

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: MEDIAPOLIS
 Local Government Number: 29G269

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MEDIAPOLIS URBAN RENEWAL	29015	5
MEDIAPOLIS HOUSING URBAN RENEWAL	29022	5
MEDIAPOLIS 2015 URBAN RENEWAL	29024	2

TIF Debt Outstanding: 966,137

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 0 196,431 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	128,459
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	128,459

Rebate Expenditures:	89,934
Non-Rebate Expenditures:	38,525
Returned to County Treasurer:	0
Total Expenditures:	128,459

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 0 234,955 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 837,678

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Urban Renewal Area Data Collection

Local Government Name: MEDIAPOLIS (29G269)
 Urban Renewal Area: MEDIAPOLIS URBAN RENEWAL
 UR Area Number: 29015

UR Area Creation Date: 12/1996

Adoption of URP will allow city leaders to encourage private/public investment in economic activities through the creation of a TIF district and assist in a better quality of life. This district will serve as a catalyst for future citywide development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MEDIAPOLIS CITY/MEDIAPOLIS SCH/AREA 1 TIF INCREM	290183	290184	0
MEDIAPOLIS CITY AG/MEDIAPOLIS SCH/AREA 1 TIF INCREM	290185	290186	0
MEDIAPOLIS CITY/MEDIAPOLIS SCH/AMENDED TIF INCREM	290201	290202	0
MEDIAPOLIS CITY/MEDIAPOLIS SCH/AMENDED II TIF INCREM	290213	290214	0
MEDIAPOLIS CITY/MEDIAPOLIS SCH/MADEWELL LLC DEVELOPMENT PROJECT TIF INCREM	290271	290272	531,303

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	663,100	0	0	0	663,100	0	663,100
Taxable	0	0	531,303	0	0	0	531,303	0	531,303
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:	14,726
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	14,726

Rebate Expenditures:	14,726
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	14,726

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

Projects For MEDIAPOLIS URBAN RENEWAL

Madewell LLC (Klines)

Description:	Redevelopment Project
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MEDIAPOLIS URBAN RENEWAL

Madewell LLC (Klines)

Debt/Obligation Type:	Rebates
Principal:	42,046
Interest:	0
Total:	42,046
Annual Appropriation?:	Yes
Date Incurred:	07/01/2023
FY of Last Payment:	2031

Rebates For MEDIAPOLIS URBAN RENEWAL

530 Main St.

TIF Expenditure Amount:	14,726
Rebate Paid To:	Madewell LLC
Tied To Debt:	Madewell LLC (Klines)
Tied To Project:	Madewell LLC (Klines)
Projected Final FY of Rebate:	2031

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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: MEDIAPOLIS (29G269)
 Urban Renewal Area: MEDIAPOLIS URBAN RENEWAL (29015)
 TIF Taxing District Name: MEDIAPOLIS CITY/MEDIAPOLIS SCH/AREA 1 TIF INCREM
 TIF Taxing District Inc. Number: 290184
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 1998
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1996

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	2,500	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MEDIAPOLIS (29G269)
 Urban Renewal Area: MEDIAPOLIS URBAN RENEWAL (29015)
 TIF Taxing District Name: MEDIAPOLIS CITY AG/MEDIAPOLIS SCH/AREA 1 TIF INCREM
 TIF Taxing District Inc. Number: 290186
 TIF Taxing District Base Year: 1996
 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	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	134,600	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: MEDIAPOLIS (29G269)
 Urban Renewal Area: MEDIAPOLIS URBAN RENEWAL (29015)
 TIF Taxing District Name: MEDIAPOLIS CITY/MEDIAPOLIS SCH/AMENDED TIF INCREM
 TIF Taxing District Inc. Number: 290202
 TIF Taxing District Base Year: 2000
 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	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	2,260,891	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MEDIAPOLIS (29G269)
 Urban Renewal Area: MEDIAPOLIS URBAN RENEWAL (29015)
 TIF Taxing District Name: MEDIAPOLIS CITY/MEDIAPOLIS SCH/AMENDED II TIF INCREM
 TIF Taxing District Inc. Number: 290214
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2013

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2007

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	2,826,900	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: MEDIAPOLIS (29G269)
 Urban Renewal Area: MEDIAPOLIS URBAN RENEWAL (29015)
 TIF Taxing District Name: MEDIAPOLIS CITY/MEDIAPOLIS SCH/MADEWELL LLC DEVELOPMENT
 PROJECT TIF INCREM
 TIF Taxing District Inc. Number: 290272
 TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received: 2024
 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	663,100	0	0	0	663,100	0	663,100
Taxable	0	0	531,303	0	0	0	531,303	0	531,303
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	96,164	531,303	531,303	0	0

