

**AGENDA INFORMATION  
TIFFIN CITY COUNCIL COMMUNICATION**

**DATE:** November 21, 2025

**AGENDA ITEM:** Discussion and Consideration of Annual Urban Renewal Report of FY 2024-2025 and Council Action as Needed

**ACTION:** Motion

**SYNOPSIS:** Also required every December 1<sup>st</sup> is the completion of the Annual Urban Renewal Report that is submitted to the Iowa Department of Management. Attached is the report.

**BUDGET ITEM:**

**MAYOR/COUNCIL ACTION:** Motion to Approve

**ATTACHMENTS:** Annual Urban Renewal Report

**PREPARED BY:** Doug Boldt

**DATE PREPARED:** November 21, 2025

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: TIFFIN  
Local Government Number: 52G490

| Active Urban Renewal Areas           | U.R. # | # of Tif Taxing Districts |
|--------------------------------------|--------|---------------------------|
| TIFFIN URBAN RENEWAL                 | 52009  | 13                        |
| TIFFIN PARK PLACE URBAN RENEWAL AREA | 52033  | 3                         |

TIF Debt Outstanding: 30,799,840

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 2,641,144 0 Amount of 07-01-2024 Cash Balance Restricted for LMI

TIF Revenue: 2,056,495  
TIF Sp. Revenue Fund Interest: 0  
Property Tax Replacement Claims 0  
Asset Sales & Loan Repayments: 0  
Total Revenue: 2,056,495

Rebate Expenditures: 443,919  
Non-Rebate Expenditures: 1,559,897  
Returned to County Treasurer: 0  
Total Expenditures: 2,003,816

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 2,693,823 0 Amount of 06-30-2025 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 26,102,201

## ♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

### Urban Renewal Area Data Collection

Local Government Name: TIFFIN (52G490)  
 Urban Renewal Area: TIFFIN URBAN RENEWAL  
 UR Area Number: 52009

UR Area Creation Date: 10/1993

UR Area Purpose: Guide the officials of the City of Tiffin in promoting their city's community and economic development. The primary goal of this plan is to stimulate private investment through public involvement and commitment.

| Tax Districts within this Urban Renewal Area                       | Base No. | Increment No. | Increment Value Used |
|--------------------------------------------------------------------|----------|---------------|----------------------|
| TIFFIN CITY/CLEAR CREEK SCH/TIFFIN UR TIF INCREMENT                | 520126   | 520127        | 31,331,288           |
| TIFFIN CITY AG/CLEAR CREEK SCH/TIFFIN UR TIF INCREMENT             | 520128   | 520129        | 0                    |
| TIFFIN CITY/CLEAR CREEK SCH/TIFFIN UR 2003 AMENDMENT TIF INCR      | 520259   | 520260        | 0                    |
| TIFFIN CITY AG/CLEAR CREEK SCH/TIFFIN UR 2003 AMENDMENT TIF INCR   | 520261   | 520262        | 0                    |
| TIFFIN CITY/CLEAR CREEK SCH/TIFFIN UR 2005 AMEND INCREMENT         | 520281   | 520282        | 18,685,530           |
| TIFFIN CITY AG/CLEAR CREEK SCH/TIFFIN UR 2005 AMEND INCREMENT      | 520283   | 520284        | 0                    |
| TIFFIN CITY/CLEAR CREEK SCH/TIFFIN UR TIF 2010 AMEND INCR          | 520327   | 520328        | 741,321              |
| TIFFIN CITY/CLEAR CREEK SCH/TIFFIN UR 2014 AMEND INCREMENT         | 520388   | 520389        | 421,818              |
| TIFFIN CITY/CLEAR CREEK SCH/TIFFIN UR 2016 AMEND INCREMENT         | 520390   | 520391        | 4,460,555            |
| TIFFIN CITY AG/CLEAR CREEK SCH/TIFFIN UR 2017 AMEND INCREMENT      | 520440   | 520441        | 0                    |
| TIFFIN CITY/CLEAR CREEK SCH/TIFFIN UR 2017 AMEND INCREMENT         | 520442   | 520443        | 5,386,908            |
| TIFFIN CITY AG/CLEAR CREEK SCH/TIFFIN UR TIF 2020 AMENDMENT BASE   | 520454   | 520455        | 0                    |
| TIFFIN CITY/CLEAR CREEK SCH/TIFFIN UR TIF 2018 AMENDMENT INCREMENT | 520456   | 520457        | 1,628,805            |

