

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

**Levy Authority Summary**

Local Government Name: MONTICELLO  
 Local Government Number: 53G495

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MONTICELLO ORIGINAL URBAN RENEWAL	53006	14
MONTICELLO BRECKENRIDGE URBAN RENEWAL	53009	0

**TIF Debt Outstanding: 5,376,385**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	296,156	16,976	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	670,913		
TIF Sp. Revenue Fund Interest:	22,538		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>693,451</b>		

Rebate Expenditures:	350,171		
Non-Rebate Expenditures:	327,972		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>678,143</b>		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	311,464	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: 4,386,778**

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**Urban Renewal Area Data Collection**

Local Government Name: MONTICELLO (53G495)  
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL  
 UR Area Number: 53006  
 UR Area Creation Date: 10/1992  
 UR Area Purpose: SEE ATTACHED PLAN

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MONTICELLO CITY AG/MONTICELLO SCH/ORIGINAL URBAN RENEWAL INCREM	530210	530211	0
MONTICELLO CITY/MONTICELLO SCH/ORIGINAL URBAN RENEWAL INCREM	530212	530213	20,789,154
MONTICELLO CITY AG/MONTICELLO SCH/96 ADDITION URBAN RENEWAL INCREMENT	530214	530215	0
MONTICELLO CITY AG/MONTICELLO SCH/01 ADDITION URBAN RENEWAL INCREMENT	530220	530221	0
MONTICELLO CITY/MONTICELLO SCH/01 ADDITION URBAN RENEWAL INCREMENT	530222	530223	0
LOVELL TWP/MONTICELLO SCH/01 ADDITION URBAN RENEWAL INCREMENT	530226	530227	0
MONTICELLO CITY/MONTICELLO SCH/07 ADDITION URBAN RENEWAL INCREMENT	530228	530229	0
MONTICELLO CITY/MONTICELLO SCH/10 ADDITION URBAN RENEWAL INCREMENT	530230	530231	0
MONTICELLO CITY/MONTICELLO SCH/96 ADDITION URBAN RENEWAL INCREM	530232	530233	0
MONTICELLO CITY/MONTICELLO SCH/11 ADDITION URBAN RENEWAL INCREMENT	530234	530235	0
MONTICELLO CITY/MONTICELLO SCH/17A ADDITION URBAN RENEWAL INCREMENT	530240	530241	0
MONTICELLO CITY/MONTICELLO SCH/17B ADDITION URBAN RENEWAL INCREMENT	530242	530243	0
MONTICELLO CITY/MONTICELLO SCH/MONTICELLO UR 2021 ADDITION TIF INCREMENT	530414	530415	0
MONTICELLO CITY AG/MONTICELLO SCH/MONTICELLO UR 2021 ADDITION TIF INCREMENT	530416	530417	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	54,039,402	12,399,218	1,454,520	0	-148,000	67,472,140	0	67,472,140
Taxable	0	25,043,373	7,527,081	1,083,163	0	-148,000	33,232,617	0	33,232,617
Homestead Credits									218

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>279,180</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
TIF Revenue:	670,913		
TIF Sp. Revenue Fund Interest:	22,538		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>693,451</b>		
Rebate Expenditures:	350,171		
Non-Rebate Expenditures:	310,996		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>661,167</b>		
<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>311,464</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>

## Projects For MONTICELLO ORIGINAL URBAN RENEWAL

### Kardes Development Agreement

Description:	Payments for gas station/convenience store development
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

### Mike Beck Development Agreement

Description:	Payments to Mike Beck for Royal Flush truck wash development
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### Cobblestone Inn , formerly Boulders Inn& Suites

Description:	Payments to Boulders for construction of hotel
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

### Orbis Manufacturing, subsidiary of Menasha Corp

Description:	Payments to Orbis for warehouse construction
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### B&J Hauling & Excavating Development Agreement

Description:	Payments to B&J Hauling & Excavating or successor for construction of Commercial office suites
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

### N Sycamore reconstruction 1st to 7th Street

Description:	Total reconstruction of street, storm sewer, lights, sidewalks, water & sewer
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### B&J Hauling & Excavating Development Agreement

Description:	218 W 1st Street, Suite A, Lauren Welter
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

