

**Annual Urban Renewal Report, Fiscal Year 2024 - 2025**

**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: 0**

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 50,220 0**      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	32,376	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
<b>Total Revenue:</b>	<b>32,376</b>	

Rebate Expenditures:	21,584	
Non-Rebate Expenditures:	0	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>21,584</b>	

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 61,012 0**      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: -82,596**

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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:

<b>Tax Districts within this Urban Renewal Area</b>	<b>Base No.</b>	<b>Increment No.</b>	<b>Increment Value Used</b>
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	0
RICEVILLE CITY/RICEVILLE SCH/RC FARMERS F/G TIF INCR	450145	450146	0
RICEVILLE CITY/RICEVILLE SCH/RC HOTEL/TIF INCR	450147	450148	734,812

**Urban Renewal Area Value by Class - 1/1/2023 for FY 2025**

	<b>Agricultural</b>	<b>Residential</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Other</b>	<b>Military</b>	<b>Total</b>	<b>Gas/Electric Utility</b>	<b>Total</b>
Assessed	0	0	3,827,450	1,369,600	0	0	5,197,050	0	5,197,050
Taxable	0	0	3,131,143	1,167,154	0	0	4,298,297	0	4,298,297
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **50,220** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue: 32,376  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 32,376**

Rebate Expenditures: 21,584  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 21,584**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **61,012** **0** **Amount of 06-30-2025 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:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/24/2014
FY of Last Payment:	2025

### Farmer's Feed & Grain

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

### Riceville Area Development

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
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:	0
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:	0
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:	21,584
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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	321,400	0	0	0	321,400	0	321,400
Taxable	0	0	223,775	0	0	0	223,775	0	223,775
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	10,840	223,775	0	223,775	6,573

FY 2025 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	252,280	0	0	0	252,280	0	252,280
Taxable	0	0	161,566	0	0	0	161,566	0	161,566
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	42,630	161,566	0	161,566	4,746

FY 2025 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: 2015  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2014

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	322,800	0	0	0	322,800	0	322,800
Taxable	0	0	225,034	0	0	0	225,034	0	225,034
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	21,060	225,034	0	225,034	6,610

FY 2025 TIF Revenue Received: 21,584

**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: 2018  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2017

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,041,750	1,369,600	0	0	3,411,350	0	3,411,350
Taxable	0	0	1,785,956	1,167,154	0	0	2,953,110	0	2,953,110
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,649,420	1,761,930	0	1,761,930	51,757

FY 2025 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/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	11/2017

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	889,220	0	0	0	889,220	0	889,220
Taxable	0	0	734,812	0	0	0	734,812	0	734,812
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	734,812	734,812	0	0

FY 2025 TIF Revenue Received: 10,792

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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	0

**Urban Renewal Area Value by Class - 1/1/2023 for FY 2025**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	883,050	0	0	883,050	0	883,050
Taxable	0	0	0	729,260	0	0	729,260	0	729,260
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** 0      0      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>0</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 0      0      **Amount of 06-30-2025 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:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/27/2017
FY of Last Payment:	2028

## Rebates For RICEVILLE URBAN RENEWAL

### Riverside Feeds

TIF Expenditure Amount:	0
Rebate Paid To:	James Frantzen
Tied To Debt:	James Frantzen
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 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	11/2017

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	883,050	0	0	883,050	0	883,050
Taxable	0	0	0	729,260	0	0	729,260	0	729,260
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	112,170	729,260	0	729,260	20,721

FY 2025 TIF Revenue Received: 0