

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: MECHANICSVILLE
 Local Government Number: 16G139

Active Urban Renewal Areas	U.R. # of Tif Taxing
	# Districts
MECHANICSVILLE 1993 URBAN RENEWAL	16003 3

TIF Debt Outstanding: **0**

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

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	0	0	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: **0**

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: MECHANICSVILLE (16G139)
 Urban Renewal Area: MECHANICSVILLE 1993 URBAN RENEWAL
 UR Area Number: 16003

UR Area Creation Date: 08/1994

The primary objective is to invest in public infrastructure that supports a wide variety of commercial and residential developments. The municipality finds that rehabilitation, conservation, redevelopment, development or a combination thereof, is necessary in the interest of public health, safety or welfare of the residents.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FREMONT TWP/NORTH CEDAR SCH/MCVILLE UR TIF INCREM	160091	160092	0
MECHANICSVILLE CITY AG/NORTH CEDAR SCH/MCVILLE UR TIF INCREM	160099	160100	0
MECHANICSVILLE CITY/NORTH CEDAR SCH/MCVIL UR TIF INCREM	160101	160102	0

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	46,250	12,076,330	0	0	0	-16,000	12,067,580	0	12,067,580
Taxable	33,224	5,596,507	0	0	0	-16,000	5,574,731	0	5,574,731
Homestead Credits									38

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	0	Amount of 07-01-2024 Cash Balance Restricted for LMI						
TIF Revenue:	0								
TIF Sp. Revenue Fund Interest:	0								
Property Tax Replacement Claims	0								
Asset Sales & Loan Repayments:	0								
Total Revenue:	0								
Rebate Expenditures:	0								
Non-Rebate Expenditures:	0								
Returned to County Treasurer:	0								
Total Expenditures:	0								
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	0	0	Amount of 06-30-2025 Cash Balance Restricted for LMI						

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: MECHANICSVILLE (16G139)
 Urban Renewal Area: MECHANICSVILLE 1993 URBAN RENEWAL (16003)
 TIF Taxing District Name: FREMONT TWP/NORTH CEDAR SCH/MCVILLE UR TIF INCREM
 TIF Taxing District Inc. Number: 160092
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1994

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	13,020	10,410	0	0	0	0	23,430	0	23,430
Taxable	9,353	4,824	0	0	0	0	14,177	0	14,177
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	9,435	13,995	0	13,995	332

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MECHANICSVILLE (16G139)
 Urban Renewal Area: MECHANICSVILLE 1993 URBAN RENEWAL (16003)
 TIF Taxing District Name: MECHANICSVILLE CITY AG/NORTH CEDAR SCH/MCVILLE UR TIF INCREM
 TIF Taxing District Inc. Number: 160100
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1994

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	33,230	0	0	0	0	0	33,230	0	33,230
Taxable	23,871	0	0	0	0	0	23,871	0	23,871
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	26,022	7,208	0	7,208	167

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: MECHANICSVILLE (16G139)
 Urban Renewal Area: MECHANICSVILLE 1993 URBAN RENEWAL (16003)
 TIF Taxing District Name: MECHANICSVILLE CITY/NORTH CEDAR SCH/MCVIL UR TIF INCREM
 TIF Taxing District Inc. Number: 160102
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1994

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	12,065,920	0	0	0	-16,000	12,010,920	0	12,010,920
Taxable	0	5,591,683	0	0	0	-16,000	5,536,683	0	5,536,683
Homestead Credits									38

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	432,600	5,536,683	0	5,536,683	187,629

FY 2025 TIF Revenue Received: 0