

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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: **0**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	1,761,614	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	583,198		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	583,198		

Rebate Expenditures:	0		
Non-Rebate Expenditures:	283,409		
Returned to County Treasurer:	0		
Total Expenditures:	283,409		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	2,061,403	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: **-2,344,812**

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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	14,876,144
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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	3,134,240	116,749,217	102,394,391	35,326,777	0	-280,000	256,856,625	0	256,856,625
Taxable	2,251,543	54,104,872	82,532,635	30,697,562	0	-280,000	168,838,612	0	168,838,612
Homestead Credits									393

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **1,162,627** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue: 486,627
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 486,627

Rebate Expenditures: 0
 Non-Rebate Expenditures: 52,940
 Returned to County Treasurer: 0
Total Expenditures: 52,940

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **1,596,314** **0** **Amount of 06-30-2025 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
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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

102 N Harrison-purchase-demolition

Description:	102 N Harrison -purchase-demolition
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Mid Am San Sewer Ext

Description:	Mid Am San Sewer Extension
Classification:	Recreational facilities (lake development, parks, ball fields, trails)

Physically Complete:	Yes
Payments Complete:	No

Central Business District Improvement

Description:	Central Business District Improvements
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Bluegrass Road Street Improvements

Description:	Bluegrass Road Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Henry Street Construction Project

Description:	Henry Street Const. from Broadway to Adams
Classification:	Roads, Bridges & Utilities
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:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/12/2010
FY of Last Payment:	2022

Admin/legal fees

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

South Iris St. PCC

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

N.Grand Ave

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

North Iris PCC

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

E Savannah/S. Prairie

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/10/2016
FY of Last Payment:	2022

Airport Runway Lighting

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

Harvey Road storm sewer

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

Mapleleaf Dr. reconstruction

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

Robin Run

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

Winfield Ave. Reconstruction

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
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:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/01/2019
FY of Last Payment:	2036

Jay St Sanitary Sewer

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0

Total:	0
Annual Appropriation?:	No
Date Incurred:	10/23/2019
FY of Last Payment:	2027

S. Main & S. Jefferson St.

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

2018 Bond/interest payment

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

Union Block Alley repaving

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

Airport Rehabilitation 1533 Runway Improvements

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
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:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/27/2021
FY of Last Payment:	2035

East Monroe Street Improvements

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
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:	0
Interest:	0
Total:	0
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:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/12/2022
FY of Last Payment:	2035

East Madison Street Improvement

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

NE Lagoon Forcemain

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

Bluegrass Road Construction

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/25/2023
FY of Last Payment:	2023

102 N Harrison purchase and demolition

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/25/2023
FY of Last Payment:	2023

Henry Street Construction Proj

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0

Total:	0
Annual Appropriation?:	No
Date Incurred:	07/08/2025
FY of Last Payment:	2032

Mid Am Sanitary Sewer

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/30/2025
FY of Last Payment:	2025

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:	8,700
Tied To Debt:	Central Business District Ext Grant Improvements
Tied To Project:	Central Business District Ext Grant Improvements
TIF Expenditure Amount:	0
Tied To Debt:	Bluegrass Road Construction
Tied To Project:	Central Business District Improvement
TIF Expenditure Amount:	0
Tied To Debt:	102 N Harrison purchase and demolition
Tied To Project:	102 N Harrison-purchase- demolition
TIF Expenditure Amount:	44,240
Tied To Debt:	Mid Am Sanitary Sewer
Tied To Project:	Mid Am San Sewer Ext

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 2025

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: 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,005,590	1,690,910	1,418,510	679,930	0	-12,000	5,763,440	0	5,763,440
Taxable	1,440,754	783,616	898,819	546,451	0	-12,000	3,638,140	0	3,638,140
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,564,061	211,379	0	211,379	5,664

FY 2025 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: 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	88,918,627	100,975,881	34,646,847	0	-160,000	224,170,105	0	224,170,105
Taxable	0	41,207,371	81,633,816	30,151,111	0	-160,000	152,621,048	0	152,621,048
Homestead Credits									288

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	6,502,460	152,621,048	14,876,144	137,744,904	4,301,655

FY 2025 TIF Revenue Received: 486,627

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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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	793,060	0	0	0	0	0	793,060	0	793,060
Taxable	569,711	0	0	0	0	0	569,711	0	569,711
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	516,419	276,641	0	276,641	6,953

FY 2025 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	335,590	1,889,140	0	0	0	0	2,211,730	0	2,211,730
Taxable	241,078	875,480	0	0	0	0	1,103,558	0	1,103,558
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	546,109	1,103,558	0	1,103,558	29,803

FY 2025 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	24,250,540	0	0	0	-108,000	23,918,290	0	23,918,290
Taxable	0	11,238,405	0	0	0	-108,000	10,906,155	0	10,906,155
Homestead Credits									93

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	24,790	10,906,155	0	10,906,155	340,590

FY 2025 TIF Revenue Received: 0

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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	2,184,074
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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	619,770	48,105,830	22,310,849	602,895	0	-112,000	71,345,344	0	71,345,344
Taxable	445,224	22,293,591	18,623,176	477,120	0	-112,000	41,545,111	0	41,545,111
Homestead Credits									158

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **503,240** **0** **Amount of 07-01-2024 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:	49,966
Returned to County Treasurer:	0
Total Expenditures:	49,966

