

**Annual Urban Renewal Report, Fiscal Year 2015 - 2016**

**Levy Authority Summary**

Local Government Name: LAKE MILLS  
 Local Government Number: 95G913

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
LAKE MILLS ECONOMIC DEVELOPMENT URBAN RENEWAL	95004	10

**TIF Debt Outstanding: 1,733,205**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:</b>	<b>6,840</b>	<b>0</b>	<b>Amount of 07-01-2015 Cash Balance Restricted for LMI</b>
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TIF Revenue:	812,777
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	7,132
<b>Total Revenue:</b>	<b>819,909</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	790,916
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>790,916</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:</b>	<b>35,833</b>	<b>0</b>	<b>Amount of 06-30-2016 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 906,456**

**Urban Renewal Area Data Collection**

Local Government Name: LAKE MILLS (95G913)  
 Urban Renewal Area: LAKE MILLS ECONOMIC DEVELOPMENT URBAN RENEWAL  
 UR Area Number: 95004

UR Area Creation Date: 11/1986

To meet long-standing goals of achieving redevelopment, economic development and blight elimination through public investment in infrastructure improvements, acquisition of property, provision of loans, grants and tax rebates.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
LAKE MILLS CITY/LAKE MILLS SCH/LAKE MILLS #1 TIF INCREM	95064	95065	2,984,334
LAKE MILLS CITY/LAKE MILLS SCH/LAKE MILLS #2 TIF INCREM	95066	95067	17,685,986
LAKE MILLS CITY/LAKE MILLS SCH/LAKE MILLS #3 TIF INCREM	95068	95069	1,722,450
LAKE MILLS CITY AG/LAKE MILLS SCH/LAKE MILLS AG #4 TIF INCREMENT	95070	95071	0
LAKE MILLS CITY AG/LAKE MILLS SCH/LAKE MILLS AG #1 TIF INCREMENT	95072	95073	27,589
LAKE MILLS CITY AG/LAKE MILLS SCH/LAKE MILLS AG #2 TIF INCREM	95074	95075	705,745
LAKE MILLS CITY/LAKE MILLS SCH/LAKE MILLS #5 TIF INCREM	95092	95093	2,582,829
LAKE MILLS CITY/LAKE MILLS SCH/LAKE MILLS #6 TIF INCREMENT	95096	95097	0
LAKE MILLS CITY/LAKE MILLS SCH/LAKE MILLS #7 TIF INCREM	95102	95103	69,330
LAKE MILLS CITY/LAKE MILLS SCH/LAKE MILLS #8 07 AMEND TIF INCREMENT	95111	95112	351,136

**Urban Renewal Area Value by Class - 1/1/2014 for FY 2016**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,640,490	17,453,730	14,231,410	10,579,740	0	-37,040	43,868,330	0	43,868,330
Taxable	733,334	9,727,576	12,808,269	9,521,766	0	-37,040	32,753,905	0	32,753,905
Homestead Credits									107

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: 6,840 0 Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue:	812,777
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	7,132
<b>Total Revenue:</b>	<b>819,909</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	790,916
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>790,916</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: 35,833 0 Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For LAKE MILLS ECONOMIC DEVELOPMENT URBAN RENEWAL

### Cummins Property Acquisition

Description:	Acquisition of industrial building
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### WWTF and Streetscape Project

Description:	WWTF and Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### 2009 Storm Sewer

Description:	Storm Sewer Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Economic Development

Description:	Economic Dev/Admin. Expenses
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

### N. 3rd and Winnebago St. Imp.

Description:	Street Improvements Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For LAKE MILLS ECONOMIC DEVELOPMENT URBAN RENEWAL

### 2009 GO Storm Sewer Imp. Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	300,000
Interest:	18,500
Total:	318,500
Annual Appropriation?:	No
Date Incurred:	06/01/2009
FY of Last Payment:	2018

### 2012 Internal Debt - Cummins Project

Debt/Obligation Type:	Internal Loans
Principal:	435,000
Interest:	181,350
Total:	616,350
Annual Appropriation?:	Yes
Date Incurred:	05/09/2012
FY of Last Payment:	2027

### 2012 Refunding Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	190,000
Interest:	1,900
Total:	191,900
Annual Appropriation?:	No
Date Incurred:	05/23/2012
FY of Last Payment:	2016

### Internal Cap. Exp. Account

Debt/Obligation Type:	Other Debt
Principal:	181,455
Interest:	0
Total:	181,455
Annual Appropriation?:	Yes
Date Incurred:	11/18/2013
FY of Last Payment:	2018

### N. 3rd & Winnebago St. Project

Debt/Obligation Type:	Other Debt
Principal:	375,000
Interest:	0
Total:	375,000
Annual Appropriation?:	No

