

# Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## Levy Authority Summary

Local Government Name: CHARLES CITY  
Local Government Number: 34G323

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CHARLES CITY RIVERSIDE URBAN RENEWAL	34001	1
CHARLES CITY SW BYPASS URBAN RENEWAL	34002	4
CHARLES CITY EAST PARK URBAN RENEWAL	34003	2
CHARLES CITY SO GRAND URBAN RENEWAL	34004	4
CHARLES CITY PARK AVE ECONOMIC DEVELOPMENT URBAN RENEWAL	34009	1

**TIF Debt Outstanding:** 5,012,170

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:</b>	<b>1,033,047</b>	<b>0</b>	<b>Amount of 07-01-2019 Cash Balance Restricted for LMI</b>
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TIF Revenue:	224,672
TIF Sp. Revenue Fund Interest:	17,467
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>242,139</b>

Rebate Expenditures:	267,590
Non-Rebate Expenditures:	537,302
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>804,892</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:</b>	<b>470,294</b>	<b>0</b>	<b>Amount of 06-30-2020 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 3,736,984

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## Urban Renewal Area Data Collection

Local Government Name: CHARLES CITY (34G323)  
 Urban Renewal Area: CHARLES CITY RIVERSIDE URBAN RENEWAL  
 UR Area Number: 34001

UR Area Creation Date: 12/1968

UR Area Purpose: to correct physical change caused  
 by a tornado in May 1968

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CHARLES CITY/CHARLES CITY SCH/CC RIVERSIDE UR TIF INCREM	340038	340039	0

## Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	9,618,590	26,590,463	2,481,590	0	-38,892	45,057,248	0	45,057,248
Taxable	0	5,474,710	23,931,417	2,233,431	0	-38,892	36,404,796	0	36,404,796
Homestead Credits									76

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** **301,317** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 0  
 TIF Sp. Revenue Fund Interest: 4,695  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 4,695**

Rebate Expenditures: 110,203  
 Non-Rebate Expenditures: 144,633  
 Returned to County Treasurer: 0  
**Total Expenditures: 254,836**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** **51,176** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

# Projects For CHARLES CITY RIVERSIDE URBAN RENEWAL

## Cedar Mall project

Description:	tear down existing mall and replace with 2 new stores
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## Farmer's Feed and Grain

Description:	expansion at Farmer's Feed and Grain
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

## Facade Program

Description:	yearly projects and Facade Masterplan
	Main Street Iowa Program-Iowa Economic Development
Classification:	Authority
Physically Complete:	No
Payments Complete:	No

## Cultural and Entertainment

Description:	Cultural and Entertainment projects
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

## CCADC

Description:	yearly payment to ADC for economic development activities
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

## Main Street program

Description:	payments for administering Main Street program
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

## Administrative Expenses

Description:	city's administrative expenses
Classification:	Administrative expenses

Physically Complete:	No
Payments Complete:	No

## **BDH Project**

Description:	new building constructed
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## **Broadnet**

Description:	fiber optic system
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## **2020-2022 CCADC support**

Description:	yearly pmt to ADC for economic development activities
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

## **Carnegie steps project**

Description:	new steps on Carnegie building
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

# Debts/Obligations For CHARLES CITY RIVERSIDE URBAN RENEWAL

## FFG agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	08/01/2011
FY of Last Payment:	2023

## BDH agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/06/2011
FY of Last Payment:	2023

## Cedar Mall Project

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/17/2002
FY of Last Payment:	2020

## support of CCADC

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/26/2018
FY of Last Payment:	2022

## Main Street program support

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/26/2018
FY of Last Payment:	2022

## **cultural entertainment district**

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/26/2018
FY of Last Payment:	2022

## **Facade program**

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/26/2018
FY of Last Payment:	2022

## **Carnegie steps**

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/26/2018
FY of Last Payment:	2019

## **city administrative expenses**

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/26/2019
FY of Last Payment:	2022

