

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

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: 1,576,014

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:	186,132	0	Amount of 07-01-2021 Cash Balance Restricted for LMI
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TIF Revenue:	988,723
TIF Sp. Revenue Fund Interest:	2,281
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	3,566
Total Revenue:	994,570

Rebate Expenditures:	0
Non-Rebate Expenditures:	638,780
Returned to County Treasurer:	0
Total Expenditures:	638,780

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	541,922	0	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: 395,312**

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

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	3,758,577
LAKE MILLS CITY/LAKE MILLS SCH/LAKE MILLS #2 TIF INCREM	950066	950067	22,366,262
LAKE MILLS CITY/LAKE MILLS SCH/LAKE MILLS #3 TIF INCREM	950068	950069	2,044,770
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	925
LAKE MILLS CITY AG/LAKE MILLS SCH/LAKE MILLS AG #2 TIF INCREM	950074	950075	265,549
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	219,430
LAKE MILLS CITY/LAKE MILLS SCH/LAKE MILLS #8 07 AMEND TIF INCREMENT	950111	950112	359,419

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	949,984	20,241,130	11,445,863	11,277,110	0	-35,188	44,727,369	0	44,727,369
Taxable	798,274	11,417,899	10,301,277	10,149,399	0	-35,188	33,204,384	0	33,204,384
Homestead Credits									106

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **186,132** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 988,723
 TIF Sp. Revenue Fund Interest: 2,281
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 3,566
Total Revenue: 994,570

Rebate Expenditures: 0
 Non-Rebate Expenditures: 638,780
 Returned to County Treasurer: 0
Total Expenditures: 638,780

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **541,922** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For LAKE MILLS ECONOMIC DEVELOPMENT URBAN RENEWAL

Cummins Property Acquisition

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

Econ. Development

Description:	Economic Development 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:	Yes
Payments Complete:	No

Water System Improvements

Description:	Water System Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Wastewater Treatment Plant Project Improvements

Description:	Wastewater Treatment Plant Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Storm Sewer Improvements

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

Swimming Pool Improvements

Description:	Swimming Pool Improvements
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Street Lighting Project

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

East Main Street/Sidewalk Project

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

Family Center Improvements

Description:	Improvements to the Family/Daycare Center
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

TIF Administration

Description:	TIF Adminstration Expenses
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Electric System Improvements

Description:	Electric Distrib. System Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For LAKE MILLS ECONOMIC DEVELOPMENT URBAN RENEWAL

2012 Internal Debt - Cummins Project

Debt/Obligation Type:	Internal Loans
Principal:	247,500
Interest:	53,400
Total:	300,900
Annual Appropriation?:	Yes
Date Incurred:	05/09/2012
FY of Last Payment:	2027

Internal Cap. Exp. Account

Debt/Obligation Type:	Other Debt
Principal:	123,989
Interest:	0
Total:	123,989
Annual Appropriation?:	Yes
Date Incurred:	11/20/2017
FY of Last Payment:	2030

N. 3rd & Winnebago St. Project

Debt/Obligation Type:	Internal Loans
Principal:	695,000
Interest:	26,125
Total:	721,125
Annual Appropriation?:	Yes
Date Incurred:	07/17/2017
FY of Last Payment:	2023

Economic Development Grant

Debt/Obligation Type:	Other Debt
Principal:	200,000
Interest:	0
Total:	200,000
Annual Appropriation?:	Yes
Date Incurred:	05/18/2020
FY of Last Payment:	2025

Street Lighting Improvements

Debt/Obligation Type:	Other Debt
Principal:	25,000
Interest:	0
Total:	25,000
Annual Appropriation?:	No
Date Incurred:	04/19/2021
FY of Last Payment:	2023

Swimming Pool Improvements

Debt/Obligation Type:	Other Debt
Principal:	6,000

Interest:	0
Total:	6,000
Annual Appropriation?:	No
Date Incurred:	01/19/2021
FY of Last Payment:	2023

