

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Levy Authority Summary

Local Government Name: STUART
Local Government Number: 39G369

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
STUART URBAN RENEWAL	01003	5
STUART QUAIL RUN PHASE I URBAN RENEWAL	01007	2
STUART QUAIL RUN PHASE II URBAN RENEWAL	01008	1
STUART 1990 URBAN RENEWAL	39003	3

TIF Debt Outstanding: 23,126,297

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:		Amount of 07-01-2019 Cash Balance Restricted for LMI	
	264,687	15,103	
TIF Revenue:	1,835,189		
TIF Sp. Revenue Fund Interest:	3		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	300,000		
Total Revenue:	2,135,192		
Rebate Expenditures:	76,500		
Non-Rebate Expenditures:	1,680,895		
Returned to County Treasurer:	0		
Total Expenditures:	1,757,395		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:		Amount of 06-30-2020 Cash Balance Restricted for LMI	
	642,484	15,103	

**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 20,726,418

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Urban Renewal Area Data Collection

Local Government Name: STUART (39G369)
 Urban Renewal Area: STUART URBAN RENEWAL
 UR Area Number: 01003

UR Area Creation Date: 10/2007

UR Area Purpose: To expand the list of urban renewal activities which may undertaken by the City

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
STUART CITY/W CENTRAL VALLEY SCH/STUART URB REN INCREM	010055	010048	24,508,746
STUART CITY AG/W CENTRAL VALLEY SCH/STUART CITY AG UR TIF INCREM	010057	010050	0
STUART CITY/W CENTRAL VALLEY SCH/1998 STUART UR RE INCREM	010064	010065	6,178,201
STUART CITY/W CENTRAL VALLEY SCH/STUART UR #3 INCREM	010073	010074	0
STUART CITY AG/W CENTRAL VALLEY SCH/STUART CITY AG AMEND 3 UR TIF INCREM	010078	010079	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	19,297,610	20,484,261	0	0	-53,708	47,169,576	0	47,169,576
Taxable	0	10,983,820	18,435,835	0	0	-53,708	34,947,011	0	34,947,011
Homestead Credits									126

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: -1,308,160 **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 1,136,029
 TIF Sp. Revenue Fund Interest: 3
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 300,000
Total Revenue: 1,436,032

Rebate Expenditures: 76,500
 Non-Rebate Expenditures: 777,795
 Returned to County Treasurer: 0
Total Expenditures: 854,295

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: -726,423 **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For STUART URBAN RENEWAL

Municipal bldg

Description:	Blighted public buildings/Build new City Hall, Library, and Police Building
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Aquatic center

Description:	Blighted public buildings/ Build a new Aquatic Center
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Cultural Center

Description:	Blighted public building/ Build a new Cultural Center
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

AMS REinvestment

Description:	Economic development/Develop a new commercial automobile dealership.
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Wambold project

Description:	Housing project/ Construct a new paved street to new housing project
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

S 7th street project

Description:	Street project/ Construct paved street for City business park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Facade project

Description:	downtown facade improvement
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Marks development

Description:	Economic development/developer undertake the renovation and redevelopment of an abandoned and blighted former motel building
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

SEED

Description:	Grant for economic development/ SEED organization provides economic development programs, initiatives and support to the territory situated within the urban renewal area.
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Wausau

Description:	Grant for economic development/ for the development of a truck route in and through the City for the promotion of economic development in the City urban renewal area.
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

KARL/ CHEVY

Description:	Economic Development/ Develop a new commercial automobile dealership
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

CASEY'S PROJECT

Description:	Economic Development/ develop Gas Station
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For STUART URBAN RENEWAL

Municipal

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,910,000
Interest:	417,410
Total:	3,327,410
Annual Appropriation?:	Yes
Date Incurred:	06/01/2013
FY of Last Payment:	2029

Aquatic center

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/14/2008
FY of Last Payment:	2018