### B&J Hauling & Excavating Development Agreement

Description:	218 W 1st St, Suite B, B&J Hauling & Excavating
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

## **B&J Hauling & Excavating Development Agreement**

Description:	218 W 1st St, Suite C, Njs LLC
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

## **Mercy Care development agreement**

Description:	Payments to Mercy Care for new facility
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

## **McMATT Properties Development Agreement**

Description:	Payments to McMATT for storage facility
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

## **BR3 Development LLC Development Agreement**

Description:	Payments for new grocery store
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## **2022 Oak Street Manufacturing**

Description:	Payments to FrontierWarehousing for business expansion
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

## **2022 Manternach Custom Creations**

Description:	Payment to Manternach Custom Creations for business expansion
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

## **2023 Theisens Development Agreement**

Description:	Payments to Theisen for new facility
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

## **2023 N Chestnut Reconstruction**

Description:	Total reconstruction of street, storm sewer, water & sewer
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## **2024 Northridge -Highland Corp Project**

Description:	Install sewer and storm sewer
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## 2025 Kwik Trip Development Agreement

Description:	Payments to Kwik Star for construcion of gas station/truck stop
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For MONTICELLO ORIGINAL URBAN RENEWAL

### 2014 Kardes 151 rebate & grants

Debt/Obligation Type:	Rebates
Principal:	116,822
Interest:	0
Total:	116,822
Annual Appropriation?:	Yes
Date Incurred:	03/17/2014
FY of Last Payment:	2024

### 2015 Cobblestone Inn formerly Boulders Inn rebate & grant

Debt/Obligation Type:	Rebates
Principal:	259,578
Interest:	0
Total:	259,578
Annual Appropriation?:	Yes
Date Incurred:	10/05/2015
FY of Last Payment:	2028

### 2017 Orbis Mfg rebate-building

Debt/Obligation Type:	Rebates
Principal:	952,342
Interest:	0
Total:	952,342
Annual Appropriation?:	Yes
Date Incurred:	04/03/2017
FY of Last Payment:	2029

### 2017 B&J Hauling & Excavating rebates & grants

Debt/Obligation Type:	Rebates
Principal:	23,740
Interest:	0
Total:	23,740
Annual Appropriation?:	Yes
Date Incurred:	10/02/2017
FY of Last Payment:	2030

### 2019 GO Corp Purpose Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	565,000
Interest:	26,720
Total:	591,720
Annual Appropriation?:	No
Date Incurred:	05/15/2019
FY of Last Payment:	2029

### 2019 Royal Flush Truck Wash Inc

Debt/Obligation Type:	Rebates
Principal:	175,734
Interest:	0
Total:	175,734
Annual Appropriation?:	Yes
Date Incurred:	06/03/2019
FY of Last Payment:	2031

## 2019 Mercy Care

Debt/Obligation Type:	Rebates
Principal:	176,714
Interest:	0
Total:	176,714
Annual Appropriation?:	Yes
Date Incurred:	07/15/2019
FY of Last Payment:	2031

## 2021 McMATT storage facility

Debt/Obligation Type:	Rebates
Principal:	63,355
Interest:	0
Total:	63,355
Annual Appropriation?:	Yes
Date Incurred:	06/21/2021
FY of Last Payment:	2033

## 2021 BR3 Development grocery facility

Debt/Obligation Type:	Rebates
Principal:	734,906
Interest:	0
Total:	734,906
Annual Appropriation?:	Yes
Date Incurred:	03/01/2021
FY of Last Payment:	2038

## 2022 Oak Street Manufacturing

Debt/Obligation Type:	Rebates
Principal:	285,000
Interest:	0
Total:	285,000
Annual Appropriation?:	Yes
Date Incurred:	01/03/2022
FY of Last Payment:	2034

## 2022 Manternach Custom Creations

Debt/Obligation Type:	Rebates
Principal:	55,000
Interest:	0
Total:	55,000
Annual Appropriation?:	Yes
Date Incurred:	09/06/2022
FY of Last Payment:	2035

## 2023 Theisen-building

Debt/Obligation Type:	Rebates
Principal:	688,125
Interest:	0
Total:	688,125
Annual Appropriation?:	Yes
Date Incurred:	08/07/2023
FY of Last Payment:	2037