FY 2025 TIF Revenue Received: 14,726

Projects For MEDIAPOLIS HOUSING URBAN RENEWAL

RDM Subdivision Org & 1st Addition

Description:	RDM Infrastructure
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

RDM Subdivision 2nd Addition

Description:	RDM Infrastructure
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

RDM Subdivision 3rd Addition

Description:	RDM Infrastructure
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MEDIAPOLIS HOUSING URBAN RENEWAL

RDM 1 - 38.4%

Debt/Obligation Type:	Rebates
Principal:	293,423
Interest:	0
Total:	293,423
Annual Appropriation?:	Yes
Date Incurred:	11/29/2010
FY of Last Payment:	2032

RDM 2 - 42.95%

Debt/Obligation Type:	Rebates
Principal:	421,609
Interest:	0
Total:	421,609
Annual Appropriation?:	Yes
Date Incurred:	11/29/2010
FY of Last Payment:	2032

Non-Rebates For MEDIAPOLIS HOUSING URBAN RENEWAL

TIF Expenditure Amount:	23,869
Tied To Debt:	RDM 1 - 38.4%
Tied To Project:	RDM Subdivision Org & 1st Addition

TIF Expenditure Amount:	14,656
Tied To Debt:	RDM 2 - 42.95%
Tied To Project:	RDM Subdivision 2nd Addition

Rebates For MEDIAPOLIS HOUSING URBAN RENEWAL

RDM 1st Pay Out

TIF Expenditure Amount:	31,514
Rebate Paid To:	RDM, LLC
Tied To Debt:	RDM 1 - 38.4%
Tied To Project:	RDM Subdivision Org & 1st Addition
Projected Final FY of Rebate:	2026

RDM 2nd Pay Out

TIF Expenditure Amount:	26,253
Rebate Paid To:	RDM LLC
Tied To Debt:	RDM 1 - 38.4%
Tied To Project:	RDM Subdivision 2nd Addition
Projected Final FY of Rebate:	2026

Income Housing For MEDIAPOLIS HOUSING URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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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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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: MEDIAPOLIS (29G269)
 Urban Renewal Area: MEDIAPOLIS HOUSING URBAN RENEWAL (29022)
 TIF Taxing District Name: MEDIAPOLIS CITY/MEDIAPOLIS SCH/MEDIAPOLIS HOUSING URA TIF INCREM
 TIF Taxing District Inc. Number: 290224
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2009

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	3,461,300	0	0	0	-4,000	3,450,800	0	3,450,800
Taxable	0	1,604,063	0	0	0	-4,000	1,593,563	0	1,593,563
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	51,148	1,593,563	1,593,563	0	0

FY 2025 TIF Revenue Received: 44,166

TIF Taxing District Data Collection

Local Government Name: MEDIAPOLIS (29G269)
 Urban Renewal Area: MEDIAPOLIS HOUSING URBAN RENEWAL (29022)
 TIF Taxing District Name: MEDIAPOLIS CITY/MEDIAPOLIS SCH/2010 ADDITION TO THE MEDIAPOLIS URBAN RENEWAL AREA TIF
 TIF Taxing District Inc. Number: 290232
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2026

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	586,800	0	0	0	0	586,800	0	586,800
Taxable	0	271,940	0	0	0	0	271,940	0	271,940
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,500	271,940	271,940	0	0

FY 2025 TIF Revenue Received: 7,537

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TIF Taxing District Data Collection

Local Government Name: MEDIAPOLIS (29G269)
 Urban Renewal Area: MEDIAPOLIS HOUSING URBAN RENEWAL (29022)
 TIF Taxing District Name: MEDIAPOLIS CITY/MEDIAPOLIS SCH/2014 ADD TO MEDIAPOLIS URA TIF INCREM
 TIF Taxing District Inc. Number: 290252
 TIF Taxing District Base Year: 2014
 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	0	820,900	0	0	0	0	817,650	0	817,650
Taxable	0	380,428	0	0	0	0	377,178	0	377,178
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,720	377,178	377,178	0	0

FY 2025 TIF Revenue Received: 11

TIF Taxing District Data Collection

Local Government Name: MEDIAPOLIS (29G269)
 Urban Renewal Area: MEDIAPOLIS HOUSING URBAN RENEWAL (29022)
 TIF Taxing District Name: MEDIAPOLIS CITY/MEDIAPOLIS SCH/2016 ADD TO MEDIAPOLIS URA TIF INCREM
 TIF Taxing District Inc. Number: 290260
 TIF Taxing District Base Year: 2016
 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	0	2,653,100	0	0	0	-4,000	2,645,850	0	2,645,850
Taxable	0	1,229,524	0	0	0	-4,000	1,222,274	0	1,222,274
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	9,261	1,222,274	1,222,274	0	0