Cultural Center

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	870,000
Interest:	84,125
Total:	954,125
Annual Appropriation?:	Yes
Date Incurred:	12/18/2007
FY of Last Payment:	2027

AMS REinvestment Agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/30/2012
FY of Last Payment:	2018

Wambold project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,575,000
Interest:	1,164,878
Total:	4,739,878
Annual Appropriation?:	Yes
Date Incurred:	08/27/2013
FY of Last Payment:	2025

S7th street project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	301,659
Interest:	0
Total:	301,659
Annual Appropriation?:	No
Date Incurred:	12/04/2012
FY of Last Payment:	2031

Facade project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/01/2015
FY of Last Payment:	2019

marks development

Debt/Obligation Type:	Rebates
Principal:	185,500
Interest:	0
Total:	185,500
Annual Appropriation?:	Yes
Date Incurred:	01/01/2016
FY of Last Payment:	2027

SEED

Debt/Obligation Type:	Rebates
Principal:	250,000
Interest:	0
Total:	250,000
Annual Appropriation?:	Yes
Date Incurred:	06/15/2015
FY of Last Payment:	2019

WAUSAU

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2013
FY of Last Payment:	2019

KARL/ CHEVY

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
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Principal:	2,325,000
Interest:	1,258,838
Total:	3,583,838
Annual Appropriation?:	Yes
Date Incurred:	12/01/2018
FY of Last Payment:	2037

KARL/ CHEVY

Debt/Obligation Type:	Rebates
Principal:	1,400,000
Interest:	0
Total:	1,400,000
Annual Appropriation?:	Yes
Date Incurred:	12/01/2018
FY of Last Payment:	2037

ALL SAITS PROJECT

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,090,000
Interest:	852,687
Total:	3,942,687
Annual Appropriation?:	Yes
Date Incurred:	11/26/2016
FY of Last Payment:	2034

CASEY'S PROJECT

Debt/Obligation Type:	Rebates
Principal:	1,000,000
Interest:	0
Total:	1,000,000
Annual Appropriation?:	Yes
Date Incurred:	05/11/2020
FY of Last Payment:	2036

Non-Rebates For STUART URBAN RENEWAL

TIF Expenditure Amount:	392,095
Tied To Debt:	Municipal
Tied To Project:	Municipal bldg

TIF Expenditure Amount:	0
Tied To Debt:	Aquatic center
Tied To Project:	Aquatic center

TIF Expenditure Amount:	162,775
Tied To Debt:	Cultural Center
Tied To Project:	Cultural Center

TIF Expenditure Amount:	115,080
Tied To Debt:	Wambold project
Tied To Project:	Wambold project

TIF Expenditure Amount:	107,845
Tied To Debt:	S7th street project
Tied To Project:	S 7th street project

TIF Expenditure Amount:	0
Tied To Debt:	Facade project
Tied To Project:	Facade project

TIF Expenditure Amount:	0
Tied To Debt:	KARL/ CHEVY
Tied To Project:	KARL/ CHEVY

Rebates For STUART URBAN RENEWAL

AMS REinvestment

TIF Expenditure Amount:	0
Rebate Paid To:	AMS REinvesment
Tied To Debt:	AMS REinvestment Agreement
Tied To Project:	AMS REinvestment
Projected Final FY of Rebate:	2018

Marks develoment

TIF Expenditure Amount:	26,500
Rebate Paid To:	Marks development
Tied To Debt:	marks development
Tied To Project:	Marks development
Projected Final FY of Rebate:	2027

SEED

TIF Expenditure Amount:	50,000
Rebate Paid To:	SEED
Tied To Debt:	SEED
Tied To Project:	SEED
Projected Final FY of Rebate:	2019

WAUSAU

TIF Expenditure Amount:	0
Rebate Paid To:	WAUSAU
Tied To Debt:	WAUSAU
Tied To Project:	Wausau
Projected Final FY of Rebate:	2019

