

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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: 10,755,999

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 1,196,039 0 Amount of 07-01-2022 Cash Balance Restricted for LMI

TIF Revenue: 584,796
TIF Sp. Revenue Fund Interest: 0
Property Tax Replacement Claims 0
Asset Sales & Loan Repayments: 0
Total Revenue: 584,796

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

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 1,780,835 0 Amount of 06-30-2023 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 8,975,164

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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	14,821,664
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,455,350	89,986,590	97,231,044	25,988,352	0	-133,344	223,063,866	0	223,063,866
Taxable	2,186,273	48,709,922	87,507,944	23,389,517	0	-133,344	166,464,435	0	166,464,435
Homestead Credits									402

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 747,958 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 488,634
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 488,634

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

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 1,236,592 0 **Amount of 06-30-2023 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 Improvements
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Harvey Drive Street Improvement

Description:	Harvey Drive Street Improvement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

East Madison Street Improvement Project

Description:	East Madison Street Improvement Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

NE Lagoon Forcemain

Description:	NE Lagoon Forcemain
Classification:	Water treatment plants, waste treatment plants & lagoons
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:	125,000
Interest:	8,876
Total:	133,876
Annual Appropriation?:	No
Date Incurred:	04/12/2010
FY of Last Payment:	2022

Admin/legal fees

Debt/Obligation Type:	Internal Loans
Principal:	500
Interest:	0
Total:	500
Annual Appropriation?:	No
Date Incurred:	06/28/2012
FY of Last Payment:	2022

South Iris St. PCC

Debt/Obligation Type:	Internal Loans
Principal:	325,333
Interest:	0
Total:	325,333
Annual Appropriation?:	No
Date Incurred:	04/10/2013
FY of Last Payment:	2025

N.Grand Ave

Debt/Obligation Type:	Internal Loans
Principal:	346,062
Interest:	0
Total:	346,062
Annual Appropriation?:	No
Date Incurred:	09/11/2013
FY of Last Payment:	2022

North Iris PCC

Debt/Obligation Type:	Internal Loans
Principal:	433,908
Interest:	0
Total:	433,908
Annual Appropriation?:	No
Date Incurred:	05/11/2016
FY of Last Payment:	2022

E Savannah/S. Prairie

Debt/Obligation Type:	Internal Loans
Principal:	325,333
Interest:	0

Total:	325,333
Annual Appropriation?:	No
Date Incurred:	02/10/2016
FY of Last Payment:	2022

Airport Runway Lighting

Debt/Obligation Type:	Internal Loans
Principal:	36,855
Interest:	0
Total:	36,855
Annual Appropriation?:	No
Date Incurred:	09/14/2016
FY of Last Payment:	2020

Harvey Road storm sewer

Debt/Obligation Type:	Internal Loans
Principal:	191,183
Interest:	0
Total:	191,183
Annual Appropriation?:	No
Date Incurred:	01/11/2017
FY of Last Payment:	2025

Mapleleaf Dr. reconstruction

Debt/Obligation Type:	Internal Loans
Principal:	176,082
Interest:	0
Total:	176,082
Annual Appropriation?:	No
Date Incurred:	11/01/2017
FY of Last Payment:	2025

Robin Run

Debt/Obligation Type:	Internal Loans
Principal:	60,000
Interest:	0
Total:	60,000
Annual Appropriation?:	No
Date Incurred:	07/11/2018
FY of Last Payment:	2022

Winfield Ave. Reconstruction

Debt/Obligation Type:	Internal Loans
Principal:	658,419
Interest:	0
Total:	658,419
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:	313,600
Interest:	0
Total:	313,600

Annual Appropriation?:	No
Date Incurred:	06/01/2019
FY of Last Payment:	2020

Jay St Sanitary Sewer

Debt/Obligation Type:	Internal Loans
Principal:	520,170
Interest:	0
Total:	520,170
Annual Appropriation?:	No
Date Incurred:	10/23/2019
FY of Last Payment:	2027

S. Main & S. Jefferson St.

Debt/Obligation Type:	Internal Loans
Principal:	711,078
Interest:	0
Total:	711,078
Annual Appropriation?:	No
Date Incurred:	10/23/2019
FY of Last Payment:	2027

2018 Bond/interest payment

Debt/Obligation Type:	Internal Loans
Principal:	138,600
Interest:	0
Total:	138,600
Annual Appropriation?:	No
Date Incurred:	10/23/2019
FY of Last Payment:	2025

Union Block Alley repaving

Debt/Obligation Type:	Internal Loans
Principal:	90,932
Interest:	0
Total:	90,932
Annual Appropriation?:	No
Date Incurred:	10/28/2020
FY of Last Payment:	2027