FY 2025 TIF Revenue Received: 33,876

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TIF Taxing District Data Collection

Local Government Name:	MEDIAPOLIS (29G269)	
Urban Renewal Area:	MEDIAPOLIS HOUSING URBAN RENEWAL (29022)	
TIF Taxing District Name:	MEDIAPOLIS CITY AG/MEDIAPOLIS SCH/2016 ADD TO MEDIAPOLIS URA TIF INREM	
TIF Taxing District Inc. Number:	290262	
TIF Taxing District Base Year:	2016	
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	27,200	0	0	0	0	0	27,200	0	27,200
Taxable	19,540	0	0	0	0	0	19,540	0	19,540
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	14,297	12,903	12,903	0	0

FY 2025 TIF Revenue Received: 10,702

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Urban Renewal Area Data Collection

Local Government Name: MEDIAPOLIS (29G269)
 Urban Renewal Area: MEDIAPOLIS 2015 URBAN RENEWAL
 UR Area Number: 29024

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MEDIAPOLIS CITY/MEDIAPOLIS SCH/MEDIAPOLIS 2015 URA TIF INCREM	290257	290258	541,428
MEDIAPOLIS CITY/MEDIAPOLIS SCH/APRIL 2022 ADD TO MEDIAPOLIS 2015 URA D MARIE LLC REBATE INCREM	290273	290274	86,434

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	862,600	0	0	0	862,600	0	862,600
Taxable	0	0	627,862	0	0	0	627,862	0	627,862
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:	17,441
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	17,441

Rebate Expenditures:	17,441
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	17,441

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

Projects For MEDIAPOLIS 2015 URBAN RENEWAL

Myers Construction

Description:	New Construction
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

DMarie LLC

Description:	Remodel
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MEDIAPOLIS 2015 URBAN RENEWAL

Myers Construction

Debt/Obligation Type:	Rebates
Principal:	161,455
Interest:	0
Total:	161,455
Annual Appropriation?:	Yes
Date Incurred:	12/07/2015
FY of Last Payment:	2038

DMarie LLC

Debt/Obligation Type:	Rebates
Principal:	47,604
Interest:	0
Total:	47,604
Annual Appropriation?:	Yes
Date Incurred:	12/31/2022
FY of Last Payment:	2034

Rebates For MEDIAPOLIS 2015 URBAN RENEWAL

649 Main St.

TIF Expenditure Amount:	15,045
Rebate Paid To:	Madewell LLC
Tied To Debt:	Myers Construction
Tied To Project:	Myers Construction
Projected Final FY of Rebate:	2035

711 Main St.

TIF Expenditure Amount:	2,396
Rebate Paid To:	DMarie LLC
Tied To Debt:	DMarie LLC
Tied To Project:	DMarie LLC
Projected Final FY of Rebate:	2034

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TIF Taxing District Data Collection

Local Government Name: MEDIAPOLIS (29G269)
 Urban Renewal Area: MEDIAPOLIS 2015 URBAN RENEWAL (29024)
 TIF Taxing District Name: MEDIAPOLIS CITY/MEDIAPOLIS SCH/MEDIAPOLIS 2015 URA TIF INCREM
 TIF Taxing District Inc. Number: 290258

TIF Taxing District Base Year:	2015	UR Designation	
FY TIF Revenue First Received:	2019	Slum	No
Subject to a Statutory end date?	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	693,800	0	0	0	693,800	0	693,800
Taxable	0	0	541,428	0	0	0	541,428	0	541,428
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	53,306	541,428	541,428	0	0

FY 2025 TIF Revenue Received: 15,045

TIF Taxing District Data Collection

Local Government Name: MEDIAPOLIS (29G269)
 Urban Renewal Area: MEDIAPOLIS 2015 URBAN RENEWAL (29024)
 TIF Taxing District Name: MEDIAPOLIS CITY/MEDIAPOLIS SCH/APRIL 2022 ADD TO MEDIAPOLIS 2015 URA D MARIE LLC REBATE INCREM
 TIF Taxing District Inc. Number: 290274

TIF Taxing District Base Year:	0	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	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	168,800	0	0	0	168,800	0	168,800
Taxable	0	0	86,434	0	0	0	86,434	0	86,434
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	49,230	86,434	86,434	0	0

FY 2025 TIF Revenue Received: 2,396