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

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total       | Gas/Electric Utility | Total       |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------------|----------------------|-------------|
| Assessed          | 113,800      | 151,674,464 | 42,335,500 | 0          | 0     | -103,704 | 193,880,310 | 0                    | 193,880,310 |
| Taxable           | 81,750       | 70,290,281  | 34,390,328 | 0          | 0     | -103,704 | 104,518,905 | 0                    | 104,518,905 |
| Homestead Credits |              |             |            |            |       |          |             |                      | 294         |

|                                                         |                  |          |                                                             |
|---------------------------------------------------------|------------------|----------|-------------------------------------------------------------|
| <b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b> | <b>1,318,717</b> | <b>0</b> | <b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b> |
|---------------------------------------------------------|------------------|----------|-------------------------------------------------------------|

|                                 |                  |
|---------------------------------|------------------|
| TIF Revenue:                    | 1,692,941        |
| TIF Sp. Revenue Fund Interest:  | 0                |
| Property Tax Replacement Claims | 0                |
| Asset Sales & Loan Repayments:  | 0                |
| <b>Total Revenue:</b>           | <b>1,692,941</b> |

|                               |                  |
|-------------------------------|------------------|
| Rebate Expenditures:          | 112,146          |
| Non-Rebate Expenditures:      | 1,559,897        |
| Returned to County Treasurer: | 0                |
| <b>Total Expenditures:</b>    | <b>1,672,043</b> |

|                                                         |                  |          |                                                             |
|---------------------------------------------------------|------------------|----------|-------------------------------------------------------------|
| <b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b> | <b>1,339,615</b> | <b>0</b> | <b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b> |
|---------------------------------------------------------|------------------|----------|-------------------------------------------------------------|

## Projects For TIFFIN URBAN RENEWAL

### Water tower

|                      |                                                          |
|----------------------|----------------------------------------------------------|
| Description:         | New 500,000 gallon water tower                           |
| Classification:      | Water treatment plants, waste treatment plants & lagoons |
| Physically Complete: | Yes                                                      |
| Payments Complete:   | No                                                       |

### Ireland Ave Extension

|                      |                                                          |
|----------------------|----------------------------------------------------------|
| Description:         | Creating/extending Ireland Avenue from Railroad to HWY 6 |
| Classification:      | Roads, Bridges & Utilities                               |
| Physically Complete: | Yes                                                      |
| Payments Complete:   | No                                                       |

### Trail Phase 5

|                      |                                                                        |
|----------------------|------------------------------------------------------------------------|
| Description:         | Bike/Pedestrian Trail                                                  |
| Classification:      | Recreational facilities (lake development, parks, ball fields, trails) |
| Physically Complete: | Yes                                                                    |
| Payments Complete:   | No                                                                     |

### Roberts Ferry Road

|                      |                            |
|----------------------|----------------------------|
| Description:         | Road Reconstruction        |
| Classification:      | Roads, Bridges & Utilities |
| Physically Complete: | Yes                        |
| Payments Complete:   | No                         |

### Park/Rec Improvements - Phase 1

|                      |                                                                        |
|----------------------|------------------------------------------------------------------------|
| Description:         | New Parks and Park Improvements                                        |
| Classification:      | Recreational facilities (lake development, parks, ball fields, trails) |
| Physically Complete: | Yes                                                                    |
| Payments Complete:   | No                                                                     |

### Original Town Reconstruction

|                      |                            |
|----------------------|----------------------------|
| Description:         | Old Town Urbanization      |
| Classification:      | Roads, Bridges & Utilities |
| Physically Complete: | No                         |
| Payments Complete:   | No                         |

