

Tiffin Special City Council Meeting

Special City Council Meeting

November 25, 2025 06:00 pm



November 25, 2025

6:00 PM

Special Formal

City Council Meeting

Springmier Community Library

311 West Marengo Road, Tiffin, Iowa 52340

www.tiffin-iowa.org

Mayor:	Tim Kasperek	City Administrator:	Doug Boldt
Council At Large:	Tim Orris – Mayor Pro-Tem	Asst. City Administrator:	Ashley Platz
Council At Large:	Al Havens	City Attorney:	Crystal Raiber
Council At Large:	Skylar Limkemann	City Clerk:	Abigail Hora
Council At Large:	Chris Olney	W/WW Superintendent:	Brett Mehmen
Council At Large:	Eric Schnedler	D. of Public Works:	Brian Detert
		Building Official:	Brian Shay
		Recreation Director:	VACANT
		Fire Chief:	Brad Hill
		City Engineer:	MSA Professional Services

A. Call to Order - 6:00PM

B. Roll Call

C. Agenda Additions/Agenda Approval

Note: These are routine items and will be enacted by one motion without separate discussion unless a Council Member requests separate consideration.

D. Communications and Reports

1. Unscheduled

This is an opportunity for those wishing to address the City Council on an item NOT on the agenda. If you wish to address the Council on subjects pertaining to today's meeting agenda, please wait until that item on the agenda is reached.

If you wish to speak now, please approach the lectern and give your name and address for the public record before discussing your item.

As a reminder each speaker is limited to 3 minutes or less.

As an additional reminder, in accordance with public meeting laws, the Council may only discuss or act on matters that are presented on this agenda.

E. Consent Agenda

Note: These are routine items and will be enacted by one motion without separate discussion unless a Council Member requests separate consideration.

1. Approval of New Liquor License – Kwik Star

File: [Attachment](#)

F. Mayoral Proclamation

G. Public Hearing

H. Ordinance Approval/Amendment

I. Resolutions for Approval

J. Motions for Approval

1. Discussion and Consideration of Annual Urban Renewal Report for FY 2024-2025 and Council Action as Needed

File: [Attachment](#)

2. Discussion of Potential Amphitheater Project on Boardwalk Avenue and Council Action as Needed

File: [Attachment](#)

K. Reports to be Received/Filed

1. Annual Financial Report FY 2025

File: [Attachment](#)

L. Reports from City Personnel

1. Mayor's Report
2. City Council Reports
3. City Administrator's Report

M. Adjournment

Pursuant to §21.4(2) of the Code of Iowa, the City has the right to amend this agenda up until 24 hours before the posted meeting time.

If anyone with a disability would like to attend the meeting, please call City Hall at 319-545-2572 to arrange for accommodations/transportation.

License
Administration

< CITY OF TIFFIN

Alcohol Permit Review

CITY OF TIFFIN

1707377801

>

Permit Details

Business Information

Application Printable View

Name of Legal Entity : KWIK TRIP INC

Business Type : Corporation

SOS Business Number : 106706

Permit/License Details

Application Number : 0-009-398-595

Premises DBA : KWIK STAR 1918

Premises Address : 401 W. VILLAGE DR TIFFIN IA 52340

Permit/License Type : Class "E" Retail Alcohol License (LE)

Permit/License Length : 12 months

Permit/License Effective Date : 22-Dec-2025

Permit/License Expiration Date : 21-Dec-2026

Sales and Use Permit/License Number : 307602320

Premise Type : Convenience Store

Contact Name : MARANDA OLIVER

Contact Phone : 608-793-4741

Contact Phone Extension :

Contact Email Address : moliver@kwiktrip.com

Privileges

☐ Outdoor Service☐ Living Quarters

Provided description of the Outdoor Service area:

**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 1st 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
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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
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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

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	1,318,717	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	1,692,941
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	1,692,941

Rebate Expenditures:	112,146
Non-Rebate Expenditures:	1,559,897
Returned to County Treasurer:	0
Total Expenditures:	1,672,043

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

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 1,322,427 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	363,554
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	363,554

Rebate Expenditures:	331,773
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	331,773

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 1,354,208 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

