

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

**Levy Authority Summary**

Local Government Name: LAKE MILLS  
 Local Government Number: 95G913

**Active Urban Renewal Areas**

	<b>U.R. #</b>	<b># of Tif Taxing Districts</b>
LAKE MILLS ECONOMIC DEVELOPMENT URBAN RENEWAL	95004	10

**TIF Debt Outstanding:** **3,749,889**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>203,738</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
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TIF Revenue:	1,075,557		
TIF Sp. Revenue Fund Interest:	16,981		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	4,086		
<b>Total Revenue:</b>	<b>1,096,624</b>		

Rebate Expenditures:	0		
Non-Rebate Expenditures:	1,193,778		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>1,193,778</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>106,584</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance:** **2,449,527**

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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

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.

UR Area Purpose:

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	4,293,637
LAKE MILLS CITY/LAKE MILLS SCH/LAKE MILLS #2 TIF INCREM	950066	950067	24,063,964
LAKE MILLS CITY/LAKE MILLS SCH/LAKE MILLS #3 TIF INCREM	950068	950069	2,611,069
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	5,711
LAKE MILLS CITY AG/LAKE MILLS SCH/LAKE MILLS AG #2 TIF INCREM	950074	950075	437,420
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	1,024,915
LAKE MILLS CITY/LAKE MILLS SCH/LAKE MILLS #8 07 AMEND TIF INCREMENT	950111	950112	367,884

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,126,641	30,534,120	13,782,911	11,951,970	0	-84,000	57,201,142	0	57,201,142
Taxable	809,344	14,150,372	9,003,372	10,160,032	0	-84,000	33,928,620	0	33,928,620
Homestead Credits									99

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>203,738</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
TIF Revenue:	1,075,557		
TIF Sp. Revenue Fund Interest:	16,981		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	4,086		
<b>Total Revenue:</b>	<b>1,096,624</b>		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	1,193,778		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>1,193,778</b>		
<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>106,584</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>

## 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

### Wastewater Treatment Plant Project Improvements

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

### Storm Sewer Improvements

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

### Swimming Pool Improvements

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

## Sanitary Sewer System Improvements

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

## Civic Center

Description:	Civic Center Repair
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

## Street Project

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

## Street Shed

Description:	Street Shed Construction
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

## Recreational Trail Project

Description:	Repair of Recreational Trail
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
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:	130,000
Interest:	15,750
Total:	145,750
Annual Appropriation?:	Yes
Date Incurred:	05/09/2012
FY of Last Payment:	2027

### Internal Cap. Exp. Account

Debt/Obligation Type:	Other Debt
Principal:	103,779
Interest:	0
Total:	103,779
Annual Appropriation?:	Yes
Date Incurred:	11/20/2017
FY of Last Payment:	2030

### 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

### 2021 WWTP Imp. Debt - Electric Util.

Debt/Obligation Type:	Internal Loans
Principal:	2,057,000
Interest:	287,310
Total:	2,344,310
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:	459,000
Interest:	28,050
Total:	487,050
Annual Appropriation?:	Yes
Date Incurred:	08/16/2021
FY of Last Payment:	2027

### Storm Sewer Improvements Project

Debt/Obligation Type:	Other Debt
Principal:	32,000
Interest:	0
Total:	32,000
Annual Appropriation?:	No
Date Incurred:	06/26/2025

FY of Last Payment: 2025

### Sanitary Sewer Improvements Project

Debt/Obligation Type: Other Debt  
Principal: 43,000  
Interest: 0  
Total: 43,000  
Annual Appropriation?: No  
Date Incurred: 06/26/2025  
FY of Last Payment: 2025

### Electric System Improvements

Debt/Obligation Type: Other Debt  
Principal: 124,000  
Interest: 0  
Total: 124,000  
Annual Appropriation?: No  
Date Incurred: 06/26/2025  
FY of Last Payment: 2025

### Civic Center Repair

Debt/Obligation Type: Other Debt  
Principal: 170,000  
Interest: 0  
Total: 170,000  
Annual Appropriation?: No  
Date Incurred: 06/26/2025  
FY of Last Payment: 2025

### Street Rehabilitation Project

Debt/Obligation Type: Other Debt  
Principal: 215,000  
Interest: 0  
Total: 215,000  
Annual Appropriation?: No  
Date Incurred: 06/26/2025  
FY of Last Payment: 2025

