



CITY COUNCIL MEMORANDUM

TO: Matthew R. Schmitz, MPA - City Manager

FROM: Susi Lampe, CMC, IaCMC, IaCFO – Assistant City Manager/City Clerk/Treasurer

DATE OF MEETING: July 14, 2025

ITEM TITLE: Resolution Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with Indee Storage, LLC, Including Annual Appropriation Tax Increment Payments

BACKGROUND:

Jeff and Jill Steigleman have requested and submitted an application for Tax Increment Financing (TIF) for a commercial project they are doing at the Northeast corner of the intersection of 20th Avenue SW and Bland Boulevard.

The attached resolution only sets the public hearing, but it also references the Development Agreement and shows a not-to-exceed amount of \$250,000, which is the maximum that the Developer could be eligible for.

DISCUSSION:

This is another step in working through the process for the TIF district. This item sets the public hearing for the proposal to approve the development agreement with Indee Storage, LLC.

RESULTS:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of encouraging a supportive environment for businesses, workforce, and economic development, and promoting and encouraging community involvement and engagement. This item helps achieve that vision by working through the process to assist with providing for more storage rentals and another retail shop for residents of the City.

FINANCIAL CONSIDERATION:

Costs related to this work will be allocated back to the TIF project.

RECOMMENDATION:

Staff recommends a motion to approve and authorize the Mayor to sign the resolution that sets a public hearing on July 28, 2025, at 5:30 pm for the proposal to approve a development agreement with Indee Storage, LLC, including the proposal for annual appropriation tax increment payments.