



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: A Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and to Approve Urban Renewal Plan and Projects for the 2025 Pines Housing Urban Renewal Area

BACKGROUND:

Steve Gee has requested and submitted an application for Tax Increment Financing (TIF) for the residential project he is doing between Juniper Dr. and Spruce Dr., west of 6th Ave. SW.

DISCUSSION:

This is another step in working through the process for the TIF district. This establishes a new area to restart the collection period of TIF monies eligible to the City related to the residential project.

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 a housing development 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 to declare necessity and establish an urban renewal area, pursuant to Section 403.4 of the Code of Iowa, and to approve the urban renewal plan and projects for the 2025 Pines Housing Urban Renewal Area.