### Street Shed Construction

Debt/Obligation Type: Other Debt  
Principal: 28,000  
Interest: 0  
Total: 28,000  
Annual Appropriation?: No  
Date Incurred: 06/26/2025  
FY of Last Payment: 2025

### Family Center Rehab

Debt/Obligation Type: Other Debt  
Principal: 7,000  
Interest: 0  
Total: 7,000  
Annual Appropriation?: No  
Date Incurred: 06/26/2025  
FY of Last Payment: 2025

## Non-Rebates For LAKE MILLS ECONOMIC DEVELOPMENT URBAN RENEWAL

TIF Expenditure Amount:	50,300
Tied To Debt:	2012 Internal Debt - Cummins Project
Tied To Project:	Cummins Property Acquisition
TIF Expenditure Amount:	20,492
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:	121,386
Tied To Debt:	Electric System Improvements
Tied To Project:	Electric System Improvements
TIF Expenditure Amount:	292,710
Tied To Debt:	2021 WWTP Imp. Debt - Electric Util.
Tied To Project:	Wastewater Treatment Plant Project Improvements
TIF Expenditure Amount:	163,890
Tied To Debt:	2021 WWTP Imp. Debt - Leachate Fund
Tied To Project:	Wastewater Treatment Plant Project Improvements
TIF Expenditure Amount:	32,000
Tied To Debt:	Storm Sewer Improvements Project
Tied To Project:	Storm Sewer Improvements
TIF Expenditure Amount:	43,000
Tied To Debt:	Sanitary Sewer Improvements Project
Tied To Project:	Sanitary Sewer System Improvements
TIF Expenditure Amount:	170,000
Tied To Debt:	Civic Center Repair
Tied To Project:	Civic Center
TIF Expenditure Amount:	215,000
Tied To Debt:	Street Rehabilitation Project
Tied To Project:	Street Project
TIF Expenditure Amount:	28,000
Tied To Debt:	Street Shed Construction
Tied To Project:	Street Shed
TIF Expenditure Amount:	7,000
Tied To Debt:	Family Center Rehab
Tied To Project:	Family Center Improvements

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TIF revenue balances at the end of Fiscal Year 2024/2025 were retained to pay obligations that will be payable prior to the first TIF revenues received in Fiscal Year 2025/2026.

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

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/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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	377,890	390,940	4,838,010	0	0	5,603,590	0	5,603,590
Taxable	0	175,125	238,137	3,965,117	0	0	4,375,129	0	4,375,129
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,313,203	4,290,387	4,293,637	-3,250	-107

FY 2025 TIF Revenue Received: 141,360

**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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	26,679,230	7,988,640	7,113,960	0	-72,000	41,625,330	0	41,625,330
Taxable	0	12,363,907	5,661,642	6,194,915	0	-72,000	24,063,964	0	24,063,964
Homestead Credits									84

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	6,716,171	24,063,964	24,063,964	0	0

FY 2025 TIF Revenue Received: 802,837

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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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	858,403	3,618,053	0	0	0	4,473,206	0	4,473,206
Taxable	0	397,808	2,216,511	0	0	0	2,611,069	0	2,611,069
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,620,170	2,611,069	2,611,069	0	0

FY 2025 TIF Revenue Received: 85,270

**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 - 1/1/2023 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	24,650	0	0	0	0

FY 2025 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	32,581	0	0	0	0	0	32,581	0	32,581
Taxable	23,404	0	0	0	0	0	23,404	0	23,404
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	26,870	5,711	5,711	0	0

FY 2025 TIF Revenue Received: 3

**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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,094,060	0	0	0	0	0	1,094,060	0	1,094,060
Taxable	785,940	0	0	0	0	0	785,940	0	785,940
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	656,640	437,420	437,420	0	0

FY 2025 TIF Revenue Received: 272

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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 - 1/1/2023 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	1,290,500	0	0	0	0

FY 2025 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 - 1/1/2023 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

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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 #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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,795,097	1,785,278	0	0	-8,000	3,562,625	0	3,562,625
Taxable	0	831,898	887,082	0	0	-8,000	1,701,230	0	1,701,230
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,555,460	1,015,165	1,024,915	-9,750	-321

FY 2025 TIF Revenue Received: 33,714

**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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	823,500	0	0	0	-4,000	809,750	0	809,750
Taxable	0	381,634	0	0	0	-4,000	367,884	0	367,884
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	16,570	367,884	367,884	0	0

FY 2025 TIF Revenue Received: 12,101