Airport Rehabilitation 1533 Runway Improvements

Debt/Obligation Type:	Internal Loans
Principal:	163,976
Interest:	0
Total:	163,976
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:	648,233
Interest:	0
Total:	648,233
Annual Appropriation?:	No

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

East Monroe Street Improvements

Debt/Obligation Type:	Internal Loans
Principal:	422,555
Interest:	0
Total:	422,555
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:	15,000
Interest:	0
Total:	15,000
Annual Appropriation?:	No
Date Incurred:	10/27/2021
FY of Last Payment:	2028

Harvey Drive Street Improvement

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	403,585
Interest:	0
Total:	403,585
Annual Appropriation?:	No
Date Incurred:	10/12/2022
FY of Last Payment:	2029

East Madison Street Improvement

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	908,749
Interest:	0
Total:	908,749
Annual Appropriation?:	No
Date Incurred:	10/12/2022
FY of Last Payment:	2029

NE Lagoon Forcemain

Debt/Obligation Type:	Other Debt
Principal:	927,722
Interest:	0
Total:	927,722
Annual Appropriation?:	No
Date Incurred:	10/12/2022
FY of Last Payment:	2029

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:	0
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:	0
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:	N.Grand Ave
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 2023

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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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,556,600	1,334,900	1,121,120	546,570	0	-7,408	4,551,782	0	4,551,782
Taxable	1,386,018	722,583	1,009,008	491,913	0	-7,408	3,602,114	0	3,602,114
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	5,564,061	0	0	0	0

FY 2023 TIF Revenue Received: 488,634

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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	70,095,510	96,109,924	25,441,782	0	-68,524	196,139,416	0	196,139,416
Taxable	0	37,942,842	86,498,936	22,897,604	0	-68,524	150,178,323	0	150,178,323
Homestead Credits									298

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	6,502,460	150,178,323	14,821,664	135,356,659	4,400,451

FY 2023 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.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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	614,960	0	0	0	0	0	614,960	0	614,960
Taxable	547,566	0	0	0	0	0	547,566	0	547,566
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	516,419	98,541	0	98,541	2,624

FY 2023 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	283,790	1,582,730	0	0	0	0	1,866,520	0	1,866,520
Taxable	252,689	856,733	0	0	0	0	1,109,422	0	1,109,422
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	546,109	1,109,422	0	1,109,422	31,594

FY 2023 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	16,973,450	0	0	0	-57,412	19,891,188	0	19,891,188
Taxable	0	9,187,764	0	0	0	-57,412	11,027,010	0	11,027,010
Homestead Credits									91

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	24,790	11,027,010	0	11,027,010	358,489

FY 2023 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	2,176,076
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	480,260	37,128,540	19,154,795	188,245	0	-61,116	60,322,644	0	60,322,644
Taxable	427,630	20,097,751	17,239,316	169,421	0	-61,116	40,060,852	0	40,060,852
Homestead Credits									160

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: **360,198** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 71,500
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 71,500

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

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: **431,698** **0** **Amount of 06-30-2023 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, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Purchase and demolish 502 Hamilin

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

NE Lagoon Forcemain

Description:	NE Lagoon Forcemain
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

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

North Grand Ave. PCC

Debt/Obligation Type:	Internal Loans
Principal:	346,062
Interest:	0
Total:	346,062
Annual Appropriation?:	No
Date Incurred:	09/11/2013
FY of Last Payment:	2022

Sidewalks N. Cherry

Debt/Obligation Type:	Internal Loans
Principal:	59,333
Interest:	0
Total:	59,333
Annual Appropriation?:	No
Date Incurred:	07/13/2016
FY of Last Payment:	2019

Baker St.Extension

Debt/Obligation Type:	Internal Loans
Principal:	169,423
Interest:	0
Total:	169,423
Annual Appropriation?:	No
Date Incurred:	01/11/2017
FY of Last Payment:	2021

Baker St. Improvements

Debt/Obligation Type:	Internal Loans
Principal:	380,688
Interest:	0
Total:	380,688
Annual Appropriation?:	No
Date Incurred:	10/25/2017
FY of Last Payment:	2025

Wetlands

Debt/Obligation Type:	Internal Loans
Principal:	201,598
Interest:	0
Total:	201,598
Annual Appropriation?:	No
Date Incurred:	10/23/2019
FY of Last Payment:	2025

North Lincoln Street/Taft

Debt/Obligation Type:	Internal Loans
Principal:	346,451

Interest:	0
Total:	346,451
Annual Appropriation?:	No
Date Incurred:	10/27/2021
FY of Last Payment:	2027

Lee Town Parks Engineering

Debt/Obligation Type:	Internal Loans
Principal:	42,000
Interest:	0
Total:	42,000
Annual Appropriation?:	No
Date Incurred:	10/27/2022
FY of Last Payment:	2027