## 2023 GO Corp Purpose Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	660,000
Interest:	171,900

Total:	831,900
Annual Appropriation?:	No
Date Incurred:	11/21/2023
FY of Last Payment:	2033

### **2024 GO Corp Purpose Bond**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	375,000
Interest:	29,473
Total:	404,473
Annual Appropriation?:	No
Date Incurred:	11/24/2024
FY of Last Payment:	2027

## Non-Rebates For MONTICELLO ORIGINAL URBAN RENEWAL

TIF Expenditure Amount:	227,310
Tied To Debt:	2019 GO Corp Purpose Bond
Tied To Project:	N Sycamore reconstruction 1st to 7th Street

TIF Expenditure Amount:	76,230
Tied To Debt:	2023 GO Corp Purpose Bond
Tied To Project:	2023 N Chestnut Reconstruction

TIF Expenditure Amount:	7,456
Tied To Debt:	2024 GO Corp Purpose Bond
Tied To Project:	2024 Northridge -Highland Corp Project

## Rebates For MONTICELLO ORIGINAL URBAN RENEWAL

### 2100 South Main Street

TIF Expenditure Amount:	14,218
Rebate Paid To:	Kardes 151
Tied To Debt:	2014 Kardes 151 rebate & grants
Tied To Project:	Kardes Development Agreement
Projected Final FY of Rebate:	2026

### 218 Welter Drive

TIF Expenditure Amount:	42,675
Rebate Paid To:	Cobblestone Inn & Suites
Tied To Debt:	2015 Cobblestone Inn formerly Boulders Inn rebate & grant
Tied To Project:	Cobblestone Inn , formerly Boulders Inn& Suites
Projected Final FY of Rebate:	2028

### 206 Plastic Lane

TIF Expenditure Amount:	71,818
Rebate Paid To:	Orbis Manufacturing, a subsidiary of Menasha Corp
Tied To Debt:	2017 Orbis Mfg rebate-building
Tied To Project:	Orbis Manufacturing, subsidiary of Menasha Corp
Projected Final FY of Rebate:	2029

### 218 West First Street

TIF Expenditure Amount:	0
Rebate Paid To:	B&J Hauling & excavating
Tied To Debt:	2017 B&J Hauling & Excavating rebates & grants
Tied To Project:	B&J Hauling & Excavating Development Agreement
Projected Final FY of Rebate:	2030

### 16406 190th Street

TIF Expenditure Amount:	74,954
Rebate Paid To:	Royal Flush
Tied To Debt:	2019 Royal Flush Truck Wash Inc
Tied To Project:	Mike Beck Development Agreement
Projected Final FY of Rebate:	2031

### 225 Welter Drive

TIF Expenditure Amount:	15,092
Rebate Paid To:	Mercycare Monticello
Tied To Debt:	2019 Mercy Care
Tied To Project:	Mercy Care development agreement
Projected Final FY of Rebate:	2031

### 218 West First Street, Suite A

TIF Expenditure Amount:	1,132
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Rebate Paid To:	Lauren Welter
Tied To Debt:	2017 B&J Hauling & Excavating rebates & grants
Tied To Project:	B&J Hauling & Excavating Development Agreement
Projected Final FY of Rebate:	2030

### **218 West First Street, Suite B**

TIF Expenditure Amount:	1,196
Rebate Paid To:	Paige Jacobs
Tied To Debt:	2017 B&J Hauling & Excavating rebates & grants
Tied To Project:	B&J Hauling & Excavating Development Agreement
Projected Final FY of Rebate:	2030

### **218 West First Street, Suite C**

TIF Expenditure Amount:	1,216
Rebate Paid To:	NJS LLC
Tied To Debt:	2017 B&J Hauling & Excavating rebates & grants
Tied To Project:	B&J Hauling & Excavating Development Agreement
Projected Final FY of Rebate:	2030

### **122 North Main Street**

TIF Expenditure Amount:	82,414
Rebate Paid To:	BR3 Development LLC
Tied To Debt:	2021 BR3 Development grocery facility
Tied To Project:	BR3 Development LLC Development Agreement
Projected Final FY of Rebate:	2038

