

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: MONROE
 Local Government Number: 50G468

Active Urban Renewal Areas

MONROE URBAN RENEWAL

**U.R. # of Tif Taxing
Districts**
50006 8

TIF Debt Outstanding: 1,872,883

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	163,738	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	206,247		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	206,247		

Rebate Expenditures:	0		
Non-Rebate Expenditures:	197,983		
Returned to County Treasurer:	0		
Total Expenditures:	197,983		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	172,002	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: 1,502,898

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Urban Renewal Area Data Collection

Local Government Name: MONROE (50G468)
 Urban Renewal Area: MONROE URBAN RENEWAL
 UR Area Number: 50006

UR Area Creation Date: 02/1994

The urban renewal plan was developed to promote economic development in Monroe. The primary goal is to stimulate, through public involvement and commitment, private investments in commercial, industrial and residential development and to create a sound economic base.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MONROE CITY/PCM SCH/MONROE UR ORIG DIST TIF INCREM	500214	500215	7,298,095
MONROE CITY AG/PCM SCH/MONROE UR ORIG DIST TIF INCREM	500216	500217	0
MONROE CITY/PCM SCH/MONROE UR 1996 AMENDMENT #1 TIF INCREM	500232	500233	0
MONROE CITY AG/PCM SCH/MONROE UR 1996 AMENDMENT #1 TIF INCREM	500234	500235	0
MONROE CITY AG/PCM SCH/MONROE UR 1999 AMENDMENT #2 TIF INCREM	500256	500257	0
MONROE CITY/PCM SCH/MONROE UR 1999 AMENDMENT #2 TIF INCREM	500258	500259	0
MONROE CITY/PCM SCH/MONROE CITY UR 2010 AMENDMENT #3 INCREM	500398	500399	0
MONROE CITY AG/PCM SCH/MONROE CITY UR 2010 AMENDMENT #3 INCREM	500400	500401	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	78,453,620	13,272,040	1,176,130	0	-132,000	92,591,040	0	92,591,040
Taxable	0	36,357,608	9,821,897	993,031	0	-132,000	46,861,786	0	46,861,786
Homestead Credits									213

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 163,738 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue: 206,247
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 206,247

Rebate Expenditures: 0
 Non-Rebate Expenditures: 197,983
 Returned to County Treasurer: 0
Total Expenditures: 197,983

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 172,002 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For MONROE URBAN RENEWAL

2019 WASTEWATER TREATMENT PROJECT

Description:	UPDATE SEWER LAGOON TO MEET DNR REGULATIONS
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

2019 DOWNTOWN FACADE IMPROVEMENT

Description:	DOWNTOWN REVITALIZATION
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

2023 - Admin Support

Description:	Administration and Professional Support Program
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

2023 - Downtown Facade

Description:	Downtown Facade Improvement Program
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MONROE URBAN RENEWAL

2015 WATER MAIN PROJECT

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	58,000
Interest:	2,283
Total:	60,283
Annual Appropriation?:	No
Date Incurred:	02/03/2015
FY of Last Payment:	2025

2019A SRF LOAN (SEWER LAGOON PROJECT)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,499,957
Interest:	267,643
Total:	1,767,600
Annual Appropriation?:	No
Date Incurred:	06/07/2019
FY of Last Payment:	2039

2019 Downtown Rehabilitation

Debt/Obligation Type:	Other Debt
Principal:	25,000
Interest:	0
Total:	25,000
Annual Appropriation?:	Yes
Date Incurred:	03/11/2019
FY of Last Payment:	2025

2023 Administrative Support

Debt/Obligation Type:	Internal Loans
Principal:	20,000
Interest:	0
Total:	20,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2024
FY of Last Payment:	2029

Non-Rebates For MONROE URBAN RENEWAL

TIF Expenditure Amount:	60,283
Tied To Debt:	2015 WATER MAIN PROJECT
TIF Expenditure Amount:	92,700
Tied To Debt:	2019A SRF LOAN (SEWER LAGOON PROJECT)
Tied To Project:	2019 WASTEWATER TREATMENT PROJECT
TIF Expenditure Amount:	25,000
Tied To Debt:	2019 Downtown Rehabilitation
Tied To Project:	2019 DOWNTOWN FACADE IMPROVEMENT
TIF Expenditure Amount:	20,000
Tied To Debt:	2023 Administrative Support
Tied To Project:	2023 - Admin Support

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Fiscal Year 2023 is the final year that the City paid for the downtown revitalization from TIF. Based on DOM recommendation the FY 2024 financial will show these expenses from a capital projects fund (312-750-6492).

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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: MONROE (50G468)
 Urban Renewal Area: MONROE URBAN RENEWAL (50006)
 TIF Taxing District Name: MONROE CITY/PCM SCH/MONROE UR ORIG DIST TIF INCREM
 TIF Taxing District Inc. Number: 500215
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1994

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	78,453,620	13,272,040	1,176,130	0	-132,000	92,591,040	0	92,591,040
Taxable	0	36,357,608	9,821,897	993,031	0	-132,000	46,861,786	0	46,861,786
Homestead Credits									213

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	13,511,847	46,861,786	7,298,095	39,563,691	1,118,664

FY 2025 TIF Revenue Received: 206,247

TIF Taxing District Data Collection

Local Government Name: MONROE (50G468)
 Urban Renewal Area: MONROE URBAN RENEWAL (50006)
 TIF Taxing District Name: MONROE CITY AG/PCM SCH/MONROE UR ORIG DIST TIF INCREM
 TIF Taxing District Inc. Number: 500217
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1994

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	124,825	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: MONROE (50G468)
 Urban Renewal Area: MONROE URBAN RENEWAL (50006)
 TIF Taxing District Name: MONROE CITY/PCM SCH/MONROE UR 1996 AMENDMENT #1 TIF INCREM
 TIF Taxing District Inc. Number: 500233
 TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received: 1997
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1994

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: MONROE (50G468)
 Urban Renewal Area: MONROE URBAN RENEWAL (50006)
 TIF Taxing District Name: MONROE CITY AG/PCM SCH/MONROE UR 1996 AMENDMENT #1 TIF INCREM
 TIF Taxing District Inc. Number: 500235
 TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1994

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	30,673	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: MONROE (50G468)
 Urban Renewal Area: MONROE URBAN RENEWAL (50006)
 TIF Taxing District Name: MONROE CITY AG/PCM SCH/MONROE UR 1999 AMENDMENT #2 TIF INCREM
 TIF Taxing District Inc. Number: 500257
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1994

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	124,400	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MONROE (50G468)
 Urban Renewal Area: MONROE URBAN RENEWAL (50006)
 TIF Taxing District Name: MONROE CITY/PCM SCH/MONROE UR 1999 AMENDMENT #2 TIF INCREM
 TIF Taxing District Inc. Number: 500259
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1994

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	2,098,010	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: MONROE (50G468)
 Urban Renewal Area: MONROE URBAN RENEWAL (50006)
 TIF Taxing District Name: MONROE CITY/PCM SCH/MONROE CITY UR 2010 AMENDMENT #3 INCREM
 TIF Taxing District Inc. Number: 500399
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1994

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	11,770,440	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MONROE (50G468)
 Urban Renewal Area: MONROE URBAN RENEWAL (50006)
 TIF Taxing District Name: MONROE CITY AG/PCM SCH/MONROE CITY UR 2010 AMENDMENT #3 INCREM
 TIF Taxing District Inc. Number: 500401
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1994

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	42,430	0	0	0	0

FY 2025 TIF Revenue Received: 0