### Park Road/Highway 6 Roundabout

|                      |                            |
|----------------------|----------------------------|
| Description:         | New Roundabout             |
| Classification:      | Roads, Bridges & Utilities |
| Physically Complete: | Yes                        |
| Payments Complete:   | No                         |

### Park Road

|                      |                                      |
|----------------------|--------------------------------------|
| Description:         | Engineering for Construction of Road |
| Classification:      | Roads, Bridges & Utilities           |
| Physically Complete: | Yes                                  |
| Payments Complete:   | No                                   |

## **Forevergreen Road**

|                      |                            |
|----------------------|----------------------------|
| Description:         | Road Construction          |
| Classification:      | Roads, Bridges & Utilities |
| Physically Complete: | Yes                        |
| Payments Complete:   | No                         |

## **Fareway Stores, Inc**

|                      |                                      |
|----------------------|--------------------------------------|
| Description:         | 12 year rebate for new grocery store |
| Classification:      | Commercial - retail                  |
| Physically Complete: | Yes                                  |
| Payments Complete:   | No                                   |

## **Shamrock Addition**

|                      |                                                     |
|----------------------|-----------------------------------------------------|
| Description:         | 5 year rebate for commercial development            |
| Classification:      | Commercial - warehouses and distribution facilities |
| Physically Complete: | Yes                                                 |
| Payments Complete:   | No                                                  |

## **Tiffin Family Care**

|                      |                             |
|----------------------|-----------------------------|
| Description:         | 5 year rebate for expansion |
| Classification:      | Commercial-Medical          |
| Physically Complete: | Yes                         |
| Payments Complete:   | No                          |

## Debts/Obligations For TIFFIN URBAN RENEWAL

### 2017A GO Bond

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 3,355,000                   |
| Interest:              | 529,020                     |
| Total:                 | 3,884,020                   |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 12/20/2017                  |
| FY of Last Payment:    | 2033                        |

### 2019A GO Bond

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 2,980,000                   |
| Interest:              | 286,347                     |
| Total:                 | 3,266,347                   |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 08/06/2019                  |
| FY of Last Payment:    | 2031                        |

### 80/380, LLC

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 500,000    |
| Interest:              | 0          |
| Total:                 | 500,000    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 08/01/2017 |
| FY of Last Payment:    | 2029       |

### Fareway Stores, Inc

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 324,682    |
| Interest:              | 0          |
| Total:                 | 324,682    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 01/16/2018 |
| FY of Last Payment:    | 2033       |

### 2021A GO Refunding Bond

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 1,485,000                   |
| Interest:              | 75,200                      |
| Total:                 | 1,560,200                   |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 02/02/2021                  |
| FY of Last Payment:    | 2028                        |

### 2020A GO Refunding Bond

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 5,490,000                   |
| Interest:              | 535,100                     |
| Total:                 | 6,025,100                   |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 07/21/2020                  |
| FY of Last Payment:    | 2035                        |

**Shamrock Addition**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 205,000    |
| Interest:              | 0          |
| Total:                 | 205,000    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 07/07/2020 |
| FY of Last Payment:    | 2028       |

**Tiffin Family Care**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 34,491     |
| Interest:              | 0          |
| Total:                 | 34,491     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 01/01/2021 |
| FY of Last Payment:    | 2024       |

