

# Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## 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	9

**TIF Debt Outstanding:** 26,015,405

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:</b>	<b>878,367</b>	<b>0</b>	<b>Amount of 07-01-2019 Cash Balance Restricted for LMI</b>
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TIF Revenue:	1,144,351
TIF Sp. Revenue Fund Interest:	1,014
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,145,365</b>

Rebate Expenditures:	32,475
Non-Rebate Expenditures:	975,422
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,007,897</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:</b>	<b>1,015,835</b>	<b>0</b>	<b>Amount of 06-30-2020 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 23,991,673

## 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	23,220,611
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	600,652
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	16,029,939
TIFFIN CITY AG/CLEAR CREEK SCH/TIFFIN UR 2005 AMEND INCREMENT	520283	520284	99
TIFFIN CITY/CLEAR CREEK SCH/TIFFIN UR TIF 2010 AMEND INCR	520327	520328	659,392
TIFFIN CITY/CLEAR CREEK SCH/TIFFIN UR 2014 AMEND INCREMENT	520388	520389	423,230
TIFFIN CITY/CLEAR CREEK SCH/TIFFIN UR 2016 AMEND INCREMENT	520390	520391	3,119,390

## Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,400	98,027,900	31,156,100	0	0	-61,116	129,125,284	0	129,125,284
Taxable	1,347	55,795,555	28,040,490	0	0	-61,116	83,776,276	0	83,776,276
Homestead Credits									279

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** **878,367** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 1,144,351  
 TIF Sp. Revenue Fund Interest: 1,014  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 1,145,365**

Rebate Expenditures: 32,475  
 Non-Rebate Expenditures: 975,422  
 Returned to County Treasurer: 0  
**Total Expenditures: 1,007,897**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** **1,015,835** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## 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

### Big Country

Description:	Five (5) year property tax rebate - building expansion
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### Big Country Seed Reimb V2

Description:	Three yr tax rebate in addn to 5 year rebate - building expansion
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### Tiffin Heights East - Deerview Rd

Description:	New Road
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### 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
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Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## **Park/Rec Improvements - Phase 1**

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

## **Original Town Reconstruction**

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

## **Sprout Kid Academy Daycare**

Description:	5 year rebate for new building
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

## **Park Place Development**

Description:	4 year rebate for infrastructure for large development
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

## **Hart Dentistry**

Description:	3 year rebate for new building
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

## **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

## Debts/Obligations For TIFFIN URBAN RENEWAL

### 2012 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,093,000
Interest:	288,693
Total:	2,381,693
Annual Appropriation?:	No
Date Incurred:	09/01/2012
FY of Last Payment:	2027

### Big Country

Debt/Obligation Type:	Rebates
Principal:	234,250
Interest:	0
Total:	234,250
Annual Appropriation?:	Yes
Date Incurred:	07/24/2013
FY of Last Payment:	2021

### Big Country Seed Reimb V2

Debt/Obligation Type:	Rebates
Principal:	67,461
Interest:	0
Total:	67,461
Annual Appropriation?:	Yes
Date Incurred:	04/22/2015
FY of Last Payment:	2021

### 2015A GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,235,000
Interest:	522,285
Total:	3,757,285
Annual Appropriation?:	Yes
Date Incurred:	07/29/2015
FY of Last Payment:	2028

### Sprout Kid Academy Daycare

Debt/Obligation Type:	Rebates
Principal:	78,736
Interest:	0
Total:	78,736
Annual Appropriation?:	Yes
Date Incurred:	02/02/2016
FY of Last Payment:	2023

## Park Place Development

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

## 2017A GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,162,250
Interest:	763,016
Total:	3,925,266
Annual Appropriation?:	No
Date Incurred:	12/20/2017
FY of Last Payment:	2033

## 2019A GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,250,000
Interest:	321,584
Total:	2,571,584
Annual Appropriation?:	No
Date Incurred:	08/06/2019
FY of Last Payment:	2031

## Hart Dentistry

Debt/Obligation Type:	Rebates
Principal:	14,130
Interest:	0
Total:	14,130
Annual Appropriation?:	Yes
Date Incurred:	09/22/2015
FY of Last Payment:	2020

## 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
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Principal:	485,000
Interest:	0
Total:	485,000
Annual Appropriation?:	Yes
Date Incurred:	01/16/2018
FY of Last Payment:	2033



## Non-Rebates For TIFFIN URBAN RENEWAL

TIF Expenditure Amount: 271,077  
 Tied To Debt: 2012 GO Bonds  
 Tied To Project: Ireland Ave Extension

TIF Expenditure Amount: 46,199  
 Tied To Debt: 2015A GO Bond  
 Tied To Project: Roberts Ferry Road

TIF Expenditure Amount: 142,797  
 Tied To Debt: 2015A GO Bond  
 Tied To Project: Original Town Reconstruction

