

AGENDA

CITY COUNCIL MEETING

Tuesday, September 23, 2025

5:30 P.M.

CITY HALL COUNCIL CHAMBERS

I. CALL TO ORDER:

II. OPEN FORUM: This is a time for any concerned citizen of Jefferson to speak to the Council on an item that is not on the agenda. Limit of three minutes per speaker.

III. CONSENT ITEMS:

- A. Approve City Council Minutes of September 9, 2025.
- B. Approve Annual Urban Renewal Report for FY 24-25.
- C. Approve Tree Removal Assistance application from 106 W. Park Street.
- D. Appoint Kelly Gray and Tracy Deal to the Park & Recreation Commission for terms ending December 31, 2028.
- E. Approve Closure of Chestnut Street by TJ Gardens on October 5, 2025.

IV. NEW BUSINESS:

V. REPORTS:

- A. Engineer, City Clerk, Attorney, City Administrator
- B. Economic Development
- C. Departments
- D. Council & Committees
- E. Mayor

VI. ADJOURN.

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: JEFFERSON
Local Government Number: 37G349

Active Urban Renewal Areas

JEFFERSON URBAN RENEWAL
JEFFERSON LINCOLN RIDGE ESTATES URBAN RENEWAL

U.R. #	# of Tif Taxing Districts
37001	13
37002	2

TIF Debt Outstanding: 1,434,426

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	271,240	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	1,163,186	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	1,163,186	

Rebate Expenditures:	227,712	
Non-Rebate Expenditures:	845,145	
Returned to County Treasurer:	0	
Total Expenditures:	1,072,857	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	361,569	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: JEFFERSON (37G349)
 Urban Renewal Area: JEFFERSON URBAN RENEWAL
 UR Area Number: 37001

UR Area Creation Date: 12/1989

UR Area Purpose: Promote economic development in the City of Jefferson. To stimulate, through public involvement and commitment, private investments in commercial and industrial development and to create a sound economic base.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
JEFFERSON CITY/GREENE COUNTY(JEFFERSON-SCRANTON)/TIF 1 INCREM	370066	370067	15,388,435
JEFFERSON CITY/GREENE COUNTY(JEFFERSON-SCRANTON)/TIF 2 INCREM	370068	370069	0
JEFFERSON CITY/GREENE COUNTY(JEFFERSON-SCRANTON)/TIF 3 INCREM	370070	370071	0
JEFFERSON CITY/GREENE COUNTY(JEFFERSON-SCRANTON)/TIF 4 INCREM	370072	370073	0
JEFFERSON CITY/GREENE COUNTY(JEFFERSON-SCRANTON) SCH AG TIF 1 INC	370078	370079	0
JEFFERSON CITY/GREENE COUNTY SCH/MARK BAUER DEV CO TIF 5 PHASE 3 INCR	370080	370081	0
JEFFERSON CITY/GREENE COUNTY SCH/HY-VEE TIF 6 INCR	370086	370087	4,852,300
JEFFERSON CITY, GREENE COUNTY SCH, WATER TOWER TIF 8	370088	370089	0
JEFFERSON CITY, GREENE COUNTY SCH, COBBLESTONE TIF 9	370090	370091	884
JEFFERSON CITY, GREENE COUNTY SCH, BRIARWOOD TIF 10	370092	370093	1,490,700
JEFFERSON CITY, GREENE COUNTY SCH, DOWNTOWN TIF 11	370094	370095	13,936,630
JEFFERSON CITY/GREENE COUNTY SCH/GCDC BUSINESS PARK #1 TIF 7 INC	370100	370101	1,378,700
JEFFERSON CITY/GREENE COUNTY SCH/GCDC BUSINESS PARK #2 TIF 12 INC	370102	370103	573,236

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	17,111,500	63,442,600	14,480,800	0	-60,000	94,896,900	0	94,896,900
Taxable	0	7,929,941	49,800,094	12,598,360	0	-60,000	70,190,395	0	70,190,395
Homestead Credits									84

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:

271,240

0

Amount of 07-01-2024 Cash Balance Restricted for LMI

TIF Revenue: 1,103,554
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 1,103,554

Rebate Expenditures: 178,585
 Non-Rebate Expenditures: 845,145
 Returned to County Treasurer: 0
Total Expenditures: 1,023,730

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:

351,064

0

Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For JEFFERSON URBAN RENEWAL

GCDC West Business Prk #1

Description:	Getting Business Prk land ready for development
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

Hy-Vee Store Construction

Description:	Construction of a Hy-Vee Grocery Store
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Wild Rose Casino

Description:	Water/Sewer Improvements/New Install
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

Cobblestone/Jefferson Hotel Group

Description:	Construction of new Hotel
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

JCorp Housing

Description:	Housing Complex Development
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Rueter Truck Stop