## Non-Rebates For TIFFIN URBAN RENEWAL

|                         |                                |
|-------------------------|--------------------------------|
| TIF Expenditure Amount: | 75,690                         |
| Tied To Debt:           | 2017A GO Bond                  |
| Tied To Project:        | Roberts Ferry Road             |
| TIF Expenditure Amount: | 84,100                         |
| Tied To Debt:           | 2017A GO Bond                  |
| Tied To Project:        | Park Road/Highway 6 Roundabout |
| TIF Expenditure Amount: | 36,442                         |
| Tied To Debt:           | 2017A GO Bond                  |
| Tied To Project:        | Park Road                      |
| TIF Expenditure Amount: | 84,100                         |
| Tied To Debt:           | 2017A GO Bond                  |
| Tied To Project:        | Original Town Reconstruction   |
| TIF Expenditure Amount: | 58,754                         |
| Tied To Debt:           | 2019A GO Bond                  |
| Tied To Project:        | Park Road/Highway 6 Roundabout |
| TIF Expenditure Amount: | 58,754                         |
| Tied To Debt:           | 2019A GO Bond                  |
| Tied To Project:        | Original Town Reconstruction   |
| TIF Expenditure Amount: | 58,754                         |
| Tied To Debt:           | 2019A GO Bond                  |
| Tied To Project:        | Roberts Ferry Road             |
| TIF Expenditure Amount: | 58,753                         |
| Tied To Debt:           | 2019A GO Bond                  |
| Tied To Project:        | Forevergreen Road              |
| TIF Expenditure Amount: | 659,850                        |
| Tied To Debt:           | 2020A GO Refunding Bond        |
| Tied To Project:        | Ireland Ave Extension          |
| TIF Expenditure Amount: | 19,235                         |
| Tied To Debt:           | 2021A GO Refunding Bond        |
| Tied To Project:        | Trail Phase 5                  |
| TIF Expenditure Amount: | 192,350                        |
| Tied To Debt:           | 2021A GO Refunding Bond        |
| Tied To Project:        | Ireland Ave Extension          |
| TIF Expenditure Amount: | 130,798                        |
| Tied To Debt:           | 2021A GO Refunding Bond        |
| Tied To Project:        | Original Town Reconstruction   |
| TIF Expenditure Amount: | 42,317                         |
| Tied To Debt:           | 2021A GO Refunding Bond        |
| Tied To Project:        | Roberts Ferry Road             |

# Rebates For TIFFIN URBAN RENEWAL

## 1100 Tall Grass Avenue

|                               |                    |
|-------------------------------|--------------------|
| TIF Expenditure Amount:       | 7,911              |
| Rebate Paid To:               | Tiffin Family Care |
| Tied To Debt:                 | Tiffin Family Care |
| Tied To Project:              | Tiffin Family Care |
| Projected Final FY of Rebate: | 2024               |

## 500 Croell Avenue

|                               |                     |
|-------------------------------|---------------------|
| TIF Expenditure Amount:       | 59,235              |
| Rebate Paid To:               | Fareway Stores, Inc |
| Tied To Debt:                 | Fareway Stores, Inc |
| Tied To Project:              | Fareway Stores, Inc |
| Projected Final FY of Rebate: | 2033                |

## Shamrock Addition

|                               |                       |
|-------------------------------|-----------------------|
| TIF Expenditure Amount:       | 45,000                |
| Rebate Paid To:               | Hightower Development |
| Tied To Debt:                 | Shamrock Addition     |
| Tied To Project:              | Shamrock Addition     |
| Projected Final FY of Rebate: | 2028                  |

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: TIFFIN (52G490)  
 Urban Renewal Area: TIFFIN URBAN RENEWAL (52009)  
 TIF Taxing District Name: TIFFIN CITY/CLEAR CREEK SCH/TIFFIN UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 520127  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 1994  
 Subject to a Statutory end date? No

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 01/1992 |

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            | 106,512,700 | 3,891,800  | 0          | 0     | -87,704  | 110,203,046 | 0                    | 110,203,046 |
| Taxable           | 0            | 49,361,013  | 3,064,347  | 0          | 0     | -87,704  | 52,223,906  | 0                    | 52,223,906  |
| Homestead Credits |              |             |            |            |       |          |             |                      | 248         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 195,118           | 52,223,906          | 31,331,288     | 20,892,618         | 569,155                    |

FY 2025 TIF Revenue Received: 851,292

**TIF Taxing District Data Collection**

Local Government Name: TIFFIN (52G490)  
 Urban Renewal Area: TIFFIN URBAN RENEWAL (52009)  
 TIF Taxing District Name: TIFFIN CITY AG/CLEAR CREEK SCH/TIFFIN UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 520129  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 1994  
 Subject to a Statutory end date? No

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 01/1992 |

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 | 6,727             | 0                   | 0              | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

## ♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

### TIF Taxing District Data Collection

Local Government Name: TIFFIN (52G490)  
 Urban Renewal Area: TIFFIN URBAN RENEWAL (52009)  
 TIF Taxing District Name: TIFFIN CITY/CLEAR CREEK SCH/TIFFIN UR 2003 AMENDMENT TIF INCR  
 TIF Taxing District Inc. Number: 520260  
 TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2024

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 03/2003 |

### 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 | 4,155,101         | 0                   | 0              | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: TIFFIN (52G490)  
 Urban Renewal Area: TIFFIN URBAN RENEWAL (52009)  
 TIF Taxing District Name: TIFFIN CITY AG/CLEAR CREEK SCH/TIFFIN UR 2003 AMENDMENT TIF INCR  
 TIF Taxing District Inc. Number: 520262  
 TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2024

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 03/2003 |

### 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 | 0                 | 0                   | 0              | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

## ♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

### TIF Taxing District Data Collection

Local Government Name: TIFFIN (52G490)  
 Urban Renewal Area: TIFFIN URBAN RENEWAL (52009)  
 TIF Taxing District Name: TIFFIN CITY/CLEAR CREEK SCH/TIFFIN UR 2005 AMEND INCREMENT  
 TIF Taxing District Inc. Number: 520282  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2025

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 06/2005 |

### 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            | 27,301,200  | 23,246,900 | 0          | 0     | -16,000  | 50,506,100 | 0                    | 50,506,100 |
| Taxable           | 0            | 12,652,129  | 18,535,410 | 0          | 0     | -16,000  | 31,145,539 | 0                    | 31,145,539 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 44         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 59,657            | 31,145,539          | 18,685,530     | 12,460,009         | 339,435                    |

FY 2025 TIF Revenue Received: 508,905

### TIF Taxing District Data Collection

Local Government Name: TIFFIN (52G490)  
 Urban Renewal Area: TIFFIN URBAN RENEWAL (52009)  
 TIF Taxing District Name: TIFFIN CITY AG/CLEAR CREEK SCH/TIFFIN UR 2005 AMEND INCREMENT  
 TIF Taxing District Inc. Number: 520284  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2006  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2024

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 06/2004 |

### 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 | 1,491             | 0                   | 0              | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

## ♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

### TIF Taxing District Data Collection

Local Government Name: TIFFIN (52G490)  
 Urban Renewal Area: TIFFIN URBAN RENEWAL (52009)  
 TIF Taxing District Name: TIFFIN CITY/CLEAR CREEK SCH/TIFFIN UR TIF 2010 AMEND INCR  
 TIF Taxing District Inc. Number: 520328  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2011  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 06/2009 |

### 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           | 1,445,700  | 0          | 0     | 0        | 1,445,700 | 0                    | 1,445,700 |
| Taxable           | 0            | 0           | 1,235,644  | 0          | 0     | 0        | 1,235,644 | 0                    | 1,235,644 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 12,221            | 1,235,644           | 741,321        | 494,323            | 13,466                     |

FY 2025 TIF Revenue Received: 20,195

### TIF Taxing District Data Collection

Local Government Name: TIFFIN (52G490)  
 Urban Renewal Area: TIFFIN URBAN RENEWAL (52009)  
 TIF Taxing District Name: TIFFIN CITY/CLEAR CREEK SCH/TIFFIN UR 2014 AMEND INCREMENT  
 TIF Taxing District Inc. Number: 520389  
 TIF Taxing District Base Year: 2013  
 FY TIF Revenue First Received: 2016  
 Subject to a Statutory end date? No

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 10/2015 |

### 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           | 854,000    | 0          | 0     | 0        | 854,000 | 0                    | 854,000 |
| Taxable           | 0            | 0           | 703,114    | 0          | 0     | 0        | 703,114 | 0                    | 703,114 |
| Homestead Credits |              |             |            |            |       |          |         |                      | 0       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 1,500             | 703,114             | 421,818        | 281,296            | 7,663                      |

