

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

**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 COMMERCIAL/INDUSTRIAL URBAN RENEWAL	81002	4

**TIF Debt Outstanding:** **145,337**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>0</b>	<b>17,661</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
---	----------	---------------	---

TIF Revenue:	113,998		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>113,998</b>		

Rebate Expenditures:	0		
Non-Rebate Expenditures:	110,917		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>110,917</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>3,081</b>	<b>20,807</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
---	--------------	---------------	---

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance:** **31,339**

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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	886,245

**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	1,919,380	0	0	0	0	1,916,130	0	1,916,130
Taxable	0	889,495	0	0	0	0	886,245	0	886,245
Homestead Credits									3

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** 0 17,661 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	21,967
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>21,967</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	18,886
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>18,886</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 3,081 20,807 **Amount of 06-30-2025 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:	40,000
Interest:	5,628
Total:	45,628
Annual Appropriation?:	Yes
Date Incurred:	09/30/2013
FY of Last Payment:	2029

### Twilight Acres LMI

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	6,300
Interest:	0
Total:	6,300
Annual Appropriation?:	Yes
Date Incurred:	06/30/2025
FY of Last Payment:	2025

## Non-Rebates For WALL LAKE CITY URBAN RENEWAL

TIF Expenditure Amount:	12,586
Tied To Debt:	Schroeder's 3rd Addition
Tied To Project:	Schroeder's 3rd Addition

TIF Expenditure Amount:	6,300
Tied To Debt:	Twilight Acres LMI
Tied To Project:	Schroeder's 3rd Addition

## Income Housing For WALL LAKE CITY URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
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

## ♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

received \$21,967.08 in residential TIF, sent \$12,585.54 to debt service and kept \$9,381.54 in TIF account for LMI. An extra \$64.30 was sent to Debt service because I calculated incorrectly. We spent \$6300 on a Market Study for TWA b/c TWA is best LMI use

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2025

200000

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,919,380	0	0	0	0	1,916,130	0	1,916,130
Taxable	0	889,495	0	0	0	0	886,245	0	886,245
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	108,400	886,245	886,245	0	0

FY 2025 TIF Revenue Received: 21,967

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: WALL LAKE (81G769)  
 Urban Renewal Area: WALL LAKE COMMERCIAL/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	0
WALL LAKE CITY AG/EAST SAC SCH/WALL LAKE BIODIESEL TIF INCREMENT	810070	810071	0
WALL LAKE CITY/EAST SAC SCH/WALL LAKE BIODIESEL TIF INCREMENT	810072	810073	3,255,179
WALL LAKE CITY/EAST SAC/COMM AMEND2-2020 INCREMENT	810083	810084	457,373

**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	3,659,180	2,417,480	0	0	6,076,660	0	6,076,660
Taxable	0	0	2,983,761	2,045,395	0	0	5,029,156	0	5,029,156
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:	92,031
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>92,031</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	92,031
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>92,031</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 WALL LAKE COMMERCIAL/INDUSTRIAL URBAN RENEWAL

### internal loans

Description:	purchased electric material for loop
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### internal loans

Description:	REC remodel expense
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

### internal loans

Description:	Legal services for Urban Renewal
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For WALL LAKE COMMERCIAL/INDUSTRIAL URBAN RENEWAL

### Interfund Loan Transfers

Debt/Obligation Type:	Internal Loans
Principal:	43,496
Interest:	0
Total:	43,496
Annual Appropriation?:	No
Date Incurred:	07/01/2024
FY of Last Payment:	2025

### interfund loan transfers

Debt/Obligation Type:	Internal Loans
Principal:	37,220
Interest:	0
Total:	37,220
Annual Appropriation?:	No
Date Incurred:	07/01/2024
FY of Last Payment:	2025

### interfund loan transfers

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	12,693
Interest:	0
Total:	12,693
Annual Appropriation?:	No
Date Incurred:	07/01/2024
FY of Last Payment:	2025

## **Non-Rebates For WALL LAKE COMMERCIAL/INDUSTRIAL URBAN RENEWAL**

TIF Expenditure Amount:	92,031
Tied To Debt:	Interfund Loan Transfers
Tied To Project:	internal loans

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

We have no balance for Commercial TIF today. Only in Res TIF for LMI

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2025

0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: WALL LAKE (81G769)  
 Urban Renewal Area: WALL LAKE COMMERCIAL/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 - 1/1/2023 for FY 2025

	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 2025	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WALL LAKE (81G769)  
 Urban Renewal Area: WALL LAKE COMMERCIAL/INDUSTRIAL URBAN RENEWAL (81002)  
 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 - 1/1/2023 for FY 2025

	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 2025	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: WALL LAKE (81G769)  
 Urban Renewal Area: WALL LAKE COMMERCIAL/INDUSTRIAL URBAN RENEWAL (81002)  
 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,877,650	2,417,480	0	0	5,295,130	0	5,295,130
Taxable	0	0	2,405,503	2,045,395	0	0	4,450,898	0	4,450,898
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,179,470	4,115,660	3,255,179	860,481	21,331

FY 2025 TIF Revenue Received: 92,031

**TIF Taxing District Data Collection**

Local Government Name: WALL LAKE (81G769)  
 Urban Renewal Area: WALL LAKE COMMERCIAL/INDUSTRIAL URBAN RENEWAL (81002)  
 TIF Taxing District Name: WALL LAKE CITY/EAST SAC/COMM AMEND2-2020 INCREMENT  
 TIF Taxing District Inc. Number: 810084  
 TIF Taxing District Base Year: 2020  
 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	781,530	0	0	0	781,530	0	781,530
Taxable	0	0	578,258	0	0	0	578,258	0	578,258
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	12,950	578,258	457,373	120,885	2,997

FY 2025 TIF Revenue Received: 0