Description:	Building a Truck Stop
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Sewer Trunk Proj-Casino

Description:	Sewer Trunk for Casino
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Dwntwn Bldgs/CDBG/Grade Sep Proj

Description:	Bldg Renovations/Facade Improv/Final Bridge
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Michael J and Miranda J Wahl

Description:	GoodYear Tire Service Center
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

GCDC East Business Park

Description:	Getting Business Prk ready for development
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

Jefferson Veterinary Clinic

Description:	New Veterinary Clinic
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

Briarwood

Description:	Briarwood Development
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

Downtown Buildings Fund

Description:	Downtown Buildings Fund
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debt Service Fund

Description:	Payment of Bond Using TIF Funds
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For JEFFERSON URBAN RENEWAL

GCDC West Business Prk #1

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,434,426
Interest:	0
Total:	1,434,426
Annual Appropriation?:	No
Date Incurred:	11/30/2012
FY of Last Payment:	2017

Hy-Vee Grocery Store

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/11/2013
FY of Last Payment:	2022

Wild Rose Casino

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/29/2015
FY of Last Payment:	2035

Cobblestone/Jefferson Hotel Group

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	02/24/2015
FY of Last Payment:	2032

JCorp Housing Project

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2015
FY of Last Payment:	2030

Dwntwn Bldgs/CDBG/Grade Sep Proj

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	03/15/2017
FY of Last Payment:	2021

Sewer Trunk Proj-Casino

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/29/2016
FY of Last Payment:	2019

Rueter Truck Stop

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/15/2017
FY of Last Payment:	2019

Michael J and Miranda J Wahl

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	10/10/2017
FY of Last Payment:	2027

GCDC East Business Park

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/13/2017
FY of Last Payment:	2022

Jefferson Veterinary Clinic

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	10/23/2018
FY of Last Payment:	2028

Briarwood

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2013
FY of Last Payment:	2023

Non-Rebates For JEFFERSON URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	GCDC West Business Prk #1
Tied To Project:	GCDC West Business Prk #1
TIF Expenditure Amount:	208,029
Tied To Debt:	Dwntwn Bldgs/CDBG/Grade Sep Proj
Tied To Project:	Dwntwn Bldgs/CDBG/Grade Sep Proj
TIF Expenditure Amount:	5,451
Tied To Debt:	Dwntwn Bldgs/CDBG/Grade Sep Proj
Tied To Project:	Dwntwn Bldgs/CDBG/Grade Sep Proj
TIF Expenditure Amount:	631,665
Tied To Debt:	Dwntwn Bldgs/CDBG/Grade Sep Proj
Tied To Project:	Dwntwn Bldgs/CDBG/Grade Sep Proj
TIF Expenditure Amount:	0
Tied To Debt:	Dwntwn Bldgs/CDBG/Grade Sep Proj
Tied To Project:	Dwntwn Bldgs/CDBG/Grade Sep Proj
TIF Expenditure Amount:	0
Tied To Debt:	Dwntwn Bldgs/CDBG/Grade Sep Proj
Tied To Project:	Dwntwn Bldgs/CDBG/Grade Sep Proj
TIF Expenditure Amount:	0
Tied To Debt:	Dwntwn Bldgs/CDBG/Grade Sep Proj
Tied To Project:	Dwntwn Bldgs/CDBG/Grade Sep Proj

Rebates For JEFFERSON URBAN RENEWAL

Hy-Vee Grocery Store

TIF Expenditure Amount: 0
Rebate Paid To: Hy Vee
Tied To Debt: Hy-Vee Grocery Store
Tied To Project: Hy-Vee Store Construction
Projected Final FY of Rebate: 2022

Cobblestone

TIF Expenditure Amount: 101,200
Rebate Paid To: Cobblestone
Tied To Debt: Cobblestone/Jefferson Hotel Group
Tied To Project: Cobblestone/Jefferson Hotel Group
Projected Final FY of Rebate: 2032

Michael J and Miranda J Wahl

TIF Expenditure Amount: 0
Rebate Paid To: Michael J and Miranda J Wahl
Tied To Debt: Michael J and Miranda J Wahl
Tied To Project: Michael J and Miranda J Wahl
Projected Final FY of Rebate: 2027

Jefferson Veterinary Clinic

TIF Expenditure Amount: 15,083
Rebate Paid To: Jefferson Veterinary Clinic, L.C.
Tied To Debt: Jefferson Veterinary Clinic
Tied To Project: Jefferson Veterinary Clinic
Projected Final FY of Rebate: 2028

Briarwood

TIF Expenditure Amount: 62,302
Rebate Paid To: Mark Bauer
Tied To Debt: Briarwood
Tied To Project: Briarwood
Projected Final FY of Rebate: 2023