TIF Taxing District Data Collection

Local Government Name: STUART (39G369)
 Urban Renewal Area: STUART URBAN RENEWAL (01003)
 TIF Taxing District Name: STUART CITY/W CENTRAL VALLEY SCH/STUART URB REN INCREM
 TIF Taxing District Inc. Number: 010048

TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1998

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	7,051,203	18,844,764	0	0	-11,112	30,613,074	0	30,613,074
Taxable	0	4,013,402	16,960,288	0	0	-11,112	24,508,746	0	24,508,746
Homestead Credits									44

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	3,153,952	24,508,746	24,508,746	0	0

FY 2020 TIF Revenue Received: 1,136,029

TIF Taxing District Data Collection

Local Government Name: STUART (39G369)
 Urban Renewal Area: STUART URBAN RENEWAL (01003)
 TIF Taxing District Name: STUART CITY AG/W CENTRAL VALLEY SCH/STUART CITY AG UR TIF INCREM
 TIF Taxing District Inc. Number: 010050

TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2007

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	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 2020	142,672	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: STUART (39G369)
 Urban Renewal Area: STUART URBAN RENEWAL (01003)
 TIF Taxing District Name: STUART CITY/W CENTRAL VALLEY SCH/1998 STUART UR RE INCREM
 TIF Taxing District Inc. Number: 010065
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1999

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	12,246,407	1,639,497	0	0	-42,596	16,556,502	0	16,556,502
Taxable	0	6,970,418	1,475,547	0	0	-42,596	10,438,265	0	10,438,265
Homestead Credits									82

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	8,060,354	8,538,744	6,178,201	2,360,543	83,719

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: STUART (39G369)
 Urban Renewal Area: STUART URBAN RENEWAL (01003)
 TIF Taxing District Name: STUART CITY/W CENTRAL VALLEY SCH/STUART UR #3 INCREM
 TIF Taxing District Inc. Number: 010074
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2007

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	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 2020	90,483	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	STUART (39G369)
Urban Renewal Area:	STUART URBAN RENEWAL (01003)
TIF Taxing District Name:	STUART CITY AG/W CENTRAL VALLEY SCH/STUART CITY AG AMEND 3 UR
TIF INCREM	
TIF Taxing District Inc. Number:	010079
TIF Taxing District Base Year:	1999
FY TIF Revenue First Received:	2008
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2007

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	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 2020	153,611	0	0	0	0

FY 2020 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: STUART (39G369)
 Urban Renewal Area: STUART QUAIL RUN PHASE I URBAN RENEWAL
 UR Area Number: 01007
 UR Area Creation Date: 12/2000
 UR Area Purpose: To increase the size of the original district.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
STUART CITY/WEST CENTRAL VALLEY SCH/STUART QUAIL RUN PHASE I INCREM	010089	010090	0
STUART CITY AG/WEST CENTRAL VALLEY SCH/STUART AG QUAIL RUN PHASE I UR TIF INCREM	010091	010092	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	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: 10,829 15,103 **Amount of 07-01-2019 Cash Balance Restricted for LMI**

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

Rebate Expenditures: 0
 Non-Rebate Expenditures: 85,000
 Returned to County Treasurer: 0
Total Expenditures: 85,000

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: -74,171 15,103 **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For STUART QUAIL RUN PHASE I URBAN RENEWAL

Housing Rehabilitation

Description:	Payments to the Region XII Housing Rehabilitation Program
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

Housing Rehabilitation

Description:	Payment to Hooster- Hawk LMI Project
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	Yes

Economic Development

Description:	Economic Developmet Director
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For STUART QUAIL RUN PHASE I URBAN RENEWAL

LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	12/01/2008
FY of Last Payment:	2018

Economic Development

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/09/2018
FY of Last Payment:	2025

Non-Rebates For STUART QUAIL RUN PHASE I URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	LMI Requirement
Tied To Project:	Housing Rehabilitation
TIF Expenditure Amount:	85,000
Tied To Debt:	Economic Development
Tied To Project:	Economic Development

