

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Levy Authority Summary

Local Government Name: WALL LAKE
Local Government Number: 81G769

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WALL LAKE CITY URBAN RENEWAL	81001	1
WALL LAKE COMMERICAL/INDUSTRIAL URBAN RENEWAL	81002	1
WALL LAKE BIODIESEL URBAN RENEWAL	81005	1
WALL LAKE BIODIESEL URBAN RENEWAL	81006	1

TIF Debt Outstanding: 134,653

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:	4,892	2,634	Amount of 07-01-2021 Cash Balance Restricted for LMI
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TIF Revenue:	97,446		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	97,446		

Rebate Expenditures:	0		
Non-Rebate Expenditures:	134,653		
Returned to County Treasurer:	0		
Total Expenditures:	134,653		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	-32,315	7,526	Amount of 06-30-2022 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 32,315**

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Urban Renewal Area Data Collection

Local Government Name: WALL LAKE (81G769)
 Urban Renewal Area: WALL LAKE CITY URBAN RENEWAL
 UR Area Number: 81001

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
Wall Lake City/East Sac Sch/Schrdr 3rd Add TIF Increment	810075	810076	311,114

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	551,530	0	0	0	0	551,530	0	551,530
Taxable	0	311,114	0	0	0	0	311,114	0	311,114
Homestead Credits									2

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **4,892** **2,634** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 6,931
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 6,931

Rebate Expenditures: 0
 Non-Rebate Expenditures: 44,138
 Returned to County Treasurer: 0
Total Expenditures: 44,138

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **-32,315** **7,526** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For WALL LAKE CITY URBAN RENEWAL

Schroeder's 3rd Addition

Description:	development lots for home building
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WALL LAKE CITY URBAN RENEWAL

Schroeder's 3rd Addition

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	35,000
Interest:	9,138
Total:	44,138
Annual Appropriation?:	Yes
Date Incurred:	09/30/2013
FY of Last Payment:	2029

Non-Rebates For WALL LAKE CITY URBAN RENEWAL

TIF Expenditure Amount:	44,138
Tied To Debt:	Schroeder's 3rd Addition
Tied To Project:	Schroeder's 3rd Addition

Income Housing For WALL LAKE CITY URBAN RENEWAL

Amount of FY 2022 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

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received \$6,808 in residential TIF, sent \$4,221 to debt service and kept \$2,587 in TIF account for LMI

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2022

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TIF Taxing District Data Collection

Local Government Name: WALL LAKE (81G769)
 Urban Renewal Area: WALL LAKE CITY URBAN RENEWAL (81001)
 TIF Taxing District Name: Wall Lake City/East Sac Sch/Schrdr 3rd Add TIF Increment
 TIF Taxing District Inc. Number: 810076
 TIF Taxing District Base Year: 2018
 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	551,530	0	0	0	0	551,530	0	551,530
Taxable	0	311,114	0	0	0	0	311,114	0	311,114
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	108,400	311,114	311,114	0	0

FY 2022 TIF Revenue Received: 6,931

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Urban Renewal Area Data Collection

Local Government Name: WALL LAKE (81G769)
 Urban Renewal Area: WALL LAKE COMMERICAL/INDUSTRIAL URBAN RENEWAL
 UR Area Number: 81002

UR Area Creation Date: 04/2000

UR Area Purpose: See UR Plan "Comm TIF-State"

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WALL LAKE CITY/EAST SAC SCH/WALL LAKE 1999 COM TIF INCREMENT	810061	810062	2,123,980

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	918,970	2,050,750	1,606,260	0	-5,556	4,570,424	0	4,570,424
Taxable	0	518,390	1,845,675	1,445,634	0	-5,556	3,804,143	0	3,804,143
Homestead Credits									11

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: 0

TIF Sp. Revenue Fund Interest: 0

Property Tax Replacement Claims 0

Asset Sales & Loan Repayments: 0

Total Revenue: 0

Rebate Expenditures: 0

Non-Rebate Expenditures: 0

Returned to County Treasurer: 0

Total Expenditures: 0

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

Projects For WALL LAKE COMMERICAL/INDUSTRIAL URBAN RENEWAL

internal loans

Description:	installed utilities and improved roads
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For WALL LAKE COMMERCIAL/INDUSTRIAL URBAN RENEWAL

Interfund Loan Transfers

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2020
FY of Last Payment:	2021

Non-Rebates For WALL LAKE COMMERICAL/INDUSTRIAL URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Interfund Loan Transfers
Tied To Project:	internal loans

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we have a balance in this area because we have several project from 2020 that we could not certify. so we are de certifying this amount in 2021 to utilize these funds

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2022

TIF Taxing District Data Collection

Local Government Name: WALL LAKE (81G769)
 Urban Renewal Area: WALL LAKE COMMERICAL/INDUSTRIAL URBAN RENEWAL (81002)
 TIF Taxing District Name: WALL LAKE CITY/EAST SAC SCH/WALL LAKE 1999 COM TIF INCREMENT
 TIF Taxing District Inc. Number: 810062
 TIF Taxing District Base Year: 1999
 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	09/2000

