



AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION

DATE:	July 8, 2025
AGENDA ITEM:	Consideration of Economic Development Grant Payment for Tiffin West – Honey Lane Development LLC
ACTION:	Motion

Background

On July 2, 2024, the City Council approved Resolution 2024-041, authorizing an Economic Development Grant Agreement between the City of Tiffin and Honey Lane Development LLC. The agreement supports the construction of public infrastructure improvements necessary to facilitate commercial development within the Tiffin Urban Renewal Area.

Under the agreement:

- The Developer committed to constructing offsite public infrastructure improvements, including turn lanes and road widening.
- The City agreed to provide a grant not to exceed \$250,000 to reimburse the Developer for eligible infrastructure costs upon completion and submission of proper documentation.

Grant Disbursement Request

The Developer has submitted an invoice dated July 1, 2025, requesting reimbursement for the completed offsite improvements. The invoice includes:

- Project: Tiffin West – Offsite Improvements (Turn Lane / Road Widening)
- Total Amount Due: \$250,000.00
- Payable To: Honey Lane Development LLC

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.

Staff Recommendation

Staff recommends approval of the \$250,000 economic development grant payment to Honey Lane Development LLC, as outlined in the executed Economic Development Grant Agreement and supported by submitted documentation.

ATTACHMENTS: Invoice



INVOICE:

Please make the check payable to Honey Lane Development LLC

Invoice: 1 of 1
Invoice Date: 7/1/2025
Developer: HONEY LANE DEVELOPMENT LLC
City: CITY OF TIFFIN

REGARDING:

Tiffin West
Tiffin, IA

MAIL TO:

Cushman & Wakefield Iowa Commercial Advisors
ATTN: Ryan Fitzpatrick
2720 1st Avenue NE
Cedar Rapids, IA 52402

REGARDING:

Offsite Improvements (Turn Lane / Road widening) Tiffin West – Tiffin, IA

Item	Description	Amount	Total
Development Agreement	Tiffin West	Tiffin West: \$250,000.00	\$250,000.00
		Subtotal Due to HLD	
		Previously Paid	
		Balance Due	\$250,000.00

Please make the check payable to Honey Lane Development LLC