

# Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## Levy Authority Summary

Local Government Name: WELLSBURG  
Local Government Number: 38G361

| Active Urban Renewal Areas      | U.R.<br># | # of Tif<br>Taxing<br>Districts |
|---------------------------------|-----------|---------------------------------|
| WELLSBURG PROJECT URBAN RENEWAL | 38012     | 2                               |
| WELLSBURG HOUSING URBAN RENEWAL | 38018     | 1                               |

**TIF Debt Outstanding: 99,925**

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: 5,207 0 Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 16,656  
TIF Sp. Revenue Fund Interest: 0  
Property Tax Replacement Claims 0  
Asset Sales & Loan Repayments: 0  
**Total Revenue: 16,656**

Rebate Expenditures: 0  
Non-Rebate Expenditures: 17,576  
Returned to County Treasurer: 0  
**Total Expenditures: 17,576**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: 4,287 0 Amount of 06-30-2022 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 78,062**

# ♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## Urban Renewal Area Data Collection

Local Government Name: WELLSBURG (38G361)  
 Urban Renewal Area: WELLSBURG PROJECT URBAN RENEWAL  
 UR Area Number: 38012

UR Area Creation Date: 02/1999

UR Area Purpose: To promote economic development. The primary goal is to stimulate private investment through new industrial development

| Tax Districts within this Urban Renewal Area          | Base No. | Increment No. | Increment Value Used |
|---|----------|---------------|----------------------|
| WELLSBURG CITY AG/AGWSR SCH/AGLAND 1999 UR TIF INCREM | 380141   | 380142        | 0                    |
| WELLSBURG CITY/AGWSR SCH/1999 UR TIF INCREM           | 380143   | 380144        | 0                    |

## Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

|                   | 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 07-01-2021:** 0 0 **Amount of 07-01-2021 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 06-30-2022:** 0 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For WELLSBURG PROJECT URBAN RENEWAL

### Industrial Park Infrastructure

|                      |   |
|----------------------|---|
| Description:         | Infrastructure including street, water, and sewer industrial park |
| Classification:      | Industrial/manufacturing property                                 |
| Physically Complete: | Yes   |
| Payments Complete:   | Yes   |

## Debts/Obligations For WELLSBURG PROJECT URBAN RENEWAL

### 2013 GO Bonds

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 0                           |
| Interest:              | 0                           |
| Total:                 | 0                           |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 07/03/2014                  |
| FY of Last Payment:    | 2021                        |

## Non-Rebates For WELLSBURG PROJECT URBAN RENEWAL

|                         |                                |
|-------------------------|--------------------------------|
| TIF Expenditure Amount: | 0                              |
| Tied To Debt:           | 2013 GO Bonds                  |
| Tied To Project:        | Industrial Park Infrastructure |

## ♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

### TIF Taxing District Data Collection

Local Government Name: WELLSBURG (38G361)  
 Urban Renewal Area: WELLSBURG PROJECT URBAN RENEWAL (38012)  
 TIF Taxing District Name: WELLSBURG CITY AG/AGWSR SCH/AGLAND 1999 UR TIF INCREM  
 TIF Taxing District Inc. Number: 380142  
 TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2024

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 05/1999 |

### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

|                   | 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 2022 | 25,065            | 0                   | 0              | 0                  | 0                          |

FY 2022 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: WELLSBURG (38G361)  
 Urban Renewal Area: WELLSBURG PROJECT URBAN RENEWAL (38012)  
 TIF Taxing District Name: WELLSBURG CITY/AGWSR SCH/1999 UR TIF INCREM  
 TIF Taxing District Inc. Number: 380144  
 TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2024

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 05/1999 |

### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

|                   | 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 2022 | 278,284           | 0                   | 0              | 0                  | 0                          |

FY 2022 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: WELLSBURG (38G361)  
 Urban Renewal Area: WELLSBURG HOUSING URBAN RENEWAL  
 UR Area Number: 38018

UR Area Creation Date: 09/2007

UR Area Purpose: To promote new residential development and the corresponding construction of public infrastructure.

## Tax Districts within this Urban Renewal Area

|  | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| WELLSBURG CITY/AGWSR SCH/WM RIEKENA HOUSING UR TIF INCREMENT | 380225   | 380226        | 649,805              |

## Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 1,151,940   | 0          | 0          | 0     | 0        | 1,151,940 | 0                    | 1,151,940 |
| Taxable           | 0            | 649,805     | 0          | 0          | 0     | 0        | 649,805   | 0                    | 649,805   |
| Homestead Credits |              |             |            |            |       |          |           |                      | 4         |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** **5,207** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 16,656  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 16,656**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 17,576  
 Returned to County Treasurer: 0  
**Total Expenditures: 17,576**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** **4,287** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For WELLSBURG HOUSING URBAN RENEWAL

### HOUSING SUBDIVISION

|                      |   |
|----------------------|---|
| Description:         | INFRASTRUCTURE FOR SUBDIVISION                |
| Classification:      | Residential property (classified residential) |
| Physically Complete: | Yes   |
| Payments Complete:   | No  |



**Debts/Obligations For WELLSBURG HOUSING URBAN RENEWAL****HOUSING GO**

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 94,000                      |
| Interest:              | 5,925                       |
| Total:                 | 99,925                      |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 07/03/2014                  |
| FY of Last Payment:    | 2024                        |

## Non-Rebates For WELLSBURG HOUSING URBAN RENEWAL

|                         |                     |
|-------------------------|---------------------|
| TIF Expenditure Amount: | 17,576              |
| Tied To Debt:           | HOUSING GO          |
| Tied To Project:        | HOUSING SUBDIVISION |

**TIF Taxing District Data Collection**

|                                  |  |
|----------------------------------|--|
| Local Government Name:           | WELLSBURG (38G361)   |
| Urban Renewal Area:              | WELLSBURG HOUSING URBAN RENEWAL (38018)                      |
| TIF Taxing District Name:        | WELLSBURG CITY/AGWSR SCH/WM RIEKENA HOUSING UR TIF INCREMENT |
| TIF Taxing District Inc. Number: | 380226   |
| TIF Taxing District Base Year:   | 2010   |
| FY TIF Revenue First Received:   | 2013   |
| Subject to a Statutory end date? | No   |

| UR Designation       |    |
|----------------------|----|
| Slum                 | No |
| Blighted             | No |
| Economic Development | No |

**TIF Taxing District Value by Class - 1/1/2020 for FY 2022**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 1,151,940   | 0          | 0          | 0     | 0        | 1,151,940 | 0                    | 1,151,940 |
| Taxable           | 0            | 649,805     | 0          | 0          | 0     | 0        | 649,805   | 0                    | 649,805   |
| Homestead Credits |              |             |            |            |       |          |           |                      | 4         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2022 | 125,688           | 649,805             | 649,805        | 0                  | 0                          |

FY 2022 TIF Revenue Received: 16,656