

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

**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: 25,276,688**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	931,400	205,927	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	1,960,033		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>1,960,033</b>		
Rebate Expenditures:	286,132		
Non-Rebate Expenditures:	2,138,893		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>2,425,025</b>		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	466,408	205,927	Amount of 06-30-2025 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 22,385,255**

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**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	25,336,685
STUART CITY AG/W CENTRAL VALLEY SCH/STUART CITY AG UR TIF INCREM	010057	010050	233,701
STUART CITY/W CENTRAL VALLEY SCH/1998 STUART UR RE INCREM	010064	010065	7,752,299
STUART CITY/W CENTRAL VALLEY SCH/STUART UR #3 INCREM	010073	010074	1,926,666
STUART CITY AG/W CENTRAL VALLEY SCH/STUART CITY AG AMEND 3 UR TIF INCREM	010078	010079	76,544
JEFFERSON TWP/W CENTRAL VALLEY SCH/STUART 2019 UR AREA ADDITION TIF INCREMENT	010146	010147	1,552,634
LINCOLN TWP/W CENTRAL VALLEY SCH/STUART FIRE/STUART 2019 UR AREA ADDITION TIF INCREMENT	010148	010149	3,527,138
LINCOLN TWP/W CENTRAL VALLEY SCH/DEXTER FIRE/STUART 2019 UR AREA ADDITION TIF INCREMENT	010150	010151	300,856

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	788,050	39,875,720	42,161,790	12,289,330	0	-92,000	94,886,390	0	94,886,390
Taxable	566,111	18,479,495	35,166,350	10,350,966	0	-92,000	64,334,422	0	64,334,422
Homestead Credits									129

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	-2,108,670	205,927	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	1,181,087		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>1,181,087</b>		
Rebate Expenditures:	242,179		
Non-Rebate Expenditures:	2,008,633		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>2,250,812</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>-3,178,395</b>	<b>205,927</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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## 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:	Yes
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/DEVELOPMENT 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

### **Wambold, 3rd addition**

Description:	Series 2021b /housing phase 4
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

### **SLK HOLDING. (2)**

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

### **Wambold, 4th addition**

Description:	Series 2023 A/ housing phase 4
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For STUART URBAN RENEWAL

### Municipal

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,914,000
Interest:	155,379
Total:	2,069,379
Annual Appropriation?:	Yes
Date Incurred:	01/25/2022
FY of Last Payment:	2031

### S7th street project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	290,000
Interest:	33,232
Total:	323,232
Annual Appropriation?:	Yes
Date Incurred:	12/04/2012
FY of Last Payment:	2031

### marks development

Debt/Obligation Type:	Rebates
Principal:	53,000
Interest:	0
Total:	53,000
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:	03/25/2024
FY of Last Payment:	2029

### KARL/ CHEVY

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,115,000
Interest:	743,767
Total:	2,858,767
Annual Appropriation?:	Yes
Date Incurred:	12/01/2018
FY of Last Payment:	2037

### KARL/ CHEVY

Debt/Obligation Type:	Rebates
Principal:	1,199,157
Interest:	0
Total:	1,199,157
Annual Appropriation?:	Yes
Date Incurred:	12/01/2018
FY of Last Payment:	2037

## ALL SAITS PROJECT

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,565,000
Interest:	436,043
Total:	3,001,043
Annual Appropriation?:	Yes
Date Incurred:	11/26/2016
FY of Last Payment:	2034

## CASEY'S PROJECT

Debt/Obligation Type:	Rebates
Principal:	384,858
Interest:	0
Total:	384,858
Annual Appropriation?:	Yes
Date Incurred:	05/11/2020
FY of Last Payment:	2036

## Wambold, cultural refinance

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,430,000
Interest:	459,005
Total:	4,889,005
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:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	09/12/2022
FY of Last Payment:	2033

## SLK HOLDING, LLC

Debt/Obligation Type:	Rebates
Principal:	45,000
Interest:	0
Total:	45,000
Annual Appropriation?:	Yes
Date Incurred:	09/12/2022
FY of Last Payment:	2033

## SH&B LLC

Debt/Obligation Type:	Rebates
Principal:	30,000
Interest:	0

Total:	30,000
Annual Appropriation?:	Yes
Date Incurred:	03/14/2022
FY of Last Payment:	2027

### **BLIGHT REMEDIATION PROGRAM**

Debt/Obligation Type:	Rebates
Principal:	285,892
Interest:	0
Total:	285,892
Annual Appropriation?:	Yes
Date Incurred:	11/10/2021
FY of Last Payment:	2032

### **Wambold 3rd addition**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	357,000
Interest:	51,555
Total:	408,555
Annual Appropriation?:	Yes
Date Incurred:	12/01/2022
FY of Last Payment:	2031

### **SLK HOLDING. (2)**

Debt/Obligation Type:	Rebates
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	Yes
Date Incurred:	09/11/2023
FY of Last Payment:	2034