Water System Improvements

Debt/Obligation Type:	Other Debt
Principal:	99,000
Interest:	0
Total:	99,000
Annual Appropriation?:	No
Date Incurred:	04/19/2021
FY of Last Payment:	2023

2022 Street/Sidewalk Improvements

Debt/Obligation Type:	Other Debt
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	No
Date Incurred:	04/19/2021
FY of Last Payment:	2022

Non-Rebates For LAKE MILLS ECONOMIC DEVELOPMENT URBAN RENEWAL

TIF Expenditure Amount:	52,350
Tied To Debt:	2012 Internal Debt - Cummins Project
Tied To Project:	Cummins Property Acquisition

TIF Expenditure Amount:	362,375
Tied To Debt:	N. 3rd & Winnebago St. Project
Tied To Project:	N. 3rd and Winnebago St. Imp.

TIF Expenditure Amount:	16,805
Tied To Debt:	Internal Cap. Exp. Account
Tied To Project:	Econ. Development

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

TIF Expenditure Amount:	25,000
Tied To Debt:	Street Lighting Improvements
Tied To Project:	Street Lighting Project

TIF Expenditure Amount:	27,250
Tied To Debt:	Water System Improvements
Tied To Project:	Water System Improvements

TIF Expenditure Amount:	65,000
Tied To Debt:	2022 Street/Sidewalk Improvements
Tied To Project:	East Main Street/Sidewalk Project

TIF Expenditure Amount:	40,000
Tied To Debt:	Street Lighting Improvements
Tied To Project:	Electric System Improvements

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TIF revenue balances at the end of Fiscal Year 2020/2021 were retained to pay obligations that will be payable prior to the first TIF revenues received in Fiscal Year 2021/2022.

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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:	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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	195,140	276,320	4,503,790	0	0	5,071,780	0	5,071,780
Taxable	0	110,078	248,688	4,053,411	0	0	4,477,335	0	4,477,335
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,313,203	3,758,577	3,758,577	0	0

FY 2022 TIF Revenue Received: 136,807

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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	18,158,870	6,731,613	6,773,320	0	-31,484	31,632,319	0	31,632,319
Taxable	0	10,243,306	6,058,452	6,095,988	0	-31,484	22,366,262	0	22,366,262
Homestead Credits									91

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	6,716,171	22,366,262	22,366,262	0	0

FY 2022 TIF Revenue Received: 763,853

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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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	441,840	3,009,250	0	0	-1,852	3,663,088	0	3,663,088
Taxable	0	249,241	2,708,325	0	0	-1,852	3,100,067	0	3,100,067
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,620,170	2,044,770	2,044,770	0	0

FY 2022 TIF Revenue Received: 69,126

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 - 1/1/2020 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	24,650	0	0	0	0

FY 2022 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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	27,795	0	0	0	0	0	27,795	0	27,795
Taxable	23,356	0	0	0	0	0	23,356	0	23,356
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	26,870	925	925	0	0

FY 2022 TIF Revenue Received: 1

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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	922,189	0	0	0	0	0	922,189	0	922,189
Taxable	774,918	0	0	0	0	0	774,918	0	774,918
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	656,640	265,549	265,549	0	0

FY 2022 TIF Revenue Received: 181

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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 #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 - 1/1/2020 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	1,290,500	0	0	0	0

FY 2022 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 - 1/1/2020 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

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	11/2002
Blighted	11/2002
Economic Development	11/2002

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	808,120	1,428,680	0	0	-1,852	2,773,038	0	2,773,038
Taxable	0	455,855	1,285,812	0	0	-1,852	2,103,027	0	2,103,027
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	2,555,460	219,430	219,430	0	0

FY 2022 TIF Revenue Received: 7,143

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	12/2007
Blighted	12/2007
Economic Development	12/2007

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	637,160	0	0	0	0	637,160	0	637,160
Taxable	0	359,419	0	0	0	0	359,419	0	359,419
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	16,570	359,419	359,419	0	0

FY 2022 TIF Revenue Received: 11,612