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	918,970	2,050,750	1,606,260	0	-5,556	4,570,424	0	4,570,424
Taxable	0	518,390	1,845,675	1,445,634	0	-5,556	3,804,143	0	3,804,143
Homestead Credits									11

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	2,452,000	2,123,980	2,123,980	0	0

FY 2022 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: WALL LAKE (81G769)
 Urban Renewal Area: WALL LAKE BIODIESEL URBAN RENEWAL
 UR Area Number: 81005

UR Area Creation Date: 09/2004

UR Area Purpose: See Attached UR Plan
 "Comm_TIF-State" This areas plan
 is the same as the first Commercial
 Districts Plan. The Bio-Diesel
 Ordinance is a collection of all Tif
 Ordinances and the amendment in
 2009.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WALL LAKE CITY AG/EAST SAC SCH/WALL LAKE BIODIESEL TIF INCREMENT	810070	810071	0

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

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

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

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81005 is a very small Urban Renewal Area. We do not certify debt to this area anymore so we will have no detail for this area. We do not even distinguish money receive in this area from the other two it is so small.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2022

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TIF Taxing District Data Collection

Local Government Name: WALL LAKE (81G769)
 Urban Renewal Area: WALL LAKE BIODIESEL URBAN RENEWAL (81005)
 TIF Taxing District Name: WALL LAKE CITY AG/EAST SAC SCH/WALL LAKE BIODIESEL TIF INCREMENT
 TIF Taxing District Inc. Number: 810071
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2004

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	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 2022	0	0	0	0	0

FY 2022 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: WALL LAKE (81G769)
 Urban Renewal Area: WALL LAKE BIODIESEL URBAN RENEWAL
 UR Area Number: 81006

UR Area Creation Date:

UR Area Purpose: all of this information is the same
 as 81002

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WALL LAKE CITY/EAST SAC SCH/WALL LAKE BIODIESEL TIF INCREMENT	810072	810073	1,936,330

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	1,867,230	1,248,570	0	0	3,115,800	0	3,115,800
Taxable	0	0	1,680,507	1,123,713	0	0	2,804,220	0	2,804,220
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: 90,515
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 90,515

Rebate Expenditures: 0
 Non-Rebate Expenditures: 90,515
 Returned to County Treasurer: 0
Total Expenditures: 90,515

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

Projects For WALL LAKE BIODIESEL URBAN RENEWAL

Interfund Loan Transfers

Description:	transfer money thru Gen Fund to Util
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	Yes

Interfund Loan Transfers

Description:	transfer money thru Gen fund to Util
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Interfund Loan Transfer

Description:	transfer money to Gen Fund
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For WALL LAKE BIODIESEL URBAN RENEWAL

Interfund Loan Transfers

Debt/Obligation Type:	Internal Loans
Principal:	18,515
Interest:	0
Total:	18,515
Annual Appropriation?:	No
Date Incurred:	07/01/2021
FY of Last Payment:	2022

Interfund Loan Transfers

Debt/Obligation Type:	Internal Loans
Principal:	24,911
Interest:	0
Total:	24,911
Annual Appropriation?:	No
Date Incurred:	07/01/2021
FY of Last Payment:	2022

Interfund Loan Transfers

Debt/Obligation Type:	Internal Loans
Principal:	47,089
Interest:	0
Total:	47,089
Annual Appropriation?:	No
Date Incurred:	07/01/2021
FY of Last Payment:	2022

Non-Rebates For WALL LAKE BIODIESEL URBAN RENEWAL

TIF Expenditure Amount:	18,515
Tied To Debt:	Interfund Loan Transfers
Tied To Project:	Interfund Loan Transfers
TIF Expenditure Amount:	24,911
Tied To Debt:	Interfund Loan Transfers
Tied To Project:	Interfund Loan Transfer
TIF Expenditure Amount:	47,089
Tied To Debt:	Interfund Loan Transfers
Tied To Project:	Interfund Loan Transfers

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We no longer have 2 commercial areas so no more splitting the debt and cost across two areas.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2022

TIF Taxing District Data Collection

Local Government Name: WALL LAKE (81G769)
 Urban Renewal Area: WALL LAKE BIODIESEL URBAN RENEWAL (81006)
 TIF Taxing District Name: WALL LAKE CITY/EAST SAC SCH/WALL LAKE BIODIESEL TIF INCREMENT
 TIF Taxing District Inc. Number: 810073
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2026

	UR Designation
Slum	No
Blighted	No
Economic Development	09/2004

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	1,867,230	1,248,570	0	0	3,115,800	0	3,115,800
Taxable	0	0	1,680,507	1,123,713	0	0	2,804,220	0	2,804,220
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,179,470	1,936,330	1,936,330	0	0

FY 2022 TIF Revenue Received: 90,515