

# Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## 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:** 26,249,707

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 1,241,057 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 1,654,965  
TIF Sp. Revenue Fund Interest: 0  
Property Tax Replacement Claims 0  
Asset Sales & Loan Repayments: 0  
**Total Revenue:** 1,654,965

Rebate Expenditures: 125,098  
Non-Rebate Expenditures: 1,420,982  
Returned to County Treasurer: 0  
**Total Expenditures:** 1,546,080

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 1,349,942 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance:** 23,353,685

# ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## 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	29,169,625
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	973,467
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	17,044,288
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	741,244
TIFFIN CITY/CLEAR CREEK SCH/TIFFIN UR 2014 AMEND INCREMENT	520388	520389	431,936
TIFFIN CITY/CLEAR CREEK SCH/TIFFIN UR 2016 AMEND INCREMENT	520390	520391	4,045,247
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	3,735,366
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	1,492,478

## Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	109,600	123,205,600	33,214,000	0	0	-50,004	156,889,036	0	156,889,036
Taxable	97,590	66,691,436	29,892,600	0	0	-50,004	96,892,895	0	96,892,895
Homestead Credits									298

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 1,240,576 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 1,608,320  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 1,608,320**

Rebate Expenditures: 78,427  
 Non-Rebate Expenditures: 1,420,982  
 Returned to County Treasurer: 0  
**Total Expenditures: 1,499,409**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 1,349,487 0 **Amount of 06-30-2023 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

### 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

### Sprout Kid Academy Daycare

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

### Park Road/Highway 6 Roundabout

Description:	New Roundabout
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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

**Tiffin Family Care**

Description:	5 year rebate for expansion
Classification:	Commercial-Medical
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

## Debts/Obligations For TIFFIN URBAN RENEWAL

### Sprout Kid Academy Daycare

Debt/Obligation Type:	Rebates
Principal:	28,188
Interest:	0
Total:	28,188
Annual Appropriation?:	Yes
Date Incurred:	02/02/2016
FY of Last Payment:	2023

### 2017A GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,590,250
Interest:	494,052
Total:	3,084,302
Annual Appropriation?:	No
Date Incurred:	12/20/2017
FY of Last Payment:	2033

### 2019A GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,877,500
Interest:	224,854
Total:	2,102,354
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:	485,000
Interest:	0
Total:	485,000
Annual Appropriation?:	Yes
Date Incurred:	01/16/2018
FY of Last Payment:	2033

### Tiffin Family Care

Debt/Obligation Type:	Rebates
Principal:	61,038
Interest:	0

Total:	61,038
Annual Appropriation?:	Yes
Date Incurred:	01/01/2021
FY of Last Payment:	2025

## 2021A GO Refunding Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,180,000
Interest:	111,900
Total:	2,291,900
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:	5,100,000
Interest:	596,925
Total:	5,696,925
Annual Appropriation?:	No
Date Incurred:	07/21/2020
FY of Last Payment:	2035

## Non-Rebates For TIFFIN URBAN RENEWAL

TIF Expenditure Amount:	75,497
Tied To Debt:	2017A GO Bond
Tied To Project:	Roberts Ferry Road

TIF Expenditure Amount:	83,885
Tied To Debt:	2017A GO Bond
Tied To Project:	Park Road/Highway 6 Roundabout

TIF Expenditure Amount:	36,350
Tied To Debt:	2017A GO Bond
Tied To Project:	Park Road

TIF Expenditure Amount:	83,885
Tied To Debt:	2017A GO Bond
Tied To Project:	Original Town Reconstruction

TIF Expenditure Amount:	58,817
Tied To Debt:	2019A GO Bond
Tied To Project:	Park Road/Highway 6 Roundabout

TIF Expenditure Amount:	58,816
Tied To Debt:	2019A GO Bond
Tied To Project:	Original Town Reconstruction

TIF Expenditure Amount:	58,816
Tied To Debt:	2019A GO Bond
Tied To Project:	Roberts Ferry Road

TIF Expenditure Amount:	58,816
Tied To Debt:	2019A GO Bond
Tied To Project:	Forevergreen Road

TIF Expenditure Amount:	517,500
Tied To Debt:	2020A GO Refunding Bond
Tied To Project:	Ireland Ave Extension

TIF Expenditure Amount:	19,430
Tied To Debt:	2021A GO Refunding Bond
Tied To Project:	Trail Phase 5

TIF Expenditure Amount:	194,300
Tied To Debt:	2021A GO Refunding Bond
Tied To Project:	Ireland Ave Extension

TIF Expenditure Amount:	132,124
Tied To Debt:	2021A GO Refunding Bond
Tied To Project:	Original Town Reconstruction

TIF Expenditure Amount:	42,746
Tied To Debt:	2021A GO Refunding Bond
Tied To Project:	Roberts Ferry Road

## Rebates For TIFFIN URBAN RENEWAL

### 400 Elderberry Street

TIF Expenditure Amount:	10,778
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

### 1100 Tall Grass Avenue

TIF Expenditure Amount:	13,141
Rebate Paid To:	Tiffin Family Care
Tied To Debt:	Tiffin Family Care
Tied To Project:	Tiffin Family Care
Projected Final FY of Rebate:	2025

