

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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: 4,883,145

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 541,922 0 Amount of 07-01-2022 Cash Balance Restricted for LMI

TIF Revenue:	913,999	
TIF Sp. Revenue Fund Interest:	19,443	
Property Tax Replacement Claims	2,362	
Asset Sales & Loan Repayments:	7,132	
Total Revenue:	942,936	
Rebate Expenditures:	0	
Non-Rebate Expenditures:	1,299,347	
Returned to County Treasurer:	0	
Total Expenditures:	1,299,347	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 185,511 0 Amount of 06-30-2023 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 3,398,287

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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	4,235,167
LAKE MILLS CITY/LAKE MILLS SCH/LAKE MILLS #2 TIF INCREM	950066	950067	23,443,599
LAKE MILLS CITY/LAKE MILLS SCH/LAKE MILLS #3 TIF INCREM	950068	950069	2,091,470
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	0
LAKE MILLS CITY AG/LAKE MILLS SCH/LAKE MILLS AG #2 TIF INCREM	950074	950075	208,121
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	286,770
LAKE MILLS CITY/LAKE MILLS SCH/LAKE MILLS #8 07 AMEND TIF INCREMENT	950111	950112	360,295

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	891,100	21,694,340	12,413,060	11,631,340	0	-35,188	47,485,562	0	47,485,562
Taxable	793,445	11,743,182	11,171,754	10,468,206	0	-35,188	34,709,358	0	34,709,358
Homestead Credits									104

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: **541,922** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 913,999
 TIF Sp. Revenue Fund Interest: 19,443
 Property Tax Replacement Claims: 2,362
 Asset Sales & Loan Repayments: 7,132
Total Revenue: 942,936

Rebate Expenditures: 0
 Non-Rebate Expenditures: 1,299,347
 Returned to County Treasurer: 0
Total Expenditures: 1,299,347

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: **185,511** **0** **Amount of 06-30-2023 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:	Yes
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:	Yes
Payments Complete:	No

WWTP Improvements

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

Sewer System Improvemens

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

Debts/Obligations For LAKE MILLS ECONOMIC DEVELOPMENT URBAN RENEWAL

2012 Internal Debt - Cummins Project

Debt/Obligation Type:	Internal Loans
Principal:	210,000
Interest:	38,550
Total:	248,550
Annual Appropriation?:	Yes
Date Incurred:	05/09/2012
FY of Last Payment:	2027

Internal Cap. Exp. Account

Debt/Obligation Type:	Other Debt
Principal:	107,083
Interest:	0
Total:	107,083
Annual Appropriation?:	Yes
Date Incurred:	11/20/2017
FY of Last Payment:	2030

N. 3rd & Winnebago St. Project

Debt/Obligation Type:	Internal Loans
Principal:	350,000
Interest:	8,750
Total:	358,750
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?:	Yes
Date Incurred:	05/18/2020
FY of Last Payment:	2025

Street Lighting Improvements

Debt/Obligation Type:	Other Debt
Principal:	10,000
Interest:	0
Total:	10,000
Annual Appropriation?:	No
Date Incurred:	04/19/2021
FY of Last Payment:	2023

Swimming Pool Improvements

Debt/Obligation Type:	Other Debt
Principal:	30,000

Interest:	0
Total:	30,000
Annual Appropriation?:	No
Date Incurred:	04/19/2023
FY of Last Payment:	2023

Water System Improvements

Debt/Obligation Type:	Other Debt
Principal:	34,000
Interest:	0
Total:	34,000
Annual Appropriation?:	No
Date Incurred:	04/19/2023
FY of Last Payment:	2023

2022 Street/Sidewalk Improvements

Debt/Obligation Type:	Other Debt
Principal:	226,297
Interest:	0
Total:	226,297
Annual Appropriation?:	No
Date Incurred:	09/20/2022
FY of Last Payment:	2022

2021 WWTP Imp. Debt - Electric Util.

Debt/Obligation Type:	Internal Loans
Principal:	2,500,000
Interest:	424,520
Total:	2,924,520
Annual Appropriation?:	Yes
Date Incurred:	08/16/2021
FY of Last Payment:	2032

2021 WWTP Imp. Debt - Leachate Fund

Debt/Obligation Type:	Internal Loans
Principal:	750,000
Interest:	66,945
Total:	816,945
Annual Appropriation?:	Yes
Date Incurred:	08/16/2021
FY of Last Payment:	2027

Storm Sewer Improvements Project

Debt/Obligation Type:	Other Debt
Principal:	10,000
Interest:	0
Total:	10,000
Annual Appropriation?:	No
Date Incurred:	04/19/2023
FY of Last Payment:	2023

