

# Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## 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	8
STUART QUAIL RUN PHASE I URBAN RENEWAL	01007	2
STUART QUAIL RUN PHASE II URBAN RENEWAL	01008	1
STUART 1990 URBAN RENEWAL	39003	5

**TIF Debt Outstanding:** 19,273,131

---

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:</b>	<b>652,927</b>	<b>0</b>	<b>Amount of 07-01-2022 Cash Balance Restricted for LMI</b>
---	----------------	----------	---

TIF Revenue:	1,808,406
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,808,406</b>

Rebate Expenditures:	261,639
Non-Rebate Expenditures:	1,611,724
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,873,363</b>

---

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:</b>	<b>587,970</b>	<b>0</b>	<b>Amount of 06-30-2023 Cash Balance Restricted for LMI</b>
---	----------------	----------	---

**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 16,811,798

# ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## 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	33,329,702
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	0
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
JEFFERSON TWP/W CENTRAL VALLEY SCH/STUART 2019 UR AREA ADDITION TIF INCREMENT	010146	010147	0
LINCOLN TWP/W CENTRAL VALLEY SCH/STUART FIRE/STUART 2019 UR AREA ADDITION TIF INCREMENT	010148	010149	0
LINCOLN TWP/W CENTRAL VALLEY SCH/DEXTER FIRE/STUART 2019 UR AREA ADDITION TIF INCREMENT	010150	010151	0

## Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	10,305,380	33,719,490	0	0	-9,260	45,032,480	0	45,032,480
Taxable	0	5,578,323	30,347,541	0	0	-9,260	36,564,859	0	36,564,859
Homestead Credits									47

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** -894,843      0      **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 826,020  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 826,020**

Rebate Expenditures: 194,499  
 Non-Rebate Expenditures: 1,480,134  
 Returned to County Treasurer: 0  
**Total Expenditures: 1,674,633**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** -1,743,456      0      **Amount of 06-30-2023 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

### S 7th street project

Description:	Street project/ Construct paved street for City business park
Classification:	Roads, Bridges & Utilities
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

### 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

### Wambold,Cultural refinance

Description:	Series2020A Defeasance advance refund of 2016a,2017a and 2017b g.o. annual appropriation and \$400000 new funding
Classification:	Municipal and other publicly-owned or leased buildings

Physically Complete:	Yes
Payments Complete:	No

## SAINTS CENTER L.L.C

Description:	Economic development/ developer undertaken the operation and maintenance of the saint center
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

## ALL SAITS PROJECT

Description:	Economic development/ Series 2019A
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

## CENTRAL IOWA COLLISIO

Description:	ECONOMIC DEVELOPMENT/ DEVELOPMENT AGREEMENT
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

## SLK HOLDING,LLC

Description:	ECONOMIC DEVELOPMENT/DEVELOMENT AGREEMENT
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

## SH &B LLC

Description:	ECONOMIC DEVELOPMENT AGREEMENT
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

## BLIGHT REMEDIATION PROGRAM

Description:	ECONOMIC DEVELOPMENT PROGRAM
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For STUART URBAN RENEWAL

### Municipal

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,413,000
Interest:	246,501
Total:	2,659,501
Annual Appropriation?:	Yes
Date Incurred:	01/25/2022
FY of Last Payment:	2031

### S7th street project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	360,000
Interest:	50,303
Total:	410,303
Annual Appropriation?:	Yes
Date Incurred:	12/04/2012
FY of Last Payment:	2031

### marks development

Debt/Obligation Type:	Rebates
Principal:	106,000
Interest:	0
Total:	106,000
Annual Appropriation?:	Yes
Date Incurred:	01/01/2016
FY of Last Payment:	2027

### SEED

Debt/Obligation Type:	Rebates
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	Yes
Date Incurred:	06/15/2020
FY of Last Payment:	2024

### KARL/ CHEVY

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,275,000
Interest:	946,268
Total:	3,221,268
Annual Appropriation?:	Yes
Date Incurred:	12/01/2018
FY of Last Payment:	2037

### KARL/ CHEVY

Debt/Obligation Type:	Rebates
Principal:	1,318,034
Interest:	0

Total:	1,318,034
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:	616,155
Total:	3,706,155
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

