

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

**Levy Authority Summary**

Local Government Name: MINGO  
 Local Government Number: 50G467

**Active Urban Renewal Areas**

MINGO URBAN RENEWAL

**U.R. # of Tif Taxing  
 # Districts**  
 50004 7

**TIF Debt Outstanding: 156,080**

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 83,707 40,019** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue: 9,016  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 9,016**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 8,940  
 Returned to County Treasurer: 0  
**Total Expenditures: 8,940**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 83,783 40,019** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 63,357**

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**Urban Renewal Area Data Collection**

Local Government Name: MINGO (50G467)  
 Urban Renewal Area: MINGO URBAN RENEWAL  
 UR Area Number: 50004

UR Area Creation Date: 07/1996

The sanitary Sewer Blight Alleviation Project will consist of the rehabilitation of portions of the municipal sanitary sewer system situated on the blighted property including the rehab. of manholes & sanitary sewer service lines.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MINGO CITY AG/COLFAX-MINGO SCH/MINGO UR PROJECT AREA #1 ORIG DIST TIF INCREM	500244	500245	0
MINGO CITY/COLFAX-MINGO SCH/MINGO UR PROJECT AREA #1 ORIG DIST TIF INCREM	500246	500247	288,787
MINGO CITY/COLFAX-MINGO SCH/MINGO UR PROJECT AREA #2 ORIG DIST TIF INCREM	500279	500280	0
MINGO CITY AG/COLFAX-MINGO SCH/MINGO UR PROJECT AREA #2 ORIG DIST TIF INCREM	500281	500282	0
MINGO CITY/COLFAX-MINGO SCH/MINGO UR PROJECT AREA #1 2001 AMENDMENT #2 TIF INCREM	500283	500284	0
MINGO CITY AG/COLFAX-MINGO SCH/MINGO UR PROJECT AREA #1 2001 AMENDMENT #2 TIF INCREM	500285	500286	0
MINGO CITY/COLFAX-MINGO SCH/MINGO UR PROJECT AREA #1 2004 ANNEXATION TIF INCREM	500326	500327	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	12,795,800	2,414,680	0	0	-40,000	15,128,230	0	15,128,230
Taxable	0	5,929,934	1,729,931	0	0	-40,000	7,577,615	0	7,577,615
Homestead Credits									52

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>83,707</b>	<b>40,019</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
TIF Revenue:	9,016		
TIF Sp. Revenue Fund Interest:	0		
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Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>9,016</b>		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	8,940		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>8,940</b>		
<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>83,783</b>	<b>40,019</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>

## Projects For MINGO URBAN RENEWAL

### 2016 Lagoon Wastewater Lagoons

Description:	Control Structures and piping improvements
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

### Railroad Street Bridge Project

Description:	Replacement of the existing 20'x26' timber stringer bridge on Railroad Street with a standard reinforced concrete box culvert
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### 2007 water tower & street repairs

Description:	Painted water tower, repaired streets
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For MINGO URBAN RENEWAL

### LMI

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/17/2003
FY of Last Payment:	2020

### 2016 Wastewater Lagoon Project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	97,000
Interest:	13,080
Total:	110,080
Annual Appropriation?:	No
Date Incurred:	09/19/2016
FY of Last Payment:	2035

### Railroad Street Bridge Replacement Project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/19/2017
FY of Last Payment:	2022

### 2007 water tower

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/29/2006
FY of Last Payment:	2010

### 2022 Rebate agmt-Maher

Debt/Obligation Type:	Rebates
Principal:	23,000
Interest:	0
Total:	23,000
Annual Appropriation?:	Yes
Date Incurred:	07/19/2022
FY of Last Payment:	2035

### 2022 Rebate agmt-Mclain&Freeman

Debt/Obligation Type:	Rebates
Principal:	23,000
Interest:	0
Total:	23,000
Annual Appropriation?:	Yes
Date Incurred:	07/19/2022
FY of Last Payment:	2035

## Non-Rebates For MINGO URBAN RENEWAL

TIF Expenditure Amount:	8,940
Tied To Debt:	2016 Wastewater Lagoon Project
Tied To Project:	2016 Lagoon Wastewater Lagoons
TIF Expenditure Amount:	0
Tied To Debt:	Railroad Street Bridge Replacement Project
Tied To Project:	Railroad Street Bridge Project

## Income Housing For MINGO 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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The 2007 tower project was added because a paymt was made out of the water depart. in 2007 instead of out of debt service, did a correcting entry FY2019 to correct the acct. The \$1,051.00 TIF rev. was from 6/30/18 statement but not deposited until July 19

