

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: JOICE
 Local Government Number: 98G944

Active Urban Renewal Areas

JOICE URBAN RENEWAL AREA

**U.R. # of Tif Taxing
 # Districts**
 98013 3

TIF Debt Outstanding: 2,151,348

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:	78,713		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	78,713		

Rebate Expenditures:	15,743		
Non-Rebate Expenditures:	58,496		
Returned to County Treasurer:	0		
Total Expenditures:	74,239		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	4,474	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
---	--------------	----------	---

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 2,072,635

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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

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.

UR Area Purpose:

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	2,333,084
JOICE CITY/LAKE MILLS SCH/JOICE ECONOMIC DEV TIF INCREM	980115	980116	590,754
JOICE AG/LAKE MILLS SCH/JOICE ECONOMIC DEV /TIF INCREM	980117	980118	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	4,111,078	0	0	0	4,111,078	0	4,111,078
Taxable	0	0	3,634,484	0	0	0	3,634,484	0	3,634,484
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:	78,713
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	78,713

Rebate Expenditures:	15,743
Non-Rebate Expenditures:	58,496
Returned to County Treasurer:	0
Total Expenditures:	74,239

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **4,474** **0** **Amount of 06-30-2025 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

2023 Street Improvement

Description:	Resurface City of Joice Streets
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For JOICE URBAN RENEWAL AREA

Five Star Cooperative

Debt/Obligation Type:	Rebates
Principal:	47,833
Interest:	0
Total:	47,833
Annual Appropriation?:	Yes
Date Incurred:	11/03/2014
FY of Last Payment:	2026

USDA Sewer Loan -- 92-03

Debt/Obligation Type:	Other Debt
Principal:	754,172
Interest:	168
Total:	754,340
Annual Appropriation?:	No
Date Incurred:	07/01/2016
FY of Last Payment:	2056

2023 Street Improvement

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	990,000
Interest:	359,175
Total:	1,349,175
Annual Appropriation?:	No
Date Incurred:	07/06/2023
FY of Last Payment:	2038

Non-Rebates For JOICE URBAN RENEWAL AREA

TIF Expenditure Amount:	0
Tied To Debt:	USDA Sewer Loan -- 92-03
Tied To Project:	City Sewer Installation
TIF Expenditure Amount:	58,496
Tied To Debt:	2023 Street Improvement
Tied To Project:	2023 Street Improvement

Rebates For JOICE URBAN RENEWAL AREA

Five Star

TIF Expenditure Amount:	15,743
Rebate Paid To:	Five Star Cor0p.
Tied To Debt:	Five Star Cooperative
Tied To Project:	Five Star Cooperative Expansion
Projected Final FY of Rebate:	2026

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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: 2019
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2039

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2014

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	2,639,023	0	0	0	2,639,023	0	2,639,023
Taxable	0	0	2,333,084	0	0	0	2,333,084	0	2,333,084
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	52,053	2,333,084	2,333,084	0	0

FY 2025 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 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: 2019
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2039

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2014

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	1,472,055	0	0	0	1,472,055	0	1,472,055
Taxable	0	0	1,301,400	0	0	0	1,301,400	0	1,301,400
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	881,301	590,754	590,754	0	0

FY 2025 TIF Revenue Received: 78,713

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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: 2019
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2039

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2014

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	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