



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 to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Expanded Independence Urban Renewal Area

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.

DISCUSSION:

This is another step in working through the process for the TIF district. This establishes a new area to restart the collection period of TIF monies eligible to the City related to the residential project.

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 to declare necessity and establish an urban renewal area, pursuant to Section 403.4 of the Code of Iowa, and to approve the urban renewal plan and projects for the July 2025 Urban Renewal Area.