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

Kettle house Amphitheater MONTANA

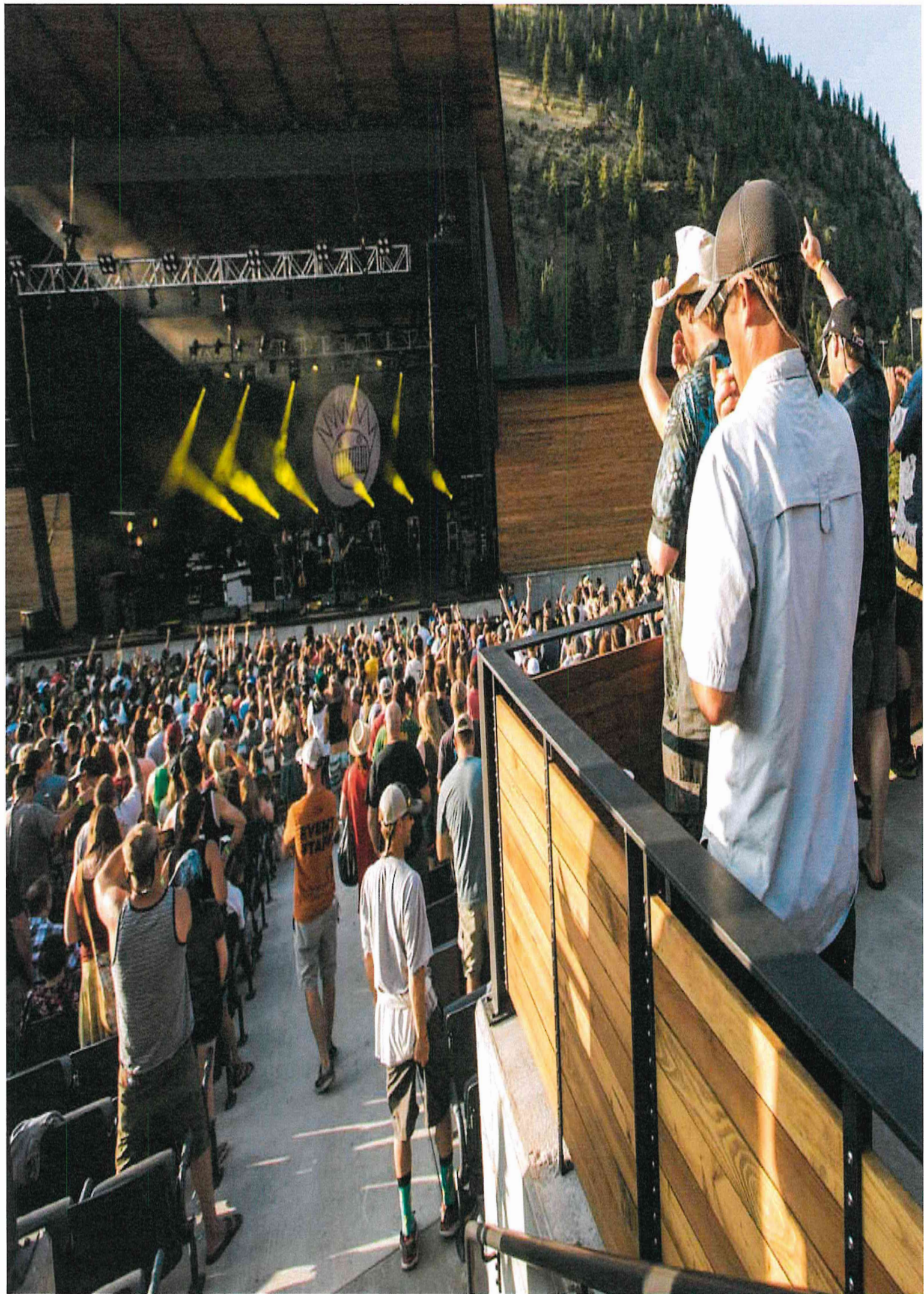












STATE OF IOWA 2025 FINANCIAL REPORT FISCAL YEAR ENDED JUNE 30, 2025 CITY OF TIFFIN, IOWA DUE: December 1, 2025	16205200900000
	CITY OF TIFFIN
	PO Box 259
	TIFFIN IA 52340-0259
	POPULATION: 4512

NOTE - The information supplied in this report will be shared by the Iowa State Auditor's Office, the U.S. Census Bureau, various public interest groups, and State and federal agencies.

