

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**

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**

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 Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
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 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

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

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.

UR Area Purpose:

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

	UR Designation
TIF Taxing District Base Year: 2020	Slum No
FY TIF Revenue First Received: 2022	Blighted No
Subject to a Statutory end date? 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

	UR Designation
TIF Taxing District Base Year: 2020	Slum No
FY TIF Revenue First Received: 0	Blighted No
Subject to a Statutory end date? 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