

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: PARKERSBURG
Local Government Number: 12G101

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
PARKERSBURG URBAN RENEWAL	12004	10

TIF Debt Outstanding: 1,079,676

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	146,579	58,500	Amount of 07-01-2022 Cash Balance Restricted for LMI
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TIF Revenue:	442,640		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	442,640		
Rebate Expenditures:	145,292		
Non-Rebate Expenditures:	190,156		
Returned to County Treasurer:	0		
Total Expenditures:	335,448		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	253,771	58,500	Amount of 06-30-2023 Cash Balance Restricted for LMI
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Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 490,457

Urban Renewal Area Data Collection

Local Government Name: PARKERSBURG (12G101)
 Urban Renewal Area: PARKERSBURG URBAN RENEWAL
 UR Area Number: 12004

UR Area Creation Date: 01/1992

TO ACHIEVE A
 DIVERSIFIED, WELL-
 BALANCED ECONOMY
 PROVIDING A DESIRABLE
 STANDARD OF LIVING,
 CREATING JOB
 OPPORTUNITIES, &
 STRENGTHENING THE TAX
 BASE. TO PLAN & PROVIDE
 SUFFICIENT LAND FOR
 COMMERCIAL & INDUSTRIAL
 DEVELOPMENT TO
 ENCOURAGE GROWTH AND
 INVESTMENT.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
PARKERSBURG CITY/APLINGTON-PARKERSBURGSCH/UR TIF 1 INCREM	120085	120086	15,776,336
PARKERSBURG CITY AG/APLINGTON-PARKERSBUR/ UR TIF 1 INCREM	120087	120088	0
ALBION TWP/APLINGTON-PARKERSBURG SCH/UR TIF 1 INCREM	120089	120090	0
PARKERSBURG CITY/APLINGTON-PARKERSBURGSCH/UR TIF 3 INCREM	120107	120108	0
PARKERSBURG CITY AG/APLINGTON-PARKERSBURG SCH/LTADD/UR TIF 4 INCREM	120115	120116	0
P'BURG CITY/APLINGTON-PARKERSBUSCH/LTADD/UR TIF 4 INCREM	120131	120132	0
PARKERSBURG CITY/APPB SCH/HWY 57/URTIF INCREM	120151	120152	0
PARKERSBURG CITY/AP-PB SCH/WOODV INCREMENT	120153	120154	0
PBURG/ CITY/AP-PBSCH/FALCONPRIDE/URTIF5 TIF INCREM	120155	120156	0
PARKERSBURG CITY/AP-PB SCH/UR DT TIF INCREM	120161	120162	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	23,941,310	11,754,522	34,230	0	-22,224	38,041,468	0	38,041,468
Taxable	0	12,959,486	10,579,070	30,807	0	-22,224	25,034,829	0	25,034,829
Homestead Credits									86

**TIF Sp. Rev. Fund Cash Balance
as of 07-01-2022:**

146,579

58,500

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

TIF Revenue: 442,640
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 442,640

Rebate Expenditures: 145,292
 Non-Rebate Expenditures: 190,156
 Returned to County Treasurer: 0
Total Expenditures: 335,448

**TIF Sp. Rev. Fund Cash Balance
as of 06-30-2023:**

253,771

58,500

**Amount of 06-30-2023 Cash Balance
Restricted for LMI**

Projects For PARKERSBURG URBAN RENEWAL

LEGEND TRAIL DEVELOPMENT

Description:	LEGEND TRAIL DEVELOPMENT
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

CHANNEL SEEDS

Description:	CHANNEL SEEDS
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

2012A STREET IMPROVEMENTS

Description:	STREET IMPROVEMENT PROJECTS
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

ECONOMIC DEVELOPMENT

Description:	ECONOMIC DEVELOPMENT
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

FALCON PROPERTIES

Description:	Legend Trail Inn & Suites
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

WOOD VISION CLINIC

Description:	Wood Vision Clinic
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

HIGHWAY 57 AUTO, INC #2

Description:	Highway 57 Auto, Inc #2
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

BEV & HENNIES

Description:	604 Highway 57
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

2021 INTERFUND LOAN

Description:	Orchid Avenue construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For PARKERSBURG URBAN RENEWAL

LEGEND TRAIL DEVELOPMENT

Debt/Obligation Type:	Rebates
Principal:	93,530
Interest:	0
Total:	93,530
Annual Appropriation?:	Yes
Date Incurred:	12/01/2009
FY of Last Payment:	2023

