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MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: JOSHUA TETZLAFF, CITY ADMINISTRATOR
SUBJECT: TIF DISTRICT 9-1
DATE: JUNE 11, 2026

In May, staff presented the possibility of using a TIF district to fund the construction of a sidewalk through the City's industrial park. At the time, the Council expressed a general interest in learning more and asked staff to work with Ehler's to prepare materials for consideration.

Since that time, two things have taken place. First, staff has worked with Ehler's to prepare the necessary public notice and TIF reports for the properties and project that outlined. Second, a different TIF application has been submitted to the City for two parcels of land to the north of the City's industrial park. Due to the proximity of the two districts, staff is recommending that consideration of the TIF District 9-1 be tabled to allow for processing of the submitted application. It is common for TIF Districts to be combined to allow for more flexible use of funds within the overall district, and staff would like to take time to further analyze this possibility.

There is no hard timetable that is driving TIF District 9-1. The only deadline would be to create the district prior to issuance of building permits, so tabling the district will not negatively impact its potential in the future, should the City decide to proceed.

In this instance, a public hearing was advertised. I would recommend still holding the public hearing to honor that notice. But I do not recommend proceeding with the TIF District 9-1. With no resolution to consider, no action is needed at this time.

Recommendation

Staff recommends to hold the public hearing, since it was advertised. But, staff does not recommend making a decision on a TIF district until it is able to be further analyzed.