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

0

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

**TIF Taxing District Data Collection**

Local Government Name:	MINGO (50G467)									
Urban Renewal Area:	MINGO URBAN RENEWAL (50004)									
TIF Taxing District Name:	MINGO CITY AG/COLFAX-MINGO SCH/MINGO UR PROJECT AREA #1 ORIG DIST TIF INCREM									
TIF Taxing District Inc. Number:	500245									
TIF Taxing District Base Year:	1997	<table border="1"> <thead> <tr> <th colspan="2">UR Designation</th> </tr> </thead> <tbody> <tr> <td>Slum</td> <td>No</td> </tr> <tr> <td>Blighted</td> <td>04/1997</td> </tr> <tr> <td>Economic Development</td> <td>No</td> </tr> </tbody> </table>	UR Designation		Slum	No	Blighted	04/1997	Economic Development	No
UR Designation										
Slum	No									
Blighted	04/1997									
Economic Development	No									
FY TIF Revenue First Received:	2000									
Subject to a Statutory end date?	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	115,240	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	MINGO (50G467)									
Urban Renewal Area:	MINGO URBAN RENEWAL (50004)									
TIF Taxing District Name:	MINGO CITY/COLFAX-MINGO SCH/MINGO UR PROJECT AREA #1 ORIG DIST TIF INCREM									
TIF Taxing District Inc. Number:	500247									
TIF Taxing District Base Year:	1997	<table border="1"> <thead> <tr> <th colspan="2">UR Designation</th> </tr> </thead> <tbody> <tr> <td>Slum</td> <td>No</td> </tr> <tr> <td>Blighted</td> <td>04/1997</td> </tr> <tr> <td>Economic Development</td> <td>No</td> </tr> </tbody> </table>	UR Designation		Slum	No	Blighted	04/1997	Economic Development	No
UR Designation										
Slum	No									
Blighted	04/1997									
Economic Development	No									
FY TIF Revenue First Received:	2000									
Subject to a Statutory end date?	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	12,795,800	2,414,680	0	0	-40,000	15,128,230	0	15,128,230
Taxable	0	5,929,934	1,729,931	0	0	-40,000	7,577,615	0	7,577,615
Homestead Credits									52

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,443,310	7,577,615	288,787	7,288,828	228,223

FY 2025 TIF Revenue Received: 9,016

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**TIF Taxing District Data Collection**

Local Government Name: MINGO (50G467)  
 Urban Renewal Area: MINGO URBAN RENEWAL (50004)  
 TIF Taxing District Name: MINGO CITY/COLFAX-MINGO SCH/MINGO UR PROJECT AREA #2 ORIG DIST TIF INCREM  
 TIF Taxing District Inc. Number: 500280  
 TIF Taxing District Base Year: 1997  
 FY TIF Revenue First Received: 2004  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2013

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2001

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	4,230	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: MINGO (50G467)  
 Urban Renewal Area: MINGO URBAN RENEWAL (50004)  
 TIF Taxing District Name: MINGO CITY AG/COLFAX-MINGO SCH/MINGO UR PROJECT AREA #2 ORIG DIST TIF INCREM  
 TIF Taxing District Inc. Number: 500282  
 TIF Taxing District Base Year: 1997  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2013

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2001

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	5,455	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: MINGO (50G467)  
 Urban Renewal Area: MINGO URBAN RENEWAL (50004)  
 TIF Taxing District Name: MINGO CITY/COLFAX-MINGO SCH/MINGO UR PROJECT AREA #1 2001  
 AMENDMENT #2 TIF INCREM  
 TIF Taxing District Inc. Number: 500284  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	04/1997
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

**TIF Taxing District Data Collection**

Local Government Name: MINGO (50G467)  
 Urban Renewal Area: MINGO URBAN RENEWAL (50004)  
 TIF Taxing District Name: MINGO CITY AG/COLFAX-MINGO SCH/MINGO UR PROJECT AREA #1 2001  
 AMENDMENT #2 TIF INCREM  
 TIF Taxing District Inc. Number: 500286  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	04/1997
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	50,540	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: MINGO (50G467)  
 Urban Renewal Area: MINGO URBAN RENEWAL (50004)  
 TIF Taxing District Name: MINGO CITY/COLEFAX-MINGO SCH/MINGO UR PROJECT AREA #1 2004  
 ANNEXATION TIF INCREM  
 TIF Taxing District Inc. Number: 500327  
 TIF Taxing District Base Year: 2003  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	04/1997
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