ALL FUNDS

	Governmental (a)	Proprietary (b)	Total Actual (c)	Budget (d)
Revenues and Other Financing Sources				
Taxes Levied on Property	3,944,248		3,944,248	3,790,898
Less: Uncollected Property Taxes-Levy Year	0		0	0
Net Current Property Taxes	3,944,248		3,944,248	3,790,898
Delinquent Property Taxes	0		0	0
TIF Revenues	2,032,604		2,032,604	2,180,390
Other City Taxes	971,136	0	971,136	693,287
Licenses and Permits	469,119	0	469,119	441,573
Use of Money and Property	326,246	86,349	412,595	148,796
Intergovernmental	808,833	0	808,833	750,559
Charges for Fees and Service	316,298	3,391,866	3,708,164	3,580,650
Special Assessments	0	0	0	0
Miscellaneous	929,536	15,016	944,552	32,700
Other Financing Sources	5,445,032	0	5,445,032	9,118,000
Transfers In	2,129,539	599,133	2,728,672	2,998,601
Total Revenues and Other Sources	17,372,591	4,092,364	21,464,955	23,735,454
Expenditures and Other Financing Uses				
Public Safety	1,681,309		1,681,309	2,299,863
Public Works	955,769		955,769	1,340,700
Health and Social Services	0		0	0
Culture and Recreation	757,029		757,029	749,857
Community and Economic Development	659,004		659,004	623,356
General Government	718,811		718,811	1,221,340
Debt Service	2,846,488		2,846,488	4,505,911
Capital Projects	4,746,473		4,746,473	4,453,000
Total Governmental Activities Expenditures	12,364,883	0	12,364,883	15,194,027
BUSINESS TYPE ACTIVITIES		4,144,129	4,144,129	4,559,864
Total All Expenditures	12,364,883	4,144,129	16,509,012	19,753,891
Other Financing Uses	0	0	0	
Transfers Out	2,106,039	622,633	2,728,672	2,998,601
Total All Expenditures/and Other Financing Uses	14,470,922	4,766,762	19,237,684	22,752,492
Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses	2,901,669	-674,398	2,227,271	982,962
Beginning Fund Balance July 1, 2024	8,447,658	2,614,290	11,061,948	8,888,382
Ending Fund Balance June 30, 2025	11,349,327	1,939,892	13,289,219	9,871,344

NOTE - These balances do not include the following, which were not budgeted and are not available for city operations:

Non-budgeted Internal Service Funds	Pension Trust Funds
Private Purpose Trust Funds	Agency Funds

Indebtedness at June 30, 2025	Amount	Indebtedness at June 30, 2025	Amount
General Obligation Debt	21,519,000	Other Long-Term Debt	0
Revenue Debt	5,765,059	Short-Term Debt	0
TIF Revenue Debt	0		
		General Obligation Debt Limit	40,045,079

CERTIFICATION

The forgoing report is correct to the best of my knowledge and belief

	Publication
Signature of Preparer	
Printed name of Preparer	Phone Number
	Date Signed
Signature of Mayor or Mayor Pro Tem (Name and Title)	

PLEASE PUBLISH THIS PAGE ONLY

REVENUE P2

CITY OF TIFFIN

REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section A - Taxes	1										1
Taxes levied on property	2	2,701,352	207,982		1,034,914			3,944,248		3,944,248	2
Less: Uncollected Property Taxes - Levy Year	3							0		0	3
Net Current Property Taxes	4	2,701,352	207,982		1,034,914	0	0	3,944,248		3,944,248	4
Delinquent Property Taxes	5							0		0	5
Total Property Tax	6	2,701,352	207,982		1,034,914	0	0	3,944,248		3,944,248	6
TIF Revenues	7			2,032,604				2,032,604		2,032,604	7
Other City Taxes											
Utility Tax Replacement Excise Taxes	8							0		0	8
Utility Franchise Tax (Chapter 364.2, Code of Iowa)	9							0		0	9
Parimutuel Wager Tax	10							0		0	10
Gaming Wager Tax	11							0		0	11
Mobile Home Tax	12							0		0	12
Hotel / Motel Tax	13	19,184						19,184		19,184	13
Other Local Option Taxes	14		951,952					951,952		951,952	14
Total Other City Taxes	15	19,184	951,952		0	0	0	971,136	0	971,136	15
Section B - Licenses and Permits	16	469,119						469,119		469,119	16
Section C - Use of Money and Property	17										17
Interest	18	255,035				58,261		313,296	86,349	399,645	18
Rents and Royalties	19	12,950						12,950		12,950	19
Other Miscellaneous Use of Money and Property	20							0		0	20
	21							0		0	21
Total Use of Money and Property	22	267,985	0	0	0	58,261	0	326,246	86,349	412,595	22
Section D - Intergovernmental	24										24
Federal Grants and Reimbursements	26										26
Federal Grants	27	132,356						132,356		132,356	27
Community Development Block Grants	28							0		0	28
Housing and Urban Development	29							0		0	29
Public Assistance Grants	30							0		0	30
Payment in Lieu of Taxes	31							0		0	31
	32							0		0	32
Total Federal Grants and Reimbursements	33	132,356	0		0	0	0	132,356	0	132,356	33