## Non-Rebates For CHARLES CITY RIVERSIDE URBAN RENEWAL

TIF Expenditure Amount:	16,800
Tied To Debt:	support of CCADC
Tied To Project:	CCADC
TIF Expenditure Amount:	56,000
Tied To Debt:	Main Street program support
Tied To Project:	Main Street program
TIF Expenditure Amount:	39,185
Tied To Debt:	cultural entertainment district
Tied To Project:	Cultural and Entertainment
TIF Expenditure Amount:	24,648
Tied To Debt:	Facade program
Tied To Project:	Facade Program
TIF Expenditure Amount:	0
Tied To Debt:	Carnegie steps
Tied To Project:	Carnegie steps project
TIF Expenditure Amount:	8,000
Tied To Debt:	city administrative expenses
Tied To Project:	Administrative Expenses

## Rebates For CHARLES CITY RIVERSIDE URBAN RENEWAL

### Cedar Mall Project

TIF Expenditure Amount:	100,898
Rebate Paid To:	Charles City Cedar Mall
Tied To Debt:	Cedar Mall Project
Tied To Project:	Cedar Mall project
Projected Final FY of Rebate:	2020

### BDH project

TIF Expenditure Amount:	4,113
Rebate Paid To:	BDH
Tied To Debt:	BDH agreement
Tied To Project:	BDH Project
Projected Final FY of Rebate:	2020

### FFG project

TIF Expenditure Amount:	5,192
Rebate Paid To:	Farmers Feed and Grain
Tied To Debt:	FFG agreement
Tied To Project:	Farmer's Feed and Grain
Projected Final FY of Rebate:	2017



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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2020

## TIF Taxing District Data Collection

Local Government Name: CHARLES CITY (34G323)  
 Urban Renewal Area: CHARLES CITY RIVERSIDE URBAN RENEWAL (34001)  
 TIF Taxing District Name: CHARLES CITY/CHARLES CITY SCH/CC RIVERSIDE UR TIF INCREM  
 TIF Taxing District Inc. Number: 340039

TIF Taxing District Base Year: 1991

FY TIF Revenue First Received:

Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1968

## TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	9,618,590	26,590,463	2,481,590	0	-38,892	45,057,248	0	45,057,248
Taxable	0	5,474,710	23,931,417	2,233,431	0	-38,892	36,404,796	0	36,404,796
Homestead Credits									76

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	17,280,820	27,815,320	0	27,815,320	928,867

FY 2020 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: CHARLES CITY (34G323)  
 Urban Renewal Area: CHARLES CITY SW BYPASS URBAN RENEWAL  
 UR Area Number: 34002  
 UR Area Creation Date: 11/1993

UR Area Purpose: To improve the streets and roadways along with major extensions of water and sanitary sewer systems into areas that will service existing industries and create a favorable environment for new business and industry

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CHARLES CITY/CHARLES CITY SCH/CC SW BYPASS UR TIF INCREM	340040	340041	5,384,369
CHARLES CITY AG/CHARLES CITY SCH/CC SW BYPASS UR TIF INCREM	340042	340043	2,238
ST CHARLES TWP/CHARLES CITY SCH/CC SW BYPASS UR TIF INCREM	340044	340045	706,106
ST CHAS TWP/CHARLES CITY SCH/SW BYPASS AMENDED `03 UR TIF INC	340079	340080	376,283

## Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,161,780	4,048,450	989,610	43,550,560	0	-12,964	50,737,436	0	50,737,436
Taxable	1,213,459	2,304,296	890,649	39,195,504	0	-12,964	43,590,944	0	43,590,944
Homestead Credits									24

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** 266,686 0 **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 200,121  
 TIF Sp. Revenue Fund Interest: 5,038  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 205,159**

Rebate Expenditures: 145,075  
 Non-Rebate Expenditures: 254,924  
 Returned to County Treasurer: 0  
**Total Expenditures: 399,999**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** 71,846 0 **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For CHARLES CITY SW BYPASS URBAN RENEWAL

### MITAS expansion

Description:	new business and expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### Valero water main extension