502 N Hamlin Purchase

Debt/Obligation Type:	Internal Loans
Principal:	24,299
Interest:	0
Total:	24,299
Annual Appropriation?:	No
Date Incurred:	10/27/2023
FY of Last Payment:	2027

406 E Cedar Lane

Debt/Obligation Type:	Internal Loans
Principal:	12,850
Interest:	0
Total:	12,850
Annual Appropriation?:	No
Date Incurred:	10/27/2021
FY of Last Payment:	2027

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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	34,632,870	17,028,625	188,245	0	-59,264	55,222,396	0	55,222,396
Taxable	0	18,746,840	15,325,763	169,421	0	-59,264	36,370,610	0	36,370,610
Homestead Credits									152

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,446,978	36,370,610	2,176,076	34,194,534	1,111,666

FY 2023 TIF Revenue Received: 71,500

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: 0
 Subject to a Statutory end date? No

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

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	82,580	1,956,660	2,126,170	0	0	-1,852	4,163,558	0	4,163,558
Taxable	73,530	1,059,143	1,913,553	0	0	-1,852	3,044,374	0	3,044,374
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,963,072	2,202,338	0	2,202,338	62,245

FY 2023 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: 0
 Subject to a Statutory end date? No

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

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	121,910	0	0	0	0	0	121,910	0	121,910
Taxable	108,550	0	0	0	0	0	108,550	0	108,550
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	56,257	65,653	0	65,653	1,748

FY 2023 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: 0
 Subject to a Statutory end date? No

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

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	275,770	539,010	0	0	0	0	814,780	0	814,780
Taxable	245,550	291,768	0	0	0	0	537,318	0	537,318
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	296,340	518,440	0	518,440	14,764

FY 2023 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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	760,865
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,376,190	63,648,700	11,358,114	12,381,810	0	-79,636	89,232,824	0	89,232,824
Taxable	1,225,371	34,453,163	10,222,302	11,143,629	0	-79,636	57,313,954	0	57,313,954
Homestead Credits									288

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: **87,883** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 24,662
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 24,662

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

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: **112,545** **0** **Amount of 06-30-2023 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

Fratco Property -Engineering Fees

Description:	Engineering Fees Fratco Property
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

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

W. Washington

Debt/Obligation Type:	Internal Loans
Principal:	39,113
Interest:	0
Total:	39,113
Annual Appropriation?:	No
Date Incurred:	06/25/2014
FY of Last Payment:	2022

Courtland/Washinton

Debt/Obligation Type:	Internal Loans
Principal:	383,650
Interest:	0
Total:	383,650
Annual Appropriation?:	No
Date Incurred:	10/23/2019
FY of Last Payment:	2025

South Jefferson Street Improvements

Debt/Obligation Type:	Internal Loans
Principal:	793,531
Interest:	0
Total:	793,531
Annual Appropriation?:	No
Date Incurred:	10/28/2020
FY of Last Payment:	2027

Demolition of Cedar Lane

Debt/Obligation Type:	Internal Loans
Principal:	5,250
Interest:	0
Total:	5,250
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

▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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:	0
Subject to a Statutory end date?	No

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

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	571,780	10,499,490	1,125,160	0	0	-12,964	12,183,466	0	12,183,466
Taxable	509,117	5,683,400	1,012,644	0	0	-12,964	7,192,197	0	7,192,197
Homestead Credits									38

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	3,472,878	7,192,197	0	7,192,197	203,273

FY 2023 TIF Revenue Received: 24,662

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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	36,177,380	1,372,714	11,719,030	0	-44,448	49,699,782	0	49,699,782
Taxable	0	19,582,880	1,235,442	10,547,127	0	-44,448	31,623,881	0	31,623,881
Homestead Credits									187

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	16,561,550	31,623,881	760,865	30,863,016	1,003,358

FY 2023 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	16,299,140	8,499,630	662,780	0	-20,372	25,513,718	0	25,513,718
Taxable	0	8,822,754	7,649,667	596,502	0	-20,372	17,094,796	0	17,094,796
Homestead Credits									61

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	5,627,870	17,094,796	0	17,094,796	555,753

FY 2023 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:	0
Subject to a Statutory end date?	No

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

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	357,180	0	0	0	0	0	357,180	0	357,180
Taxable	318,038	0	0	0	0	0	318,038	0	318,038
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	255,984	101,196	0	101,196	2,695

FY 2023 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	249,410	0	0	0	0	0	249,410	0	249,410
Taxable	222,075	0	0	0	0	0	222,075	0	222,075
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	226,507	22,903	0	22,903	610

FY 2023 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	197,820	672,690	360,610	0	0	-1,852	1,229,268	0	1,229,268
Taxable	176,141	364,129	324,549	0	0	-1,852	862,967	0	862,967
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	630,080	601,040	0	601,040	17,116

FY 2023 TIF Revenue Received: 0