

# Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## Levy Authority Summary

Local Government Name: JOICE  
Local Government Number: 98G944

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
JOICE URBAN RENEWAL AREA	98013	3

**TIF Debt Outstanding:** 456,334

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:</b>	<b>33,438</b>	<b>0</b>	<b>Amount of 07-01-2019 Cash Balance Restricted for LMI</b>
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TIF Revenue:	137,831
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>137,831</b>

Rebate Expenditures:	96,482
Non-Rebate Expenditures:	74,345
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>170,827</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:</b>	<b>442</b>	<b>0</b>	<b>Amount of 06-30-2020 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 285,065

## Urban Renewal Area Data Collection

Local Government Name: JOICE (98G944)  
 Urban Renewal Area: JOICE URBAN RENEWAL AREA  
 UR Area Number: 98013  
 UR Area Creation Date: 06/2014

The Joice Urban Renewal Plan was originated with the purpose of enhancing the economic, commercial and industrial development opportunities by providing infrastructure improvements to stimulate economic growth and correct effluent violations of the City.

UR Area Purpose:

### Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
JOICE CITY/LAKE MILLS SCH/FIVE STAR TIF INCREMENT	980113	980114	3,928,476
JOICE CITY/LAKE MILLS SCH/JOICE ECONOMIC DEV TIF INCREMENT	980115	980116	871,112
JOICE AG/LAKE MILLS SCH/JOICE ECONOMIC DEV /TIF INCREMENT	980117	980118	0

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	6,117,386	0	0	0	6,117,386	0	6,117,386
Taxable	0	0	5,505,649	0	0	0	5,505,649	0	5,505,649
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:**

**33,438**

**0**

**Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 137,831  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 137,831**

Rebate Expenditures: 96,482  
 Non-Rebate Expenditures: 74,345  
 Returned to County Treasurer: 0  
**Total Expenditures: 170,827**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:**

**442**

**0**

**Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For JOICE URBAN RENEWAL AREA

### City Sewer Installation

Description:	Installation of new sewer lines for the City of Joice
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Five Star Cooperative Expansion

Description:	Rebate payment for expansion of the cooperative facility
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For JOICE URBAN RENEWAL AREA

### Five Star Cooperative

Debt/Obligation Type:	Rebates
Principal:	381,989
Interest:	0
Total:	381,989
Annual Appropriation?:	Yes
Date Incurred:	11/03/2014
FY of Last Payment:	2026

### USDA Sewer Loan -- 92-03

Debt/Obligation Type:	Other Debt
Principal:	74,345
Interest:	0
Total:	74,345
Annual Appropriation?:	Yes
Date Incurred:	07/01/2016
FY of Last Payment:	2020

## Non-Rebates For JOICE URBAN RENEWAL AREA

TIF Expenditure Amount:	74,345
Tied To Debt:	USDA Sewer Loan -- 92-03
Tied To Project:	City Sewer Installation

## Rebates For JOICE URBAN RENEWAL AREA

### Five Star

TIF Expenditure Amount:	96,482
Rebate Paid To:	Five Star Corp.
Tied To Debt:	Five Star Cooperative
Tied To Project:	Five Star Cooperative Expansion
Projected Final FY of Rebate:	2026

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### TIF Taxing District Data Collection

Local Government Name: JOICE (98G944)  
 Urban Renewal Area: JOICE URBAN RENEWAL AREA (98013)  
 TIF Taxing District Name: JOICE CITY/LAKE MILLS SCH/FIVE STAR TIF INCREMENT  
 TIF Taxing District Inc. Number: 980114

TIF Taxing District Base Year: 2014  
 FY TIF Revenue First Received: 2017  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
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	4,364,973	0	0	0	4,364,973	0	4,364,973
Taxable	0	0	3,928,476	0	0	0	3,928,476	0	3,928,476
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	52,053	3,928,476	3,928,476	0	0

FY 2020 TIF Revenue Received: 112,815

### TIF Taxing District Data Collection

Local Government Name: JOICE (98G944)  
 Urban Renewal Area: JOICE URBAN RENEWAL AREA (98013)  
 TIF Taxing District Name: JOICE CITY/LAKE MILLS SCH/JOICE ECONOMIC DEV TIF INCREMENT  
 TIF Taxing District Inc. Number: 980116

TIF Taxing District Base Year: 2014  
 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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,752,413	0	0	0	1,752,413	0	1,752,413
Taxable	0	0	1,577,173	0	0	0	1,577,173	0	1,577,173
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	881,301	871,112	871,112	0	0

FY 2020 TIF Revenue Received: 25,016

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**TIF Taxing District Data Collection**

Local Government Name: JOICE (98G944)  
 Urban Renewal Area: JOICE URBAN RENEWAL AREA (98013)  
 TIF Taxing District Name: JOICE AG/LAKE MILLS SCH/JOICE ECONOMIC DEV /TIF INCREMENT  
 TIF Taxing District Inc. Number: 980118

TIF Taxing District Base Year: 2014

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 - 1/1/2018 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