

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: MONONA
 Local Government Number: 22G195

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MONONA KWIK STAR SD URBAN RENEWAL	22002	2
MONONA 2006 ADDN URBAN RENEWAL	22023	1
MONONA ARTS WAY REBATE	22033	1
MONONA HEYING SD URBAN RENEWAL	22034	1
MONONA GORDON ESTATES SD URBAN RENEWAL	22038	1

TIF Debt Outstanding: 927,604

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:		Amount of 07-01-2024 Cash Balance Restricted for LMI	
	34,727	24,287	
TIF Revenue:	200,943		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	200,943		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	118,750		
Returned to County Treasurer:	0		
Total Expenditures:	118,750		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:		Amount of 06-30-2025 Cash Balance Restricted for LMI	
	116,920	25,093	

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 691,934

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Urban Renewal Area Data Collection

Local Government Name: MONONA (22G195)
 Urban Renewal Area: MONONA KWIK STAR SD URBAN RENEWAL
 UR Area Number: 22002
 UR Area Creation Date: 03/2021
 UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MONONA CITY/MFL-MARMAC SCH/KWIK STAR UR TIF INCREM	220207	220208	1,758,362
MONONA CITY AG/MFL-MARMAC SCH/KWIK STAR UR TIF INCREM	220209	220210	17,969

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	100,231	0	2,405,156	0	0	0	2,505,387	0	2,505,387
Taxable	72,003	0	2,099,154	0	0	0	2,171,157	0	2,171,157
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	0	Amount of 07-01-2024 Cash Balance Restricted for LMI	
TIF Revenue:	56,458			
TIF Sp. Revenue Fund Interest:	0			
Property Tax Replacement Claims	0			
Asset Sales & Loan Repayments:	0			
Total Revenue:	56,458			
Rebate Expenditures:	0			
Non-Rebate Expenditures:	0			
Returned to County Treasurer:	0			
Total Expenditures:	0			
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	56,458	0	Amount of 06-30-2025 Cash Balance Restricted for LMI	

Projects For MONONA KWIK STAR SD URBAN RENEWAL

Monona Kwik Star (HRZ)

Description:	Water and Sewer updates for redevelopment of property
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MONONA KWIK STAR SD URBAN RENEWAL

HRZ Development Agreement

Debt/Obligation Type:	Internal Loans
Principal:	461,067
Interest:	0
Total:	461,067
Annual Appropriation?:	Yes
Date Incurred:	03/07/1922
FY of Last Payment:	2035

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Note: Payment to Kwik Trip didn't occur till September 2025 because this was our first payment and had a hard time getting a response from Kwik Trip on where to remit payments too. The address was not in the contract.

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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: MONONA (22G195)
 Urban Renewal Area: MONONA KWIK STAR SD URBAN RENEWAL (22002)
 TIF Taxing District Name: MONONA CITY/MFL-MARMAC SCH/KWIK STAR UR TIF INCREM
 TIF Taxing District Inc. Number: 220208
 TIF Taxing District Base Year: 2022
 FY TIF Revenue First Received: 2025
 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	0	0	2,405,156	0	0	0	2,405,156	0	2,405,156
Taxable	0	0	2,099,154	0	0	0	2,099,154	0	2,099,154
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	646,794	1,758,362	1,758,362	0	0

FY 2025 TIF Revenue Received: 55,887

TIF Taxing District Data Collection

Local Government Name: MONONA (22G195)
 Urban Renewal Area: MONONA KWIK STAR SD URBAN RENEWAL (22002)
 TIF Taxing District Name: MONONA CITY AG/MFL-MARMAC SCH/KWIK STAR UR TIF INCREM
 TIF Taxing District Inc. Number: 220210
 TIF Taxing District Base Year: 2022
 FY TIF Revenue First Received: 2025
 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	100,231	0	0	0	0	0	100,231	0	100,231
Taxable	72,003	0	0	0	0	0	72,003	0	72,003
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	82,262	17,969	17,969	0	0

