

RESOLUTION NO. 2025-

Resolution Setting Date for Public Hearing on Designation of the Expanded Independence Urban Renewal Area and on Urban Renewal Plan Amendment

WHEREAS, this City Council of the City of Independence, Iowa (the “City”) by resolution previously established the Independence Urban Renewal Area (the “Urban Renewal Area”) and adopted an urban renewal plan (the “Plan”) for the governance of projects and initiatives therein; and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the “Property”) lying within the legal description set out in Exhibit A; and

WHEREAS, this City Council is desirous of obtaining as much information as possible from the residents of the City before making this decision; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area; and (2) authorizes the undertaking of a new urban renewal project in the Urban Renewal Area consisting of providing tax increment financing to Indee Storage, LLC (the “Company”) in connection with the construction by the Company of new storage unit facilities and a commercial retail center; and

WHEREAS, it is now necessary that a date be set for a public hearing on the designation of the expansion of the Urban Renewal Area and on the Amendment;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Independence, Iowa, as follows:

Section 1. This City Council will meet at the City Hall, Independence, Iowa, on July 14, 2025, at 5:30 p.m., at which time and place it will hold a public hearing on the designation of the expanded Urban Renewal Area described in the preamble hereof and on the Amendment.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached hereto, which publication shall be made in a legal newspaper of general circulation in Independence, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Manager, or his designee, are hereby designated as the City’s representatives in connection with the consultation process which is required under that section of the urban renewal law. It is hereby directed that representatives of Buchanan County and the Independence Community School District be invited to participate in the consultation.

Section 4. The proposed Amendment is hereby submitted to the City’s Planning and Zoning Commission for review and recommendations, as required by Section 403.5 of the Code of Iowa.

RESOLUTION NO. 2025- Passed and approved by a majority vote of the Independence City Council on the 9th day of June 2025.

Record of Voting:

Ayes:

Nays:

Absent:

RESOLUTION NO. 2025- declared passed and adopted by the Mayor on this 9th day of June 2025.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

Susi Lampe, IaCMC, IaCFO,
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA

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NOTICE OF PUBLIC HEARING ON DESIGNATION OF EXPANDED
INDEPENDENCE URBAN RENEWAL AREA AND ON PROPOSED URBAN
RENEWAL PLAN AMENDMENT

Notice Is Hereby Given: That at 5:30 p.m., at the City Hall, Independence, Iowa, on July 14, 2025, the City Council of the City of Independence will hold a public hearing on the question of amending the urban renewal plan (the “Plan”) for the Independence Urban Renewal Area and designating an expanded Independence Urban Renewal Area (the “Urban Renewal Area”), pursuant to Chapter 403, Code of Iowa, by adding certain real property (the “Property”) situated in the City of Independence, Buchanan County, State of Iowa, described as follows:

Lot 3 and Lot 4 Greenview Commercial Addition, City of Independence, Buchanan,
Iowa

The proposed amendment to the Plan makes the Property subject to the provisions of the Plan. The amendment includes the authorization of a new urban renewal project in the Urban Renewal Area consisting of providing tax increment financing to Indee Storage, LLC (the “Company”) in connection with the construction by the Company of new storage unit facilities and a commercial retail center.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Susi Lampe
City Clerk