



AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION

DATE: October 31, 2025

AGENDA ITEM: Resolution 2025-082 – A Resolution to Approve Urban Renewal Plan Amendment for the Tiffin Urban Renewal Area

ACTION: Approval

Purpose

To conduct a public hearing and consider approval of a proposed amendment to the Urban Renewal Plan for the Tiffin Urban Renewal Area. The amendment identifies three new economic development projects eligible for tax increment financing (TIF) support.

Background

The City of Tiffin has prepared an amendment to its Urban Renewal Plan to include the following projects:

1. Honey Lane Development LLC – Phase 2 Project
 - Commercial development supported by public infrastructure improvements.
 - TIF assistance not to exceed \$125,000 plus administrative fees and interest.
 - Parcel ID: 0633277002
2. Dollar General Development Project
 - Construction of a new Dollar General store at 1300 Tall Grass Avenue.
 - TIF assistance not to exceed \$100,000 plus administrative fees and interest.
3. Medical Clinic Development Project
 - Construction of a new building for a University of Iowa medical clinic by Iowa Development Group, Inc.
 - TIF assistance not to exceed \$400,000 plus administrative fees.
 - Parcel ID: 0627326008

Each project will be supported through development agreements and funded via economic development grants or annual appropriation payments using incremental property tax revenues.

Recommendation

Staff recommends approval of the Urban Renewal Plan Amendment as presented. The proposed projects align with the City's planning objectives and support continued economic growth in the Urban Renewal Area.

ATTACHMENTS: Resolution, Urban Renewal Plan Amendment

October 31, 2025

VIA EMAIL

Doug Boldt
City Administrator/City Hall
Tiffin, Iowa

Re: November, 2025 Amendment to the Tiffin Urban Renewal Area
Our File No. 436989-51

Dear Doug:

Attached please find proceedings covering the City Council's action in holding a public hearing on and adopting a resolution to approve the November, 2025 urban renewal plan amendment.

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

Kind regards,

Amy Bjork

Attachments

cc: Abigail Hora

HEARING ON AND APPROVAL OF
AMENDMENT TO THE TIFFIN URBAN
RENEWAL AREA

436989-51

Tiffin, Iowa

November 4, 2025

The City Council of the City of Tiffin, Iowa, met on November 4, 2025, at 7:00 p.m., at the Springmier Community Library, 311 West Marengo Road, Tiffin, Iowa, for the purpose of conducting 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 City Council investigated and found that notice of the intention of the Council to conduct a public hearing on the urban renewal plan amendment had been published according to law and as directed by the Council and that this is the time and place at which the Council shall receive oral or written objections from any resident or property owner of the City. All written objections, statements, and evidence heretofore filed were reported to the City Council, and all oral objections, statements, and all other exhibits presented were considered.

The following named persons presented oral objections, statements, or evidence as summarized below; filed written objections or statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto:

(Here list all persons presenting written or oral statements or evidence and summarize each presentation.)

There being no further objections, comments, or evidence offered, the Mayor announced the hearing closed.

Council Member _____ moved the adoption of a resolution entitled “Resolution to Approve Urban Renewal Plan Amendment for the Tiffin Urban Renewal Area,” seconded by Council Member _____. After 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 and signed approval thereto.

RESOLUTION NO.2025-082

Resolution to Approve Urban Renewal Plan Amendment for the Tiffin Urban
Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the “Urban Renewal Law”), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

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

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which authorizes 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, notice of a public hearing by the City Council on the proposed Amendment was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Council has conducted said hearing on November 4, 2025; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Johnson County and the Clear Creek Amana Community School District; the consultation meeting was held on October 15, 2025; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

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

Section 1. The Amendment, attached hereto and made a part hereof, is hereby in all respects approved.

Section 2. It is hereby determined by this City Council as follows:

A. The proposed Amendment and the projects and initiatives described therein conform to the general plan of the municipality as a whole; and

B. The proposed economic development projects described in the Amendment are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives; and

C. It is not intended that families will be displaced as a result of the City's undertakings under the Amendment. Should such issues arise with future projects, then the City will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing.

Section 3. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved November 4, 2025.

Mayor

Attest:

City Clerk

(Attach copy of the urban renewal plan amendment to this resolution.)

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Upon motion and vote, the meeting adjourned.

Mayor

Attest:

City Clerk

STATE OF IOWA
JOHNSON COUNTY
CITY OF TIFFIN

SS:

I, the undersigned, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Tiffin, Iowa and that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with the aforesaid records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with approving the urban renewal plan amendment for the Tiffin Urban Renewal Area in the City of Tiffin, Iowa.

WITNESS MY HAND this ____ day of _____, 2025.

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.