### **Wambold, 4th addition**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	8,320,000
Interest:	790,400
Total:	9,110,400
Annual Appropriation?:	Yes
Date Incurred:	06/28/2023
FY of Last Payment:	2026

## Non-Rebates For STUART URBAN RENEWAL

TIF Expenditure Amount:	295,089
Tied To Debt:	Municipal
Tied To Project:	Municipal bldg
TIF Expenditure Amount:	47,905
Tied To Debt:	S7th street project
Tied To Project:	S 7th street project
TIF Expenditure Amount:	176,770
Tied To Debt:	KARL/ CHEVY
Tied To Project:	KARL/ CHEVY
TIF Expenditure Amount:	721,285
Tied To Debt:	Wambold, cultural refinance
Tied To Project:	Wambold,Cultural refinance
TIF Expenditure Amount:	313,104
Tied To Debt:	ALL SAITS PROJECT
Tied To Project:	ALL SAITS PROJECT
TIF Expenditure Amount:	395,200
Tied To Debt:	Wambold, 4th addtion
Tied To Project:	Wambold, 4th addition
TIF Expenditure Amount:	59,280
Tied To Debt:	Wambold 3rd addition
Tied To Project:	Wambold, 3rd addition

## 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:	89,184
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:	30,000
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

### CASEY'S PROJECT

TIF Expenditure Amount:	27,490
Rebate Paid To:	CASEY'S PROJECT
Tied To Debt:	CASEY'S PROJECT
Tied To Project:	CASEY'S PROJECT
Projected Final FY of Rebate:	2036

### SH&B LLC

TIF Expenditure Amount:	10,000
Rebate Paid To:	SH&B LLC
Tied To Debt:	SH&B LLC
Tied To Project:	SH &B LLC
Projected Final FY of Rebate:	2027

### SLK HOLDING, LLC

TIF Expenditure Amount:	2,000
Rebate Paid To:	SLK HOLDING, LLC
Tied To Debt:	SLK HOLDING, LLC
Tied To Project:	SLK HOLDING,LLC
Projected Final FY of Rebate:	2033

### SLK HOLDING (2)

TIF Expenditure Amount:	7,005
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Rebate Paid To:	SLK HOLDING (2)
Tied To Debt:	SLK HOLDING. (2)
Tied To Project:	SLK HOLDING. (2)
Projected Final FY of Rebate:	2034

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**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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	15,050,800	39,093,170	0	0	-16,000	54,085,720	0	54,085,720
Taxable	0	6,974,953	33,079,027	0	0	-16,000	39,995,730	0	39,995,730
Homestead Credits									45

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,153,952	39,995,730	25,336,685	14,659,045	440,004

FY 2025 TIF Revenue Received: 1,181,087

**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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	513,570	0	0	0	0	0	513,570	0	513,570
Taxable	368,933	0	0	0	0	0	368,933	0	368,933
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	142,672	368,933	233,701	135,232	2,897

FY 2025 TIF Revenue Received: 0

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**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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total	
Assessed	0	23,246,440	2,489,340		0	0	-76,000	25,572,030	0	25,572,030
Taxable	0	10,773,029	1,628,258		0	0	-76,000	12,237,537	0	12,237,537
Homestead Credits										79

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	8,060,354	12,237,537	7,752,299	4,485,238	134,628

FY 2025 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total	
Assessed	0	1,578,480	579,280	2,136,430	0	0	4,287,690	0	4,287,690	
Taxable	0	731,513	459,065	1,857,303	0	0	3,041,381	0	3,041,381	
Homestead Credits										5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	120,454	3,041,381	1,926,666	1,114,715	33,459

FY 2025 TIF Revenue Received: 0

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**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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	274,480	0	0	0	0	0	274,480	0	274,480
Taxable	197,178	0	0	0	0	0	197,178	0	197,178
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	153,611	120,869	76,544	44,325	949

FY 2025 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	2,820,250	0	0	2,820,250	0	2,820,250
Taxable	0	0	0	2,450,910	0	0	2,450,910	0	2,450,910
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	2,450,910	1,552,634	898,276	20,747

FY 2025 TIF Revenue Received: 0

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**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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	6,768,600	0	0	6,768,600	0	6,768,600
Taxable	0	0	0	5,567,851	0	0	5,567,851	0	5,567,851
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	5,567,851	3,527,138	2,040,713	46,459

FY 2025 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	564,050	0	0	564,050	0	564,050
Taxable	0	0	0	474,902	0	0	474,902	0	474,902
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	474,902	300,856	174,046	3,962

FY 2025 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 - 1/1/2023 for FY 2025**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>-326,161</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
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:	69,400		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>69,400</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>-395,561</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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## 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

### Economic Development Marketing

Description:	Economic Development Marketing
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

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

### Economic Development

Debt/Obligation Type:	Other Debt
Principal:	55,000
Interest:	0
Total:	55,000
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

### Economic Development Marketing

Debt/Obligation Type:	Other Debt
Principal:	14,400
Interest:	0
Total:	14,400
Annual Appropriation?:	No
Date Incurred:	07/01/2024
FY of Last Payment:	2025