FY 2025 TIF Revenue Received: 11,491

## ♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

### TIF Taxing District Data Collection

Local Government Name: TIFFIN (52G490)  
 Urban Renewal Area: TIFFIN URBAN RENEWAL (52009)  
 TIF Taxing District Name: TIFFIN CITY/CLEAR CREEK SCH/TIFFIN UR 2016 AMEND INCREMENT  
 TIF Taxing District Inc. Number: 520391  
 TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received: 2019  
 Subject to a Statutory end date? No

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 01/2018 |

#### 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           | 8,843,200  | 0          | 0     | 0        | 8,843,200 | 0                    | 8,843,200 |
| Taxable           | 0            | 0           | 7,434,993  | 0          | 0     | 0        | 7,434,993 | 0                    | 7,434,993 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 31,300            | 7,434,993           | 4,460,555      | 2,974,438          | 81,029                     |

FY 2025 TIF Revenue Received: 109,936

### TIF Taxing District Data Collection

Local Government Name: TIFFIN (52G490)  
 Urban Renewal Area: TIFFIN URBAN RENEWAL (52009)  
 TIF Taxing District Name: TIFFIN CITY AG/CLEAR CREEK SCH/TIFFIN UR 2017 AMEND INCREMENT  
 TIF Taxing District Inc. Number: 520441  
 TIF Taxing District Base Year: 2016  
 FY TIF Revenue First Received: 0  
 Subject to a Statutory end date? No

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 08/2017 |

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

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total   | Gas/Electric Utility | Total   |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed          | 113,800      | 0           | 0          | 0          | 0     | 0        | 113,800 | 0                    | 113,800 |
| Taxable           | 81,750       | 0           | 0          | 0          | 0     | 0        | 81,750  | 0                    | 81,750  |
| Homestead Credits |              |             |            |            |       |          |         |                      | 0       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 163,595           | 0                   | 0              | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: TIFFIN (52G490)  
 Urban Renewal Area: TIFFIN URBAN RENEWAL (52009)  
 TIF Taxing District Name: TIFFIN CITY/CLEAR CREEK SCH/TIFFIN UR 2017 AMEND INCREMENT  
 TIF Taxing District Inc. Number: 520443  
 TIF Taxing District Base Year: 2016  
 FY TIF Revenue First Received: 2018  
 Subject to a Statutory end date? No

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 12/2017 |

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            | 17,860,564  | 925,400    | 0          | 0     | 0        | 18,785,964 | 0                    | 18,785,964 |
| Taxable           | 0            | 8,277,139   | 701,888    | 0          | 0     | 0        | 8,979,027  | 0                    | 8,979,027  |
| Homestead Credits |              |             |            |            |       |          |            |                      | 2          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 967,435           | 8,979,027           | 5,386,908      | 3,592,119          | 97,856                     |

FY 2025 TIF Revenue Received: 146,749

**TIF Taxing District Data Collection**

Local Government Name: TIFFIN (52G490)  
 Urban Renewal Area: TIFFIN URBAN RENEWAL (52009)  
 TIF Taxing District Name: TIFFIN CITY AG/CLEAR CREEK SCH/TIFFIN UR TIF 2020 AMENDMENT BASE  
 TIF Taxing District Inc. Number: 520455  
 TIF Taxing District Base Year: 2019  
 FY TIF Revenue First Received: 0  
 Subject to a Statutory end date? No

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 10/2020 |

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 | 28,700            | 0                   | 0              | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

## ♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

### TIF Taxing District Data Collection

Local Government Name: TIFFIN (52G490)  
 Urban Renewal Area: TIFFIN URBAN RENEWAL (52009)  
 TIF Taxing District Name: TIFFIN CITY/CLEAR CREEK SCH/TIFFIN UR TIF 2018 AMENDMENT  
 INCREMENT  
 TIF Taxing District Inc. Number: 520457  
 TIF Taxing District Base Year: 2017  
 FY TIF Revenue First Received: 2020  
 Subject to a Statutory end date? No

|                      | UR Designation |
|----------------------|----------------|
| Slum                 | No             |
| Blighted             | No             |
| Economic Development | 10/2018        |

