

# Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Levy Authority Summary

Local Government Name: WILLIAMSBURG  
Local Government Number: 48G447

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WILLIAMSBURG #1 URBAN RENEWAL	48003	5
WMBG-GATHERING BARN EVENT CENTER	48007	1

**TIF Debt Outstanding: 16,029,240**

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 869,211 0 Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 1,009,259  
TIF Sp. Revenue Fund Interest: 5,274  
Property Tax Replacement Claims 11,248  
Asset Sales & Loan Repayments: 0  
**Total Revenue: 1,025,781**

Rebate Expenditures: 18,798  
Non-Rebate Expenditures: 1,001,751  
Returned to County Treasurer: 0  
**Total Expenditures: 1,020,549**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 874,443 0 Amount of 06-30-2023 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 14,134,248**

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

## Urban Renewal Area Data Collection

Local Government Name: WILLIAMSBURG (48G447)  
 Urban Renewal Area: WILLIAMSBURG #1 URBAN RENEWAL  
 UR Area Number: 48003

UR Area Creation Date: 08/1988

The urban renewal plan has been developed to help local officials promote economic development in the City of Williamsburg. The primary goal is to stimulate, through publi involvement and commitment, private investments in commercial and industrial development.

UR Area Purpose:

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WILLIAMSBURG CITY/W`BURG SCH/W`BURG UR1 TIF INCREM - 905	480095	480096	34,749,181
WILLIAMSBURG CITY AG/W`BURG SCH/W`BURG UR1 TIF INCREM - 915	480097	480098	69,510
WILLIAMSBURG CITY/W`BURG SCH/W`BURG UR2 TIF INCREM - 906	480142	480143	2,486,422
WILLIAMSBURG CITY AG/W`BURG SCH/W`BURG UR2 TIF INCREM - 916	480144	480145	0
WILLIAMSBURG CITY/W`BURG SCH/W`BURG UR 1 2019 AMENDED TIF INCREM - 905-001	480162	480163	157,201

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	715,090	35,097,960	44,823,519	9,491,880	0	-24,076	93,745,174	0	93,745,174
Taxable	636,724	18,998,586	40,341,170	8,542,692	0	-24,076	70,816,108	0	70,816,108
Homestead Credits									141

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

**869,211**

**0**

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

TIF Revenue: 986,640  
 TIF Sp. Revenue Fund Interest: 5,274  
 Property Tax Replacement Claims: 11,248  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 1,003,162**

Rebate Expenditures: 6,389  
 Non-Rebate Expenditures: 1,001,751  
 Returned to County Treasurer: 0  
**Total Expenditures: 1,008,140**

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

**864,233**

**0**

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

## Projects For WILLIAMSBURG #1 URBAN RENEWAL

### Elementary School Building Demo

Description:	Elementary School Building Demo
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

### N. Highland Reconstruction

Description:	Street Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Sunset Ave, North St, School

Description:	Street & Utilities Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Library

Description:	New Library
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

### Fire Station, North St

Description:	New Fire Station, Street Construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### WLW Development Agreement

Description:	Development Agreement
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

### Community Rec Facility

Description:	Recreation Facility
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

### 212 Sports Academy Development Agreement

Description:	Development Agreement
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

**The Gathering Barn**

Description:	Development Agreement
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	Yes

**Oak Street**

Description:	Street and Utilities Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

**Water Plant**

Description:	Reconstruction of Water Plant
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

**Sewer Plant**

Description:	Reconstruction of Wastewater Plant
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

**Williamsburg Legacy Group**

Description:	Development Agreement
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For WILLIAMSBURG #1 URBAN RENEWAL

### 2008 GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/01/2008
FY of Last Payment:	2018

### 2009 GO Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/01/2009
FY of Last Payment:	2019

### 2010 Urban Renewal

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/01/2010
FY of Last Payment:	2020

### 2011 GO Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/07/2011
FY of Last Payment:	2017

### WLW Agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/28/2011
FY of Last Payment:	2025

### Community Recreation Facility

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0

Total:	0
Annual Appropriation?:	No
Date Incurred:	03/24/2003
FY of Last Payment:	2019

## 212 Sports Academy Agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/18/2019
FY of Last Payment:	2029

## The Gathering Barn

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/09/2019
FY of Last Payment:	2037

## 2019 GO Bond

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	1,275,000
Interest:	73,500
Total:	1,348,500
Annual Appropriation?:	Yes
Date Incurred:	08/27/2019
FY of Last Payment:	2025

## 2020 GO Bond

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	6,775,000
Interest:	1,861,500
Total:	8,636,500
Annual Appropriation?:	Yes
Date Incurred:	04/08/2020
FY of Last Payment:	2035