REVENUE P3

CITY OF TIFFIN

REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section D - Intergovernmental - Continued	41										41
State Shared Revenues	43										43
Road Use Taxes	44		640,791					640,791		640,791	44
Other state grants and reimbursements	48										48
State grants	49	9,753						9,753		9,753	49
Iowa Department of Transportation	50							0		0	50
Iowa Department of Natural Resources	51							0		0	51
Iowa Economic Development Authority	52							0		0	52
CEBA grants	53							0		0	53
C&I Replacement and Tier I Business Tax Replacement	54	25,933						25,933		25,933	54
	55							0		0	55
	56							0		0	56
	57							0		0	57
	58							0		0	58
	59							0		0	59
Total State	60	35,686	640,791	0	0	0	0	676,477	0	676,477	60
Local Grants and Reimbursements											
County Contributions	63							0		0	63
Library Service	64							0		0	64
Township Contributions	65							0		0	65
Fire/EMT Service	66							0		0	66
	67							0		0	67
	68							0		0	68
	69							0		0	69
Total Local Grants and Reimbursements	70	0	0	0	0	0	0	0	0	0	70
Total Intergovernmental (Sum of lines 33, 60, and 70)	71	168,042	640,791	0	0	0	0	808,833	0	808,833	71
Section E -Charges for Fees and Service	72										72
Water	73							0	1,279,571	1,279,571	73
Sewer	74							0	1,464,650	1,464,650	74
Electric	75							0		0	75
Gas	76							0		0	76
Parking	77							0		0	77
Airport	78							0		0	78
Landfill/garbage	79							0	522,308	522,308	79
Hospital	80							0		0	80

REVENUE P4

CITY OF TIFFIN
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section E - Charges for Fees and Service - Continued	81										81
Transit	82							0		0	82
Cable TV	83							0		0	83
Internet	84							0		0	84
Telephone	85							0		0	85
Housing Authority	86							0		0	86
Storm Water	87							0	125,337	125,337	87
Other:	88										88
Nursing Home	89							0		0	89
Police Service Fees	90							0		0	90
Prisoner Care	91							0		0	91
Fire Service Charges	92							0		0	92
Ambulance Charges	93							0		0	93
Sidewalk Street Repair Charges	94							0		0	94
Housing and Urban Renewal Charges	95							0		0	95
River Port and Terminal Fees	96							0		0	96
Public Scales	97							0		0	97
Cemetery Charges	98							0		0	98
Library Charges	99							0		0	99
Park, Recreation, and Cultural Charges	100	316,298						316,298		316,298	100
Animal Control Charges	101							0		0	101
	102							0		0	102
	103							0		0	103
Total Charges for Service	104	316,298	0	0	0	0	0	316,298	3,391,866	3,708,164	104
Section F - Special Assesments	106							0		0	106
Section G - Miscellaneous	107										107
Contributions	108	35,316	409			316		36,041	590	36,631	108
Deposits and Sales/Fuel Tax Refunds	109					893,172		893,172	14,426	907,598	109
Sale of Property and Merchandise	110	28						28		28	110
Fines	111	295						295		295	111
Internal Service Charges	112							0		0	112
	113							0		0	113
	114							0		0	114
	115							0		0	115
	116							0		0	116
	117							0		0	117
	118							0		0	118
	119							0		0	119
Total Miscellaneous	120	35,639	409	0	0	893,488	0	929,536	15,016	944,552	120

REVENUE P5

CITY OF TIFFIN
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f) through (g)	Proprietary (h)	Grand Total (Sum of (g) and (h) and (i)	
Total All Revenues (Sum of lines 6, 7, 15,16,22, 71, 104, 106, and 120)	121	3,977,619	1,801,134	2,032,604	1,034,914	951,749	0	9,798,020	3,493,231	13,291,251	121
Section H - Other Financing Sources	123										123
Proceeds of capital asset sales	124	5,000						5,000		5,000	124
Proceeds of long-term debt (Excluding TIF internal borrowing)	125		26,000			5,414,032		5,440,032		5,440,032	125
Proceeds of anticipatory warrants or other short-term debt	126							0		0	126
Regular transfers in and interfund loans	127	200,000	115,290		169,162			484,452	599,133	1,083,585	127
Internal TIF loans and transfers in	128				1,645,087			1,645,087		1,645,087	128
	129							0		0	129
	130							0		0	130
Total Other Financing Sources	131	205,000	141,290	0	1,814,249	5,414,032	0	7,574,571	599,133	8,173,704	131
Total Revenues Except for Beginning Balances (Sum of lines 121 and 131)	132	4,182,619	1,942,424	2,032,604	2,849,163	6,365,781	0	17,372,591	4,092,364	21,464,955	132
Beginning Fund Balance July 1, 2024	134	5,508,531	840,432	1,408,158	99,127	591,410		8,447,658	2,614,290	11,061,948	134
Total Revenues and Other Financing Sources (Sum of lines 132 and 134)	136	9,691,150	2,782,856	3,440,762	2,948,290	6,957,191	0	25,820,249	6,706,654	32,526,903	136