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **524,774** **0** **Amount of 06-30-2025 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,
Classification:	trails)
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 Recreational facilities (lake development, parks, ball fields,
Classification:	trails)
Physically Complete:	Yes
Payments Complete:	No

Purchase and demolish 502 Hamilin

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

Purchase and demolish 405 cedar lane

Description:	purchase and demolish 405 cedar lane
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
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

purchase and demolish 500 Hamlin

Description:	purch and demo 500 n Hamlin
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

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

North Grand Ave. PCC

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

Sidewalks N. Cherry

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

Baker St.Extension

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

Baker St. Improvements

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

Wetlands

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

North Lincoln Street/Taft

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

Lee Town Parks Engineering

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

500 N Hamlin Purchase

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

406 E Cedar Lane

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
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 Expenditure Amount:	49,966
Tied To Debt:	500 N Hamlin Purchase
Tied To Project:	purchase and demolish 500 Hamlin

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

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

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	45,040,220	19,836,349	602,895	0	-108,000	65,205,714	0	65,205,714
Taxable	0	20,872,901	16,874,975	477,120	0	-108,000	37,951,246	0	37,951,246
Homestead Credits									149

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,446,978	37,951,246	2,184,074	35,767,172	1,116,978

FY 2025 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: 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	106,530	2,420,560	2,474,500		0	0	-4,000	4,984,590	0
Taxable	76,527	1,121,756	1,748,201		0	0	-4,000	2,929,484	0
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,963,072	2,929,484	0	2,929,484	78,494

FY 2025 TIF Revenue Received: 71,500

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	156,850	0	0	0	0	0	156,850	0	156,850
Taxable	112,677	0	0	0	0	0	112,677	0	112,677
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	56,257	100,593	0	100,593	2,528

FY 2025 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/FD #3/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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	356,390	645,050	0	0	0	0	998,190	0	998,190
Taxable	256,020	298,934	0	0	0	0	551,704	0	551,704
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	296,340	551,704	0	551,704	14,899

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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	521,175
MT.P. CITY/MT.P. SCH/MT.P. TIF#4 INCREMENT	440078	440079	242,488
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	1
MARION TWP/MT.P. SCH/FD #3/MT.P. TIF#3 INCREMENT	440106	440107	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	1,774,660	76,180,225	11,042,815	18,066,330	0	-184,000	106,587,530	0	106,587,530
Taxable	1,274,862	35,304,042	8,120,732	15,997,753	0	-184,000	60,220,889	0	60,220,889
Homestead Credits									290

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	95,747	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	25,071		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	25,071		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	180,503		
Returned to County Treasurer:	0		
Total Expenditures:	180,503		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	-59,685	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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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
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
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

W Washington 3 Lane

Description:	W Washington 3 Lane
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Fratco Property-Engineering

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

Purchase and Demo 1205 Broadway

Description:	Purchase and Demo 1205 Broadway
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

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

W. Washington

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

Courtland/Washinton

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

South Jefferson Street Improvements

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

Demolition of Cedar Lane

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/27/2021
FY of Last Payment:	2025

West Washington 3 Lane

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/25/2023
FY of Last Payment:	2029

Fratco Westgate Engineering

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/25/2023

FY of Last Payment: 2029

Purchase and dem 1205 Broadway

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

Non-Rebates For MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Courtland/Washinton
Tied To Project:	Hearth & Home sewer
TIF Expenditure Amount:	0
Tied To Debt:	West Washington 3 Lane
Tied To Project:	W. Washington St.
TIF Expenditure Amount:	0
Tied To Debt:	Fratco Westgate Engineering
Tied To Project:	Fratco Property-Engineering
TIF Expenditure Amount:	180,503
Tied To Debt:	Purchase and dem 1205 Broadway
Tied To Project:	Purchase and Demo 1205 Broadway

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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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	737,990	13,323,140	933,800	0	0	-24,000	14,931,930	0	14,931,930
Taxable	530,151	6,174,315	456,411	0	0	-24,000	7,097,877	0	7,097,877
Homestead Credits									37

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,472,878	7,097,877	0	7,097,877	190,184

FY 2025 TIF Revenue Received: 25,071

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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	43,049,155	1,274,855	16,804,710	0	-104,000	60,855,720	0	60,855,720
Taxable	0	19,950,177	669,187	14,927,781	0	-104,000	35,274,145	0	35,274,145
Homestead Credits									188

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	16,561,550	35,274,145	521,175	34,752,970	1,085,305

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	19,011,710	8,351,800	1,261,620	0	-52,000	28,491,880	0	28,491,880
Taxable	0	8,810,559	6,664,778	1,069,972	0	-52,000	16,412,059	0	16,412,059
Homestead Credits									63

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,627,870	16,412,059	242,488	16,169,571	504,962

FY 2025 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	458,670	0	0	0	0	0	458,670	0	458,670
Taxable	329,496	0	0	0	0	0	329,496	0	329,496
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	255,984	202,686	0	202,686	5,094

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	323,050	0	0	0	0	0	323,050	0	323,050
Taxable	232,067	0	0	0	0	0	232,067	0	232,067
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	226,507	96,543	1	96,542	2,426

FY 2025 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	254,950	796,220	482,360	0	0	-4,000	1,526,280	0	1,526,280
Taxable	183,148	368,991	330,356	0	0	-4,000	875,245	0	875,245
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	630,080	875,245	0	875,245	23,637

FY 2025 TIF Revenue Received: 0