



AGENDA INFORMATION **TIFFIN CITY COUNCIL COMMUNICATION**

DATE:	March 13, 2026
AGENDA ITEM:	Discussion and Consideration of Economic Development Grant Payment for Dollar General - DGOGTIFFINIA09052026, LLC
ACTION:	Motion

Background

The purpose of this item is to consider approval of the economic development grant payment to DGOGTIFFINIA09052026, LLC, the developer of the new Dollar General store at 1300 Tall Grass Avenue, as outlined in the executed Economic Development Grant Agreement dated March 3, 2026.

Dollar General (DGOGTIFFINIA09052026, LLC) has constructed a new commercial retail building within the City of Tiffin for use as a Dollar General store. The development is located at 1300 Tall Grass Avenue and was approved under a formal Economic Development Grant Agreement with the City.

The Agreement was authorized under Chapter 15A of the Code of Iowa, which permits cities to provide financial assistance for qualifying economic development purposes. The City agreed to provide an economic development grant in the amount of \$87,000 to support site construction and project development.

Per the Agreement, the City is obligated to disburse the grant within 30 days of the Commencement Date (March 3, 2026). This agenda item fulfills that obligation.

The project is consistent with the City’s economic development goals and offers several community benefits, including:

- Expanded retail options for residents
- Additional commercial tax base
- Improved access to essential goods within the growing community
- Activation of a previously undeveloped commercial parcel

Grant Disbursement Request

Per Section B.1 of the Agreement, the City must pay the Company: **\$87,000** within 30 days of the Commencement Date (March 3, 2026). This payment represents the City’s full commitment toward the development project.

City staff has reviewed the invoice and verified that the improvements were completed in accordance with the agreement and that the costs are eligible for reimbursement.

The expenditure is included and authorized through the Economic Development Grant Agreement. It does not require ongoing appropriations beyond the one-time grant, unless triggered by enforcement or default provisions.

Staff Recommendation

Staff recommends approval of the economic development grant payment to DGOGTIFFINIA09052026, LLC in the amount of \$87,000, consistent with the executed Agreement.

ATTACHMENTS: None