TIF Taxing District Data Collection

Local Government Name:	STUART (39G369)
Urban Renewal Area:	STUART QUAIL RUN PHASE I URBAN RENEWAL (01007)
TIF Taxing District Name:	STUART CITY/WEST CENTRAL VALLEY SCH/STUART QUAIL RUN PHASE I INCREM
TIF Taxing District Inc. Number:	010090
TIF Taxing District Base Year:	2006
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2026

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2000

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	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 2020	246,972	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	STUART (39G369)
Urban Renewal Area:	STUART QUAIL RUN PHASE I URBAN RENEWAL (01007)
TIF Taxing District Name:	STUART CITY AG/WEST CENTRAL VALLEY SCH/STUART AG QUAIL RUN PHASE I UR TIF INCREM
TIF Taxing District Inc. Number:	010092
TIF Taxing District Base Year:	2006
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2000

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	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 2020	6,139	0	0	0	0

FY 2020 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: STUART (39G369)
 Urban Renewal Area: STUART QUAIL RUN PHASE II URBAN RENEWAL
 UR Area Number: 01008

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
STUART CITY AG/WEST CENTRAL VALLEY SCH/STUART AG QUAIL RUN PHASE II UR TIF INCREM	010093	010094	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	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	0	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	0	0	Amount of 06-30-2020 Cash Balance Restricted for LMI
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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:	STUART (39G369)
Urban Renewal Area:	STUART QUAIL RUN PHASE II URBAN RENEWAL (01008)
TIF Taxing District Name:	STUART CITY AG/WEST CENTRAL VALLEY SCH/STUART AG QUAIL RUN
PHASE II UR TIF INCREM	
TIF Taxing District Inc. Number:	010094
TIF Taxing District Base Year:	0
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	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 2020	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: STUART (39G369)
 Urban Renewal Area: STUART 1990 URBAN RENEWAL
 UR Area Number: 39003

UR Area Creation Date: 11/1991

UR Area Purpose: To help local officials promote economic development in the City of Stuart

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
STUART CITY/WEST CENTRAL VALLEY SCH/98 UR INCREM	390091	390092	11,820,875
STUART CITY/WEST CENTRAL VALLEY SCH/URBAN REN INCREM	390107	390108	7,789,788
STUART CITY AG/WEST CENTRAL VALLEY SCH/URBAN REN INCREMENT (ORIG)	390119	390120	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	35,430,700	4,852,637	47,100	0	-92,600	40,788,260	0	40,788,260
Taxable	0	20,166,387	4,367,375	42,390	0	-92,600	24,896,371	0	24,896,371
Homestead Credits									240

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: **1,562,018** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 699,160
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 699,160

Rebate Expenditures: 0
 Non-Rebate Expenditures: 818,100
 Returned to County Treasurer: 0
Total Expenditures: 818,100

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: **1,443,078** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For STUART 1990 URBAN RENEWAL

Dollar general

Description:	grant for economic development/ Aiding in the planning, undertaking and carrying out of an urban renewal project.
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Depot project

Description:	Restore and remodeling blighted public building
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

Nate Westre

Description:	Grant for economic development/ Developer proposed to undertake the construction of capital improvements to the interior of an existing commercial building .
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

At Your Service

Description:	Grant for economic development/ developer proposed to undertake the renovation, redevelopment and construction of capital improvements to the interior of an existing building.
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Street imrovement&fire station

Description:	Blighted public building/ Build new fire and rescue building and pay for street light construction
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Infrastructure project

Description:	Downtown infradtructure project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Jerome Vizthum

Description:	Grant for Economic Development/ Developer proposed to undertake the construction of exterior and interior improvements to an existing commercial building.
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For STUART 1990 URBAN RENEWAL

Dollar General Agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/01/2005
FY of Last Payment:	2016

2011 G.O BOND

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/30/2011
FY of Last Payment:	2017

Nate Westre

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	01/01/2015
FY of Last Payment:	2016

