



AGENDA INFORMATION TIFFIN CITY COUNCIL COMMUNICATION

DATE:	October 3, 2025
AGENDA ITEM:	Resolution 2025-076 – A Resolution Setting the Date of November 4, 2025, for a Public Hearing on the Tiffin Urban Renewal Plan Amendment
ACTION:	Approval

Purpose

To request Council approval of Resolution 2025-076, which sets the date for a public hearing on a proposed amendment to the Tiffin Urban Renewal Plan.

Background

The City of Tiffin is proposing an amendment to the existing Urban Renewal Plan for the Tiffin Urban Renewal Area. This amendment would authorize the undertaking of three new urban renewal projects:

1. Honey Lane Development, LLC – Economic development grant to support public infrastructure improvements for commercial development.
2. Private Developer – Economic development grant for the construction of a Dollar General Store.
3. Iowa Development Group, Inc. – Tax increment financing support for the construction of a new building for use by a University of Iowa medical clinic.

In accordance with Iowa Code Section 403.5, the City must hold a public hearing before adopting the amendment. Resolution 2025-076 sets November 4, 2025 at 7:00 p.m. at the Springmier Community Library as the date and location for the hearing.

Additionally, the City is required to conduct a consultation session with affected taxing entities—Johnson County and the Clear Creek Amana Community School District—prior to the hearing. Notification letters and copies of the amendment and hearing notice will be mailed to those entities.

Next Steps

- Publish the notice of public hearing no later than October 31, 2025.
- Conduct the consultation session at least two weeks prior to the hearing.
- Hold the public hearing on November 4, 2025.
- Consider adoption of the Urban Renewal Plan Amendment following the hearing.

Recommendation

Staff recommends approval of Resolution 2025-076 to set the public hearing date for the proposed Urban Renewal Plan Amendment and initiate the required consultation process.

ATTACHMENTS: Resolution & Urban Renewal Plan Amendment

SET DATE FOR HEARING ON URBAN
RENEWAL PLAN AMENDMENT

436989-51

Tiffin, Iowa

October 7, 2025

The City Council of the City of Tiffin, Iowa, met on October 7, 2025, at 7:00 p.m., at the Springmier Community Library, 311 West Marengo Road, in the City, for the purpose of setting a date for a public hearing on a proposed urban renewal plan amendment. The Mayor presided and the roll being called, the following members of the Council were present and absent:

Present: _____

Absent: _____.

The Mayor announced that an amendment to the urban renewal plan for the Tiffin Urban Renewal Area had been prepared, and that it was now necessary to set a date for a public hearing on the proposed amendment to the urban renewal plan. Accordingly, Council Member _____ moved the adoption of the following resolution entitled “Resolution setting date for a public hearing on urban renewal plan amendment,” 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. 2025-076

A Resolution Setting the Date of November 4, 2025, for a Public Hearing on

Urban Renewal Plan Amendment

WHEREAS, the City Council of the City of Tiffin, Iowa (the “City”) by resolution previously established the Tiffin Urban Renewal Area (the “Urban Renewal Area”) and adopted an urban renewal plan (the “Plan”) for the governance of initiatives and projects therein; and

WHEREAS, an amendment to the Plan has been prepared which would authorize the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (1) providing an economic development grant to Honey Lane Development, LLC (“Honey Lane”), in connection with the construction by Honey Lane of certain public infrastructure improvements necessary to support commercial development; (2) providing an economic development grant to a private developer (the “Developer”) in connection with the construction by the Developer of a Dollar General Store; and (3) providing tax increment financing support to Iowa Development Group, Inc. (the “Corporation”) in connection with the construction by the Corporation of a new building for use in the business operations of a University of Iowa medical clinic; and

WHEREAS, and it is now necessary that a date be set for a public hearing on that plan amendment;

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

Section 1. The City Council will meet at the Springmier Community Library, 311 West Marengo Road, Tiffin, Iowa, on November 4, 2025, at 7:00 p.m., at which time and place it will hold a public hearing on the proposed amendment to the Plan for the Urban Renewal Area.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached hereto, which publication shall be made in a legal newspaper of general circulation in the City, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Administrator, or his designee, is hereby designated as the City's representative in connection with the consultation process which is required under that section of the urban renewal law. It is hereby directed that representatives of Johnson County and the Clear Creek Amana Community School District be invited to participate in the consultation.

Passed and approved this October 7, 2025.

Mayor

Attest:

City Clerk

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On motion and vote the meeting adjourned.