CHANNEL SEEDS

Debt/Obligation Type:	Rebates
Principal:	4,648
Interest:	0
Total:	4,648
Annual Appropriation?:	Yes
Date Incurred:	11/18/2011
FY of Last Payment:	2028

2012A STREET IMPROVEMENTS

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	265,000
Interest:	9,350
Total:	274,350
Annual Appropriation?:	No
Date Incurred:	06/21/2012
FY of Last Payment:	2028

FALCON PROPERTIES

Debt/Obligation Type:	Rebates
Principal:	234,551
Interest:	0
Total:	234,551
Annual Appropriation?:	Yes
Date Incurred:	02/06/2017
FY of Last Payment:	2029

WOOD VISION

Debt/Obligation Type:	Rebates
Principal:	26,697
Interest:	0
Total:	26,697
Annual Appropriation?:	Yes
Date Incurred:	02/06/2017
FY of Last Payment:	2028

HIGHWAY 57 AUTO, INC #2

Debt/Obligation Type:	Rebates
Principal:	44,800
Interest:	0

Total:	44,800
Annual Appropriation?:	Yes
Date Incurred:	02/06/2017
FY of Last Payment:	2028

BEV & HENNIES

Debt/Obligation Type:	Rebates
Principal:	21,100
Interest:	0
Total:	21,100
Annual Appropriation?:	Yes
Date Incurred:	11/01/2021
FY of Last Payment:	2023

2021 INTERFUND LOAN

Debt/Obligation Type:	Internal Loans
Principal:	380,000
Interest:	0
Total:	380,000
Annual Appropriation?:	No
Date Incurred:	11/01/2021
FY of Last Payment:	2023

Non-Rebates For PARKERSBURG URBAN RENEWAL

TIF Expenditure Amount:	48,150
Tied To Debt:	2012A STREET IMPROVEMENTS
Tied To Project:	2012A STREET IMPROVEMENTS
TIF Expenditure Amount:	142,006
Tied To Debt:	2021 INTERFUND LOAN
Tied To Project:	2021 INTERFUND LOAN

Rebates For PARKERSBURG URBAN RENEWAL

LEGEND TRAIL DEVELOPEMENT

TIF Expenditure Amount:	93,530
Rebate Paid To:	LEGEND TRAIL DEVELOPMENT LLC
Tied To Debt:	LEGEND TRAIL DEVELOPMENT
Tied To Project:	LEGEND TRAIL DEVELOPMENT
Projected Final FY of Rebate:	2023

608 HIGHWAY 57

TIF Expenditure Amount:	0
Rebate Paid To:	PARKERSBURG ECONOMIC DEVELOPMENT
Tied To Debt:	2012A STREET IMPROVEMENTS
Tied To Project:	ECONOMIC DEVELOPMENT
Projected Final FY of Rebate:	2023

1003 FALCON AVENUE

TIF Expenditure Amount:	15,089
Rebate Paid To:	CHANNEL SEEDS
Tied To Debt:	CHANNEL SEEDS
Tied To Project:	CHANNEL SEEDS
Projected Final FY of Rebate:	2023

1401 HIGHWAY 57

TIF Expenditure Amount:	31,769
Rebate Paid To:	FALCON PROPERTIES, INC
Tied To Debt:	FALCON PROPERTIES
Tied To Project:	FALCON PROPERTIES
Projected Final FY of Rebate:	2028

1306 HIGHWAY 57

TIF Expenditure Amount:	2,131
Rebate Paid To:	WOOD VISION
Tied To Debt:	WOOD VISION
Tied To Project:	WOOD VISION CLINIC
Projected Final FY of Rebate:	2023

1308 HIGHWAY 57

TIF Expenditure Amount:	1,415
Rebate Paid To:	HIGHWAY 57 AUTO #2
Tied To Debt:	HIGHWAY 57 AUTO, INC #2
Tied To Project:	HIGHWAY 57 AUTO, INC #2
Projected Final FY of Rebate:	2028

604 HIGHWAY 57

TIF Expenditure Amount:	1,358
Rebate Paid To:	BEV & HENNIES
Tied To Debt:	BEV & HENNIES
Tied To Project:	BEV & HENNIES
Projected Final FY of Rebate:	2023

Income Housing For PARKERSBURG URBAN RENEWAL

Amount of FY 2023 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

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TIF Taxing District Data Collection