Description:	extension of water main to Valero
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

### CCADC support

Description:	support of CCADC economic development activities
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

### city administrative expenses

Description:	city administrative services
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

### Cambrex forgivable loan

Description:	forgivable loan on expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

### SW Bypass drainage project

Description:	drainage project
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

### Cambrex expansion 2017

Description:	27 million expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

**Zoetis expansion 2018**

Description:	55 million expansion
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

# Debts/Obligations For CHARLES CITY SW BYPASS URBAN RENEWAL

## Valero main extension

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	194,084
Interest:	0
Total:	194,084
Annual Appropriation?:	No
Date Incurred:	06/01/2007
FY of Last Payment:	2021

## MITAS development agreement

Debt/Obligation Type:	Rebates
Principal:	1,820,969
Interest:	0
Total:	1,820,969
Annual Appropriation?:	No
Date Incurred:	09/30/2011
FY of Last Payment:	2024

## CCADC support

Debt/Obligation Type:	Internal Loans
Principal:	35,000
Interest:	0
Total:	35,000
Annual Appropriation?:	Yes
Date Incurred:	11/16/2015
FY of Last Payment:	2018

## Administrative costs

Debt/Obligation Type:	Internal Loans
Principal:	6,000
Interest:	0
Total:	6,000
Annual Appropriation?:	Yes
Date Incurred:	11/16/2015
FY of Last Payment:	2018

## Cambrex forgivable loan

Debt/Obligation Type:	Internal Loans
Principal:	36,250
Interest:	0
Total:	36,250
Annual Appropriation?:	No
Date Incurred:	11/26/2018
FY of Last Payment:	2020

## SW Bypass drainage project

Debt/Obligation Type:	Internal Loans
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	No
Date Incurred:	11/26/2018
FY of Last Payment:	2020

## Cambrex expansion

Debt/Obligation Type:	Rebates
Principal:	170,000
Interest:	0
Total:	170,000
Annual Appropriation?:	Yes
Date Incurred:	10/16/2017
FY of Last Payment:	2029

## Zoetis expansion

Debt/Obligation Type:	Rebates
Principal:	1,850,000
Interest:	0
Total:	1,850,000
Annual Appropriation?:	Yes
Date Incurred:	03/19/2018
FY of Last Payment:	2029

## Croell project

Debt/Obligation Type:	Rebates
Principal:	225,000
Interest:	0
Total:	225,000
Annual Appropriation?:	Yes
Date Incurred:	01/20/2020
FY of Last Payment:	2026

## Non-Rebates For CHARLES CITY SW BYPASS URBAN RENEWAL

TIF Expenditure Amount:	73,715
Tied To Debt:	Valero main extension
Tied To Project:	Valero water main extension

TIF Expenditure Amount:	9,959
Tied To Debt:	Administrative costs
Tied To Project:	city administrative expenses

TIF Expenditure Amount:	35,000
Tied To Debt:	CCADC support
Tied To Project:	CCADC support

TIF Expenditure Amount:	36,250
Tied To Debt:	Cambrex forgivable loan
Tied To Project:	Cambrex forgivable loan

TIF Expenditure Amount:	100,000
Tied To Debt:	SW Bypass drainage project
Tied To Project:	SW Bypass drainage project



## Rebates For CHARLES CITY SW BYPASS URBAN RENEWAL

### MITAS

TIF Expenditure Amount:	145,075
Rebate Paid To:	MITAS
Tied To Debt:	MITAS development agreement
Tied To Project:	MITAS expansion
Projected Final FY of Rebate:	2030

## Jobs For CHARLES CITY SW BYPASS URBAN RENEWAL

Project:	MITAS expansion
Company Name:	MITAS Tires
Date Agreement Began:	07/01/2011
Date Agreement Ends:	07/01/2014
Number of Jobs Created or Retained:	154
Total Annual Wages of Required Jobs:	4,173,708
Total Estimated Private Capital Investment:	53,000,000
Total Estimated Cost of Public Infrastructure:	0