Date Incurred:	06/24/2015
FY of Last Payment:	2015

### **Economic Development Grant**

Debt/Obligation Type:	Other Debt
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	Yes
Date Incurred:	05/18/2015
FY of Last Payment:	2020

## Non-Rebates For LAKE MILLS ECONOMIC DEVELOPMENT URBAN RENEWAL

TIF Expenditure Amount: 192,400  
 Tied To Debt: 2012 Refunding Bonds  
 Tied To Project: WWTF and Streetscape Project

TIF Expenditure Amount: 51,100  
 Tied To Debt: 2012 Internal Debt - Cummins Project  
 Tied To Project: Cummins Property Acquisition

TIF Expenditure Amount: 380,679  
 Tied To Debt: N. 3rd & Winnebago St. Project  
 Tied To Project: N. 3rd and Winnebago St. Imp.

TIF Expenditure Amount: 109,500  
 Tied To Debt: 2009 GO Storm Sewer Imp. Bond  
 Tied To Project: 2009 Storm Sewer

TIF Expenditure Amount: 7,237  
 Tied To Debt: Internal Cap. Exp. Account  
 Tied To Project: Economic Development

TIF Expenditure Amount: 50,000  
 Tied To Debt: Economic Development Grant  
 Tied To Project: Economic Development

**TIF Taxing District Data Collection**

Local Government Name: LAKE MILLS (95G913)  
 Urban Renewal Area: LAKE MILLS ECONOMIC DEVELOPMENT URBAN RENEWAL (95004)  
 TIF Taxing District Name: LAKE MILLS CITY/LAKE MILLS SCH/LAKE MILLS #1 TIF INCREM  
 TIF Taxing District Inc. Number: 95065

	UR Designation
TIF Taxing District Base Year: 1985	Slum 11/1986
FY TIF Revenue First Received: 1989	Blighted 11/1986
Subject to a Statutory end date? No	Economic Development No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	182,540	333,930	3,806,420	0	0	4,322,890	0	4,322,890
Taxable	0	101,736	300,537	3,425,778	0	0	3,828,051	0	3,828,051
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,339,920	2,982,970	2,984,334	-1,364	-41

FY 2016 TIF Revenue Received: 93,761

**TIF Taxing District Data Collection**

Local Government Name: LAKE MILLS (95G913)  
 Urban Renewal Area: LAKE MILLS ECONOMIC DEVELOPMENT URBAN RENEWAL (95004)  
 TIF Taxing District Name: LAKE MILLS CITY/LAKE MILLS SCH/LAKE MILLS #2 TIF INCREM  
 TIF Taxing District Inc. Number: 95067

	UR Designation
TIF Taxing District Base Year: 1988	Slum 05/1989
FY TIF Revenue First Received: 1992	Blighted 05/1989
Subject to a Statutory end date? No	Economic Development No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	15,005,390	5,618,920	6,773,320	0	-31,484	27,366,146	0	27,366,146
Taxable	0	8,363,032	5,057,028	6,095,988	0	-31,484	19,484,564	0	19,484,564
Homestead Credits									89

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	6,893,250	19,484,564	17,685,986	1,798,578	53,788

FY 2016 TIF Revenue Received: 555,650

**TIF Taxing District Data Collection**

Local Government Name: LAKE MILLS (95G913)  
 Urban Renewal Area: LAKE MILLS ECONOMIC DEVELOPMENT URBAN RENEWAL (95004)  
 TIF Taxing District Name: LAKE MILLS CITY/LAKE MILLS SCH/LAKE MILLS #3 TIF INCREM  
 TIF Taxing District Inc. Number: 95069

	UR Designation
TIF Taxing District Base Year: 1990	Slum 03/1991
FY TIF Revenue First Received: 1994	Blighted 09/1991
Subject to a Statutory end date? No	Economic Development No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	372,590	2,970,030	0	0	-1,852	3,340,768	0	3,340,768
Taxable	0	207,657	2,673,027	0	0	-1,852	2,878,832	0	2,878,832
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,620,170	1,722,450	1,722,450	0	0

FY 2016 TIF Revenue Received: 54,115

**TIF Taxing District Data Collection**

Local Government Name: LAKE MILLS (95G913)  
 Urban Renewal Area: LAKE MILLS ECONOMIC DEVELOPMENT URBAN RENEWAL (95004)  
 TIF Taxing District Name: LAKE MILLS CITY AG/LAKE MILLS SCH/LAKE MILLS AG #4 TIF INCREMENT  
 TIF Taxing District Inc. Number: 95071