## 2021 Sewer GO Bond

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	4,250,000
Interest:	782,691
Total:	5,032,691
Annual Appropriation?:	Yes
Date Incurred:	06/04/2021
FY of Last Payment:	2041

## Williamsburg Legacy Agreement

Debt/Obligation Type:	Rebates
Principal:	811,549
Interest:	0
Total:	811,549

Annual Appropriation?:	Yes
Date Incurred:	07/26/2021
FY of Last Payment:	2029

## Non-Rebates For WILLIAMSBURG #1 URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	2010 Urban Renewal
Tied To Project:	Library

TIF Expenditure Amount:	0
Tied To Debt:	2011 GO Refunding
Tied To Project:	Fire Station, North St

TIF Expenditure Amount:	0
Tied To Debt:	2009 GO Refunding
Tied To Project:	Sunset Ave, North St, School

TIF Expenditure Amount:	0
Tied To Debt:	Community Recreation Facility
Tied To Project:	Community Rec Facility

TIF Expenditure Amount:	638,250
Tied To Debt:	2019 GO Bond
Tied To Project:	Oak Street

TIF Expenditure Amount:	333,631
Tied To Debt:	2020 GO Bond
Tied To Project:	Water Plant

TIF Expenditure Amount:	29,870
Tied To Debt:	2021 Sewer GO Bond
Tied To Project:	Sewer Plant



## Rebates For WILLIAMSBURG #1 URBAN RENEWAL

### Crossroads Mobile Maint

TIF Expenditure Amount:	0
Rebate Paid To:	WLW Limited
Tied To Debt:	WLW Agreement
Tied To Project:	WLW Development Agreement
Projected Final FY of Rebate:	2024

### 212 Sports Academy

TIF Expenditure Amount:	0
Rebate Paid To:	212 Sports Academy LLC
Tied To Debt:	212 Sports Academy Agreement
Tied To Project:	212 Sports Academy Development Agreement
Projected Final FY of Rebate:	2029

### The Gathering Barn

TIF Expenditure Amount:	0
Rebate Paid To:	The Gathering Barn LLC
Tied To Debt:	The Gathering Barn
Tied To Project:	The Gathering Barn
Projected Final FY of Rebate:	2037

### Williamsburg Legacy Group

TIF Expenditure Amount:	6,389
Rebate Paid To:	Williamsburg Legacy Group
Tied To Debt:	Williamsburg Legacy Agreement
Tied To Project:	Williamsburg Legacy Group
Projected Final FY of Rebate:	2029

## **Jobs For WILLIAMSBURG #1 URBAN RENEWAL**

Project:	WLW Development Agreement
Company Name:	WLW Limited Partnership
Date Agreement Began:	11/28/2011
Date Agreement Ends:	06/30/2024
Number of Jobs Created or Retained:	15
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	2,000,000
Total Estimated Cost of Public Infrastructure:	2,000,000

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

ADJUSTED BEGINNING BALANCE BY \$114.192 FROM UNRESERVED FUND BALANCE FROM FY22 AUDIT

256 Characters Left

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

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

### TIF Taxing District Data Collection

Local Government Name:	WILLIAMSBURG (48G447)
Urban Renewal Area:	WILLIAMSBURG #1 URBAN RENEWAL (48003)
TIF Taxing District Name:	WILLIAMSBURG CITY/W`BURG SCH/W`BURG UR1 TIF INCREM - 905
TIF Taxing District Inc. Number:	480096
TIF Taxing District Base Year:	1988
FY TIF Revenue First Received:	1991
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	08/1988

### 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	31,819,560	41,282,419	9,491,880	0	-24,076	86,210,584	0	86,210,584
Taxable	0	17,223,982	37,154,180	8,542,692	0	-24,076	65,217,790	0	65,217,790
Homestead Credits									140

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	13,166,791	65,217,790	34,749,181	30,468,609	800,161

FY 2023 TIF Revenue Received: 915,789

### TIF Taxing District Data Collection

Local Government Name:	WILLIAMSBURG (48G447)
Urban Renewal Area:	WILLIAMSBURG #1 URBAN RENEWAL (48003)
TIF Taxing District Name:	WILLIAMSBURG CITY AG/W`BURG SCH/W`BURG UR1 TIF INCREM - 915
TIF Taxing District Inc. Number:	480098
TIF Taxing District Base Year:	1988
FY TIF Revenue First Received:	0
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	08/1988

### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	670,890	0	0	0	0	0	670,890	0	670,890
Taxable	597,367	0	0	0	0	0	597,367	0	597,367
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	540,432	130,458	69,510	60,948	1,249