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2020

### TIF Taxing District Data Collection

Local Government Name: CHARLES CITY (34G323)  
 Urban Renewal Area: CHARLES CITY SW BYPASS URBAN RENEWAL (34002)  
 TIF Taxing District Name: CHARLES CITY/CHARLES CITY SCH/CC SW BYPASS UR TIF INCREM  
 TIF Taxing District Inc. Number: 340041

TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 1994  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1992

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	223,680	46,550	43,550,560	0	-1,852	43,818,938	0	43,818,938
Taxable	0	127,313	41,895	39,195,504	0	-1,852	39,362,860	0	39,362,860
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	15,129,410	28,691,380	5,384,369	23,307,011	778,316

FY 2020 TIF Revenue Received: 200,121

### TIF Taxing District Data Collection

Local Government Name: CHARLES CITY (34G323)  
 Urban Renewal Area: CHARLES CITY SW BYPASS URBAN RENEWAL (34002)  
 TIF Taxing District Name: CHARLES CITY AG/CHARLES CITY SCH/CC SW BYPASS UR TIF INCREM  
 TIF Taxing District Inc. Number: 340043

TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1992

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	156,420	0	0	0	0	0	156,420	0	156,420
Taxable	87,801	0	0	0	0	0	87,801	0	87,801
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	145,790	10,630	2,238	8,392	183

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: CHARLES CITY (34G323)  
 Urban Renewal Area: CHARLES CITY SW BYPASS URBAN RENEWAL (34002)  
 TIF Taxing District Name: ST CHARLES TWP/CHARLES CITY SCH/CC SW BYPASS UR TIF INCREM  
 TIF Taxing District Inc. Number: 340045

TIF Taxing District Base Year:	1992	<b>UR Designation</b>
FY TIF Revenue First Received:	2001	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 12/1992

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	711,890	1,304,660	943,060	0	0	-1,852	2,957,758	0	2,957,758
Taxable	399,602	742,587	848,754	0	0	-1,852	1,989,091	0	1,989,091
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	809,330	1,989,091	706,106	1,282,985	29,503

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: CHARLES CITY (34G323)  
 Urban Renewal Area: CHARLES CITY SW BYPASS URBAN RENEWAL (34002)  
 TIF Taxing District Name: ST CHAS TWP/CHARLES CITY SCH/SW BYPASS AMENDED `03 UR TIF INC  
 TIF Taxing District Inc. Number: 340080

TIF Taxing District Base Year:	2001	<b>UR Designation</b>
FY TIF Revenue First Received:	2003	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 08/2002

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,293,470	2,520,110	0	0	0	-9,260	3,804,320	0	3,804,320
Taxable	726,056	1,434,396	0	0	0	-9,260	2,151,192	0	2,151,192
Homestead Credits									14

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,808,490	2,005,090	376,283	1,628,807	37,455

FY 2020 TIF Revenue Received: 0

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## Urban Renewal Area Data Collection

Local Government Name: CHARLES CITY (34G323)  
 Urban Renewal Area: CHARLES CITY EAST PARK URBAN RENEWAL  
 UR Area Number: 34003

UR Area Creation Date: 04/1996

UR Area Purpose: to promote the commercial and industrial development of East Park Subdivision

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CHARLES CITY/CHARLES CITY SCH/CC EAST PARK UR TIF INCREM	340062	340065	0
CHARLES CITY AG/CHARLES CITY SCH/CC EAST PARK UR TIF INCREM	340064	340066	0

## Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	115,170	0	961,820	1,214,630	0	0	2,291,620	0	2,291,620
Taxable	64,648	0	865,638	1,093,167	0	0	2,023,453	0	2,023,453
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:**

**9,493**

**0**

**Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 0  
 TIF Sp. Revenue Fund Interest: 146  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 146**

Rebate Expenditures: 5,951  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 5,951**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:**

