

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: PARKERSBURG
 Local Government Number: 12G101

Active Urban Renewal Areas

PARKERSBURG URBAN RENEWAL

**U.R. # of Tif Taxing
Districts**
 12004 10

TIF Debt Outstanding: 1,192,173

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	280,816	58,500	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	482,132		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	482,132		

Rebate Expenditures:	47,345		
Non-Rebate Expenditures:	407,100		
Returned to County Treasurer:	0		
Total Expenditures:	454,445		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	308,503	58,500	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: 429,225

Projects For PARKERSBURG URBAN RENEWAL

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

2022 INTERFUND LOAN

Description:	NEWELL AVENUE CONSTRUCTION
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

STAHL ENTERPRISES

Description:	STAHL ENTERPRISES
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For PARKERSBURG URBAN RENEWAL

CHANNEL SEEDS

Debt/Obligation Type:	Rebates
Principal:	17,800
Interest:	0
Total:	17,800
Annual Appropriation?:	Yes
Date Incurred:	11/18/2011
FY of Last Payment:	2028

2012A STREET IMPROVEMENTS

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	180,000
Interest:	4,500
Total:	184,500
Annual Appropriation?:	No
Date Incurred:	06/21/2012
FY of Last Payment:	2028

FALCON PROPERTIES

Debt/Obligation Type:	Rebates
Principal:	169,676
Interest:	0
Total:	169,676
Annual Appropriation?:	Yes
Date Incurred:	02/06/2017
FY of Last Payment:	2029

WOOD VISION

Debt/Obligation Type:	Rebates
Principal:	14,700
Interest:	0
Total:	14,700
Annual Appropriation?:	Yes
Date Incurred:	02/06/2017
FY of Last Payment:	2028

HIGHWAY 57 AUTO, INC #2

Debt/Obligation Type:	Rebates
Principal:	8,979
Interest:	0
Total:	8,979
Annual Appropriation?:	Yes
Date Incurred:	02/06/2017
FY of Last Payment:	2028

STAHL ENTERPRISES

Debt/Obligation Type:	Rebates
Principal:	56,518
Interest:	0
Total:	56,518
Annual Appropriation?:	Yes
Date Incurred:	11/22/2022
FY of Last Payment:	2034

2022 INTERFUND LOAN

Debt/Obligation Type:	Internal Loans
Principal:	740,000
Interest:	0
Total:	740,000
Annual Appropriation?:	Yes
Date Incurred:	11/22/2024
FY of Last Payment:	2026

ECONOMIC DEVELOPMENT

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	03/22/2024
FY of Last Payment:	2024

Non-Rebates For PARKERSBURG URBAN RENEWAL

TIF Expenditure Amount:	47,100
Tied To Debt:	2012A STREET IMPROVEMENTS
Tied To Project:	2012A STREET IMPROVEMENTS
TIF Expenditure Amount:	360,000
Tied To Debt:	2022 INTERFUND LOAN
Tied To Project:	2022 INTERFUND LOAN

Rebates For PARKERSBURG URBAN RENEWAL

608 HIGHWAY 57

TIF Expenditure Amount:	0
Rebate Paid To:	PARKERSBURG ECONOMIC DEVELOPMENT
Tied To Debt:	2022 INTERFUND LOAN
Tied To Project:	ECONOMIC DEVELOPMENT
Projected Final FY of Rebate:	2023

1003 FALCON AVENUE

TIF Expenditure Amount:	4,450
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:	35,504
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:	2,940
Rebate Paid To:	WOOD VISION
Tied To Debt:	WOOD VISION
Tied To Project:	WOOD VISION CLINIC
Projected Final FY of Rebate:	2023

221 3RD STREET

TIF Expenditure Amount:	2,472
Rebate Paid To:	STAHL ENTERPRISES
Tied To Debt:	HIGHWAY 57 AUTO, INC #2
Tied To Project:	2022 INTERFUND LOAN
Projected Final FY of Rebate:	2034

1308 HIGHWAY 57

TIF Expenditure Amount:	1,979
Rebate Paid To:	HIGHWAY 57 AUTO #2
Tied To Debt:	WOOD VISION
Tied To Project:	WOOD VISION CLINIC
Projected Final FY of Rebate:	2028

Income Housing For PARKERSBURG URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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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

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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	UR Designation	
FY TIF Revenue First Received:	0	Slum	No
Subject to a Statutory end date?	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	31,121,620	14,253,160	38,180	0	-56,000	45,278,960	0	45,278,960
Taxable	0	14,422,631	10,646,523	17,694	0	-56,000	24,952,848	0	24,952,848
Homestead Credits									84

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,473,664	24,952,848	15,659,936	9,292,912	287,946

FY 2025 TIF Revenue Received: 482,132

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	UR Designation	
FY TIF Revenue First Received:	1994	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	12/1993

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	4,459	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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 - 1/1/2023 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	249,672	0	0	0	0

FY 2025 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 - 1/1/2023 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	1,593,540	0	0	0	0

FY 2025 TIF Revenue Received: 0

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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 - 1/1/2023 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	16,895	0	0	0	0

FY 2025 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 - 1/1/2023 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	466,339	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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 - 1/1/2023 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	319,130	0	0	0	0

FY 2025 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 - 1/1/2023 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	173,000	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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 - 1/1/2023 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	1,340	0	0	0	0

FY 2025 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: 2022
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2042

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2022

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	2,959,100	0	0	0	0

FY 2025 TIF Revenue Received: 0