	UR Designation
TIF Taxing District Base Year: 1995	Slum 12/1996
FY TIF Revenue First Received: 1999	Blighted 12/1996
Subject to a Statutory end date? No	Economic Development No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	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 2016	24,650	0	0	0	0

FY 2016 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	LAKE MILLS (95G913)	
Urban Renewal Area:	LAKE MILLS ECONOMIC DEVELOPMENT URBAN RENEWAL (95004)	
TIF Taxing District Name:	LAKE MILLS CITY AG/LAKE MILLS SCH/LAKE MILLS AG #1 TIF INCREMENT	
TIF Taxing District Inc. Number:	95073	
TIF Taxing District Base Year:	1985	<b>UR Designation</b>
FY TIF Revenue First Received:	1989	Slum 11/1986
Subject to a Statutory end date?	No	Blighted 11/1986
		Economic Development No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	61,720	0	0	0	0	0	61,720	0	61,720
Taxable	27,589	0	0	0	0	0	27,589	0	27,589
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	26,870	27,589	27,589	0	0

FY 2016 TIF Revenue Received: 560

**TIF Taxing District Data Collection**

Local Government Name:	LAKE MILLS (95G913)	
Urban Renewal Area:	LAKE MILLS ECONOMIC DEVELOPMENT URBAN RENEWAL (95004)	
TIF Taxing District Name:	LAKE MILLS CITY AG/LAKE MILLS SCH/LAKE MILLS AG #2 TIF INCREM	
TIF Taxing District Inc. Number:	95075	
TIF Taxing District Base Year:	1988	<b>UR Designation</b>
FY TIF Revenue First Received:	1992	Slum 05/1989
Subject to a Statutory end date?	No	Blighted 05/1989
		Economic Development No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,578,770	0	0	0	0	0	1,578,770	0	1,578,770
Taxable	705,745	0	0	0	0	0	705,745	0	705,745
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	656,640	705,745	705,745	0	0

FY 2016 TIF Revenue Received: 14,334

**TIF Taxing District Data Collection**

Local Government Name: LAKE MILLS (95G913)  
 Urban Renewal Area: LAKE MILLS ECONOMIC DEVELOPMENT URBAN RENEWAL (95004)  
 TIF Taxing District Name: LAKE MILLS CITY/LAKE MILLS SCH/LAKE MILLS #5 TIF INCREM  
 TIF Taxing District Inc. Number: 95093  
 TIF Taxing District Base Year: 1998  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2021

	UR Designation
Slum	No
Blighted	No
Economic Development	05/1999

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	592,740	3,350,860	0	0	-1,852	3,941,748	0	3,941,748
Taxable	0	330,353	3,015,774	0	0	-1,852	3,344,275	0	3,344,275
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,290,500	2,653,100	2,582,829	70,271	2,102

FY 2016 TIF Revenue Received: 81,146

**TIF Taxing District Data Collection**

Local Government Name: LAKE MILLS (95G913)  
 Urban Renewal Area: LAKE MILLS ECONOMIC DEVELOPMENT URBAN RENEWAL (95004)  
 TIF Taxing District Name: LAKE MILLS CITY/LAKE MILLS SCH/LAKE MILLS #6 TIF INCREMENT  
 TIF Taxing District Inc. Number: 95097  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2004  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2023

	UR Designation
Slum	No
Blighted	No
Economic Development	04/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	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 2016	0	0	0	0	0

FY 2016 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: LAKE MILLS (95G913)  
 Urban Renewal Area: LAKE MILLS ECONOMIC DEVELOPMENT URBAN RENEWAL (95004)  
 TIF Taxing District Name: LAKE MILLS CITY/LAKE MILLS SCH/LAKE MILLS #7 TIF INCREM  
 TIF Taxing District Inc. Number: 95103  
 TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2024

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2002

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	667,120	1,957,670	0	0	0	2,624,790	0	2,624,790
Taxable	0	371,810	1,761,903	0	0	0	2,133,713	0	2,133,713
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	2,555,460	69,330	69,330	0	0

FY 2016 TIF Revenue Received: 2,179

**TIF Taxing District Data Collection**

Local Government Name: LAKE MILLS (95G913)  
 Urban Renewal Area: LAKE MILLS ECONOMIC DEVELOPMENT URBAN RENEWAL (95004)  
 TIF Taxing District Name: LAKE MILLS CITY/LAKE MILLS SCH/LAKE MILLS #8 07 AMEND TIF INCREMENT  
 TIF Taxing District Inc. Number: 95112  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2007

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	633,350	0	0	0	-1,852	631,498	0	631,498
Taxable	0	352,988	0	0	0	-1,852	351,136	0	351,136
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	16,570	351,136	351,136	0	0

FY 2016 TIF Revenue Received: 11,032