



PLANNING & ZONING MEMORANDUM

TO: Planning and Zoning Commission

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

DATE OF MEETING: April 1, 2025

ITEM TITLE: 2025 Pines Housing Urban Renewal Area

BACKGROUND:

Steve Gee has requested and submitted an application for Tax Increment Financing (TIF) for the residential project he is doing between Juniper Dr. and Spruce Dr., west of 6th Ave. SW.

DISCUSSION:

This is the third step in working through the process for the TIF district. Because this area was already in a TIF district, it must be removed and then placed in a new district to restart the timing for the TIF process. Per Dorsey and Whitney, our bond counsel, the Planning and Zoning Commission must review the attached urban renewal plan to verify the proposed plan conforms to the City's comprehensive plan. If the Commission finds the proposed plan does conform to the City's plan, a written recommendation must be provided to the City Council before the April 28, 2025, City Council Meeting.

RESULTS:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of Developing and Reviving Independence. This item helps achieve that vision by working through the process to assist with a housing development 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 submit a written recommendation that the 2025 Pines Housing Urban Renewal Area does conform to the City's Comprehensive Plan.