### **255 Welter Drive**

TIF Expenditure Amount:	36,584
Rebate Paid To:	Frontier Warehousing
Tied To Debt:	2022 Oak Street Manufacturing
Tied To Project:	2022 Oak Street Manufacturing
Projected Final FY of Rebate:	2034

### **725 John Drive**

TIF Expenditure Amount:	8,872
Rebate Paid To:	McMATT Properties
Tied To Debt:	2021 McMATT storage facility
Tied To Project:	McMATT Properties Development Agreement
Projected Final FY of Rebate:	2033

### **220 South Main Street**

TIF Expenditure Amount:	0
Rebate Paid To:	Theisen Inc
Tied To Debt:	2023 Theisen-building
Tied To Project:	2023 Theisens Development Agreement
Projected Final FY of Rebate:	2037

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**TIF Taxing District Data Collection**

Local Government Name: MONTICELLO (53G495)  
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL (53006)  
 TIF Taxing District Name: MONTICELLO CITY AG/MONTICELLO SCH/ORIGINAL URBAN RENEWAL INCREM  
 TIF Taxing District Inc. Number: 530211  
 TIF Taxing District Base Year: 1991  
 FY TIF Revenue First Received: 1995  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1992

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	88,514	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: MONTICELLO (53G495)  
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL (53006)  
 TIF Taxing District Name: MONTICELLO CITY/MONTICELLO SCH/ORIGINAL URBAN RENEWAL INCREM  
 TIF Taxing District Inc. Number: 530213  
 TIF Taxing District Base Year: 1991  
 FY TIF Revenue First Received: 1994  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1992

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	54,039,402	12,399,218	1,454,520	0	-148,000	67,472,140	0	67,472,140
Taxable	0	25,043,373	7,527,081	1,083,163	0	-148,000	33,232,617	0	33,232,617
Homestead Credits									218

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	13,269,178	33,232,617	20,789,154	12,443,463	402,655

FY 2025 TIF Revenue Received: 670,913

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**TIF Taxing District Data Collection**

Local Government Name:	MONTICELLO (53G495)									
Urban Renewal Area:	MONTICELLO ORIGINAL URBAN RENEWAL (53006)									
TIF Taxing District Name:	MONTICELLO CITY AG/MONTICELLO SCH/96 ADDITION URBAN RENEWAL INCREMENT									
TIF Taxing District Inc. Number:	530215									
TIF Taxing District Base Year:	1996	<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>No</td> </tr> <tr> <td>Economic Development</td> <td>10/1996</td> </tr> </tbody> </table>	UR Designation		Slum	No	Blighted	No	Economic Development	10/1996
UR Designation										
Slum	No									
Blighted	No									
Economic Development	10/1996									
FY TIF Revenue First Received:	1999									
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	5,104	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	MONTICELLO (53G495)									
Urban Renewal Area:	MONTICELLO ORIGINAL URBAN RENEWAL (53006)									
TIF Taxing District Name:	MONTICELLO CITY AG/MONTICELLO SCH/01 ADDITION URBAN RENEWAL INCREMENT									
TIF Taxing District Inc. Number:	530221									
TIF Taxing District Base Year:	2000	<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>12/1999</td> </tr> <tr> <td>Economic Development</td> <td>12/1999</td> </tr> </tbody> </table>	UR Designation		Slum	No	Blighted	12/1999	Economic Development	12/1999
UR Designation										
Slum	No									
Blighted	12/1999									
Economic Development	12/1999									
FY TIF Revenue First Received:	2003									
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	559,907	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: MONTICELLO (53G495)  
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL (53006)  
 TIF Taxing District Name: MONTICELLO CITY/MONTICELLO SCH/01 ADDITION URBAN RENEWAL INCREMENT  
 TIF Taxing District Inc. Number: 530223  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	12/1999
Economic Development	12/1999

