

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

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: 2,360,696

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:	203,193	0	Amount of 07-01-2021 Cash Balance Restricted for LMI
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TIF Revenue:	151,364	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	25,000	
Total Revenue:	176,364	

Rebate Expenditures:	0	
Non-Rebate Expenditures:	210,952	
Returned to County Treasurer:	0	
Total Expenditures:	210,952	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	168,605	0	Amount of 06-30-2022 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 1,981,139

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	4,624,305
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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	42,915,740	8,034,830	1,378,790	0	-55,560	52,669,560	0	52,669,560
Taxable	0	24,208,513	7,231,347	1,240,911	0	-55,560	32,892,350	0	32,892,350
Homestead Credits									190

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **203,193** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 151,364
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 25,000
Total Revenue: 176,364

Rebate Expenditures: 0
 Non-Rebate Expenditures: 210,952
 Returned to County Treasurer: 0
Total Expenditures: 210,952

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **168,605** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For MONROE URBAN RENEWAL

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:	Yes
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

2015 WATER MAIN PROJECT

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	218,000
Interest:	21,316
Total:	239,316
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:	1,704,426
Interest:	341,954
Total:	2,046,380
Annual Appropriation?:	No
Date Incurred:	06/07/2019
FY of Last Payment:	2039

2019 Downtown Rehabilitation

Debt/Obligation Type:	Other Debt
Principal:	75,000
Interest:	0
Total:	75,000
Annual Appropriation?:	Yes
Date Incurred:	03/11/2019
FY of Last Payment:	2024

Non-Rebates For MONROE URBAN RENEWAL

TIF Expenditure Amount:	60,490
Tied To Debt:	2015 WATER MAIN PROJECT
Tied To Project:	2015 WATER MAIN PROJECT

TIF Expenditure Amount:	93,000
Tied To Debt:	2019A SRF LOAN (SEWER LAGOON PROJECT)
Tied To Project:	2019 WASTEWATER TREATMENT PROJECT

TIF Expenditure Amount:	57,462
Tied To Debt:	2019 Downtown Rehabilitation
Tied To Project:	2019 DOWNTOWN FACADE IMPROVEMENT

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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	42,915,740	8,034,830	1,378,790	0	-55,560	52,669,560	0	52,669,560
Taxable	0	24,208,513	7,231,347	1,240,911	0	-55,560	32,892,350	0	32,892,350
Homestead Credits									190

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	13,511,847	32,892,350	4,624,305	28,268,045	925,631

FY 2022 TIF Revenue Received: 151,364

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 - 1/1/2020 for FY 2022

	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 2022	124,825	0	0	0	0

FY 2022 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 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 - 1/1/2020 for FY 2022

	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 2022	0	0	0	0	0

FY 2022 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 - 1/1/2020 for FY 2022

	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 2022	30,673	0	0	0	0

FY 2022 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 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 - 1/1/2020 for FY 2022

	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 2022	124,400	0	0	0	0

FY 2022 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 - 1/1/2020 for FY 2022

	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 2022	2,098,010	0	0	0	0

FY 2022 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 - 1/1/2020 for FY 2022

	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 2022	11,770,440	0	0	0	0

FY 2022 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 - 1/1/2020 for FY 2022

	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 2022	42,430	0	0	0	0

FY 2022 TIF Revenue Received: 0