

June 5, 2025

VIA EMAIL

Matthew Schmitz
City Manager/City Hall
Independence, IA

Re: Independence Urban Renewal Area (July, 2025 Addition)
Our File No. 419440-112

Dear Matthew:

We have prepared the attached materials which will enable the City Council to act on June 9, 2025 to set July 14, 2025 as the date for a public hearing on the expansion of the Independence Urban Renewal Area and on an amendment to the existing urban renewal plan for the Area.

The notice which is included in the attached resolution must be published once, not less than four (4) and not more than twenty (20) days prior to the date selected for the hearing. **The last date on which the notice can effectively be published is July 10, 2025.** Please print a separate copy of the notice for delivery to the newspaper, and please email a copy of the published notice to wingfield.nathaniel@dorsey.com.

In addition to publishing the notice of a hearing, a copy of the amendment to the urban renewal plan must be submitted to the Planning and Zoning Commission, and the Commission must provide a written recommendation to the City Council with respect to whether the amendment is in conformance with the City's general or comprehensive plans.

Also, a "consultation session" must be set up with Buchanan County and the Independence Community School District. Please refer to my separate letter attached for further details.

Please return one fully executed set of these proceedings, once all the actions have been taken, and contact John Danos, Nathaniel Wingfield, or me if you have any questions.

Kind regards,

Amy Bjork

Attachments

cc: Susi Lampe

June 5, 2025

VIA EMAIL

Matthew Schmitz
City Manager/City Hall
Independence, IA

Re: Independence Urban Renewal Area Amendment/Consultation Session
Our File Number: 419440-112

Dear Matthew:

The Iowa Urban Renewal Law requires that the City provide information concerning a proposed urban renewal plan amendment to certain other governmental bodies which might be affected by the use of tax increment financing within the amended urban renewal area. Specifically, the City must send a copy of the urban renewal plan amendment and an invitation to attend a meeting to discuss the urban renewal plan amendment to any county and school district whose jurisdiction covers any property to be included within the amended urban renewal area. This consultation must be held at least two weeks before the public hearing on July 14, 2025.

It is our understanding that the property within the City's amended urban renewal area would affect Buchanan County, and the Independence Community School District.

Attached is a draft letter which you may use in order to provide notification to these governmental entities of the date, time and place of a meeting at which they may discuss the urban renewal plan amendment. The law does not require that this be a meeting of the City Council, and you may use your discretion about who represents the City at the meeting.

The letter should be sent by ordinary US Mail, and we recommend mailing the letter at least seven (7) days before the consultation session. Along with the letter, you should send a copy of the urban renewal plan amendment and a copy of the notice of the public hearing on the urban renewal plan amendment.

According to our records, here are the mailing addresses for the individuals who should receive the notification letter and the enclosures:

Board of Supervisors
c/o Buchanan County Auditor
Buchanan County Courthouse
210 5th Avenue NE
P.O. Box 317
Independence, IA 50644

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Superintendent
Independence Community School District
1207 1st Street W
Independence, IA 50644

Please call John Danos, Nathaniel Wingfield, or me if you have questions.

Kind regards,

Amy Bjork

Attachment

cc: Susi Lampe

[City letterhead]

DATE: June 10, 2025

TO: Board of Supervisors, Buchanan County
Superintendent, Independence Community School District

FROM: City Council
City of Independence, Iowa

RE: Independence Urban Renewal Area Amendment

The City of Independence is in the process of expanding its Independence Urban Renewal Area, and amending the urban renewal plan for the area and, pursuant to Section 403.5 of the Code of Iowa, the City is sending you the enclosed copy of its urban renewal plan amendment and scheduling a meeting at which you will have the opportunity to discuss this amendment.

The meeting to discuss our urban renewal plan amendment has been set for Wednesday, June 18, 2025, at 10:00 a.m. at the City Hall in Independence. If you are unable to send a representative to the meeting, we invite your written comments. In addition, Section 403.5 gives your designated representative the right to make written recommendations concerning the urban renewal plan amendment no later than seven days following the date of the meeting.

