

**AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION**

DATE: November 14, 2025

AGENDA ITEM: Discussion and Consideration of Appropriating Annual TIF Debt Certification and Council Action as Needed

ACTION: Motion

SYNOPSIS: Every December 1st we are required to certify to the County Auditor the City's TIF Debt Certification(s) for the next fiscal year. Attached are the forms that show the TIF funds the City has utilized for annual rebates, appropriations or projects.

BUDGET ITEM:

MAYOR/COUNCIL ACTION: Motion to Approve

ATTACHMENTS: Certification forms

PREPARED BY: Doug Boldt

DATE PREPARED: November 14, 2025

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO COUNTY AUDITOR
Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area**

City: Tiffin County: Johnson

Urban Renewal Area Name: Tiffin Urban Renewal Area

Urban Renewal Area Number: 52009 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ 1,225,000

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this _____ day of _____, _____

Signature of Authorized Official Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEARCity: Tiffin County: JohnsonUrban Renewal Area Name: Tiffin Urban Renewal AreaUrban Renewal Area Number: 52009 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. <u>80/380 LLC., Amended Rebate Agreement for a commercial/industrial</u> <u>development. Rebate is not to exceed \$500,000 for a period beginning December 1,</u> <u>2026 and continuing until balance is paid in full. Rebate is for a infrastructure</u> <u>associated with new road.</u>	<u>6/17/2025</u>	<u>500,000</u>
☒ 'X' this box if a rebate agreement. List administrative details on lines above.		
2. <u>80/380 LLC., Rebate Agreement for a commercial/industrial development</u> <u>Rebate is not to exceed \$600,000 for a period beginning December 1, 2026</u> <u>and continuing until balance is paid in full. Rebate is for infrastructure</u> <u>associated with new road.</u>	<u>6/17/2025</u>	<u>600,000</u>
☒ 'X' this box if a rebate agreement. List administrative details on lines above.		
3. <u>Honey Lane Development, LLC. Economic development grant for a new</u> <u>commercial/industrial development. Grant is not to exceed \$125,000 and will</u> <u>be paid upon the completion and acceptance of public infrastrucre. Public</u> <u>infrastructure to includes extention of streets, water, sewer and storm sewer.</u>	<u>10/4/2025</u>	<u>125,000</u>
☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
4. _____ _____ _____ _____ _____	_____	_____
☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
5. _____ _____ _____ _____ _____	_____	_____
☐ 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 1,225,000

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

**SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR
 CERTIFICATION TO COUNTY AUDITOR
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I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
*\$2,510,000 General Obligation Annual Appropriation Refunding Bonds, Series 2021A (refinanced 2015A Bond) FY 2027 Debt Service, 100% retired from TIF proceeds, including \$600 paying agent fee.	390,800
*\$5,275,000 General Obligation Corporate Purpose Bonds, Series 2017A. FY 2026 Debt Service, approx 65% 65% of the total \$431,180. FY 2027 DS Payment (\$280,267), plus \$500 paying agent fee.	280,767
*\$4,500,000 General Obligation Corporate Purpose Bonds, Series 2019A. FY 2027 Debt Service, approx 50% of the total \$466,112. FY 2027 DS Payment (\$233,056), plus \$600 paying agent fee.	233,656
*\$7,670,000 General Obligation Urban Renewal and Refunding Bonds, Series 2020A. FY 2027 Debt Service approx 75% of the total \$878,600. FY 2026 DS Payment (\$666,200), plus \$600 paying agent fee.	664,800
*\$3,565,000 General Obligation Corporate Purpose Bonds, Series 2024A. FY2027 Debt Service approx 50% of the total \$589,000. FY2027 DS Payment (\$294,500), plus \$600 paying agent fee.	295,100
*Fareway Stores Inc. Rebate for new grocery store. Rebate for 80%, not to exceed \$485,000 for a period beginning December 1, 2021 and continuing to and including June 1, 2033.	59,106
*Hightower Development Rebate for Commercial/Industrial Park Development. Rebate not to exceed \$250,000, beginning June 1, 2024 and continuing to and including June 1, 2028.	50,000

Dated this _____ day of _____, _____

Signature of Authorized Official

Telephone

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Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
*Iowa Development Group Rebate for Commercial/Industrial Development. Rebate not to exceed \$55,000, beginning June 1, 2026 and continuing to and including June 1 2032.	7,000
*Clear Creek Dog Resort Rebate for Commercial Development. Rebate not to exceed \$90,000, beginning December 1, 2025 and continuing to and including June 1, 2031.	13,173
*Honey Lane Development Economic Development Grant for new Commercial/Industrial Development. Grant not exceed \$250,000. To be paid back over a period of five years beginning December 2025 and continuing to December 1, 2029.	50,000
*80/380 LLC., Amended Rebate Agreement for a Commercial/Industrial development. Rebate is not to exceed \$500,000 for a period beginning December 2026 and continuing until balance is paid in full.	100,000
*80/380 LLC., Rebate Agreement for a commercial/industrial development. Rebate is not to exceed \$600,000 for a period beginning December 2026 and continuing until balance is paid in full.	100,000
*Honey Lane Development Economic Development Grant for new Commercial/Industrial Development. Grant not exceed \$125,000. To be paid back over a period of three years beginning December 2026.	41,667

Dated this _____ day of _____, _____

Signature of Authorized Official

Telephone

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City: Tiffin County: Johnson

Urban Renewal Area Name: Tiffin Park Place Comercial Urban Renewal Area

Urban Renewal Area Number: 52033 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ 0

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

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Urban Renewal Area Name: Tiffin Urban Renewal Area

Urban Renewal Area Number: 52033 (Use five-digit Area Number Assigned by the County Auditor)

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Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
*DERS Tiffin, LLC. Rebate for commercial development. Rebate for 80%, not to exceed \$15,000.000 for a period beginning December 1, 2022 and continuing for 40 semiannual payments. Rebate is for infrastructure such as various streets, water, sewer, storm sewer, sidewalks, trails, traffic signals, etc.	
Parcel #622377005 - FSB	27,407
Parcel #622305001 - New York	164,997
Parcel #627210002 - Aster I and II	88,777
Parcel #627210001 - Aster III	55,795
Parcel #622382001 - Aster IV and V	140,738
Parcel #622379001 - Ventnor	115,474
Parcel #622452003 - Pinseekers	241,101
Parcel #622452004 - Vacant Lot	41,791
Parcel #622377012 - Vacant Lot	3,972
Parcel #622377006 - Vacant Lot	7,552
Parcel #622378001 - Vacant Lot	6,437
Parcel #622303004 - Vacant Lot	4,984
Parcel #622303001 - Vacant Lot	6,066
Parcel #622303002 - Vacant Lot	3,836
Parcel #622303003 - Vacant Lot	3,666
Parcel #622381001 - Vacant Lot	3,497

Dated this _____ day of _____, _____

Signature of Authorized Official

Telephone