TIF Expenditure Amount: 66,653  
 Tied To Debt: 2017A GO Bond  
 Tied To Project: Roberts Ferry Road

TIF Expenditure Amount: 21,000  
 Tied To Debt: 2015A GO Bond  
 Tied To Project: Trail Phase 5

TIF Expenditure Amount: 209,995  
 Tied To Debt: 2015A GO Bond  
 Tied To Project: Ireland Ave Extension

TIF Expenditure Amount: 74,059  
 Tied To Debt: 2017A GO Bond  
 Tied To Project: Park Road/Highway 6 Roundabout

TIF Expenditure Amount: 32,340  
 Tied To Debt: 2017A GO Bond  
 Tied To Project: Park Road

TIF Expenditure Amount: 74,059  
 Tied To Debt: 2017A GO Bond  
 Tied To Project: Original Town Reconstruction

TIF Expenditure Amount: 9,311  
 Tied To Debt: 2019A GO Bond  
 Tied To Project: Park Road/Highway 6 Roundabout

TIF Expenditure Amount: 9,311  
 Tied To Debt: 2019A GO Bond  
 Tied To Project: Original Town Reconstruction

TIF Expenditure Amount: 9,311  
 Tied To Debt: 2019A GO Bond  
 Tied To Project: Roberts Ferry Road

TIF Expenditure Amount: 9,310  
 Tied To Debt: 2019A GO Bond



## Rebates For TIFFIN URBAN RENEWAL

### 1050 Greenfield Dr

TIF Expenditure Amount:	3,525
Rebate Paid To:	Big Country Properties LLC
Tied To Debt:	Big Country
Tied To Project:	Big Country
Projected Final FY of Rebate:	2021

### 1050 Greenfield Dr

TIF Expenditure Amount:	13,997
Rebate Paid To:	Big Country Properties LLC
Tied To Debt:	Big Country Seed Reimb V2
Tied To Project:	Big Country Seed Reimb V2
Projected Final FY of Rebate:	2021

### 400 Elderberry Street

TIF Expenditure Amount:	9,575
Rebate Paid To:	Sprout Kid Academy Daycare
Tied To Debt:	Sprout Kid Academy Daycare
Tied To Project:	Sprout Kid Academy Daycare
Projected Final FY of Rebate:	2023

### 403 Deerview Ave

TIF Expenditure Amount:	5,378
Rebate Paid To:	Hart Dentistry
Tied To Debt:	Hart Dentistry
Tied To Project:	Hart Dentistry
Projected Final FY of Rebate:	2020

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### 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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	70,562,700	3,248,600	0	0	-51,856	73,759,444	0	73,759,444
Taxable	0	40,162,898	2,923,740	0	0	-51,856	43,034,782	0	43,034,782
Homestead Credits									222

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	198,389	43,034,782	23,220,611	19,814,171	530,292

FY 2020 TIF Revenue Received: 616,379

### 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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	100	0	0	0	0	0	100	0	100
Taxable	56	0	0	0	0	0	56	0	56
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	3,456	0	0	0	0

FY 2020 TIF Revenue Received: 0

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### 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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,503,800	756,500	0	0	0	5,260,300	0	5,260,300
Taxable	0	2,563,475	680,850	0	0	0	3,244,325	0	3,244,325
Homestead Credits									14

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	4,147,100	1,113,200	600,652	512,548	13,717

FY 2020 TIF Revenue Received: 14,697

### 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 - 1/1/2018 for FY 2020

	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 2020	8,001	0	0	0	0

FY 2020 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/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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	22,961,400	18,498,200	0	0	-9,260	41,450,340	0	41,450,340
Taxable	0	13,069,182	16,648,380	0	0	-9,260	29,708,302	0	29,708,302
Homestead Credits									43

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	58,985	29,708,302	16,029,939	13,678,363	366,078

FY 2020 TIF Revenue Received: 422,022

### 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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,300	0	0	0	0	0	2,300	0	2,300
Taxable	1,291	0	0	0	0	0	1,291	0	1,291
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	2,163	137	99	38	1

FY 2020 TIF Revenue Received: 2

### 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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,357,800	0	0	0	1,357,800	0	1,357,800
Taxable	0	0	1,222,020	0	0	0	1,222,020	0	1,222,020
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	12,221	1,222,020	659,392	562,628	15,058

FY 2020 TIF Revenue Received: 13,377

### 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:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	871,500	0	0	0	871,500	0	871,500
Taxable	0	0	784,350	0	0	0	784,350	0	784,350
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,500	784,350	423,230	361,120	9,665

FY 2020 TIF Revenue Received: 11,327

## 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	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	6,423,500	0	0	0	6,423,500	0	6,423,500
Taxable	0	0	5,781,150	0	0	0	5,781,150	0	5,781,150
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	31,300	5,781,150	3,119,390	2,661,760	71,237

FY 2020 TIF Revenue Received: 66,547