. SCH/MT.P. TIF#3 INCREMENT
TIF Taxing District Inc. Number:	440067
TIF Taxing District Base Year:	1992
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	11/1993
Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	637,680	9,896,080	1,057,510	0	0	-14,816	11,576,454	0	11,576,454
Taxable	535,845	5,582,327	951,759	0	0	-14,816	7,055,115	0	7,055,115
Homestead Credits									40

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	3,472,878	7,055,115	0	7,055,115	201,702

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MOUNT PLEASANT (44G412)
Urban Renewal Area:	MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL (44012)
TIF Taxing District Name:	MT.P. CITY/MT.P. SCH/MT.P. TIF#3 INCREMENT
TIF Taxing District Inc. Number:	440077
TIF Taxing District Base Year:	1992
FY TIF Revenue First Received:	1995
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	11/1993
Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	34,390,980	1,265,997	10,599,810	0	-46,300	46,665,730	0	46,665,730
Taxable	0	19,399,741	1,139,397	9,539,829	0	-46,300	30,339,956	0	30,339,956
Homestead Credits									196

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	16,561,550	30,150,480	760,830	29,389,650	965,665

FY 2022 TIF Revenue Received: 24,852

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TIF Taxing District Data Collection

Local Government Name:	MOUNT PLEASANT (44G412)
Urban Renewal Area:	MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL (44012)
TIF Taxing District Name:	MT.P. CITY/MT.P. SCH/MT.P. TIF#4 INCREMENT
TIF Taxing District Inc. Number:	440079
TIF Taxing District Base Year:	1992
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	11/1993
Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	15,301,070	7,725,970	662,780	0	-24,076	23,735,774	0	23,735,774
Taxable	0	8,631,239	6,953,373	596,502	0	-24,076	16,204,309	0	16,204,309
Homestead Credits									63

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	5,627,870	16,204,309	0	16,204,309	532,430

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MOUNT PLEASANT (44G412)
Urban Renewal Area:	MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL (44012)
TIF Taxing District Name:	MT.P. CITY AG/MT.P. SCH/MT.P. TIF#3 INCREMENT
TIF Taxing District Inc. Number:	440093
TIF Taxing District Base Year:	1992
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	11/1993
Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	399,070	0	0	0	0	0	399,070	0	399,070
Taxable	335,340	0	0	0	0	0	335,340	0	335,340
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	255,984	143,086	0	143,086	3,860

FY 2022 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name:	MOUNT PLEASANT (44G412)
Urban Renewal Area:	MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL (44012)
TIF Taxing District Name:	MT.P. CITY AG/MT.P. SCH/MT.P. TIF#4 INCREMENT
TIF Taxing District Inc. Number:	440095
TIF Taxing District Base Year:	1992
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	11/1993
Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	281,090	0	0	0	0	0	281,090	0	281,090
Taxable	236,202	0	0	0	0	0	236,202	0	236,202
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	226,507	54,583	0	54,583	1,473

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MOUNT PLEASANT (44G412)
Urban Renewal Area:	MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL (44012)
TIF Taxing District Name:	MARION TWP/MT.P. SCH/FD #3/MT.P. TIF#3 INCREMENT
TIF Taxing District Inc. Number:	440107
TIF Taxing District Base Year:	1992
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	11/1993
Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	220,630	636,940	332,330	0	0	-1,852	1,188,048	0	1,188,048
Taxable	185,395	359,293	299,097	0	0	-1,852	841,933	0	841,933
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	630,080	559,820	0	559,820	16,063

FY 2022 TIF Revenue Received: 0