

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Levy Authority Summary

Local Government Name: RICEVILLE
Local Government Number: 66G628

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
RICEVILLE CITY URBAN RENEWAL AREA	45016	5
RICEVILLE URBAN RENEWAL	66013	1

TIF Debt Outstanding: 271,923

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: 34,375 0 Amount of 07-01-2021 Cash Balance Restricted for LMI

TIF Revenue:	57,387
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	819
Asset Sales & Loan Repayments:	0
Total Revenue:	58,206

Rebate Expenditures:	55,749
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	55,749

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: 36,832 0 Amount of 06-30-2022 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 179,342

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Urban Renewal Area Data Collection

Local Government Name: RICEVILLE (66G628)
 Urban Renewal Area: RICEVILLE CITY URBAN RENEWAL AREA
 UR Area Number: 45016

UR Area Creation Date: 01/2009

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
RICEVILLE CITY/RICEVILLE SCH/RICEVILLE MEAT LOCKER TIF INCR	450121	450122	0
RICEVILLE CITY/RICEVILLE SCH/RICEVILLE HARDWARE TIF INCR	450123	450124	0
RICEVILLE CITY/RICEVILLE SCH/DSTAR TIF INCR	450135	450136	208,597
RICEVILLE CITY/RICEVILLE SCH/RC FARMERS F/G TIF INCR	450145	450146	806,518
RICEVILLE CITY/RICEVILLE SCH/RC HOTEL/TIF INCR	450147	450148	558,972

Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,834,330	420,290	0	0	4,254,620	0	4,254,620
Taxable	0	0	3,450,897	378,261	0	0	3,829,158	0	3,829,158
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **34,375** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 42,929
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 819
 Asset Sales & Loan Repayments: 0
Total Revenue: 43,748

Rebate Expenditures: 41,511
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 41,511

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **36,612** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For RICEVILLE CITY URBAN RENEWAL AREA

TIF 1

Description:	INFRASTRUCTURE UPDATES
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For RICEVILLE CITY URBAN RENEWAL AREA

DSTAR, LLP

Debt/Obligation Type:	Rebates
Principal:	26,592
Interest:	0
Total:	26,592
Annual Appropriation?:	Yes
Date Incurred:	11/24/2014
FY of Last Payment:	2025

Farmer's Feed & Grain

Debt/Obligation Type:	Rebates
Principal:	38,868
Interest:	0
Total:	38,868
Annual Appropriation?:	Yes
Date Incurred:	11/27/2017
FY of Last Payment:	2028

Riceville Area Development

Debt/Obligation Type:	Rebates
Principal:	178,194
Interest:	0
Total:	178,194
Annual Appropriation?:	Yes
Date Incurred:	01/01/2016
FY of Last Payment:	2030

Rebates For RICEVILLE CITY URBAN RENEWAL AREA

802 Woodland Ave

TIF Expenditure Amount:	4,045
Rebate Paid To:	D STAR, LLC
Tied To Debt:	DSTAR, LLP
Tied To Project:	TIF 1
Projected Final FY of Rebate:	2025

306 Birch

TIF Expenditure Amount:	21,530
Rebate Paid To:	Farmer's Feed & Grain
Tied To Debt:	Farmer's Feed & Grain
Tied To Project:	TIF 1
Projected Final FY of Rebate:	2028

RC Hotel

TIF Expenditure Amount:	15,936
Rebate Paid To:	Riceville Area Development
Tied To Debt:	Riceville Area Development
Tied To Project:	TIF 1
Projected Final FY of Rebate:	2030

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TIF Taxing District Data Collection

Local Government Name:	RICEVILLE (66G628)
Urban Renewal Area:	RICEVILLE CITY URBAN RENEWAL AREA (45016)
TIF Taxing District Name:	RICEVILLE CITY/RICEVILLE SCH/RICEVILLE MEAT LOCKER TIF INCR
TIF Taxing District Inc. Number:	450122
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2009

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	316,270	0	0	0	316,270	0	316,270
Taxable	0	0	284,643	0	0	0	284,643	0	284,643
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	10,840	284,643	0	284,643	8,057

