

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Levy Authority Summary

Local Government Name: WELLMAN
 Local Government Number: 92G888

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WELLMAN URBAN RENEWAL	92006	5

TIF Debt Outstanding: 257,971

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:	111,363	22,797	Amount of 07-01-2021 Cash Balance Restricted for LMI
TIF Revenue:	161,929		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	161,929		
Rebate Expenditures:	3,608		
Non-Rebate Expenditures:	160,607		
Returned to County Treasurer:	0		
Total Expenditures:	164,215		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	109,077	22,797	Amount of 06-30-2022 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
 Obligations, Net of TIF Special
 Revenue Fund Balance:** -15,321

Urban Renewal Area Data Collection

Local Government Name: WELLMAN (92G888)
 Urban Renewal Area: WELLMAN URBAN RENEWAL
 UR Area Number: 92006

UR Area Creation Date: 03/1994

UR Area Purpose: The primary objective of the City's Urban Renewal plan is to invest in public infrastructure that supports a wide variety of residential developments, downtown economic development and a new municipal community center.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WELLMAN CITY AG/MID PRAIRIE SCH/WELLMAN UR TIF INCREM	920115	920116	0
WELLMAN CITY/MID PRAIRIE SCH/WELLMAN UR TIF INCREM	920117	920118	5,424,074
WELLMAN CITY AG/MID PRAIRIE SCH/WELLMAN UR TIF INCREM	920123	920124	0
WELLMAN CITY/MID PRAIRIE SCH/WELLMAN UR TIF INCREM	920125	920126	0
WELLMAN CITY/MID PRAIRIE SCH/WELLMAN UR TIF INCREM	920161	920162	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	12,074,200	211,800	0	0	-9,260	14,542,140	0	14,542,140
Taxable	0	6,810,987	190,620	0	0	-9,260	8,521,493	0	8,521,493
Homestead Credits									40

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **111,363** **22,797** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

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Projects For WELLMAN URBAN RENEWAL

Wastewater treatment

Description:	improvement to wastewater plant
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

9th Ave.

Description:	water main and street improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Parkside community center

Description:	City community center
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

ADL downtown medical clinic

Description:	Downtown medical clinic
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

Downtown Business Grant

Description:	Downtown business grants
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

2010 RO plant

Description:	2010 RO plant SRF
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

WWTP Bar screen

Description:	WWTP Barscreen improvements
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WELLMAN URBAN RENEWAL

2008/2015A GO Bonds parkside

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	85,000
Interest:	3,675
Total:	88,675
Annual Appropriation?:	No
Date Incurred:	10/01/2008
FY of Last Payment:	2023

2010 SRF RO plant

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	68,000
Interest:	28,473
Total:	96,473
Annual Appropriation?:	No
Date Incurred:	06/21/2010
FY of Last Payment:	2039

2012A GO refunding bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	03/01/2012
FY of Last Payment:	2021

ADL Medical clinic dev.

Debt/Obligation Type:	Rebates
Principal:	3,605
Interest:	0
Total:	3,605
Annual Appropriation?:	No
Date Incurred:	05/01/2008
FY of Last Payment:	2018

Downtown business grants

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	01/01/2013
FY of Last Payment:	2025

PAC 2008 GO USDA

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	21,345
Interest:	9,035

Total:	30,380
Annual Appropriation?:	No
Date Incurred:	06/01/2010
FY of Last Payment:	2030

2014 WWTP Barscreen

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	10,000
Interest:	2,450
Total:	12,450
Annual Appropriation?:	No
Date Incurred:	08/01/2014
FY of Last Payment:	2029

2000 Wastewater

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	03/06/2000
FY of Last Payment:	2020

Disinfection & UV

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	20,000
Interest:	6,388
Total:	26,388
Annual Appropriation?:	No
Date Incurred:	12/09/2016
FY of Last Payment:	2037

Non-Rebates For WELLMAN URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	2012A GO refunding bonds
Tied To Project:	9th Ave.

TIF Expenditure Amount:	12,800
Tied To Debt:	2014 WWTP Barscreen
Tied To Project:	Wastewater treatment

TIF Expenditure Amount:	32,912
Tied To Debt:	PAC 2008 GO USDA
Tied To Project:	Parkside community center

TIF Expenditure Amount:	0
Tied To Debt:	2000 Wastewater
Tied To Project:	Wastewater treatment

TIF Expenditure Amount:	88,675
Tied To Debt:	2008/2015A GO Bonds parkside
Tied To Project:	Parkside community center

TIF Expenditure Amount:	26,220
Tied To Debt:	Disinfection & UV
Tied To Project:	Wastewater treatment

Rebates For WELLMAN URBAN RENEWAL

Leichty development agreement

TIF Expenditure Amount:	3,608
Rebate Paid To:	ADL development group
Tied To Debt:	ADL Medical clinic dev.
Tied To Project:	ADL downtown medical clinic
Projected Final FY of Rebate:	2018

TIF Taxing District Data Collection

Local Government Name: WELLMAN (92G888)
 Urban Renewal Area: WELLMAN URBAN RENEWAL (92006)
 TIF Taxing District Name: WELLMAN CITY AG/MID PRAIRIE SCH/WELLMAN UR TIF INCREM
 TIF Taxing District Inc. Number: 920116
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1994

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	12,199	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WELLMAN (92G888)
 Urban Renewal Area: WELLMAN URBAN RENEWAL (92006)
 TIF Taxing District Name: WELLMAN CITY/MID PRAIRIE SCH/WELLMAN UR TIF INCREM
 TIF Taxing District Inc. Number: 920118
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1994

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	12,074,200	211,800	0	0	-9,260	14,542,140	0	14,542,140
Taxable	0	6,810,987	190,620	0	0	-9,260	8,521,493	0	8,521,493
Homestead Credits									40

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,799,859	8,521,493	5,424,074	3,097,419	92,612

FY 2022 TIF Revenue Received: 161,929

TIF Taxing District Data Collection

Local Government Name: WELLMAN (92G888)
 Urban Renewal Area: WELLMAN URBAN RENEWAL (92006)
 TIF Taxing District Name: WELLMAN CITY AG/MID PRAIRIE SCH/WELLMAN UR TIF INCREM
 TIF Taxing District Inc. Number: 920124
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1999

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	9,660	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WELLMAN (92G888)
 Urban Renewal Area: WELLMAN URBAN RENEWAL (92006)
 TIF Taxing District Name: WELLMAN CITY/MID PRAIRIE SCH/WELLMAN UR TIF INCREM
 TIF Taxing District Inc. Number: 920126
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1999

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	3,047	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WELLMAN (92G888)
 Urban Renewal Area: WELLMAN URBAN RENEWAL (92006)
 TIF Taxing District Name: WELLMAN CITY/MID PRAIRIE SCH/WELLMAN UR TIF INCREM
 TIF Taxing District Inc. Number: 920162
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2007

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	3,172,500	0	0	0	0

FY 2022 TIF Revenue Received: 0