

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: WELLSBURG
 Local Government Number: 38G361

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WELLSBURG PROJECT URBAN RENEWAL	38012	2
WELLSBURG HOUSING URBAN RENEWAL	38018	1

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**

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**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 0

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Urban Renewal Area Data Collection

Local Government Name: WELLSBURG (38G361)
 Urban Renewal Area: WELLSBURG PROJECT URBAN RENEWAL
 UR Area Number: 38012

UR Area Creation Date: 02/1999

UR Area Purpose: To promote economic development. The primary goal is to stimulate private investment through new industrial development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WELLSBURG CITY AG/AGWSR SCH/AGLAND 1999 UR TIF INCREM	380141	380142	0
WELLSBURG CITY/AGWSR SCH/1999 UR TIF INCREM	380143	380144	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	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI** 0

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 **Amount of 06-30-2025 Cash Balance Restricted for LMI** 0

Projects For WELLSBURG PROJECT URBAN RENEWAL

Industrial Park Infrastructure

Description:	Infrastructure including street, water, and sewer industrial park
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For WELLSBURG PROJECT URBAN RENEWAL

2013 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/03/2014
FY of Last Payment:	2021

Non-Rebates For WELLSBURG PROJECT URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	2013 GO Bonds
Tied To Project:	Industrial Park Infrastructure

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TIF Taxing District Data Collection

Local Government Name: WELLSBURG (38G361)
 Urban Renewal Area: WELLSBURG PROJECT URBAN RENEWAL (38012)
 TIF Taxing District Name: WELLSBURG CITY AG/AGWSR SCH/AGLAND 1999 UR TIF INCREM
 TIF Taxing District Inc. Number: 380142
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1999

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	25,065	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WELLSBURG (38G361)
 Urban Renewal Area: WELLSBURG PROJECT URBAN RENEWAL (38012)
 TIF Taxing District Name: WELLSBURG CITY/AGWSR SCH/1999 UR TIF INCREM
 TIF Taxing District Inc. Number: 380144
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1999

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	278,284	0	0	0	0

FY 2025 TIF Revenue Received: 0

Projects For WELLSBURG HOUSING URBAN RENEWAL

HOUSING SUBDIVISION

Description:	INFRASTRUCTURE FOR SUBDIVISION
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WELLSBURG HOUSING URBAN RENEWAL

HOUSING GO

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/03/2014
FY of Last Payment:	2024

Non-Rebates For WELLSBURG HOUSING URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	HOUSING GO
Tied To Project:	HOUSING SUBDIVISION

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TIF Taxing District Data Collection

Local Government Name: WELLSBURG (38G361)
 Urban Renewal Area: WELLSBURG HOUSING URBAN RENEWAL (38018)
 TIF Taxing District Name: WELLSBURG CITY/AGWSR SCH/WM RIEKENA HOUSING UR TIF INCREMENT
 TIF Taxing District Inc. Number: 380226

	UR Designation
TIF Taxing District Base Year: 2010	Slum No
FY TIF Revenue First Received: 2013	Blighted No
Subject to a Statutory end date? 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	125,688	0	0	0	0

FY 2025 TIF Revenue Received: 0