**3,688**

**0**

**Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For CHARLES CITY EAST PARK URBAN RENEWAL

### Pro Cattle expansion

Description:	Pro Cattle Expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For CHARLES CITY EAST PARK URBAN RENEWAL

### Pro Cattle Partners

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	02/13/2014
FY of Last Payment:	2018



## Rebates For CHARLES CITY EAST PARK URBAN RENEWAL

### Pro Cattle

TIF Expenditure Amount:	5,951
Rebate Paid To:	Pro Cattle Partners
Tied To Debt:	Pro Cattle Partners
Tied To Project:	Pro Cattle expansion
Projected Final FY of Rebate:	2018

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2020

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## TIF Taxing District Data Collection

Local Government Name:	CHARLES CITY (34G323)
Urban Renewal Area:	CHARLES CITY EAST PARK URBAN RENEWAL (34003)
TIF Taxing District Name:	CHARLES CITY/CHARLES CITY SCH/CC EAST PARK UR TIF INCREM
TIF Taxing District Inc. Number:	340065
TIF Taxing District Base Year:	1996
FY TIF Revenue First Received:	1999
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2019

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1996

## TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	961,820	1,214,630	0	0	2,176,450	0	2,176,450
Taxable	0	0	865,638	1,093,167	0	0	1,958,805	0	1,958,805
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	290,020	1,886,430	0	1,886,430	62,996

FY 2020 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	CHARLES CITY (34G323)
Urban Renewal Area:	CHARLES CITY EAST PARK URBAN RENEWAL (34003)
TIF Taxing District Name:	CHARLES CITY AG/CHARLES CITY SCH/CC EAST PARK UR TIF INCREM
TIF Taxing District Inc. Number:	340066
TIF Taxing District Base Year:	1996
FY TIF Revenue First Received:	1999
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2019

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1996

## TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	115,170	0	0	0	0	0	115,170	0	115,170
Taxable	64,648	0	0	0	0	0	64,648	0	64,648
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	38,510	64,648	0	64,648	1,409

FY 2020 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: CHARLES CITY (34G323)  
 Urban Renewal Area: CHARLES CITY SO GRAND URBAN RENEWAL  
 UR Area Number: 34004  
 UR Area Creation Date: 12/1994

The purpose of this plan is to improve the streets and roadways along with major etensions of watermains, sanitary sewer and storm sewer systems for new commercial, industrial and residential development

UR Area Purpose:

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CHARLES CITY/CHARLES CITY SCH/S GRAND UR TIF INCREM	340056	340057	0
CHARLES CITY AG/CHARLES CITY SCH/S GRAND UR TIF INCREM	340058	340059	0
ST CHARLES TWP/CHARLES CITY SCH/CC S. GRAND UR TIF INCREM	340060	340061	0
CHARLES CITY CITY/CC SCH/S GRAND 2017 UR AREA INCR	340103	340104	0

## Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,116,270	4,960,730	25,094,370	0	0	-12,964	36,272,066	0	36,272,066
Taxable	626,588	2,823,553	22,584,933	0	0	-12,964	29,857,360	0	29,857,360
Homestead Credits									39

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:**

**33,670**

**0**

**Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 0  
 TIF Sp. Revenue Fund Interest: 552  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 552**

Rebate Expenditures: 6,361  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 6,361**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:**

**27,861**

**0**

**Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For CHARLES CITY SO GRAND URBAN RENEWAL

### Infrastructure

Description:	infrastructure for new businesses
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### City administrative expenses

Description:	City administrative Expenses
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

### certified site purchase

Description:	certified site purchase
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

### Molstead Motors expansion

Description:	Molstead Motors expansion
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For CHARLES CITY SO GRAND URBAN RENEWAL

### 2020 Bond

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/13/2020
FY of Last Payment:	2030

### Molstead Motors expansion

Debt/Obligation Type:	Rebates
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	Yes
Date Incurred:	07/03/2017
FY of Last Payment:	2024

