

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

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: 2,590,099

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	55,145	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
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TIF Revenue:	994,695
TIF Sp. Revenue Fund Interest:	8,724
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	6,537
Total Revenue:	1,009,956

Rebate Expenditures:	0
Non-Rebate Expenditures:	1,009,681
Returned to County Treasurer:	0
Total Expenditures:	1,009,681

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	55,420	0	Amount of 06-30-2020 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 1,524,998

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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

UR Area Purpose: 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.

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	950064	950065	3,730,167
LAKE MILLS CITY/LAKE MILLS SCH/LAKE MILLS #2 TIF INCREM	950066	950067	21,326,904
LAKE MILLS CITY/LAKE MILLS SCH/LAKE MILLS #3 TIF INCREM	950068	950069	2,100,408
LAKE MILLS CITY AG/LAKE MILLS SCH/LAKE MILLS AG #4 TIF INCREMENT	950070	950071	0
LAKE MILLS CITY AG/LAKE MILLS SCH/LAKE MILLS AG #1 TIF INCREMENT	950072	950073	14,333
LAKE MILLS CITY AG/LAKE MILLS SCH/LAKE MILLS AG #2 TIF INCREM	950074	950075	696,216
LAKE MILLS CITY/LAKE MILLS SCH/LAKE MILLS #5 TIF INCREM	950092	950093	0
LAKE MILLS CITY/LAKE MILLS SCH/LAKE MILLS #6 TIF INCREMENT	950096	950097	0
LAKE MILLS CITY/LAKE MILLS SCH/LAKE MILLS #7 TIF INCREM	950102	950103	316,010
LAKE MILLS CITY/LAKE MILLS SCH/LAKE MILLS #8 07 AMEND TIF INCREMENT	950111	950112	399,459

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,394,059	19,433,870	10,891,195	11,277,110	0	-35,188	43,818,089	0	43,818,089
Taxable	782,520	11,061,373	9,802,077	10,149,399	0	-35,188	32,402,968	0	32,402,968
Homestead Credits									105

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: **55,145** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 994,695
 TIF Sp. Revenue Fund Interest: 8,724
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 6,537
Total Revenue: 1,009,956

Rebate Expenditures: 0
 Non-Rebate Expenditures: 1,009,681
 Returned to County Treasurer: 0
Total Expenditures: 1,009,681

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: **55,420** **0** **Amount of 06-30-2020 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

Econ. Dev./TIF Administration

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

Street Improvements

Description:	2020 Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

East Lift Station

Description:	East Lift Station Construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Drainage Ditch

Description:	Stormwater Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For LAKE MILLS ECONOMIC DEVELOPMENT URBAN RENEWAL

2012 Internal Debt - Cummins Project

Debt/Obligation Type:	Internal Loans
Principal:	317,500
Interest:	89,550
Total:	407,050
Annual Appropriation?:	Yes
Date Incurred:	05/09/2012
FY of Last Payment:	2027

Internal Cap. Exp. Account

Debt/Obligation Type:	Other Debt
Principal:	158,435
Interest:	0
Total:	158,435
Annual Appropriation?:	Yes
Date Incurred:	11/20/2017
FY of Last Payment:	2025

N. 3rd & Winnebago St. Project

Debt/Obligation Type:	Internal Loans
Principal:	1,355,000
Interest:	85,750
Total:	1,440,750
Annual Appropriation?:	Yes
Date Incurred:	07/17/2017
FY of Last Payment:	2023

Economic Development Grant

Debt/Obligation Type:	Other Debt
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	No
Date Incurred:	05/18/2015
FY of Last Payment:	2020

Street Improvements

Debt/Obligation Type:	Other Debt
Principal:	490,000
Interest:	0
Total:	490,000
Annual Appropriation?:	No

Date Incurred:	06/24/2020
FY of Last Payment:	2020

East Lift Station

Debt/Obligation Type:	Other Debt
Principal:	35,194
Interest:	0
Total:	35,194
Annual Appropriation?:	No
Date Incurred:	06/24/2020
FY of Last Payment:	2020

Drainage Ditch

Debt/Obligation Type:	Other Debt
Principal:	8,670
Interest:	0
Total:	8,670
Annual Appropriation?:	No
Date Incurred:	06/24/2020
FY of Last Payment:	2020

Non-Rebates For LAKE MILLS ECONOMIC DEVELOPMENT URBAN RENEWAL

TIF Expenditure Amount:	51,550
Tied To Debt:	2012 Internal Debt - Cummins Project
Tied To Project:	Cummins Property Acquisition

TIF Expenditure Amount:	358,875
Tied To Debt:	N. 3rd & Winnebago St. Project
Tied To Project:	N. 3rd and Winnebago St. Imp.

