

**Annual Urban Renewal Report, Fiscal Year 2024 - 2025**

**Levy Authority Summary**

Local Government Name: MARQUETTE  
 Local Government Number: 22G193

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MARQUETTE URBAN RENEWAL	22007	4
MARQUETTE PLEASANT RIDGE URBAN RENEWAL	22027	2

**TIF Debt Outstanding: 282,425**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:		Amount of 07-01-2024 Cash Balance Restricted for LMI	
	24,730	297,220	
TIF Revenue:	235,046		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>235,046</b>		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	235,046		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>235,046</b>		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:		Amount of 06-30-2025 Cash Balance Restricted for LMI	
	24,730	292,220	

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 22,649**

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**Urban Renewal Area Data Collection**

Local Government Name: MARQUETTE (22G193)  
 Urban Renewal Area: MARQUETTE URBAN RENEWAL  
 UR Area Number: 22007

UR Area Creation Date: 01/1994

Create community sustainability and maintain health, safety and general welfare (to correct blighted and slum area) were the primary reasons for the Urban Renewal Plan, as well as ability to implement and finance renewal projects.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MARQUETTE CITY/MFL-MARMAC SCH/CITY OF TIF INCREM	220101	220099	8,923,249
MARQUETTE CITY/MFL-MARMAC SCH/1995 AMENDED AREA TIF INCREM	220113	220114	424,263
MARQUETTE CITY AG/MFL-MARMAC SCH/1995 AMENDED AREA TIF INCREM	220193	220194	1,012
MARQUETTE CITY AG/MFL-MARMAC SCH/CITY OF TIF INCREM	220195	220196	10,563

**Urban Renewal Area Value by Class - 1/1/2023 for FY 2025**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	35,363	23,921,079	10,439,921	1,725,768	0	-84,000	35,891,881	0	35,891,881
Taxable	25,404	11,085,700	8,485,930	1,463,671	0	-84,000	20,830,455	0	20,830,455
Homestead Credits									95

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **24,730** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	235,046
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>235,046</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	235,046
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>235,046</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **24,730** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For MARQUETTE URBAN RENEWAL

### Scenic Overlook Boardwalk

Description:	Stairs, Overlook, Shelter Construction
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

### Brown/Thornton Street

Description:	Resurface/Paving Brown St & Thornton Lane
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Twin Bluffs Subdivision

Description:	Twin Bluffs Subdivision - Engineering
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For MARQUETTE URBAN RENEWAL

### Overlook Shelter/Boardwalk

Debt/Obligation Type:	Internal Loans
Principal:	282,425
Interest:	0
Total:	282,425
Annual Appropriation?:	No
Date Incurred:	07/21/2015
FY of Last Payment:	2024

### Brown/Thornton

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/13/2024
FY of Last Payment:	2026

### Twin Bluffs Infrastructure

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/13/2024
FY of Last Payment:	2029

## Non-Rebates For MARQUETTE URBAN RENEWAL

TIF Expenditure Amount:	235,046
Tied To Debt:	Overlook Shelter/Boardwalk
Tied To Project:	Scenic Overlook Boardwalk

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Interest debt to date estimated based on estimated annual TIF revenue. Debt to be reviewed annually.

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2025

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**TIF Taxing District Data Collection**

Local Government Name: MARQUETTE (22G193)  
 Urban Renewal Area: MARQUETTE URBAN RENEWAL (22007)  
 TIF Taxing District Name: MARQUETTE CITY/MFL-MARMAC SCH/CITY OF TIF INCREM  
 TIF Taxing District Inc. Number: 220099  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1995  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	12/1993
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	22,013,277	10,320,752	1,725,768	0	-80,000	33,836,797	0	33,836,797
Taxable	0	10,201,570	8,430,704	1,463,671	0	-80,000	19,872,945	0	19,872,945
Homestead Credits									93

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	8,004,676	19,872,945	8,923,249	10,949,696	275,801

FY 2025 TIF Revenue Received: 224,115

**TIF Taxing District Data Collection**

Local Government Name: MARQUETTE (22G193)  
 Urban Renewal Area: MARQUETTE URBAN RENEWAL (22007)  
 TIF Taxing District Name: MARQUETTE CITY/MFL-MARMAC SCH/1995 AMENDED AREA TIF INCREM  
 TIF Taxing District Inc. Number: 220114  
 TIF Taxing District Base Year: 1994  
 FY TIF Revenue First Received: 1996  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/1994
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,907,802	119,169	0	0	-4,000	2,019,721	0	2,019,721
Taxable	0	884,130	55,226	0	0	-4,000	932,106	0	932,106
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	105,544	932,106	424,263	507,843	12,792

FY 2025 TIF Revenue Received: 10,687

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**TIF Taxing District Data Collection**