## Non-Rebates For CHARLES CITY SO GRAND URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Project:	Infrastructure

TIF Expenditure Amount:	0
Tied To Project:	Infrastructure

TIF Expenditure Amount:	0
Tied To Project:	City administrative expenses

## Rebates For CHARLES CITY SO GRAND URBAN RENEWAL

### Molstead Motors

TIF Expenditure Amount:	6,361
Rebate Paid To:	Molstead Motors
Tied To Debt:	Molstead Motors expansion
Tied To Project:	Molstead Motors expansion
Projected Final FY of Rebate:	2024



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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2020

### TIF Taxing District Data Collection

Local Government Name: CHARLES CITY (34G323)  
 Urban Renewal Area: CHARLES CITY SO GRAND URBAN RENEWAL (34004)  
 TIF Taxing District Name: CHARLES CITY/CHARLES CITY SCH/S GRAND UR TIF INCREM  
 TIF Taxing District Inc. Number: 340057  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1995  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2015

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1994

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,559,770	18,007,330	0	0	-5,556	23,514,274	0	23,514,274
Taxable	0	887,790	16,206,597	0	0	-5,556	20,053,383	0	20,053,383
Homestead Credits									13

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	3,559,140	19,960,690	0	19,960,690	666,569

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: CHARLES CITY (34G323)  
 Urban Renewal Area: CHARLES CITY SO GRAND URBAN RENEWAL (34004)  
 TIF Taxing District Name: CHARLES CITY AG/CHARLES CITY SCH/S GRAND UR TIF INCREM  
 TIF Taxing District Inc. Number: 340059  
 TIF Taxing District Base Year: 1994  
 FY TIF Revenue First Received: 1995  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2015

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1994

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	444,290	0	0	0	0	0	444,290	0	444,290
Taxable	249,389	0	0	0	0	0	249,389	0	249,389
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	62,060	249,389	0	249,389	5,435

FY 2020 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: CHARLES CITY (34G323)  
 Urban Renewal Area: CHARLES CITY SO GRAND URBAN RENEWAL (34004)  
 TIF Taxing District Name: ST CHARLES TWP/CHARLES CITY SCH/CC S. GRAND UR TIF INCREM  
 TIF Taxing District Inc. Number: 340061  
 TIF Taxing District Base Year: 1994  
 FY TIF Revenue First Received: 1995  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2015

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1994

**TIF Taxing District Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	671,980	650,700	0	0	0	0	1,322,680	0	1,322,680
Taxable	377,199	370,365	0	0	0	0	747,564	0	747,564
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,037,670	285,010	0	285,010	6,554

FY 2020 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: CHARLES CITY (34G323)  
 Urban Renewal Area: CHARLES CITY SO GRAND URBAN RENEWAL (34004)  
 TIF Taxing District Name: CHARLES CITY CITY/CC SCH/S GRAND 2017 UR AREA INCR  
 TIF Taxing District Inc. Number: 340104  
 TIF Taxing District Base Year: 2016  
 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 - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,750,260	7,087,040	0	0	-7,408	10,990,822	0	10,990,822
Taxable	0	1,565,398	6,378,336	0	0	-7,408	8,807,024	0	8,807,024
Homestead Credits									24

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	14,973,570	0	0	0	0

FY 2020 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: CHARLES CITY (34G323)  
 Urban Renewal Area: CHARLES CITY PARK AVE ECONOMIC DEVELOPMENT URBAN RENEWAL  
 UR Area Number: 34009

UR Area Creation Date: 04/2003

UR Area Purpose: To stimulate economic development activities within the district

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CHARLES CITY CITY/CHARLES CITY SCH/PARK AVE ECON DEV UR TIF INC	340081	340082	765,374

## Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	11,798,370	0	0	0	-29,632	11,768,738	0	11,768,738
Taxable	0	6,715,397	0	0	0	-29,632	6,685,765	0	6,685,765
Homestead Credits									52