## Wambold, cultural refinance

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,500,000
Interest:	729,905
Total:	6,229,905
Annual Appropriation?:	Yes
Date Incurred:	10/29/2020
FY of Last Payment:	2031

## SAINT CENTER L.L.C

Debt/Obligation Type:	Rebates
Principal:	30,000
Interest:	0
Total:	30,000
Annual Appropriation?:	Yes
Date Incurred:	06/14/2021
FY of Last Payment:	2022

## CENTRAL IOWA COLLISION

Debt/Obligation Type:	Rebates
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	Yes
Date Incurred:	09/12/2022
FY of Last Payment:	2033

## SLK HOLDING, LLC

Debt/Obligation Type:	Rebates
Principal:	50,000
Interest:	0
Total:	50,000

Annual Appropriation?:	Yes
Date Incurred:	09/12/2022
FY of Last Payment:	2033

## SH&B LLC

Debt/Obligation Type:	Rebates
Principal:	40,000
Interest:	0
Total:	40,000
Annual Appropriation?:	Yes
Date Incurred:	03/14/2022
FY of Last Payment:	2027

## BLIGHT REMEDIATION PROGRAM

Debt/Obligation Type:	Rebates
Principal:	79,965
Interest:	0
Total:	79,965
Annual Appropriation?:	Yes
Date Incurred:	11/10/2021
FY of Last Payment:	2032

## Non-Rebates For STUART URBAN RENEWAL

TIF Expenditure Amount:	295,019
Tied To Debt:	Municipal
Tied To Project:	Municipal bldg

TIF Expenditure Amount:	44,585
Tied To Debt:	S7th street project
Tied To Project:	S 7th street project

TIF Expenditure Amount:	182,690
Tied To Debt:	KARL/ CHEVY
Tied To Project:	KARL/ CHEVY

TIF Expenditure Amount:	598,750
Tied To Debt:	Wambold, cultural refinance
Tied To Project:	Wambold,Cultural refinance

TIF Expenditure Amount:	359,090
Tied To Debt:	ALL SAITS PROJECT
Tied To Project:	ALL SAITS PROJECT



## Rebates For STUART URBAN RENEWAL

### Marks development

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

### KARL/ CHEVY

TIF Expenditure Amount:	57,999
Rebate Paid To:	KARL/ CHEVY
Tied To Debt:	KARL/ CHEVY
Tied To Project:	KARL/ CHEVY
Projected Final FY of Rebate:	2037

### SAINT CENTER L.L.C

TIF Expenditure Amount:	60,000
Rebate Paid To:	SAINT CENTER L.L.C
Tied To Debt:	SAINT CENTER L.L.C
Tied To Project:	SAINTS CENTER L.L.C
Projected Final FY of Rebate:	2022

## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

### 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	10,305,380	33,719,490	0	0	-9,260	45,032,480	0	45,032,480
Taxable	0	5,578,323	30,347,541	0	0	-9,260	36,564,859	0	36,564,859
Homestead Credits									47

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	3,153,952	36,564,859	33,329,702	3,235,157	93,243

FY 2023 TIF Revenue Received: 826,020

### 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 - 1/1/2021 for FY 2023

	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 2023	142,672	0	0	0	0

FY 2023 TIF Revenue Received: 0

## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

### 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 - 1/1/2021 for FY 2023

	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 2023	8,060,354	0	0	0	0

FY 2023 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 - 1/1/2021 for FY 2023

	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 2023	90,483	0	0	0	0

FY 2023 TIF Revenue Received: 0

## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

### 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 - 1/1/2021 for FY 2023

	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 2023	153,611	0	0	0	0

FY 2023 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:	JEFFERSON TWP/W CENTRAL VALLEY SCH/STUART 2019 UR AREA
ADDITION TIF INCREMENT	
TIF Taxing District Inc. Number:	010147
TIF Taxing District Base Year:	2019
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 - 1/1/2021 for FY 2023