FY 2025 TIF Revenue Received: 571

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Urban Renewal Area Data Collection

Local Government Name: MONONA (22G195)
 Urban Renewal Area: MONONA 2006 ADDN URBAN RENEWAL
 UR Area Number: 22023

UR Area Creation Date: 03/2006

To provide for the division of taxes levied on the taxable property in the 2006 Addition to the Monona Urban Renewal Area of the City of Monona, Iowa each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City of Monona to finance projects in the such area.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MONONA CITY/MFL-MARMAC SCH/2006 ADDN TO UR TIF INCREM	220148	220149	3,905,369

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,709,642	4,650,896	1,110,900	0	-8,000	8,450,438	0	8,450,438
Taxable	0	1,255,723	3,099,943	934,324	0	-8,000	5,268,990	0	5,268,990
Homestead Credits									9

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

TIF Revenue:	124,408
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	124,408

Rebate Expenditures:	0
Non-Rebate Expenditures:	101,685
Returned to County Treasurer:	0
Total Expenditures:	101,685

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 22,723 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For MONONA 2006 ADDN URBAN RENEWAL

Page Street Project

Description:	Reconstruct N. Page St. from Center St. to Railroad Crossing
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MONONA 2006 ADDN URBAN RENEWAL

North Page Street Project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	239,762
Interest:	12,108
Total:	251,870
Annual Appropriation?:	Yes
Date Incurred:	06/18/2020
FY of Last Payment:	2027

Non-Rebates For MONONA 2006 ADDN URBAN RENEWAL

TIF Expenditure Amount:	101,685
Tied To Debt:	North Page Street Project
Tied To Project:	Page Street Project

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TIF Taxing District Data Collection

Local Government Name: MONONA (22G195)
 Urban Renewal Area: MONONA 2006 ADDN URBAN RENEWAL (22023)
 TIF Taxing District Name: MONONA CITY/MFL-MARMAC SCH/2006 ADDN TO UR TIF INCREM
 TIF Taxing District Inc. Number: 220149
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2006

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	2,709,642	4,650,896	1,110,900	0	-8,000	8,450,438	0	8,450,438
Taxable	0	1,255,723	3,099,943	934,324	0	-8,000	5,268,990	0	5,268,990
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,566,069	3,892,369	3,905,369	-13,000	-415

FY 2025 TIF Revenue Received: 124,408

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Urban Renewal Area Data Collection

Local Government Name: MONONA (22G195)
 Urban Renewal Area: MONONA ARTS WAY REBATE
 UR Area Number: 22033

UR Area Creation Date: 05/2016

UR Area Purpose: To provide incentives and outlining procedures to enhance the potential for residential/commercial development and redevelopment in the Revitalization Area.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MONONA CITY/MFL-MARMAC SCH/ARTS WAY REBATE TIF INCREM	220182	220183	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	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **0** **0** **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
Total Revenue:	0
Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

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

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20th payment made 06-01-19 Made a TIF adjustment of \$2604 to close out account. In recognition of the Developer's obligation City agreed to make 20 semiannual economic development tax increment payments to the Developer not to exceed \$400,000

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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: MONONA (22G195)
 Urban Renewal Area: MONONA ARTS WAY REBATE (22033)
 TIF Taxing District Name: MONONA CITY/MFL-MARMAC SCH/ARTS WAY REBATE TIF INCREM
 TIF Taxing District Inc. Number: 220183
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2010
 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	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 2025	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: MONONA (22G195)
 Urban Renewal Area: MONONA HEYING SD URBAN RENEWAL
 UR Area Number: 22034

UR Area Creation Date: 11/2009

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MONONA CITY/MFL-MARMAC SCH/HEYING SD INCREM	220186	220187	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	0	1,873,769	0	0	0	0	1,873,769	0	1,873,769
Taxable	0	868,358	0	0	0	0	868,358	0	868,358
Homestead Credits									5