Local Government Name:	MARQUETTE (22G193)	
Urban Renewal Area:	MARQUETTE URBAN RENEWAL (22007)	
TIF Taxing District Name:	MARQUETTE CITY AG/MFL-MARMAC SCH/1995 AMENDED AREA TIF INCREM	
TIF Taxing District Inc. Number:	220194	
TIF Taxing District Base Year:	1994	
FY TIF Revenue First Received:	0	
Subject to a Statutory end date?	No	

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	3,083	0	0	0	0	0	3,083	0	3,083
Taxable	2,215	0	0	0	0	0	2,215	0	2,215
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	2,215	1,012	1,203	25

FY 2025 TIF Revenue Received: 21

**TIF Taxing District Data Collection**

Local Government Name:	MARQUETTE (22G193)	
Urban Renewal Area:	MARQUETTE URBAN RENEWAL (22007)	
TIF Taxing District Name:	MARQUETTE CITY AG/MFL-MARMAC SCH/CITY OF TIF INCREM	
TIF Taxing District Inc. Number:	220196	
TIF Taxing District Base Year:	1993	
FY TIF Revenue First Received:	0	
Subject to a Statutory end date?	No	

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	32,280	0	0	0	0	0	32,280	0	32,280
Taxable	23,189	0	0	0	0	0	23,189	0	23,189
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	23,189	10,563	12,626	267

FY 2025 TIF Revenue Received: 223

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**Urban Renewal Area Data Collection**

Local Government Name: MARQUETTE (22G193)  
 Urban Renewal Area: MARQUETTE PLEASANT RIDGE URBAN RENEWAL  
 UR Area Number: 22027

UR Area Creation Date: 12/2005

To stimulate private investment within the city. to enhance the quality of life for residents of Marquette through housing opportunities, access to public services, and recreation. To strengthen the economic base for future growth and development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MARQUETTE CITY/MFL-MARMAC SCH/PLEASANT RIDGE TIF INCREM	220162	220163	0
MARQUETTE CITY AG/MFL-MARMAC SCH/PLEASANT RIDGE TIF INCREM	220170	220171	0

**Urban Renewal Area Value by Class - 1/1/2023 for FY 2025**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	7,665	9,736,759	0	0	0	0	9,724,924	0	9,724,924
Taxable	5,506	4,512,287	0	0	0	0	4,498,293	0	4,498,293
Homestead Credits									18

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	297,220	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>0</b>		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>0</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>0</b>	<b>292,220</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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## Projects For MARQUETTE PLEASANT RIDGE URBAN RENEWAL

### Timber Ridge Street Paving

Description:	Engineering Design/Construction for Paving
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Timber Ridge Street Paving

Description:	Construction Asphalt Street Paving
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For MARQUETTE PLEASANT RIDGE URBAN RENEWAL

### Street Paving

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/07/2011
FY of Last Payment:	2024

### Outstanding LMI Balance

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/14/2010
FY of Last Payment:	2024

## **Non-Rebates For MARQUETTE PLEASANT RIDGE URBAN RENEWAL**

TIF Expenditure Amount:	0
Tied To Debt:	Street Paving
Tied To Project:	Timber Ridge Street Paving

## Income Housing For MARQUETTE PLEASANT RIDGE URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	5,000
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

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Debt:Projects:PaymentscompletewhenTIFhascovereddebt. Interest:debtisinterestearned todate,notyetpaidfromTIFRevenue.Non-rebate expenditures(2012Only)areplugged#to=TIF Revbalance.LMIexpenditures=actual\$spent.Tif revenue balance =future LMI obligation.

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2025

0

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**TIF Taxing District Data Collection**

Local Government Name: MARQUETTE (22G193)  
 Urban Renewal Area: MARQUETTE PLEASANT RIDGE URBAN RENEWAL (22027)  
 TIF Taxing District Name: MARQUETTE CITY/MFL-MARMAC SCH/PLEASANT RIDGE TIF INCREM  
 TIF Taxing District Inc. Number: 220163  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2005

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	9,736,759	0	0	0	0	9,717,259	0	9,717,259
Taxable	0	4,512,287	0	0	0	0	4,492,787	0	4,492,787
Homestead Credits									18

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	229,256	4,492,787	0	4,492,787	113,164

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: MARQUETTE (22G193)  
 Urban Renewal Area: MARQUETTE PLEASANT RIDGE URBAN RENEWAL (22027)  
 TIF Taxing District Name: MARQUETTE CITY AG/MFL-MARMAC SCH/PLEASANT RIDGE TIF INCREM  
 TIF Taxing District Inc. Number: 220171  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2005

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	7,665	0	0	0	0	0	7,665	0	7,665
Taxable	5,506	0	0	0	0	0	5,506	0	5,506
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	14,141	0	0	0	0

FY 2025 TIF Revenue Received: 0