The City Council will also hold a public hearing on this urban renewal plan amendment at 5:30 p.m. on July 14, 2025, and a copy of the notice of hearing is enclosed for your information.

Please call our City Manager at (319) 334-2780 if you have questions.

Enclosure

June 9, 2025

To: City of Independence, Iowa Planning & Zoning Commission

Re: Independence Urban Renewal Area/Urban Renewal Plan Amendment

A public hearing will be held by the City Council on July 14, 2025, on a proposed amendment to the urban renewal plan for the Independence Urban Renewal Area to add the property legally described in the proposed amendment and to approve a new urban renewal project. I have prepared this memorandum to assist the Commission in performing its role in this process.

Section 403.5 of the Code of Iowa requires that, before they hold a public hearing, the City Council must submit a copy of the proposed plan amendment to the Commission, “for review and recommendations as to its conformity with the general plan for the development” of the City. The statute does not require that the Commission hold a hearing on the proposed plan amendment, nor does it require that the Commission take any action to either approve or reject the proposed plan amendment. It directs that the Commission review the plan amendment and comment to the City Council as to whether the plan amendment conforms to, or is consistent with, the City’s Comprehensive Plan. Please convene a quorum of the Commission, complete your review and submit any comments to the City Council by Noon on July 14, 2025.

Please call John Danos or me at (515) 283-1000 if you have questions about the statutory process.

Kind regards,

Amy Bjork

SET DATE FOR HEARING ON
DESIGNATION OF EXPANDED URBAN
RENEWAL AREA AND URBAN
RENEWAL PLAN AMENDMENT

419440-112

Independence, Iowa

June 9, 2025

The City Council of the City of Independence, Iowa, met on June 9, 2025, at 5:00 p.m., at the City Hall, in Independence, Iowa, for the purpose of setting a date for a public hearing on the designation of an expanded urban renewal area and on a proposed urban renewal plan amendment. The Mayor presided and the roll being called, the following members of the Council were present and absent:

Present: _____

Absent: _____.

The Mayor announced that an amendment to the boundaries of the Independence Urban Renewal Area had been prepared, along with an amendment to the urban renewal plan for the area, and that it was now necessary to set a date for a public hearing on the proposed amended area and proposed amendment to the urban renewal plan. Accordingly, Council Member _____ moved the adoption of the following resolution entitled “Resolution Setting Date for a Public Hearing on Designation of the Expanded Independence Urban Renewal Area and on Urban Renewal Plan Amendment,” and the motion was seconded by Council Member _____. Following due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted as follows:

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.

Passed and approved June 9, 2025.

Mayor

Attest:

City Clerk

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

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On motion and vote the meeting adjourned.

Mayor

Attest:

City Clerk

EXHIBIT A
Legal Description
Expanded Independence Urban Renewal Area
(July, 2025 Addition)

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

STATE OF IOWA
BUCHANAN COUNTY
CITY OF INDEPENDENCE

SS:

I, the undersigned, City Clerk of the City of Independence do hereby certify that pursuant to the resolution of its City Council fixing a date of public hearing on the question of designating the expanded Independence Urban Renewal Area for the City and on a proposed urban renewal plan amendment, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City, and copies were sent to the county and school district.

WITNESS my hand this ____ day of _____, 2025.

City Clerk

(Attach here publisher's affidavit of publication of notice.)

(PLEASE NOTE: This certificate must not be dated until the publication has been made and you have reviewed it to be sure that the notice was published on the date indicated in the attached affidavit.)

STATE OF IOWA
BUCHANAN COUNTY
CITY OF INDEPENDENCE

SS:

I, the undersigned, City Clerk of the City of Independence, do hereby certify that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with those records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with setting a date for public hearing on the question of designating the expanded Independence Urban Renewal Area for the City and on an urban renewal plan amendment.

WITNESS my hand this ____ day of _____, 2025.

City Clerk