

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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: 1,076,891

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 442 0 Amount of 07-01-2022 Cash Balance Restricted for LMI

TIF Revenue:	129,229
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	129,229
Rebate Expenditures:	51,692
Non-Rebate Expenditures:	77,537
Returned to County Treasurer:	0
Total Expenditures:	129,229

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 442 0 Amount of 06-30-2023 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 947,220

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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

UR Area Purpose: 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.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
JOICE CITY/LAKE MILLS SCH/FIVE STAR TIF INCREM	980113	980114	4,316,615
JOICE CITY/LAKE MILLS SCH/JOICE ECONOMIC DEV TIF INCREM	980115	980116	771,974
JOICE AG/LAKE MILLS SCH/JOICE ECONOMIC DEV /TIF INCREM	980117	980118	0

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	6,449,514	0	0	0	6,449,514	0	6,449,514
Taxable	0	0	5,804,563	0	0	0	5,804,563	0	5,804,563
Homestead Credits									0

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 Property Tax Replacement Claims: 0
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TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 442 0 **Amount of 06-30-2023 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

Street Improvement 2023

Description:	Resurface City of Joice Streets
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For JOICE URBAN RENEWAL AREA

Five Star Cooperative

Debt/Obligation Type:	Rebates
Principal:	137,505
Interest:	0
Total:	137,505
Annual Appropriation?:	Yes
Date Incurred:	11/03/2014
FY of Last Payment:	2026

USDA Sewer Loan -- 92-03

Debt/Obligation Type:	Other Debt
Principal:	939,386
Interest:	0
Total:	939,386
Annual Appropriation?:	Yes
Date Incurred:	07/01/2016
FY of Last Payment:	2056

Non-Rebates For JOICE URBAN RENEWAL AREA

TIF Expenditure Amount:	77,537
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:	51,692
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 INCREM
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	4,796,239	0	0	0	4,796,239	0	4,796,239
Taxable	0	0	4,316,615	0	0	0	4,316,615	0	4,316,615
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	52,053	4,316,615	4,316,615	0	0

FY 2023 TIF Revenue Received: 129,229

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 INCREM
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,653,275	0	0	0	1,653,275	0	1,653,275
Taxable	0	0	1,487,948	0	0	0	1,487,948	0	1,487,948
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	881,301	771,974	771,974	0	0

FY 2023 TIF Revenue Received: 0

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 INCREM		
TIF Taxing District Inc. Number:	980118		
TIF Taxing District Base Year:	2014		
FY TIF Revenue First Received:	0		
Subject to a Statutory end date?	No		
		UR Designation	
		Slum	No
		Blighted	No
		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	0	0	0	0	0

FY 2023 TIF Revenue Received: 0