FY 2023 TIF Revenue Received: 1,425

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

### TIF Taxing District Data Collection

Local Government Name: WILLIAMSBURG (48G447)  
 Urban Renewal Area: WILLIAMSBURG #1 URBAN RENEWAL (48003)  
 TIF Taxing District Name: WILLIAMSBURG CITY/W`BURG SCH/W`BURG UR2 TIF INCREM - 906  
 TIF Taxing District Inc. Number: 480143  
 TIF Taxing District Base Year: 1997  
 FY TIF Revenue First Received: 0  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2018

	UR Designation
Slum	No
Blighted	No
Economic Development	06/2007

### 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	3,278,400	3,213,280	0	0	0	6,491,680	0	6,491,680
Taxable	0	1,774,604	2,891,952	0	0	0	4,666,556	0	4,666,556
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	165,190	4,666,556	2,486,422	2,180,134	57,254

FY 2023 TIF Revenue Received: 65,298

### TIF Taxing District Data Collection

Local Government Name: WILLIAMSBURG (48G447)  
 Urban Renewal Area: WILLIAMSBURG #1 URBAN RENEWAL (48003)  
 TIF Taxing District Name: WILLIAMSBURG CITY AG/W`BURG SCH/W`BURG UR2 TIF INCREM - 916  
 TIF Taxing District Inc. Number: 480145  
 TIF Taxing District Base Year: 1997  
 FY TIF Revenue First Received: 0  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2018

	UR Designation
Slum	No
Blighted	No
Economic Development	03/1997

### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	44,200	0	0	0	0	0	44,200	0	44,200
Taxable	39,357	0	0	0	0	0	39,357	0	39,357
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	91,727	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: WILLIAMSBURG (48G447)  
 Urban Renewal Area: WILLIAMSBURG #1 URBAN RENEWAL (48003)  
 TIF Taxing District Name: WILLIAMSBURG CITY/W'BURG SCH/W'BURG UR 1 2019 AMENDED TIF  
 INCREM - 905-001  
 TIF Taxing District Inc. Number: 480163  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 0  
 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	327,820	0	0	0	327,820	0	327,820
Taxable	0	0	295,038	0	0	0	295,038	0	295,038
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	0	295,038	157,201	137,837	3,620

FY 2023 TIF Revenue Received: 4,128

**Urban Renewal Area Data Collection**

Local Government Name: WILLIAMSBURG (48G447)  
 Urban Renewal Area: WMBG-GATHERING BARN EVENT CENTER  
 UR Area Number: 48007

UR Area Creation Date: 11/2021

UR Area Purpose: The urban renewal plan has been developed to help local officials promote economic development in the City of Williamsburg. The primary goal is to stimulate, through public involvement & commitment, private investments in commercial & industrial developme

<b>Tax Districts within this Urban Renewal Area</b>	<b>Base No.</b>	<b>Increment No.</b>	<b>Increment Value Used</b>
WILLIAMSBURG CITY/W'BURG SCH/GATHERING BARN TIF INCREM 900-001	480164	480165	861,287

**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	1,049,620	0	0	0	1,049,620	0	1,049,620
Taxable	0	0	944,658	0	0	0	944,658	0	944,658
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: 22,619  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 22,619**

Rebate Expenditures: 12,409  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 12,409**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 10,210 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For WMBG-GATHERING BARN EVENT CENTER

### The Gathering Barn Agreement

Description:	The Gathering Rebate Agreement
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No



## Debts/Obligations For WMBG-GATHERING BARN EVENT CENTER

### The Gathering Barn

Debt/Obligation Type:	Rebates
Principal:	200,000
Interest:	0
Total:	200,000
Annual Appropriation?:	Yes
Date Incurred:	12/09/2019
FY of Last Payment:	2037

# Rebates For WMBG-GATHERING BARN EVENT CENTER

## The Gathering Barn Agreement

TIF Expenditure Amount:	12,409
Rebate Paid To:	The Gathering Barn LLC
Tied To Debt:	The Gathering Barn
Tied To Project:	The Gathering Barn Agreement
Projected Final FY of Rebate:	2037

TIF Taxing District Data Collection

Local Government Name:	WILLIAMSBURG (48G447)
Urban Renewal Area:	WMBG-GATHERING BARN EVENT CENTER (48007)
TIF Taxing District Name:	WILLIAMSBURG CITY/W'BURG SCH/GATHERING BARN TIF INCREM 900-001
TIF Taxing District Inc. Number:	480165
TIF Taxing District Base Year:	2019
FY TIF Revenue First Received:	0
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	1,049,620	0	0	0	1,049,620	0	1,049,620
Taxable	0	0	944,658	0	0	0	944,658	0	944,658
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	31,400	944,658	861,287	83,371	2,189

FY 2023 TIF Revenue Received: 22,619