



## PLANNING & ZONING MEMORANDUM

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**TO:** Planning and Zoning Commission

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

**DATE OF MEETING:** July 1, 2025

**ITEM TITLE:** July 2025 Urban Renewal Area Amendment

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### **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 20<sup>th</sup> 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. 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 July 14, 2025, City Council Meeting.

### **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. 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 submit a written recommendation that the July 2025 Urban Renewal Area does conform to the City's Comprehensive Plan.