

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: WELLMAN
 Local Government Number: 92G888

Active Urban Renewal Areas

WELLMAN URBAN RENEWAL

**U.R. # of Tif Taxing
 # Districts**
 92006 5

TIF Debt Outstanding: 677,251

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	112,480	22,849	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	66,311		
TIF Sp. Revenue Fund Interest:	152		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	66,463		

Rebate Expenditures:	0		
Non-Rebate Expenditures:	69,624		
Returned to County Treasurer:	0		
Total Expenditures:	69,624		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	109,319	22,881	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: 498,308

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Urban Renewal Area Data Collection

Local Government Name: WELLMAN (92G888)
 Urban Renewal Area: WELLMAN URBAN RENEWAL
 UR Area Number: 92006

UR Area Creation Date: 03/1994

The primary objective of the City's Urban Renewal plan is to invest in public infrastructure that supports a wide variety of residential developments, downtown economic development and a new municipal community center.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WELLMAN CITY AG/MID PRAIRIE SCH/WELLMAN UR TIF INCREM	920115	920116	0
WELLMAN CITY/MID PRAIRIE SCH/WELLMAN UR TIF INCREM	920117	920118	2,255,939
WELLMAN CITY AG/MID PRAIRIE SCH/WELLMAN UR TIF INCREM	920123	920124	0
WELLMAN CITY/MID PRAIRIE SCH/WELLMAN UR TIF INCREM	920125	920126	0
WELLMAN CITY/MID PRAIRIE SCH/WELLMAN UR TIF INCREM	920161	920162	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	19,888,500	525,000	0	0	-36,000	20,322,250	0	20,322,250
Taxable	0	9,216,896	407,014	0	0	-36,000	9,532,660	0	9,532,660
Homestead Credits									46

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TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	109,319	22,881	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For WELLMAN URBAN RENEWAL

Parkside community center

Description:	City community center
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Downtown Business Grant

Description:	Downtown business grants
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

WWTP Bar screen

Description:	WWTP Barscreen improvements
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

Disinfection UV

Description:	Disinfection UV
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WELLMAN URBAN RENEWAL

2008/2015A GO Bonds parkside

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/01/2008
FY of Last Payment:	2023

Downtown business grants

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	01/01/2013
FY of Last Payment:	2025

PAC 2008 GO USDA

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	182,238
Interest:	30,313
Total:	212,551
Annual Appropriation?:	No
Date Incurred:	06/01/2010
FY of Last Payment:	2030

2014 WWTP Barscreen

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	110,000
Interest:	10,955
Total:	120,955
Annual Appropriation?:	No
Date Incurred:	08/01/2014
FY of Last Payment:	2029

Disinfection & UV

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	305,000
Interest:	38,745
Total:	343,745
Annual Appropriation?:	No
Date Incurred:	12/09/2016
FY of Last Payment:	2037

Non-Rebates For WELLMAN URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Downtown business grants
Tied To Project:	Downtown Business Grant
TIF Expenditure Amount:	12,200
Tied To Debt:	2014 WWTP Barscreen
Tied To Project:	WWTP Bar screen
TIF Expenditure Amount:	30,384
Tied To Debt:	PAC 2008 GO USDA
Tied To Project:	Parkside community center
TIF Expenditure Amount:	0
Tied To Debt:	2008/2015A GO Bonds parkside
Tied To Project:	Parkside community center
TIF Expenditure Amount:	27,040
Tied To Debt:	Disinfection & UV
Tied To Project:	Disinfection UV

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TIF Taxing District Data Collection

Local Government Name: WELLMAN (92G888)
 Urban Renewal Area: WELLMAN URBAN RENEWAL (92006)
 TIF Taxing District Name: WELLMAN CITY AG/MID PRAIRIE SCH/WELLMAN UR TIF INCREM
 TIF Taxing District Inc. Number: 920116
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1994

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	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	12,199	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WELLMAN (92G888)
 Urban Renewal Area: WELLMAN URBAN RENEWAL (92006)
 TIF Taxing District Name: WELLMAN CITY/MID PRAIRIE SCH/WELLMAN UR TIF INCREM
 TIF Taxing District Inc. Number: 920118
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1994

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	19,888,500	525,000	0	0	-36,000	20,322,250	0	20,322,250
Taxable	0	9,216,896	407,014	0	0	-36,000	9,532,660	0	9,532,660
Homestead Credits									46

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,799,859	9,532,660	2,255,939	7,276,721	222,005

FY 2025 TIF Revenue Received: 66,311

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TIF Taxing District Data Collection

Local Government Name: WELLMAN (92G888)
 Urban Renewal Area: WELLMAN URBAN RENEWAL (92006)
 TIF Taxing District Name: WELLMAN CITY AG/MID PRAIRIE SCH/WELLMAN UR TIF INCREM
 TIF Taxing District Inc. Number: 920124
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1999

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	9,660	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WELLMAN (92G888)
 Urban Renewal Area: WELLMAN URBAN RENEWAL (92006)
 TIF Taxing District Name: WELLMAN CITY/MID PRAIRIE SCH/WELLMAN UR TIF INCREM
 TIF Taxing District Inc. Number: 920126
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1999

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	3,047	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: WELLMAN (92G888)
 Urban Renewal Area: WELLMAN URBAN RENEWAL (92006)
 TIF Taxing District Name: WELLMAN CITY/MID PRAIRIE SCH/WELLMAN UR TIF INCREM
 TIF Taxing District Inc. Number: 920162
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2007

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	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	3,172,500	0	0	0	0

FY 2025 TIF Revenue Received: 0