

April 24, 2025

Via Email

Matthew Schmitz
City Manager/City Hall
Independence, IA

Re: Independence Urban Renewal Area Property Deletion
Our File No. 419440-112

Dear Matthew:

Attached please find proceedings for the April 28th City Council meeting in connection with the deletion of property from the Independence Urban Renewal Area.

The first set of proceedings covers the adoption of a resolution deleting property from the Independence Urban Renewal Area.

The second set of proceedings covers the adoption of an ordinance deleting property from the TIF District for the Independence Urban Renewal Area. We have prepared the proceedings on the presumption that the City Council will waive the statutory requirement that an ordinance be considered at two meetings prior to the meeting at which it is finally adopted. **This waiver requires the affirmative vote of not less than six of the seven City Council members.** If the Council does not choose to follow this procedure, we will provide substitute proceedings covering the separate considerations of the ordinance. This ordinance may be adopted immediately after the amended urban renewal plan has been approved by resolution.

Once the ordinance has been finally adopted, it must be published, and a copy must be filed with the County Auditor of Buchanan County. Please print extra copies of the ordinance for publication and filing. Certificates are included in the proceedings to attest to each of those acts.

We will appreciate receiving executed copies of these proceedings as soon as they are available. Please call John Danos or me if you have any questions.

Kind regards,

Amy Bjork

Attachments

cc: Susi Lampe

DELETING PROPERTY FROM URBAN
RENEWAL AREA

419440-112

Independence, Iowa

April 28, 2025

The City Council of the City of Independence, Iowa, met on April 28, 2025, at 5:00 p.m. at the City Hall, in Independence, Iowa, for the purpose of deleting property from the Independence Urban Renewal Area.

The Mayor presided and the roll being called, the following members of the Council were present and absent:

Present: _____

Absent: _____.

Council Member _____ moved the adoption of the following resolution entitled "Resolution Deleting Property from the Independence Urban Renewal Area," 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 Deleting Property from the Independence Urban Renewal Area

WHEREAS, the City of Independence, Iowa (the “City”), has 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 to be undertaken therein; and

WHEREAS, the City Council now desires to decrease the size of the Urban Renewal Area by deleting certain property (the “Property”) from the Urban Renewal Area, as set out on Exhibit A hereto; and

NOW, THEREFORE, Be It Resolved by the City Council of Independence, Iowa, as follows:

Section 1. The Property as described on Exhibit A hereto is hereby deleted from the Urban Renewal Area.

Section 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved April 28, 2025.

Mayor

Attest:

City Clerk

EXHIBIT A
Legal Description of
Property Deleted from the
Independence Urban Renewal Area
April 28, 2025

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

MINUTES PROVIDING FOR PASSAGE
OF AN ORDINANCE DELETING
PROPERTY FROM A TAX INCREMENT
FINANCING DISTRICT FOR THE
INDEPENDENCE URBAN RENEWAL
AREA

419440-112

Independence, Iowa

April 28, 2025

The City Council of the City of Independence, Iowa, met on April 28, 2025, at 5:00 p.m. at the City Hall, in Independence, Iowa.

The Mayor presided and the roll was called showing members present and absent, as follows:

Present: _____

Absent: _____.

Council Member _____ introduced an ordinance entitled “Ordinance No. 2025-_____. 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.”

It was moved by Council Member _____ and seconded by Council Member _____ that the ordinance be given its first consideration and that it be adopted. 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 motion duly carried and declared that the ordinance had been given its initial consideration.

It was moved by Council Member _____ and seconded by Council Member _____ that 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 be suspended. 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 motion duly carried.

It was moved by Council Member _____ and seconded by Council Member _____ that the ordinance entitled "Ordinance No. 2025-_____. 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," now be put upon its final consideration and adoption. The Mayor put the question on the final consideration and adoption of the ordinance and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the motion duly carried and the ordinance duly adopted, as follows:

ORDINANCE NO. 2025-_____

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

WHEREAS, the City Council of the City of Independence, Iowa (the “City”) previously enacted certain ordinances providing for the division of taxes levied on taxable property in the Independence Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa; and

WHEREAS, pursuant to said ordinances, a portion of the Independence Urban Renewal Area in the City of Independence was designated a “tax increment district”; and

WHEREAS, the City Council now desires to decrease the size of the “tax increment district” by deleting certain property;

BE IT ENACTED by the City Council of the City of Independence, Iowa:

Section 1. Purpose. The purpose of this ordinance is to delete certain property from the tax increment financing district for the Independence Urban Renewal Area.

Section 2. Definitions. For use within this ordinance the following terms shall have the following meanings:

“Deleted Property” shall mean certain real property situated in the City of Independence, Buchanan County, State of Iowa more particularly described as follows:

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

Section 3. The Deleted Property is hereby removed from the tax increment financing district for the Independence Urban Renewal Area. No division of property tax revenues as provided under Section 403.19 of the Code of Iowa shall be done with respect to the Deleted Property without further action by the City Council.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed and approved by the City Council of the City of Independence, Iowa, on April 28, 2025.

Mayor

Attest:

City Clerk

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There being no further business to come before the meeting, it was upon motion adjourned.

Mayor

Attest:

City Clerk

STATE OF IOWA
BUCHANAN COUNTY
CITY OF INDEPENDENCE

SS:

I, the undersigned, City Clerk of the City of Independence, Iowa do hereby certify that the attached is a true, correct and complete copy of all the records of the Council of the City relating to the adoption of an ordinance entitled "Ordinance No. 2025-_____. 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."

WITNESS MY HAND this ____ day of _____, 2025.

City Clerk

STATE OF IOWA

SS:

BUCHANAN COUNTY

I, the undersigned, County Auditor of Buchanan County, in the State of Iowa, do hereby certify that on the _____ day of _____, 2025, the City Clerk of the City of Independence, Iowa, filed in my office a copy of an ordinance of the City shown to have been adopted by the Council and approved by the Mayor thereof on April 28, 2025, entitled: "Ordinance No. 2025-_____. 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," and that I have duly placed a copy of the ordinance on file in my records.

WITNESS MY HAND this _____ day of _____, 2025.

County Auditor

STATE OF IOWA
BUCHANAN COUNTY SS:
CITY OF INDEPENDENCE

I, the undersigned, City Clerk of the City of Independence, do hereby certify that I caused to be published "Ordinance No. 2025-_____. 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," of which the printed slip attached to the publisher's original affidavit hereto attached is a true and complete copy, on the date and in the newspaper specified in such affidavit, and that such newspaper has a general circulation in said City.

WITNESS MY HAND this ____ day of _____, 2025.

City Clerk

(Attach hereto publisher's affidavit of publication with clipping of ordinance as published.)

(PLEASE NOTE: Do not sign and date this certificate until you have checked a copy of the published ordinance and have verified that it was published on the date indicated in the publisher's affidavit.)