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **32,522** **22,082** **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
Total Revenue:	0

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

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **32,522** **22,082** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For MONONA HEYING SD URBAN RENEWAL

Heying Subdivision

Description:	Development of Heying Subdivision
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MONONA HEYING SD URBAN RENEWAL

Heying Subdivision Homeowners

Debt/Obligation Type:	Rebates
Principal:	54,093
Interest:	0
Total:	54,093
Annual Appropriation?:	No
Date Incurred:	01/10/2013
FY of Last Payment:	2028

LMI Set Aside 20%

Debt/Obligation Type:	Other Debt
Principal:	22,802
Interest:	0
Total:	22,802
Annual Appropriation?:	No
Date Incurred:	01/10/2013
FY of Last Payment:	2028

Income Housing For MONONA HEYING SD URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	4,201
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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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Didn't request TIF funds from the county during 24/25 since we had enough left over.

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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: MONONA (22G195)
 Urban Renewal Area: MONONA HEYING SD URBAN RENEWAL (22034)
 TIF Taxing District Name: MONONA CITY/MFL-MARMAC SCH/HEYING SD INCREM
 TIF Taxing District Inc. Number: 220187
 TIF Taxing District Base Year: 2010
 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,873,769	0	0	0	0	1,873,769	0	1,873,769
Taxable	0	868,358	0	0	0	0	868,358	0	868,358
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	30,717	868,358	0	868,358	27,694

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: MONONA (22G195)
 Urban Renewal Area: MONONA GORDON ESTATES SD URBAN RENEWAL
 UR Area Number: 22038
 UR Area Creation Date: 07/2017
 UR Area Purpose: To cover housing infrastructure

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MONONA CITY/MFL-MARMAC SCH/GORDON ESTATES SD TIF INCREM	220197	220198	629,531

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,389,712	0	0	0	-8,000	1,375,212	0	1,375,212
Taxable	0	644,031	0	0	0	-8,000	629,531	0	629,531
Homestead Credits									4

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 2,205 2,205 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	20,077
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	20,077

Rebate Expenditures:	0
Non-Rebate Expenditures:	17,065
Returned to County Treasurer:	0
Total Expenditures:	17,065

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 5,217 3,011 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For MONONA GORDON ESTATES SD URBAN RENEWAL

Gordon Estates SD Urban Renewal

Description:	Adding houseing infrastructure for 5 new homes
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MONONA GORDON ESTATES SD URBAN RENEWAL

G.E. Infrastructure

Debt/Obligation Type:	Internal Loans
Principal:	132,555
Interest:	0
Total:	132,555
Annual Appropriation?:	Yes
Date Incurred:	07/10/2017
FY of Last Payment:	2029

G.E. Admin Costs

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/10/2017
FY of Last Payment:	2029

LMI Set Aside (15%)

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	5,217
Interest:	0
Total:	5,217
Annual Appropriation?:	Yes
Date Incurred:	07/10/2017
FY of Last Payment:	2029

Non-Rebates For MONONA GORDON ESTATES SD URBAN RENEWAL

TIF Expenditure Amount:	17,065
Tied To Debt:	G.E. Infrastructure
Tied To Project:	Gordon Estates SD Urban Renewal

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TIF Taxing District Data Collection

Local Government Name: MONONA (22G195)
 Urban Renewal Area: MONONA GORDON ESTATES SD URBAN RENEWAL (22038)
 TIF Taxing District Name: MONONA CITY/MFL-MARMAC SCH/GORDON ESTATES SD TIF INCREM
 TIF Taxing District Inc. Number: 220198
 TIF Taxing District Base Year: 2016
 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,389,712	0	0	0	-8,000	1,375,212	0	1,375,212
Taxable	0	644,031	0	0	0	-8,000	629,531	0	629,531
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	42,560	629,531	629,531	0	0

FY 2025 TIF Revenue Received: 20,077