EXPENDITURES P6

CITY OF TIFFIN
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Section A - Public Safety	1										1
Police Department/Crime Prevention	2	429,680						429,680		429,680	2
Jail	3							0		0	3
Emergency Management	4	3,384						3,384		3,384	4
Flood control	5							0		0	5
Fire Department	6	757,671	41,521					799,192		799,192	6
Ambulance	7	14,161						14,161		14,161	7
Building Inspections	8	342,877	87,356					430,233		430,233	8
Miscellaneous Protective Services	9							0		0	9
Animal Control	10	1,205						1,205		1,205	10
Other Public Safety	11	3,454						3,454		3,454	11
	12							0		0	12
	13							0		0	13
Total Public Safety	14	1,552,432	128,877		0	0	0	1,681,309		1,681,309	14
Section B - Public Works	15										15
Roads, Bridges, Sidewalks	16	62,198	798,303			823		861,324		861,324	16
Parking Meter and Off-Street	17							0		0	17
Street Lighting	18		91,561					91,561		91,561	18
Traffic Control Safety	19		2,884					2,884		2,884	19
Snow Removal	20							0		0	20
Highway Engineering	21							0		0	21
Street Cleaning	22							0		0	22
Airport (if not an enterprise)	23							0		0	23
Garbage (if not an enterprise)	24							0		0	24
Other Public Works	25							0		0	25
	26							0		0	26
	27							0		0	27
Total Public Works	28	62,198	892,748		0	823	0	955,769		955,769	28
Section C - Health and Social Services	29										29
Welfare Assistance	30							0		0	30
City Hospital	31							0		0	31
Payments to Private Hospitals	32							0		0	32
Health Regulation and Inspections	33							0		0	33
Water, Air, and Mosquito Control	34							0		0	34
Community Mental Health	35							0		0	35
Other Health and Social Services	36							0		0	36
	37							0		0	37
	38							0		0	38
Total Health and Social Services	39	0	0		0	0	0	0		0	39
Section D - Culture and Recreation	40										40
Library Services	41	131,852	15,210					147,062		147,062	41
Museum, Band, Theater	42							0		0	42
Parks	43	417,838	53,003					470,841		470,841	43
Recreation	44							0		0	44
Cemetery	45							0		0	45
Community Center, Zoo, Marina, and Auditorium	46							0		0	46
Other Culture and Recreation	47	136,781	2,345					139,126		139,126	47
	48							0		0	48
	49							0		0	49
Total Culture and Recreation	50	686,471	70,558		0	0	0	757,029		757,029	50

EXPENDITURES P7

CITY OF TIFFIN

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2025 -- Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Section E - Community and Economic Development	51										51
Community beautification	52							0		0	52
Economic development	53	195,822		462,493				658,315		658,315	53
Housing and urban renewal	54							0		0	54
Planning and zoning	55	640	49					689		689	55
Other community and economic development	56							0		0	56
TIF Rebates	57							0		0	57
	58							0		0	58
Total Community and Economic Development	59	196,462	49	462,493	0	0	0	659,004		659,004	59
Section F - General Government	60										60
Mayor, Council and City Manager	61	181,513	36,390					217,903		217,903	61
Clerk, Treasurer, Financial Administration	62	171,116	31,088					202,204		202,204	62
Elections	63							0		0	63
Legal Services and City Attorney	64	52,447						52,447		52,447	64
City Hall and General Buildings	65	47,454						47,454		47,454	65
Tort Liability	66	185,523						185,523		185,523	66
Other General Government	67	13,280						13,280		13,280	67
	68							0		0	68
	69							0		0	69
Total General Government	70	651,333	67,478		0	0	0	718,811		718,811	70
Section G - Debt Service	71				2,846,488			2,846,488		2,846,488	71
	72							0		0	72
	73							0		0	73
Total Debt Service	74	0	0	0	2,846,488	0	0	2,846,488		2,846,488	74
Section H - Regular Capital Projects - Specify	75										75
	76					4,746,473		4,746,473		4,746,473	76
	77							0		0	77
Subtotal Regular Capital Projects	78	0	0		0	4,746,473	0	4,746,473		4,746,473	78
TIF Capital Projects - Specify	79										79
	80							0		0	80
	81							0		0	81
Subtotal TIF Capital Projects	82	0	0		0	0	0	0		0	82
Total Capital Projects	83	0	0		0	4,746,473	0	4,746,473		4,746,473	83
Total Governmental Activities Expenditures	84	3,148,896	1,159,710	462,493	2,846,488	4,747,296	0	12,364,883		12,364,883	84
(Sum of lines 14, 28, 39, 50, 59, 70, 74, 83)	85										85