### 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           | 3,128,500  | 0          | 0     | 0        | 3,128,500 | 0                    | 3,128,500 |
| Taxable           | 0            | 0           | 2,714,932  | 0          | 0     | 0        | 2,714,932 | 0                    | 2,714,932 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 21,400            | 2,714,932           | 1,628,805      | 1,086,127          | 29,588                     |

FY 2025 TIF Revenue Received: 44,373

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: TIFFIN (52G490)  
 Urban Renewal Area: TIFFIN PARK PLACE URBAN RENEWAL AREA  
 UR Area Number: 52033

UR Area Creation Date: 06/2017

UR Area Purpose: Park Place development is a proposed commercial development of the Property including the corresponding construction of infrastructure improvements including Roads, Water and Sewer, Storm Sewer, Sidewalks and Trails for economic development.

| Tax Districts within this Urban Renewal Area                                  | Base No. | Increment No. | Increment Value Used |
|-------------------------------------------------------------------------------|----------|---------------|----------------------|
| TIFFIN CITY/CLEAR CREEK SCH/TIFFIN PARK PLACE UR TIF INCREMENT                | 520462   | 520463        | 10,513,449           |
| TIFFIN CITY AG/CLEAR CREEK SCH/TIFFIN PARK PLACE UR TIF INCREMENT             | 520464   | 520465        | 9,821                |
| TIFFIN CITY/CLEAR CREEK SCH/TIFFIN PARK PLACE UR TIF 2021 AMENDMENT INCREMENT | 520469   | 520470        | 5,512,656            |

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

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 57,700       | 21,692,094  | 6,827,675  | 0          | 0     | 0        | 28,577,469 | 0                    | 28,577,469 |
| Taxable           | 41,451       | 10,052,723  | 5,973,382  | 0          | 0     | 0        | 16,067,556 | 0                    | 16,067,556 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 0          |

|                                                         |                  |          |                                                             |
|---------------------------------------------------------|------------------|----------|-------------------------------------------------------------|
| <b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b> | <b>1,322,427</b> | <b>0</b> | <b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b> |
| TIF Revenue:                                            | 363,554          |          |                                                             |
| TIF Sp. Revenue Fund Interest:                          | 0                |          |                                                             |
| Property Tax Replacement Claims                         | 0                |          |                                                             |
| Asset Sales & Loan Repayments:                          | 0                |          |                                                             |
| <b>Total Revenue:</b>                                   | <b>363,554</b>   |          |                                                             |
| Rebate Expenditures:                                    | 331,773          |          |                                                             |
| Non-Rebate Expenditures:                                | 0                |          |                                                             |
| Returned to County Treasurer:                           | 0                |          |                                                             |
| <b>Total Expenditures:</b>                              | <b>331,773</b>   |          |                                                             |

|                                                         |                  |          |                                                             |
|---------------------------------------------------------|------------------|----------|-------------------------------------------------------------|
| <b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b> | <b>1,354,208</b> | <b>0</b> | <b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b> |
|---------------------------------------------------------|------------------|----------|-------------------------------------------------------------|

Projects For TIFFIN PARK PLACE URBAN RENEWAL AREA

Park Place Development

|                      |                                                                                                     |
|----------------------|-----------------------------------------------------------------------------------------------------|
| Description:         | Commercial Development                                                                              |
| Classification:      | Mixed use property (ie: a significant portion is residential and significant portion is commercial) |
| Physically Complete: | No                                                                                                  |
| Payments Complete:   | No                                                                                                  |

## Debts/Obligations For TIFFIN PARK PLACE URBAN RENEWAL AREA

### Park Place Development

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 15,000,000 |
| Interest:              | 0          |
| Total:                 | 15,000,000 |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 12/21/2016 |
| FY of Last Payment:    | 2036       |

## Rebates For TIFFIN PARK PLACE URBAN RENEWAL AREA

### 1100 Andersen Place

|                               |                        |
|-------------------------------|------------------------|
| TIF Expenditure Amount:       | 196,472                |
| Rebate Paid To:               | DERS Development       |
| Tied To Debt:                 | Park Place Development |
| Tied To Project:              | Park Place Development |
| Projected Final FY of Rebate: | 2036                   |