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	RICEVILLE (66G628)
Urban Renewal Area:	RICEVILLE CITY URBAN RENEWAL AREA (45016)
TIF Taxing District Name:	RICEVILLE CITY/RICEVILLE SCH/RICEVILLE HARDWARE TIF INCR
TIF Taxing District Inc. Number:	450124
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2009

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	314,360	0	0	0	314,360	0	314,360
Taxable	0	0	282,924	0	0	0	282,924	0	282,924
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	42,630	271,730	0	271,730	7,691

FY 2022 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: RICEVILLE (66G628)
 Urban Renewal Area: RICEVILLE CITY URBAN RENEWAL AREA (45016)
 TIF Taxing District Name: RICEVILLE CITY/RICEVILLE SCH/DSTAR TIF INCR
 TIF Taxing District Inc. Number: 450136
 TIF Taxing District Base Year: 2013
 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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	278,130	0	0	0	278,130	0	278,130
Taxable	0	0	250,317	0	0	0	250,317	0	250,317
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	21,060	250,317	208,597	41,720	1,181

FY 2022 TIF Revenue Received: 4,974

TIF Taxing District Data Collection

Local Government Name: RICEVILLE (66G628)
 Urban Renewal Area: RICEVILLE CITY URBAN RENEWAL AREA (45016)
 TIF Taxing District Name: RICEVILLE CITY/RICEVILLE SCH/RC FARMERS F/G TIF INCR
 TIF Taxing District Inc. Number: 450146
 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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,304,490	420,290	0	0	2,724,780	0	2,724,780
Taxable	0	0	2,074,041	378,261	0	0	2,452,302	0	2,452,302
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,649,420	1,075,360	806,518	268,842	7,609

FY 2022 TIF Revenue Received: 22,134

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TIF Taxing District Data Collection

Local Government Name: RICEVILLE (66G628)
 Urban Renewal Area: RICEVILLE CITY URBAN RENEWAL AREA (45016)
 TIF Taxing District Name: RICEVILLE CITY/RICEVILLE SCH/RC HOTEL/TIF INCR
 TIF Taxing District Inc. Number: 450148

TIF Taxing District Base Year: 2017	
FY TIF Revenue First Received: 2019	
Subject to a Statutory end date? No	

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	621,080	0	0	0	621,080	0	621,080
Taxable	0	0	558,972	0	0	0	558,972	0	558,972
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	0	558,972	558,972	0	0

FY 2022 TIF Revenue Received: 15,821

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Urban Renewal Area Data Collection

Local Government Name: RICEVILLE (66G628)
 Urban Renewal Area: RICEVILLE URBAN RENEWAL
 UR Area Number: 66013

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
RICEVILLE CITY/RICEVILLE SCH/URBAN RENEWAL INCR	660118	660119	537,220

Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	649,390	0	0	649,390	0	649,390
Taxable	0	0	0	584,451	0	0	584,451	0	584,451
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **0** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 14,458
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 14,458

Rebate Expenditures: 14,238
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 14,238

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **220** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For RICEVILLE URBAN RENEWAL

TIF 1

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

Debts/Obligations For RICEVILLE URBAN RENEWAL

James Frantzen

Debt/Obligation Type:	Rebates
Principal:	28,269
Interest:	0
Total:	28,269
Annual Appropriation?:	Yes
Date Incurred:	11/27/2017
FY of Last Payment:	2028

Rebates For RICEVILLE URBAN RENEWAL

Riverside Feeds

TIF Expenditure Amount:	14,238
Rebate Paid To:	James Frantzen
Tied To Debt:	James Frantzen
Tied To Project:	TIF 1
Projected Final FY of Rebate:	2030

TIF Taxing District Data Collection

Local Government Name: RICEVILLE (66G628)
 Urban Renewal Area: RICEVILLE URBAN RENEWAL (66013)
 TIF Taxing District Name: RICEVILLE CITY/RICEVILLE SCH/URBAN RENEWAL INCR
 TIF Taxing District Inc. Number: 660119
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received: 2020
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	649,390	0	0	649,390	0	649,390
Taxable	0	0	0	584,451	0	0	584,451	0	584,451
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	112,170	537,220	537,220	0	0

FY 2022 TIF Revenue Received: 14,458