	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 2023	0	0	0	0	0

FY 2023 TIF Revenue Received: 0

## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

### TIF Taxing District Data Collection

Local Government Name: STUART (39G369)  
 Urban Renewal Area: STUART URBAN RENEWAL (01003)  
 TIF Taxing District Name: LINCOLN TWP/W CENTRAL VALLEY SCH/STUART FIRE/STUART 2019 UR  
 AREA ADDITION TIF INCREMENT  
 TIF Taxing District Inc. Number: 010149  
 TIF Taxing District Base Year: 2019  
 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 - 1/1/2021 for FY 2023

	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 2023	0	0	0	0	0

FY 2023 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: LINCOLN TWP/W CENTRAL VALLEY SCH/DEXTER FIRE/STUART 2019 UR  
 AREA ADDITION TIF INCREMENT  
 TIF Taxing District Inc. Number: 010151  
 TIF Taxing District Base Year: 2019  
 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 - 1/1/2021 for FY 2023

	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 2023	0	0	0	0	0

FY 2023 TIF Revenue Received: 0

**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.

<b>Tax Districts within this Urban Renewal Area</b>	<b>Base No.</b>	<b>Increment No.</b>	<b>Increment Value Used</b>
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 - 1/1/2021 for FY 2023**

	<b>Agricultural</b>	<b>Residential</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Other</b>	<b>Military</b>	<b>Total</b>	<b>Gas/Electric Utility</b>	<b>Total</b>
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 07-01-2022:** -184,171      **0**      **Amount of 07-01-2022 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: 72,590  
 Returned to County Treasurer: 0  
**Total Expenditures:** 72,590

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** -256,761      **0**      **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For STUART QUAIL RUN PHASE I URBAN RENEWAL

### Economic Development

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

### Housing Rehabilitation

Description:	Payment to Homes by Johns
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For STUART QUAIL RUN PHASE I URBAN RENEWAL

### 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

### LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	03/20/2023
FY of Last Payment:	2023



**Non-Rebates For STUART QUAIL RUN PHASE I URBAN RENEWAL**

TIF Expenditure Amount:	55,000
Tied To Debt:	Economic Development
Tied To Project:	Economic Development

TIF Expenditure Amount:	17,590
Tied To Debt:	LMI Requirement
Tied To Project:	Housing Rehabilitation

**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 - 1/1/2021 for FY 2023**

	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 2023	246,972	0	0	0	0

FY 2023 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 - 1/1/2021 for FY 2023**

	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 2023	6,139	0	0	0	0

FY 2023 TIF Revenue Received: 0

# ▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## 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 - 1/1/2021 for FY 2023

	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 07-01-2022:** 0 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

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

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

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 0 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## ▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

THIS is not a separate URA, it is part of Quail Run Phase 1 URA#01007. All information is entered under that URA.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2023

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 - 1/1/2021 for FY 2023

	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 2023	0	0	0	0	0

FY 2023 TIF Revenue Received: 0

# ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## 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	14,660,274
STUART CITY/WEST CENTRAL VALLEY SCH/URBAN REN INCREM	390107	390108	8,294,005
STUART CITY AG/WEST CENTRAL VALLEY SCH/URBAN REN INCREMENT (ORIG)	390119	390120	0
STUART CITY/WEST CENTRAL VALLEY SCH/2012 AMENDMENT/UR INCREMENT	390174	390175	6,321,420
STUART CITY AG/WEST CENTRAL VALLEY SCH/2012 AMENDMENT/UR INCREMENT	390176	390177	0

## Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	180,200	51,270,650	4,896,429	47,100	0	-87,044	56,866,083	0	56,866,083
Taxable	160,452	27,752,916	4,406,787	42,390	0	-87,044	32,631,705	0	32,631,705
Homestead Credits									266

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **1,731,941** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 982,386  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 982,386**

Rebate Expenditures: 67,140  
 Non-Rebate Expenditures: 59,000  
 Returned to County Treasurer: 0  
**Total Expenditures: 126,140**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** **2,588,187** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For STUART 1990 URBAN RENEWAL

### 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

### Doe A Deer

Description:	Grant for Economic Development
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### Stuart Appliance

Description:	Grant for Economic Development
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### Stuart Flowers

Description:	Grant for Economic Development
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### Infrastructure Project