TIF Rebates are expended out of the TIF Special Revenue Fund within the Community and Economic Development program's activity "Other"

EXPENDITURES P8

CITY OF TIFFIN

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2025 -- Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Section I - Business Type Activities	87										87
Water - Current Operation	88								2,302,617	2,302,617	88
Capital Outlay	89									0	89
Debt Service	90									0	90
Sewer and Sewage Disposal - Current Operation	91								1,327,788	1,327,788	91
Capital Outlay	92									0	92
Debt Service	93									0	93
Electric - Current Operation	94									0	94
Capital Outlay	95									0	95
Debt Service	96									0	96
Gas Utility - Current Operation	97									0	97
Capital Outlay	98									0	98
Debt Service	99									0	99
Parking - Current Operation	100									0	100
Capital Outlay	101									0	101
Debt Service	102									0	102
Airport - Current Operation	103									0	103
Capital Outlay	104									0	104
Debt Service	105									0	105
Landfill/Garbage - Current operation	106								506,709	506,709	106
Capital Outlay	107									0	107
Debt Service	108									0	108
Hospital - Current Operation	109									0	109
Capital Outlay	110									0	110
Debt Service	111									0	111
Transit - Current Operation	112									0	112
Capital Outlay	113									0	113
Debt Service	114									0	114
Cable TV, Telephone, Internet - Current Operation	115									0	115
Capital Outlay	116									0	116
Housing Authority - Current Operation	117									0	117
Capital Outlay	118									0	118
Debt Service	119									0	119
Storm Water - Current Operation	120								7,015	7,015	120
Capital Outlay	121									0	121
Debt Service	122									0	122
Other Business Type - Current Operation	123									0	123
Capital Outlay	124									0	124
Debt Service	125									0	125
Internal Service Funds - Specify	126										126
	127									0	127
	128									0	128
Total Business Type Activities	129								4,144,129	4,144,129	129

EXPENDITURES P9

CITY OF TIFFIN

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2025 -- Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Subtotal Expenditures (Sum of lines 84 and 129)	130	3,148,896	1,159,710	462,493	2,846,488	4,747,296	0	12,364,883	4,144,129	16,509,012	130
Section J - Other Financing Uses Including Transfers Out	131										131
Regular transfers out	132	460,952						460,952	622,633	1,083,585	132
Internal TIF loans/repayments and transfers out	133			1,645,087				1,645,087		1,645,087	133
	134							0		0	134
Total Other Financing Uses	135	460,952	0	1,645,087	0	0	0	2,106,039	622,633	2,728,672	135
Total Expenditures and Other Financing Uses (Sum of lines 130 and 135)	136	3,609,848	1,159,710	2,107,580	2,846,488	4,747,296	0	14,470,922	4,766,762	19,237,684	136
	137										137
Ending fund balance June 30, :	138										138
Governmental:	139										139
Nondisposable	140							0		0	140
Restricted	141		1,623,146	1,333,182	101,802			3,058,130		3,058,130	141
Committed	142							0		0	142
Assigned	143					2,209,895		2,209,895		2,209,895	143
Unassigned	144	6,081,302						6,081,302		6,081,302	144
Total Governmental	145	6,081,302	1,623,146	1,333,182	101,802	2,209,895	0	11,349,327		11,349,327	145
Proprietary	146								1,939,892	1,939,892	146
Total Ending Fund Balance June 30,	147	6,081,302	1,623,146	1,333,182	101,802	2,209,895	0	11,349,327	1,939,892	13,289,219	147
Total Requirements (Sum of lines 136 and 147)	148	9,691,150	2,782,856	3,440,762	2,948,290	6,957,191	0	25,820,249	6,706,654	32,526,903	148

OTHER P10

Part III Intergovernmental Expenditures Please report below expenditures made to the State or to other local governments on a reimbursement or cost sharing basis. Include these expenditures in part II. Enter amount.			
Purpose	Amount paid to other local governments	Purpose	Amount paid to State
Correction		Highways	
Health		All other	
Highways			
Transit Subsidies			
Libraries			
Police protection	429,680		
Sewerage			
Sanitation			
All other	33,834		

