



CITY COUNCIL MEMORANDUM

TO: Matthew R. Schmitz, MPA - City Manager

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

DATE OF MEETING: June 9, 2025

ITEM TITLE: Resolution Setting Date for Public Hearing on Urban Renewal Plan Amendment for the 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 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. This item sets the public hearing for the designation of the July 2025 Urban Renewal Area and on the Urban Renewal Plan and 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 that sets a public hearing on July 14, 2025, at 5:30 pm on the designation of the July 2025 Urban Renewal Area and on the Urban Renewal Plan and Project.