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

## Debts/Obligations For STUART 1990 URBAN RENEWAL

### Jerome Vizthum

Debt/Obligation Type:	Rebates
Principal:	63,000
Interest:	0
Total:	63,000
Annual Appropriation?:	No
Date Incurred:	11/28/2018
FY of Last Payment:	2029

### Doe A Deer

Debt/Obligation Type:	Rebates
Principal:	25,000
Interest:	0
Total:	25,000
Annual Appropriation?:	No
Date Incurred:	11/01/2021
FY of Last Payment:	2024

### Stuart Appliance

Debt/Obligation Type:	Rebates
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	No
Date Incurred:	11/08/2021
FY of Last Payment:	2026

### Stuart Flowers

Debt/Obligation Type:	Rebates
Principal:	25,000
Interest:	0
Total:	25,000
Annual Appropriation?:	No
Date Incurred:	11/08/2021
FY of Last Payment:	2024

### Infrastructure Project

Debt/Obligation Type:	Internal Loans
Principal:	59,000
Interest:	0
Total:	59,000
Annual Appropriation?:	No
Date Incurred:	11/08/2021
FY of Last Payment:	2024



## Non-Rebates For STUART 1990 URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Jerome Vizthum
Tied To Project:	Jerome Vizthum

TIF Expenditure Amount:	59,000
Tied To Debt:	Infrastructure Project
Tied To Project:	Infrastructure Project

## Rebates For STUART 1990 URBAN RENEWAL

### Jerome Vizthum

TIF Expenditure Amount:	9,000
Rebate Paid To:	Jerome Vizthum
Tied To Debt:	Jerome Vizthum
Tied To Project:	Jerome Vizthum
Projected Final FY of Rebate:	2029

### Doe A Deer

TIF Expenditure Amount:	19,880
Rebate Paid To:	Doe A Deer
Tied To Debt:	Doe A Deer
Tied To Project:	Doe A Deer
Projected Final FY of Rebate:	2024

### Stuart Appliance

TIF Expenditure Amount:	18,380
Rebate Paid To:	Stuart Appliance
Tied To Debt:	Stuart Appliance
Tied To Project:	Stuart Appliance
Projected Final FY of Rebate:	2026

### Stuart Flowers

TIF Expenditure Amount:	19,880
Rebate Paid To:	Stuart Flowers
Tied To Debt:	Stuart Flowers
Tied To Project:	Stuart Flowers
Projected Final FY of Rebate:	2024

## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

### 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	30,059,400	1,604,600	0	0	-62,968	31,920,132	0	31,920,132
Taxable	0	16,271,229	1,444,140	0	0	-62,968	17,855,828	0	17,855,828
Homestead Credits									179

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	17,322,826	14,660,274	14,660,274	0	0

FY 2023 TIF Revenue Received: 982,386

### 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	9,522,800	3,291,829	47,100	0	-18,520	13,082,857	0	13,082,857
Taxable	0	5,154,711	2,962,647	42,390	0	-18,520	8,294,005	0	8,294,005
Homestead Credits									53

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	3,440,441	8,294,005	8,294,005	0	0

FY 2023 TIF Revenue Received: 0

## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

### 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	88,800	0	0	0	0	0	88,800	0	88,800
Taxable	79,069	0	0	0	0	0	79,069	0	79,069
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	88,800	0	0	0	0

FY 2023 TIF Revenue Received: 0

### 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/2012 AMENDMENT/UR INCREMENT
TIF Taxing District Inc. Number:	390175
TIF Taxing District Base Year:	2011
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	11,688,450	0	0	0	-5,556	11,682,894	0	11,682,894
Taxable	0	6,326,976	0	0	0	-5,556	6,321,420	0	6,321,420
Homestead Credits									34

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	56,654	6,321,420	6,321,420	0	0

FY 2023 TIF Revenue Received: 0

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/2012 AMENDMENT/UR INCREMENT
TIF Taxing District Inc. Number:	390177
TIF Taxing District Base Year:	2011
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	91,400	0	0	0	0	0	91,400	0	91,400
Taxable	81,383	0	0	0	0	0	81,383	0	81,383
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	91,400	0	0	0	0

FY 2023 TIF Revenue Received: 0