Part IV Wages & Salaries Report here the total salaries and wages paid to all employees of your government before deductions of social security, retirement, etc. Include also salaries and wages paid to employees of any utility owned and operated by your government, as well as salaries and wages of municipal employees charged to construction projects.	
YOU ARE REQUIRED TO ENTER SALARY DOLLARS IN THE Amount areas FOR SALARIES AND WAGES PAID	Amount
Total Salaries and Wages Paid	1,868,889

Part V Debt Outstanding, Issued, and Retired Transit subsidies A. Long-Term Debt									
Debt During the Fiscal Year				Debt Outstanding JUNE 30, 2025					
Purpose	Line	Debt Outstanding JULY 1, 2024	Issued	Retired	General Obligation	TIF Revenue	Revenue	Other	Interest Paid This Year
Water Utility	1.	0	0	0	0	0	0	0	0
Sewer Utility	2.	6,197,647	0	432,588	0	0	5,765,059	0	62,969
Electric Utility	3.	0	0	0	0	0	0	0	0
Gas Utility	4.	0	0	0	0	0	0	0	0
Transit-Bus	5.	0	0	0	0	0	0	0	0
Industrial Revenue	6.	0	0	0	0	0	0	0	0
Mortgage Revenue	7.	0	0	0	0	0	0	0	0
TIF Revenue	8.	0	0	0	0	0	0	0	0
Other Purposes / Miscellaneous	9.	0	0	0	0	0	0	0	0
GO	10.	23,764,000	5,350,000	2,245,000	21,519,000	0	0	0	599,138
Parking	11.	0	0	0	0	0	0	0	0
Airport	12.	0	0	0	0	0	0	0	0
Stormwater	13.	0	0	0	0	0	0	0	0
Section 108	14.	0	0	0	0	0	0	0	0
Total Long-Term		29,961,647	5,350,000	2,677,588	21,519,000	0	5,765,059	0	662,107

B. Short-Term Debt Amount			
Outstanding as of July 1, 2024			
Outstanding as of JUNE 30, 2025			
DEBT LIMITATION FOR GENERAL OBLIGATIONS		Amount	
Part VI	Actual valuation -- January 1, 2023	800,901,582	x.05 = \$ 40,045,079.1

Part VII CASH AND INVESTMENT ASSETS AS OF JUNE 30, 2025				
Type of asset	Amount			
Cash and investments - Include cash on hand, CD's, time, checking and savings deposits, Federal securities, Federal agency securities, State and local government securities, and all other securities. Exclude value of real property.	Bond and interest funds (a)	Bond construction funds (b)	Pension/retirement funds (c)	All other Funds (d)
				13,312,719
				13,312,719
If you budget on a NON-GAAP CASH BASIS, the amount in the Total above SHOULD EQUAL the above summed amounts on the sheet All Funds P1: Ending fund balance, column C PLUS the amounts in the shaded Note area.				

CITY DEBT DETAIL - LT DEBT1

Debt Series Name		Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, 2024	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
2017 SRF SERIES	1	Revenue	09-30-2016	1	1.75	No Vote - Non-GO	2,296,000	1,380,000	102,000	25,935		Sewer Utility	Wastewater Treatment Plant Phase One
2018 SRF SERIES	2	Revenue	02-05-2021	2	0.78	No Vote - Non-GO	5,624,000	4,446,000	302,000	37,034		Sewer Utility	Wastewater Treatment Plant Phase Two
2018 SQR SERIES	3	Revenue	03-04-2022	3	0	No Vote - Non-GO	486,000	371,647	28,588	0		Sewer Utility	Permeable Pavers Project
2017 GO	4	GO	12-20-2017	4	3.0-3.15	No Vote - Essential GO	5,140,000	3,025,000	330,000	101,280		General Obligation (GO)	Park Road, Roundabout, Original Town Phase One and Roberts Ferry Road
2018A GO	5	GO	04-04-2018	5	4.0	No Vote - Essential GO	1,100,000	815,000	45,000	34,400		General Obligation (GO)	Tiffin Fire Department Ladder Truck
2019 GO	6	GO	09-04-2019	6	2.0-2.35	No Vote - Essential GO	4,500,000	2,580,000	400,000	70,030		General Obligation (GO)	Roundabout, Original Town Phase Two, Roberts Ferry Road, Forevergreen Road
2020 GO	7	GO	08-25-2020	7	2.0	No Vote - Essential GO	7,670,000	5,224,000	770,000	109,800		General Obligation (GO)	Original Town Phase Two, Public Works Building, Sewer Main, Water Well, Refinancing 2012A
2021A GO	8	GO	03-09-2021	8	2.0	No Vote - Essential GO	2,510,000	1,130,000	355,000	29,700		General Obligation (GO)	Ireland Ave, Trail Phase 5, Original Town Phase Two, Roberts Ferry Road
2022 GO	9	GO	05-18-2022	9	2.35-3.5	No Vote - Essential GO	2,740,000	2,245,000	175,000	75,183		General Obligation (GO)	Public Works Building, Fire Truck, Land for Fire Station
2024 GO	10	GO	05-30-2024	10	5.0	No Vote - Essential GO	3,565,000	3,395,000	170,000	178,745		General Obligation (GO)	Original Town Phase 3, Kimberlite St, Fire Truck, Public Works Equipment, Engineering for North Park Road
2025 GO	11	GO	04-24-2025	11	4.0-5.0	No Vote - Essential GO	5,350,000	5,350,000	0	0		General Obligation (GO)	North Park Road
	12	-				-						-	-
	13	-				-						-	-
	14	-				-						-	-
	15	-				-						-	-
	16	-				-						-	-
	17	-				-						-	-
	18	-				-						-	-
	19	-				-						-	-
	20	-				-						-	-