## 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:	0
Tied To Debt:	LMI Requirement
Tied To Project:	Housing Rehabilitation

TIF Expenditure Amount:	14,400
Tied To Debt:	Economic Development Marketing
Tied To Project:	Economic Development Marketing

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	246,972	0	0	0	0

FY 2025 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	6,139	0	0	0	0

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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 - 1/1/2023 for FY 2025**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
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>		
<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>0</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>

## ▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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 2025

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

**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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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	13,485,073
STUART CITY/WEST CENTRAL VALLEY SCH/URBAN REN INCREM	390107	390108	7,356,139
STUART CITY AG/WEST CENTRAL VALLEY SCH/URBAN REN INCREMENT (ORIG)	390119	390120	52,934
STUART CITY/WEST CENTRAL VALLEY SCH/2012 AMENDMENT/UR INCREMENT	390174	390175	4,741,615
STUART CITY AG/WEST CENTRAL VALLEY SCH/2012 AMENDMENT/UR INCREMENT	390176	390177	59,487

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	244,200	74,674,303	7,025,347	109,400	0	-176,000	81,627,000	0	81,627,000
Taxable	175,425	34,606,211	4,139,369	50,699	0	-176,000	38,545,454	0	38,545,454
Homestead Credits									287

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** 3,366,231      0      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	778,946
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>778,946</b>

Rebate Expenditures:	43,953
Non-Rebate Expenditures:	60,860
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>104,813</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 4,040,364      0      **Amount of 06-30-2025 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

### Aust Hotel

Description:	Grant for Economic Development
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	No

### BONNIE & CLYDE PROJECT

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

## Debts/Obligations For STUART 1990 URBAN RENEWAL

### Jerome Vizthum

Debt/Obligation Type:	Rebates
Principal:	45,000
Interest:	0
Total:	45,000
Annual Appropriation?:	No
Date Incurred:	11/28/2018
FY of Last Payment:	2029

### Doe A Deer

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

### Stuart Appliance

Debt/Obligation Type:	Rebates
Principal:	25,000
Interest:	0
Total:	25,000
Annual Appropriation?:	No
Date Incurred:	11/08/2021
FY of Last Payment:	2026

### Stuart Flowers

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
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

### Aust Hotel

Debt/Obligation Type:	Rebates
Principal:	90,000
Interest:	0
Total:	90,000
Annual Appropriation?:	No
Date Incurred:	03/14/2022
FY of Last Payment:	2033

## BONNIE & CLYDE PROJECT

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/11/2023
FY of Last Payment:	2034

## Non-Rebates For STUART 1990 URBAN RENEWAL

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

TIF Expenditure Amount:	60,860
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:	0
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:	0
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:	0
Rebate Paid To:	Stuart Flowers
Tied To Debt:	Stuart Flowers
Tied To Project:	Stuart Flowers
Projected Final FY of Rebate:	2024

### Aust Hotel

TIF Expenditure Amount:	10,000
Rebate Paid To:	Aust Hotel
Tied To Debt:	Aust Hotel
Tied To Project:	Aust Hotel
Projected Final FY of Rebate:	2033

## BONNIE & CLYDE PROJECT

TIF Expenditure Amount:	12,453
Rebate Paid To:	BONNIE & CLYDE
Tied To Debt:	BONNIE & CLYDE PROJECT
Tied To Project:	BONNIE & CLYDE PROJECT
Projected Final FY of Rebate:	2034

## STUART APPLIANCE

TIF Expenditure Amount:	12,500
Rebate Paid To:	STUART APPLIANCE
Tied To Debt:	Stuart Appliance
Tied To Project:	Stuart Appliance
Projected Final FY of Rebate:	2026

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	40,735,400	2,701,400	0	0	-128,000	43,139,800	0	43,139,800
Taxable	0	18,877,957	1,644,432	0	0	-128,000	20,225,389	0	20,225,389
Homestead Credits									184

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	17,322,826	20,225,389	13,485,073	6,740,316	202,289

FY 2025 TIF Revenue Received: 778,946

**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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	18,532,253	4,323,947	109,400	0	-36,000	22,864,600	0	22,864,600
Taxable	0	8,588,362	2,494,937	50,699	0	-36,000	11,032,998	0	11,032,998
Homestead Credits									65

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,488,634	11,032,998	7,356,139	3,676,859	110,349

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	120,000	0	0	0	0	0	120,000	0	120,000
Taxable	86,204	0	0	0	0	0	86,204	0	86,204
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	40,607	79,393	52,934	26,459	567

FY 2025 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	15,406,650	0	0	0	-12,000	15,378,400	0	15,378,400
Taxable	0	7,139,892	0	0	0	-12,000	7,111,642	0	7,111,642
Homestead Credits									38

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	148,054	7,111,642	4,741,615	2,370,027	71,129

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	124,200	0	0	0	0	0	124,200	0	124,200
Taxable	89,221	0	0	0	0	0	89,221	0	89,221
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	89,221	59,487	29,734	637

FY 2025 TIF Revenue Received: 0