Mayor

Attest:

City Clerk

NOTICE OF PUBLIC HEARING ON PROPOSED URBAN RENEWAL PLAN AMENDMENT

Notice Is Hereby Given: That at 7:00 p.m., at the Springmier Community Library, 311 West Marengo Road, Tiffin, Iowa, on November 4, 2025, the City Council of the City of Tiffin, Iowa, will hold a public hearing on the question of amending the urban renewal plan for the Tiffin Urban Renewal Area (the “Urban Renewal Area”) to authorize the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (1) providing an economic development grant to Honey Lane Development, LLC (“Honey Lane”), in connection with the construction by Honey Lane of certain public infrastructure improvements necessary to support commercial development; (2) providing an economic development grant to a private developer (the “Developer”) in connection with the construction by the Developer of a Dollar General Store; and (3) providing tax increment financing support to Iowa Development Group, Inc. (the “Corporation”) in connection with the construction by the Corporation of a new building for use in the business operations of a University of Iowa medical clinic. A copy of the amendment is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Abigail Hora
City Clerk

CITY OF TIFFIN, IOWA
URBAN RENEWAL PLAN AMENDMENT
TIFFIN URBAN RENEWAL AREA

November, 2025

The Urban Renewal Plan (the “Plan”) for the Tiffin Urban Renewal Area (the “Urban Renewal Area”) of the City of Tiffin, Iowa (the “City”) is being amended for the purpose of identifying new urban renewal projects to be undertaken therein.

1) Identification of Urban Renewal Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project descriptions:

A.

Name of Project: Honey Lane Development LLC Phase 2 Project

Date of Council Approval of Project: November 4, 2025

Description of the Project and Project Site: Honey Lane Development LLC (the “Developer”) has proposed to undertake the development of certain real property (the “Property”) bearing Johnson County Property Tax Parcel Identification Number 0633277002 in the Urban Renewal Area for future commercial uses (the “Commercial Project”). The Developer will undertake the construction of certain public infrastructure improvements (the “Infrastructure Project”) necessary to support the commercial development of the Property.

It has been requested that the City provide tax increment financing assistance to the Developer in support of the efforts to complete the Infrastructure Project.

The costs incurred by the City in providing tax increment financing assistance to the Developer will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$8,000.

Description of Use of TIF for the Project: The City intends to enter into a Development Agreement with the Developer with respect to the construction of the Infrastructure Project and to provide an economic development grant (the “Grant”) to the Developer thereunder. The Grant will be funded with either borrowed funds and/or an internal advance of funds on-hand. In any case, the City’s obligations (the “Obligations”) entered into to fund the Grant may be repaid with incremental property tax revenues to be derived from the Property. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the funding of the Grant will not

exceed \$125,000 plus the Admin Fees and any interest expense incurred by the City on the Obligations.

B.

Name of Project: Dollar General Development Project

Date of Council Approval of Project: November 4, 2025

Description of the Project and Project Site: A private developer (the “Developer”) has proposed to undertake the construction of a Dollar General Store (the “Project”) on certain real property (the “Dollar General Property”) situated at 1300 Tall Grass Avenue in the Urban Renewal Area.

It has been requested that the City provide tax increment financing assistance to the Company in support of the efforts to complete, operate and maintain the Project.

The costs incurred by the City in providing tax increment financing assistance to the Company will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$8,000.

Description of Use of TIF for the Project: The City intends to enter into a Development Agreement with the Company with respect to the construction of the Project and to provide an economic development grant (the “Grant”) to the Company thereunder. The Grant will be funded with either borrowed funds and/or an internal advance of funds on-hand. In any case, the City’s obligations (the “Obligations”) entered into to fund the Grant may be repaid with incremental property tax revenues to be derived from the Dollar General Property. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the funding of the Grant will not exceed \$100,000 plus the Admin Fees and any interest expense incurred by the City on the Obligations.

C.

Name of Project: Medical Clinic Development Project

Date of Council Approval of the Project: November 4, 2025

Description of the Project and Project Site: Iowa Development Group, Inc. (the “Corporation”) has proposed to undertake the construction of a new building (the “Clinic Project”) on certain real property (the “Clinic Property”) bearing Johnson County Property Tax Parcel Identification Number 0627326008 in the Urban Renewal Area for use in the business operations of a University of Iowa medical clinic.

It has been requested that the City provide tax increment financing assistance to the Corporation in support of the efforts to complete the Clinic Project.

The costs incurred by the City in providing tax increment financing assistance to the Corporation will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$8,000.

Description of Use of TIF for the Project: The City intends to enter into a development agreement (the “Agreement”) with the Corporation with respect to the Clinic Project and to provide annual appropriation economic development payments (the “Payments”) to the Corporation thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Clinic Property. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Clinic Project will not exceed \$400,000, plus the Admin Fees.

2) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$45,942,034</u>
Outstanding general obligation debt of the City:	<u>\$</u>
Proposed debt to be incurred in area to be added in connection with this November, 2025 Amendment*:	<u>\$ 649,000</u>

*It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council.