### 1600 North Park Road

|                               |                        |
|-------------------------------|------------------------|
| TIF Expenditure Amount:       | 35,512                 |
| Rebate Paid To:               | DERS Development       |
| Tied To Debt:                 | Park Place Development |
| Tied To Project:              | Park Place Development |
| Projected Final FY of Rebate: | 2036                   |

### 1201 and 1251 Aster Drive

|                               |                        |
|-------------------------------|------------------------|
| TIF Expenditure Amount:       | 90,900                 |
| Rebate Paid To:               | DERS Development       |
| Tied To Debt:                 | Park Place Development |
| Tied To Project:              | Park Place Development |
| Projected Final FY of Rebate: | 2036                   |

### 1301 Aster Drive

|                               |                        |
|-------------------------------|------------------------|
| TIF Expenditure Amount:       | 8,889                  |
| Rebate Paid To:               | DERS Development       |
| Tied To Debt:                 | Park Place Development |
| Tied To Project:              | Park Place Development |
| Projected Final FY of Rebate: | 2036                   |

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: TIFFIN (52G490)  
 Urban Renewal Area: TIFFIN PARK PLACE URBAN RENEWAL AREA (52033)  
 TIF Taxing District Name: TIFFIN CITY/CLEAR CREEK SCH/TIFFIN PARK PLACE UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 520463  
 TIF Taxing District Base Year: 2020  
 FY TIF Revenue First Received: 2022  
 Subject to a Statutory end date? No

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 01/2019 |

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            | 9,796,706   | 6,827,675  | 0          | 0     | 0        | 16,624,381 | 0                    | 16,624,381 |
| Taxable           | 0            | 4,540,067   | 5,973,382  | 0          | 0     | 0        | 10,513,449 | 0                    | 10,513,449 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 0          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 88,321            | 10,513,449          | 10,513,449     | 0                  | 0                          |

FY 2025 TIF Revenue Received: 240,051

**TIF Taxing District Data Collection**

Local Government Name: TIFFIN (52G490)  
 Urban Renewal Area: TIFFIN PARK PLACE URBAN RENEWAL AREA (52033)  
 TIF Taxing District Name: TIFFIN CITY AG/CLEAR CREEK SCH/TIFFIN PARK PLACE UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 520465  
 TIF Taxing District Base Year: 2020  
 FY TIF Revenue First Received: 0  
 Subject to a Statutory end date? No

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 01/2019 |

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

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total  | Gas/Electric Utility | Total  |
|-------------------|--------------|-------------|------------|------------|-------|----------|--------|----------------------|--------|
| Assessed          | 57,700       | 0           | 0          | 0          | 0     | 0        | 57,700 | 0                    | 57,700 |
| Taxable           | 41,451       | 0           | 0          | 0          | 0     | 0        | 41,451 | 0                    | 41,451 |
| Homestead Credits |              |             |            |            |       |          |        |                      | 0      |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 47,879            | 9,821               | 9,821          | 0                  | 0                          |

FY 2025 TIF Revenue Received: 208

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: TIFFIN (52G490)  
 Urban Renewal Area: TIFFIN PARK PLACE URBAN RENEWAL AREA (52033)  
 TIF Taxing District Name: TIFFIN CITY/CLEAR CREEK SCH/TIFFIN PARK PLACE UR TIF 2021  
 AMENDMENT INCREMENT

TIF Taxing District Inc. Number: 520470

TIF Taxing District Base Year: 2020

FY TIF Revenue First Received: 0

Subject to a Statutory end date? No

|                      | UR Designation |
|----------------------|----------------|
| Slum                 | No             |
| Blighted             | No             |
| Economic Development | 01/2019        |

**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            | 11,895,388  | 0          | 0          | 0     | 0        | 11,895,388 | 0                    | 11,895,388 |
| Taxable           | 0            | 5,512,656   | 0          | 0          | 0     | 0        | 5,512,656  | 0                    | 5,512,656  |
| Homestead Credits |              |             |            |            |       |          |            |                      | 0          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 5,300             | 5,512,656           | 5,512,656      | 0                  | 0                          |

FY 2025 TIF Revenue Received: 123,295