



CITY COUNCIL MEMORANDUM

TO: Matthew R. Schmitz, MPA - City Manager

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

DATE OF MEETING: April 28, 2025

ITEM TITLE: An Ordinance Deleting Property from the Tax Increment Financing District for the Independence Urban Renewal Area of the City of Independence, Iowa, Pursuant to Section 403.19 of the Code of Iowa

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 second 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.

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 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 the first reading of an ordinance deleting property from the Tax Increment Financing District for the Independence Urban Renewal Area of the City of Independence, Iowa, Pursuant to Section 403.19 of the Code of Iowa.

Staff recommends a motion to suspend the statutory rule requiring an ordinance to be considered and voted on for passage at two council meetings prior to the meeting at which it is to be finally passed.

Staff recommends a motion to have this ordinance, which deletes property from the Tax Increment Financing District for the Independence Urban Renewal Area of the City of Independence, Iowa, Pursuant to Section 403.19 of the Code of Iowa, be placed on its final passage for adoption pursuant to Iowa Code Section 380.3 and to authorize the Mayor to sign the Ordinance. The changes will be effective upon the ordinance summary being published in the newspaper.