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	4,116,737	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: MONTICELLO (53G495)  
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL (53006)  
 TIF Taxing District Name: LOVELL TWP/MONTICELLO SCH/01 ADDITION URBAN RENEWAL INCREMENT  
 TIF Taxing District Inc. Number: 530227  
 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	236,857	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: MONTICELLO (53G495)  
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL (53006)  
 TIF Taxing District Name: MONTICELLO CITY/MONTICELLO SCH/07 ADDITION URBAN RENEWAL INCREMENT  
 TIF Taxing District Inc. Number: 530229  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received: 2009  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	12/1999
Economic Development	12/1999

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	1,388,850	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: MONTICELLO (53G495)  
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL (53006)  
 TIF Taxing District Name: MONTICELLO CITY/MONTICELLO SCH/10 ADDITION URBAN RENEWAL INCREMENT  
 TIF Taxing District Inc. Number: 530231  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2014  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	12/1999
Economic Development	12/1999

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	562,375	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: MONTICELLO (53G495)  
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL (53006)  
 TIF Taxing District Name: MONTICELLO CITY/MONTICELLO SCH/96 ADDITION URBAN RENEWAL INCREM  
 TIF Taxing District Inc. Number: 530233  
 TIF Taxing District Base Year: 1996  
 FY TIF Revenue First Received: 1997  
 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	3,006	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: MONTICELLO (53G495)  
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL (53006)  
 TIF Taxing District Name: MONTICELLO CITY/MONTICELLO SCH/11 ADDITION URBAN RENEWAL INCREMENT  
 TIF Taxing District Inc. Number: 530235  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2014  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2011

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	1,608,860	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: MONTICELLO (53G495)  
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL (53006)  
 TIF Taxing District Name: MONTICELLO CITY/MONTICELLO SCH/17A ADDITION URBAN RENEWAL INCREMENT  
 TIF Taxing District Inc. Number: 530241  
 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	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	1,003,250	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: MONTICELLO (53G495)  
 Urban Renewal Area: MONTICELLO ORIGINAL URBAN RENEWAL (53006)  
 TIF Taxing District Name: MONTICELLO CITY/MONTICELLO SCH/17B ADDITION URBAN RENEWAL INCREMENT  
 TIF Taxing District Inc. Number: 530243  
 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	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	99,810	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name:	MONTICELLO (53G495)	
Urban Renewal Area:	MONTICELLO ORIGINAL URBAN RENEWAL (53006)	
TIF Taxing District Name:	MONTICELLO CITY/MONTICELLO SCH/MONTICELLO UR 2021 ADDITION TIF INCREMENT	
TIF Taxing District Inc. Number:	530415	
TIF Taxing District Base Year:	2020	
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	608,960	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	MONTICELLO (53G495)	
Urban Renewal Area:	MONTICELLO ORIGINAL URBAN RENEWAL (53006)	
TIF Taxing District Name:	MONTICELLO CITY AG/MONTICELLO SCH/MONTICELLO UR 2021 ADDITION TIF INCREMENT	
TIF Taxing District Inc. Number:	530417	
TIF Taxing District Base Year:	2020	
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	10,660	0	0	0	0

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: MONTICELLO (53G495)  
 Urban Renewal Area: MONTICELLO BRECKENRIDGE URBAN RENEWAL  
 UR Area Number: 53009

UR Area Creation Date: 02/2000

UR Area Purpose: To provide opportunities and incentives to provide sites for new residential development within the district and to provide housing assistance to LMI families

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
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**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

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>16,976</b>	<b>16,976</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
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TIF Revenue:	0	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
<b>Total Revenue:</b>	<b>0</b>	
Rebate Expenditures:	0	
Non-Rebate Expenditures:	16,976	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>16,976</b>	

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>0</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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## Projects For MONTICELLO BRECKENRIDGE URBAN RENEWAL

### LMI housing

Description:	JEDC for LMI housing Projects
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	Yes

## Debts/Obligations For MONTICELLO BRECKENRIDGE URBAN RENEWAL

### 2024 LMI housing projects

Debt/Obligation Type:	Other Debt
Principal:	16,976
Interest:	0
Total:	16,976
Annual Appropriation?:	No
Date Incurred:	11/24/2024
FY of Last Payment:	2024

## **Non-Rebates For MONTICELLO BRECKENRIDGE URBAN RENEWAL**

TIF Expenditure Amount:	16,976
Tied To Debt:	2024 LMI housing projects
Tied To Project:	LMI housing