

**Annual Urban Renewal Report, Fiscal Year 2024 - 2025**

**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: 13,083,822**

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 886,122      0      Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	1,041,351	
TIF Sp. Revenue Fund Interest:	8,963	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
<b>Total Revenue:</b>	<b>1,050,314</b>	

Rebate Expenditures:	24,715	
Non-Rebate Expenditures:	953,881	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>978,596</b>	

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 957,840      0      Amount of 06-30-2025 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 11,147,386**

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**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 public 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	34,146,701
WILLIAMSBURG CITY AG/W'BURG SCH/W'BURG UR1 TIF INCREM - 915	480097	480098	141,635
WILLIAMSBURG CITY/W'BURG SCH/W'BURG UR2 TIF INCREM - 906	480142	480143	2,420,496
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	157,861

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	866,020	49,898,044	49,123,337	10,500,120	0	-44,000	110,272,021	0	110,272,021
Taxable	622,122	23,124,147	37,902,822	9,015,392	0	-44,000	70,548,983	0	70,548,983
Homestead Credits									139

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 886,122 0 Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	1,028,351
TIF Sp. Revenue Fund Interest:	8,963
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,037,314</b>

Rebate Expenditures:	8,673
Non-Rebate Expenditures:	953,881
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>962,554</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 960,882 0 Amount of 06-30-2025 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
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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:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	08/27/2019
FY of Last Payment:	2025

## 2020 GO Bond

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	6,325,000
Interest:	1,399,438
Total:	7,724,438
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:	4,046,000
Interest:	344,272
Total:	4,390,272
Annual Appropriation?:	Yes
Date Incurred:	06/04/2021
FY of Last Payment:	2041

## Williamsburg Legacy Agreement

Debt/Obligation Type:	Rebates
Principal:	797,564
Interest:	0
Total:	797,564
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:	515,000
Tied To Debt:	2019 GO Bond
Tied To Project:	Oak Street
TIF Expenditure Amount:	203,000
Tied To Debt:	2020 GO Bond
Tied To Project:	Water Plant
TIF Expenditure Amount:	235,881
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:	8,673
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

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TIF Revenue of \$8555 was for FY23 but not received until FY24.

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2025

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**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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	46,033,194	45,295,867	10,500,120	0	-44,000	101,713,681	0	101,713,681
Taxable	0	21,333,069	34,779,521	9,015,392	0	-44,000	65,012,482	0	65,012,482
Homestead Credits									138

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	13,166,791	65,012,482	34,146,701	30,865,781	880,628

FY 2025 TIF Revenue Received: 947,217

**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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	810,390	0	0	0	0	0	810,390	0	810,390
Taxable	582,160	0	0	0	0	0	582,160	0	582,160
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	540,432	269,958	141,635	128,323	2,921

FY 2025 TIF Revenue Received: 3,067

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**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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,864,850	3,420,390	0	0	0	7,285,240	0	7,285,240
Taxable	0	1,791,078	2,822,415	0	0	0	4,613,493	0	4,613,493
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	165,190	4,613,493	2,420,496	2,192,997	62,568

FY 2025 TIF Revenue Received: 69,058

**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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	55,630	0	0	0	0	0	55,630	0	55,630
Taxable	39,962	0	0	0	0	0	39,962	0	39,962
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	91,727	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	407,080	0	0	0	407,080	0	407,080
Taxable	0	0	300,886	0	0	0	300,886	0	300,886
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	300,886	157,861	143,025	4,081

FY 2025 TIF Revenue Received: 9,009

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**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

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

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
WILLIAMSBURG CITY/W'BURG SCH/GATHERING BARN TIF INCREM 900-001	480164	480165	465,683

**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	1,309,610	0	0	0	1,309,610	0	1,309,610
Taxable	0	0	1,113,163	0	0	0	1,113,163	0	1,113,163
Homestead Credits									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:	13,000
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>13,000</b>

Rebate Expenditures:	16,042
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>16,042</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** -3,042      0      **Amount of 06-30-2025 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:	171,548
Interest:	0
Total:	171,548
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:	16,042
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

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**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

	UR Designation
TIF Taxing District Base Year: 2019	Slum No
FY TIF Revenue First Received: 0	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	1,309,610	0	0	0	1,309,610	0	1,309,610
Taxable	0	0	1,113,163	0	0	0	1,113,163	0	1,113,163
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	31,400	1,113,163	465,683	647,480	18,473

FY 2025 TIF Revenue Received: 13,000