### 500 Croell Avenue

TIF Expenditure Amount:	54,508
Rebate Paid To:	Fareway Stores, Inc
Tied To Debt:	Fareway Stores, Inc
Tied To Project:	Fareway Stores, Inc
Projected Final FY of Rebate:	2033



## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

### 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	83,378,500	3,330,100	0	0	-40,744	86,667,856	0	86,667,856
Taxable	0	45,132,933	2,997,090	0	0	-40,744	48,089,279	0	48,089,279
Homestead Credits									238

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	198,389	48,089,279	29,169,625	18,919,654	528,135

FY 2023 TIF Revenue Received: 814,283

### 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 - 1/1/2021 for FY 2023

	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 2023	3,456	0	0	0	0

FY 2023 TIF Revenue Received: 0

## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

### 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,995,500	756,500	0	0	0	5,752,000	0	5,752,000
Taxable	0	2,704,057	680,850	0	0	0	3,384,907	0	3,384,907
Homestead Credits									14

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	4,147,100	1,604,900	973,467	631,433	17,626

FY 2023 TIF Revenue Received: 27,170

### 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 - 1/1/2021 for FY 2023

	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 2023	8,001	0	0	0	0

FY 2023 TIF Revenue Received: 0

## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

### 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	24,342,000	16,591,400	0	0	-9,260	40,924,140	0	40,924,140
Taxable	0	13,176,380	14,932,260	0	0	-9,260	28,099,380	0	28,099,380
Homestead Credits									44

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	58,985	28,099,380	17,044,288	11,055,092	308,599

FY 2023 TIF Revenue Received: 475,586

### 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,500	0	0	0	0	0	1,500	0	1,500
Taxable	1,336	0	0	0	0	0	1,336	0	1,336
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,163	0	0	0	0

FY 2023 TIF Revenue Received: 0

## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

### 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 - 1/1/2021 for FY 2023

	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 2023	12,221	1,222,020	741,244	480,776	13,421

FY 2023 TIF Revenue Received: 20,691

### 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	791,200	0	0	0	791,200	0	791,200
Taxable	0	0	712,080	0	0	0	712,080	0	712,080
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,500	712,080	431,936	280,144	7,820

FY 2023 TIF Revenue Received: 12,057

## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

### 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	7,410,000	0	0	0	7,410,000	0	7,410,000
Taxable	0	0	6,669,000	0	0	0	6,669,000	0	6,669,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	31,300	6,669,000	4,045,247	2,623,753	73,241

FY 2023 TIF Revenue Received: 112,921

### 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	98,100	0	0	0	0	0	98,100	0	98,100
Taxable	87,350	0	0	0	0	0	87,350	0	87,350
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	151,454	0	0	0	0

FY 2023 TIF Revenue Received: 0

## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

### 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	10,489,600	243,100	0	0	0	11,142,540	0	11,142,540
Taxable	0	5,678,066	218,790	0	0	0	6,158,129	0	6,158,129
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	979,574	6,158,129	3,735,366	2,422,763	67,631

FY 2023 TIF Revenue Received: 103,950

### 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	10,000	0	0	0	0	0	10,000	0	10,000
Taxable	8,904	0	0	0	0	0	8,904	0	8,904
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	28,700	0	0	0	0

FY 2023 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 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,733,900	0	0	0	2,733,900	0	2,733,900
Taxable	0	0	2,460,510	0	0	0	2,460,510	0	2,460,510
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	21,400	2,460,510	1,492,478	968,032	27,022

FY 2023 TIF Revenue Received: 41,662

## 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	1,670,995
TIFFIN CITY AG/CLEAR CREEK SCH/TIFFIN PARK PLACE UR TIF INCREMENT	520464	520465	0
TIFFIN CITY/CLEAR CREEK SCH/TIFFIN PARK PLACE UR TIF 2021 AMENDMENT INCREMENT	520469	520470	0

## Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	94,500	30,500	2,333,400	0	0	0	5,356,274	0	5,356,274
Taxable	84,144	16,509	2,100,060	0	0	0	4,048,108	0	4,048,108
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **481** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 46,645  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 46,645**

Rebate Expenditures: 46,671  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 46,671**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** **455** **0** **Amount of 06-30-2023 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:	12,000,000
Interest:	0
Total:	12,000,000
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:	27,912
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:	18,759
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 2022 - 2023

## 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	30,500	2,333,400	0	0	0	2,363,900	0	2,363,900
Taxable	0	16,509	2,100,060	0	0	0	2,116,569	0	2,116,569
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	40,900	2,116,569	1,670,995	445,574	12,438

FY 2023 TIF Revenue Received: 46,645

## 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	94,500	0	0	0	0	0	94,500	0	94,500
Taxable	84,144	0	0	0	0	0	84,144	0	84,144
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	95,300	0	0	0	0

FY 2023 TIF Revenue Received: 0

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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	2,897,874	0	2,897,874
Taxable	0	0	0	0	0	0	1,847,395	0	1,847,395
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	5,300	1,847,395	0	1,847,395	51,569

FY 2023 TIF Revenue Received: 0