CITY DEBT DETAIL - LT DEBT2

Debt Series Name		Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, NaN	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
	21	-				-						-	-
	22	-				-						-	-
	23	-				-						-	-
	24	-				-						-	-
	25	-				-						-	-
	26	-				-						-	-
	27	-				-						-	-
	28	-				-						-	-
	29	-				-						-	-
	30	-				-						-	-
	31	-				-						-	-
	32	-				-						-	-
	33	-				-						-	-
	34	-				-						-	-
	35	-				-						-	-
	36	-				-						-	-
	37	-				-						-	-
	38	-				-						-	-
	39	-				-						-	-
	40	-				-						-	-

CITY DEBT DETAIL - LT DEBT3

Debt Series Name		Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, NaN	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
	41	-				-						-	-
	42	-				-						-	-
	43	-				-						-	-
	44	-				-						-	-
	45	-				-						-	-
	46	-				-						-	-
	47	-				-						-	-
	48	-				-						-	-
	49	-				-						-	-
	50	-				-						-	-
	51	-				-						-	-
	52	-				-						-	-
	53	-				-						-	-
	54	-				-						-	-
	55	-				-						-	-
	56	-				-						-	-
	57	-				-						-	-
	58	-				-						-	-
	59	-				-						-	-
	60	-				-						-	-

CITY DEBT DETAIL - LT DEBT4

Debt Series Name		Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, NaN	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
	61	-				-						-	-
	62	-				-						-	-
	63	-				-						-	-
	64	-				-						-	-
	65	-				-						-	-
	66	-				-						-	-
	67	-				-						-	-
	68	-				-						-	-
	69	-				-						-	-
	70	-				-						-	-
	71	-				-						-	-
	72	-				-						-	-
	73	-				-						-	-
	74	-				-						-	-
	75	-				-						-	-
	76	-				-						-	-
	77	-				-						-	-
	78	-				-						-	-
	79	-				-						-	-
	80	-				-						-	-

CITY DEBT DETAIL - LT DEBT5

Debt Series Name		Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, NaN	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
	81	-				-						-	-
	82	-				-						-	-
	83	-				-						-	-
	84	-				-						-	-
	85	-				-						-	-
	86	-				-						-	-
	87	-				-						-	-
	88	-				-						-	-
	89	-				-						-	-
	90	-				-						-	-
	91	-				-						-	-
	92	-				-						-	-
	93	-				-						-	-
	94	-				-						-	-
	95	-				-						-	-
	96	-				-						-	-
	97	-				-						-	-
	98	-				-						-	-
	99	-				-						-	-
	100	-				-						-	-

CITY DEBT DETAIL - LT DEBT6

Debt Series Name		Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, NaN	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
	101	-				-						-	-
	102	-				-						-	-
	103	-				-						-	-
	104	-				-						-	-
	105	-				-						-	-
	106	-				-						-	-
	107	-				-						-	-
	108	-				-						-	-
	109	-				-						-	-
	110	-				-						-	-
	111	-				-						-	-
	112	-				-						-	-
	113	-				-						-	-
	114	-				-						-	-
	115	-				-						-	-
	116	-				-						-	-
	117	-				-						-	-
	118	-				-						-	-
	119	-				-						-	-
	120	-				-						-	-

Notes & Remarks

REMARKS

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