At your service

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	01/01/2015
FY of Last Payment:	2016

street imprvement&fire station

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	880,000
Interest:	213,400
Total:	1,093,400
Annual Appropriation?:	Yes
Date Incurred:	08/11/2016
FY of Last Payment:	2026

infrastructure project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,120,000
Interest:	137,800
Total:	2,257,800
Annual Appropriation?:	Yes
Date Incurred:	05/03/2016
FY of Last Payment:	2022

Jerome Vizthum

Debt/Obligation Type:	Rebates
Principal:	90,000
Interest:	0
Total:	90,000
Annual Appropriation?:	No
Date Incurred:	11/28/2018
FY of Last Payment:	2029

Non-Rebates For STUART 1990 URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	2011 G.O BOND
Tied To Project:	Depot project
TIF Expenditure Amount:	35,200
Tied To Debt:	street imprvement&fire station
Tied To Project:	Street imrovement&fire station
TIF Expenditure Amount:	778,900
Tied To Debt:	infrastructure project
Tied To Project:	Infrastructure project
TIF Expenditure Amount:	4,000
Tied To Debt:	Jerome Vizthum
Tied To Project:	Jerome Vizthum

Rebates For STUART 1990 URBAN RENEWAL

Dollar General

TIF Expenditure Amount:	0
Rebate Paid To:	Dollar General
Tied To Debt:	Dollar General Agreement
Tied To Project:	Dollar general
Projected Final FY of Rebate:	2016

Nate westre

TIF Expenditure Amount:	0
Rebate Paid To:	Nate westre
Tied To Debt:	Nate Westre
Tied To Project:	Nate Westre
Projected Final FY of Rebate:	2016

At your service

TIF Expenditure Amount:	0
Rebate Paid To:	At your service
Tied To Debt:	At your service
Tied To Project:	At Your Service
Projected Final FY of Rebate:	2016

Jerome Vizthum

TIF Expenditure Amount:	0
Rebate Paid To:	Jerome Vizthum
Tied To Debt:	Jerome Vizthum
Tied To Project:	Jerome Vizthum
Projected Final FY of Rebate:	2029

TIF Taxing District Data Collection

Local Government Name: STUART (39G369)
 Urban Renewal Area: STUART 1990 URBAN RENEWAL (39003)
 TIF Taxing District Name: STUART CITY/WEST CENTRAL VALLEY SCH/98 UR INCREM
 TIF Taxing District Inc. Number: 390092
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1998

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	27,213,000	1,611,600	0	0	-72,228	29,071,472	0	29,071,472
Taxable	0	15,489,046	1,450,440	0	0	-72,228	17,106,583	0	17,106,583
Homestead Credits									187

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	17,322,826	11,820,874	11,820,875	-1	0

FY 2020 TIF Revenue Received: 699,160

TIF Taxing District Data Collection

Local Government Name: STUART (39G369)
 Urban Renewal Area: STUART 1990 URBAN RENEWAL (39003)
 TIF Taxing District Name: STUART CITY/WEST CENTRAL VALLEY SCH/URBAN REN INCREM
 TIF Taxing District Inc. Number: 390108
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2011

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1991

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	8,217,700	3,241,037	47,100	0	-20,372	11,716,788	0	11,716,788
Taxable	0	4,677,341	2,916,935	42,390	0	-20,372	7,789,788	0	7,789,788
Homestead Credits									53

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	3,488,634	7,789,788	7,789,788	0	0

FY 2020 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name:	STUART (39G369)
Urban Renewal Area:	STUART 1990 URBAN RENEWAL (39003)
TIF Taxing District Name:	STUART CITY AG/WEST CENTRAL VALLEY SCH/URBAN REN INCREMENT (ORIG)
TIF Taxing District Inc. Number:	390120
TIF Taxing District Base Year:	1990
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1991

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	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 2020	40,607	0	0	0	0

FY 2020 TIF Revenue Received: 0