Local Government Name:	PARKERSBURG (12G101)
Urban Renewal Area:	PARKERSBURG URBAN RENEWAL (12004)
TIF Taxing District Name:	PARKERSBURG CITY/APLINGTON-PARKERSBURGSCH/UR TIF 1 INCREM
TIF Taxing District Inc. Number:	120086
TIF Taxing District Base Year:	1992
FY TIF Revenue First Received:	1994
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	06/1993

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	23,941,310	11,754,522	34,230	0	-22,224	38,041,468	0	38,041,468
Taxable	0	12,959,486	10,579,070	30,807	0	-22,224	25,034,829	0	25,034,829
Homestead Credits									86

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	4,473,664	25,034,829	15,776,336	9,258,493	259,867

FY 2023 TIF Revenue Received: 442,640

TIF Taxing District Data Collection

Local Government Name:	PARKERSBURG (12G101)
Urban Renewal Area:	PARKERSBURG URBAN RENEWAL (12004)
TIF Taxing District Name:	PARKERSBURG CITY AG/APLINGTON-PARKERSBUR/ UR TIF 1 INCREM
TIF Taxing District Inc. Number:	120088
TIF Taxing District Base Year:	1992
FY TIF Revenue First Received:	1994
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	12/1993

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	4,459	0	0	0	0

FY 2023 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: PARKERSBURG (12G101)
 Urban Renewal Area: PARKERSBURG URBAN RENEWAL (12004)
 TIF Taxing District Name: ALBION TWP/APLINGTON-PARKERSBURG SCH/UR TIF 1 INCREM
 TIF Taxing District Inc. Number: 120090
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1993

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	249,672	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: PARKERSBURG (12G101)
 Urban Renewal Area: PARKERSBURG URBAN RENEWAL (12004)
 TIF Taxing District Name: PARKERSBURG CITY/APLINGTON-PARKERSBURGSCH/UR TIF 3 INCREM
 TIF Taxing District Inc. Number: 120108
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2001

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	1,593,540	0	0	0	0

FY 2023 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	PARKERSBURG (12G101)
Urban Renewal Area:	PARKERSBURG URBAN RENEWAL (12004)
TIF Taxing District Name:	PARKERSBURG CITY AG/APLINGTON-PARKERSBURG SCH/LTADD/UR TIF 4 INCREM
TIF Taxing District Inc. Number:	120116
TIF Taxing District Base Year:	2005
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2025

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2025

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	16,895	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	PARKERSBURG (12G101)
Urban Renewal Area:	PARKERSBURG URBAN RENEWAL (12004)
TIF Taxing District Name:	P'BURG CITY/APLINGTON-PARKERSBUSCH/LTADD/UR TIF 4 INCREM
TIF Taxing District Inc. Number:	120132
TIF Taxing District Base Year:	2005
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2025

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2005

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	466,339	0	0	0	0

FY 2023 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	PARKERSBURG (12G101)
Urban Renewal Area:	PARKERSBURG URBAN RENEWAL (12004)
TIF Taxing District Name:	PARKERSBURG CITY/APPB SCH/HWY 57/URTIF INCREM
TIF Taxing District Inc. Number:	120152
TIF Taxing District Base Year:	2016
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	319,130	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	PARKERSBURG (12G101)
Urban Renewal Area:	PARKERSBURG URBAN RENEWAL (12004)
TIF Taxing District Name:	PARKERSBURG CITY/AP-PB SCH/WOODV INCREMENT
TIF Taxing District Inc. Number:	120154
TIF Taxing District Base Year:	2016
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	173,000	0	0	0	0

FY 2023 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: PARKERSBURG (12G101)
 Urban Renewal Area: PARKERSBURG URBAN RENEWAL (12004)
 TIF Taxing District Name: PBURG/ CITY/AP-PBSCH/FALCONPRIDE/URTIF5 TIF INCREM
 TIF Taxing District Inc. Number: 120156
 TIF Taxing District Base Year: 2016
 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	1,340	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: PARKERSBURG (12G101)
 Urban Renewal Area: PARKERSBURG URBAN RENEWAL (12004)
 TIF Taxing District Name: PARKERSBURG CITY/AP-PB SCH/UR DT TIF INCREM
 TIF Taxing District Inc. Number: 120162
 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	2,959,100	0	0	0	0

FY 2023 TIF Revenue Received: 0