TIF Expenditure Amount:	15,392
Tied To Debt:	Internal Cap. Exp. Account
Tied To Project:	Econ. Dev./TIF Administration

TIF Expenditure Amount:	50,000
Tied To Debt:	Economic Development Grant
Tied To Project:	Econ. Dev./TIF Administration

TIF Expenditure Amount:	490,000
Tied To Debt:	Street Improvements
Tied To Project:	Street Improvements

TIF Expenditure Amount:	35,194
Tied To Debt:	East Lift Station
Tied To Project:	East Lift Station

TIF Expenditure Amount:	8,670
Tied To Debt:	Drainage Ditch
Tied To Project:	Drainage Ditch

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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: 950065

TIF Taxing District Base Year: 1985
 FY TIF Revenue First Received: 1989
 Subject to a Statutory end date? No

UR Designation	
Slum	11/1986
Blighted	11/1986
Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	180,000	270,720	4,503,790	0	0	5,043,370	0	5,043,370
Taxable	0	102,453	243,648	4,053,411	0	0	4,466,157	0	4,466,157
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,313,203	3,730,167	3,730,167	0	0

FY 2020 TIF Revenue Received: 121,110

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: 950067

TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? No

UR Designation	
Slum	05/1989
Blighted	05/1989
Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	17,376,420	5,968,990	6,773,320	0	-31,484	30,087,246	0	30,087,246
Taxable	0	9,890,309	5,372,091	6,095,988	0	-31,484	21,326,904	0	21,326,904
Homestead Credits									93

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	6,716,171	21,326,904	21,326,904	0	0

FY 2020 TIF Revenue Received: 753,235

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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: 950069

TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? No

UR Designation	
Slum	03/1991
Blighted	09/1991
Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	420,790	3,096,120	0	0	-1,852	3,718,726	0	3,718,726
Taxable	0	239,509	2,786,509	0	0	-1,852	3,176,920	0	3,176,920
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,620,170	2,100,408	2,100,408	0	0

FY 2020 TIF Revenue Received: 70,210

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: 950071

TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? No

UR Designation	
Slum	12/1996
Blighted	12/1996
Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	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 2020	24,650	0	0	0	0

FY 2020 TIF Revenue Received: 0

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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:	950073
TIF Taxing District Base Year:	1985
FY TIF Revenue First Received:	1989
Subject to a Statutory end date?	No

UR Designation	
Slum	11/1986
Blighted	11/1986
Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	41,203	0	0	0	0	0	41,203	0	41,203
Taxable	23,128	0	0	0	0	0	23,128	0	23,128
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	26,870	14,333	14,333	0	0

FY 2020 TIF Revenue Received: 467

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:	950075
TIF Taxing District Base Year:	1988
FY TIF Revenue First Received:	1992
Subject to a Statutory end date?	No

UR Designation	
Slum	05/1989
Blighted	05/1989
Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,352,856	0	0	0	0	0	1,352,856	0	1,352,856
Taxable	759,392	0	0	0	0	0	759,392	0	759,392
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	656,640	696,216	696,216	0	0

FY 2020 TIF Revenue Received: 25,419

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: 950093
 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: 2011

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1999

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	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 2020	1,290,500	0	0	0	0

FY 2020 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 #6 TIF INCREMENT
 TIF Taxing District Inc. Number: 950097
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? No

UR Designation	
Slum	04/2001
Blighted	04/2001
Economic Development	04/2001

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	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 2020	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

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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: 950103

TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? No

UR Designation	
Slum	12/2007
Blighted	12/2007
Economic Development	12/2007

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	751,590	1,555,365	0	0	0	2,871,470	0	2,871,470
Taxable	0	427,791	1,399,829	0	0	0	2,251,008	0	2,251,008
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	2,555,460	316,010	316,010	0	0

FY 2020 TIF Revenue Received: 10,637

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: 950112

TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? No

UR Designation	
Slum	03/2009
Blighted	03/2009
Economic Development	03/2009

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	705,070	0	0	0	-1,852	703,218	0	703,218
Taxable	0	401,311	0	0	0	-1,852	399,459	0	399,459
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	16,570	399,459	399,459	0	0

FY 2020 TIF Revenue Received: 13,617