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:</b>	<b>421,881</b>	<b>0</b>	<b>Amount of 07-01-2019 Cash Balance Restricted for LMI</b>
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TIF Revenue:	24,551
TIF Sp. Revenue Fund Interest:	7,036
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>31,587</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	137,745
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>137,745</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:</b>	<b>315,723</b>	<b>0</b>	<b>Amount of 06-30-2020 Cash Balance Restricted for LMI</b>
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## Projects For CHARLES CITY PARK AVE ECONOMIC DEVELOPMENT URBAN RENEWAL

### Allied Subdivision

Description:	new housing subdivision
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

### Administrative expenses

Description:	administrative expenses
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

### CCADC Support

Description:	support of local area development corporation
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For CHARLES CITY PARK AVE ECONOMIC DEVELOPMENT URBAN RENEWAL

### Allied 4th

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	55,560
Interest:	2,977
Total:	58,537
Annual Appropriation?:	No
Date Incurred:	06/01/2007
FY of Last Payment:	2022

### Allied 5th and 6th

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	71,264
Interest:	7,386
Total:	78,650
Annual Appropriation?:	No
Date Incurred:	07/17/2008
FY of Last Payment:	2024

### 2007A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	60,000
Interest:	7,425
Total:	67,425
Annual Appropriation?:	No
Date Incurred:	07/11/2007
FY of Last Payment:	2023

### 2008C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	97,000
Interest:	16,720
Total:	113,720
Annual Appropriation?:	No
Date Incurred:	06/01/2009
FY of Last Payment:	2024

### 2005 Park Ave

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	79,000
Interest:	6,368
Total:	85,368
Annual Appropriation?:	No

Date Incurred:	01/10/2005
FY of Last Payment:	2022

## 2014 G. O. Allied 7th

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	56,000
Interest:	2,291
Total:	58,291
Annual Appropriation?:	No
Date Incurred:	12/23/2014
FY of Last Payment:	2022

## CCADC support

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/16/2015
FY of Last Payment:	2019

## 2003

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	12,500
Interest:	376
Total:	12,876
Annual Appropriation?:	No
Date Incurred:	06/01/2004
FY of Last Payment:	2020

## Non-Rebates For CHARLES CITY PARK AVE ECONOMIC DEVELOPMENT URBAN RENEWAL

TIF Expenditure Amount:	10,352
Tied To Debt:	Allied 5th and 6th
Tied To Project:	Allied Subdivision

TIF Expenditure Amount:	17,955
Tied To Debt:	2007A
Tied To Project:	Allied Subdivision

TIF Expenditure Amount:	28,285
Tied To Debt:	2005 Park Ave
Tied To Project:	Allied Subdivision

TIF Expenditure Amount:	22,335
Tied To Debt:	2008C
Tied To Project:	Allied Subdivision

TIF Expenditure Amount:	19,105
Tied To Debt:	Allied 4th
Tied To Project:	Allied Subdivision

TIF Expenditure Amount:	19,137
Tied To Debt:	2014 G. O. Allied 7th
Tied To Project:	Allied Subdivision

TIF Expenditure Amount:	7,700
Tied To Debt:	CCADC support
Tied To Project:	CCADC Support

TIF Expenditure Amount:	12,876
Tied To Debt:	2003
Tied To Project:	Allied Subdivision



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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2020

## TIF Taxing District Data Collection

Local Government Name:	CHARLES CITY (34G323)
Urban Renewal Area:	CHARLES CITY PARK AVE ECONOMIC DEVELOPMENT URBAN RENEWAL (34009)
TIF Taxing District Name:	CHARLES CITY CITY/CHARLES CITY SCH/PARK AVE ECON DEV UR TIF INC
TIF Taxing District Inc. Number:	340082
TIF Taxing District Base Year:	2002
FY TIF Revenue First Received:	
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2023

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2003

## TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	11,798,370	0	0	0	-29,632	11,768,738	0	11,768,738
Taxable	0	6,715,397	0	0	0	-29,632	6,685,765	0	6,685,765
Homestead Credits									52

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,230	6,685,765	765,374	5,920,391	197,706

FY 2020 TIF Revenue Received: 24,551