Sewer Improvements Project

Debt/Obligation Type:	Other Debt
Principal:	10,000
Interest:	0

Total:	10,000
Annual Appropriation?:	No
Date Incurred:	04/19/2023
FY of Last Payment:	2023

Electric System Improvements

Debt/Obligation Type:	Other Debt
Principal:	57,000
Interest:	0
Total:	57,000
Annual Appropriation?:	No
Date Incurred:	04/19/2023
FY of Last Payment:	2023

Non-Rebates For LAKE MILLS ECONOMIC DEVELOPMENT URBAN RENEWAL

TIF Expenditure Amount:	52,600
Tied To Debt:	2012 Internal Debt - Cummins Project
Tied To Project:	Cummins Property Acquisition

TIF Expenditure Amount:	358,750
Tied To Debt:	N. 3rd & Winnebago St. Project
Tied To Project:	N. 3rd and Winnebago St. Imp.

TIF Expenditure Amount:	12,325
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:	10,000
Tied To Debt:	Street Lighting Improvements
Tied To Project:	Street Lighting Project

TIF Expenditure Amount:	34,000
Tied To Debt:	Water System Improvements
Tied To Project:	Water System Improvements

TIF Expenditure Amount:	226,297
Tied To Debt:	2022 Street/Sidewalk Improvements
Tied To Project:	East Main Street/Sidewalk Project

TIF Expenditure Amount:	57,000
Tied To Debt:	Electric System Improvements
Tied To Project:	Electric System Improvements

TIF Expenditure Amount:	30,000
Tied To Debt:	Swimming Pool Improvements
Tied To Project:	Swimming Pool Improvements

TIF Expenditure Amount:	286,750
Tied To Debt:	2021 WWTP Imp. Debt - Electric Util.
Tied To Project:	WWTP Improvements

TIF Expenditure Amount:	161,625
Tied To Debt:	2021 WWTP Imp. Debt - Leachate Fund
Tied To Project:	WWTP Improvements

TIF Expenditure Amount:	10,000
Tied To Debt:	Storm Sewer Improvements Project
Tied To Project:	Storm Sewer Improvements

TIF Expenditure Amount:	10,000
Tied To Debt:	Sewer Improvements Project
Tied To Project:	Storm Sewer 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 2023/2024.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2023

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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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	204,900	384,090	4,858,020	0	0	5,548,370	0	5,548,370
Taxable	0	110,913	345,681	4,372,218	0	0	4,893,429	0	4,893,429
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,313,203	4,235,167	4,235,167	0	0

FY 2023 TIF Revenue Received: 132,123

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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	19,507,920	7,577,140	6,773,320	0	-31,484	33,826,896	0	33,826,896
Taxable	0	10,559,669	6,819,426	6,095,988	0	-31,484	23,443,599	0	23,443,599
Homestead Credits									91

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	6,716,171	23,443,599	23,443,599	0	0

FY 2023 TIF Revenue Received: 694,218

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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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	463,940	3,023,150	0	0	0	3,711,640	0	3,711,640
Taxable	0	251,131	2,720,835	0	0	0	3,115,119	0	3,115,119
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,620,170	2,091,470	2,091,470	0	0

FY 2023 TIF Revenue Received: 61,903

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 - 1/1/2021 for FY 2023

	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 2023	24,650	0	0	0	0

FY 2023 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	26,339	0	0	0	0	0	26,339	0	26,339
Taxable	23,452	0	0	0	0	0	23,452	0	23,452
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	26,870	0	0	0	0

FY 2023 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 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	864,761	0	0	0	0	0	864,761	0	864,761
Taxable	769,993	0	0	0	0	0	769,993	0	769,993
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	656,640	208,121	208,121	0	0

FY 2023 TIF Revenue Received: 4,190

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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 - 1/1/2021 for FY 2023

	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 2023	1,290,500	0	0	0	0

FY 2023 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 - 1/1/2021 for FY 2023

	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 2023	0	0	0	0	0

FY 2023 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	848,550	1,428,680	0	0	-1,852	2,840,378	0	2,840,378
Taxable	0	459,322	1,285,812	0	0	-1,852	2,103,471	0	2,103,471
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,555,460	286,770	286,770	0	0

FY 2023 TIF Revenue Received: 8,453

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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	669,030	0	0	0	-1,852	667,178	0	667,178
Taxable	0	362,147	0	0	0	-1,852	360,295	0	360,295
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	16,570	360,295	360,295	0	0

FY 2023 TIF Revenue Received: 13,112