Jobs For JEFFERSON URBAN RENEWAL

Project:	Cobblestone/Jefferson Hotel Group
Company Name:	Jefferson Hotel Group
Date Agreement Began:	02/24/2015
Date Agreement Ends:	12/31/2032
Number of Jobs Created or Retained:	10
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	0
Total Estimated Cost of Public Infrastructure:	0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name:	JEFFERSON (37G349)		
Urban Renewal Area:	JEFFERSON URBAN RENEWAL (37001)		
TIF Taxing District Name:	JEFFERSON CITY/GREENE COUNTY(JEFFERSON-SCRANTON)/TIF 1 INCREM		
TIF Taxing District Inc. Number:	370067		
TIF Taxing District Base Year:	1988		UR Designation
FY TIF Revenue First Received:	0	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	11/1989

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,657,200	37,575,900	14,480,800	0	-40,000	59,638,150	0	59,638,150
Taxable	0	3,548,558	30,741,581	12,598,360	0	-40,000	46,812,749	0	46,812,749
Homestead Credits									41

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	22,144,814	37,533,336	15,388,435	22,144,901	755,861

FY 2025 TIF Revenue Received: 499,454

TIF Taxing District Data Collection

Local Government Name:	JEFFERSON (37G349)		
Urban Renewal Area:	JEFFERSON URBAN RENEWAL (37001)		
TIF Taxing District Name:	JEFFERSON CITY/GREENE COUNTY(JEFFERSON-SCRANTON)/TIF 2 INCREM		
TIF Taxing District Inc. Number:	370069		
TIF Taxing District Base Year:	1990		UR Designation
FY TIF Revenue First Received:	1993	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	11/1991

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,030,622	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: JEFFERSON (37G349)
 Urban Renewal Area: JEFFERSON URBAN RENEWAL (37001)
 TIF Taxing District Name: JEFFERSON CITY, GREENE COUNTY SCH, COBBLESTONE TIF 9
 TIF Taxing District Inc. Number: 370091
 TIF Taxing District Base Year: 2015
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,800,100	0	0	0	3,800,100	0	3,800,100
Taxable	0	0	3,354,291	0	0	0	3,354,291	0	3,354,291
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	884	3,354,291	884	3,353,407	114,460

FY 2025 TIF Revenue Received: 114,489

TIF Taxing District Data Collection

Local Government Name: JEFFERSON (37G349)
 Urban Renewal Area: JEFFERSON URBAN RENEWAL (37001)
 TIF Taxing District Name: JEFFERSON CITY, GREENE COUNTY SCH, BRIARWOOD TIF 10
 TIF Taxing District Inc. Number: 370093
 TIF Taxing District Base Year: 2014
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,323,300	0	0	0	-8,000	4,305,550	0	4,305,550
Taxable	0	2,003,542	0	0	0	-8,000	1,985,792	0	1,985,792
Homestead Credits									10

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,490,700	1,985,792	1,490,700	495,092	16,899

FY 2025 TIF Revenue Received: 64,991

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: JEFFERSON (37G349)
 Urban Renewal Area: JEFFERSON URBAN RENEWAL (37001)
 TIF Taxing District Name: JEFFERSON CITY, GREENE COUNTY SCH, DOWNTOWN TIF 11
 TIF Taxing District Inc. Number: 370095
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,131,000	14,992,700	0	0	-12,000	20,079,200	0	20,079,200
Taxable	0	2,377,841	9,738,616	0	0	-12,000	12,071,957	0	12,071,957
Homestead Credits									33

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	13,936,630	6,154,570	13,936,630	-7,782,060	-265,621

FY 2025 TIF Revenue Received: 207,936

TIF Taxing District Data Collection

Local Government Name: JEFFERSON (37G349)
 Urban Renewal Area: JEFFERSON URBAN RENEWAL (37001)
 TIF Taxing District Name: JEFFERSON CITY/GREENE COUNTY SCH/GCDC BUSINESS PARK #1 TIF 7 INC
 TIF Taxing District Inc. Number: 370101
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,407,900	0	0	0	1,407,900	0	1,407,900
Taxable	0	0	1,076,591	0	0	0	1,076,591	0	1,076,591
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	29,200	1,076,591	1,378,700	-302,109	-10,312

FY 2025 TIF Revenue Received: 49,809

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name:	JEFFERSON (37G349)		
Urban Renewal Area:	JEFFERSON URBAN RENEWAL (37001)		
TIF Taxing District Name:	JEFFERSON CITY/GREENE COUNTY SCH/GCDC BUSINESS PARK #2 TIF 12 INC		
TIF Taxing District Inc. Number:	370103		
TIF Taxing District Base Year:	2018		UR Designation
FY TIF Revenue First Received:	0	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	579,200	0	0	0	579,200	0	579,200
Taxable	0	0	441,867	0	0	0	441,867	0	441,867
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,964	441,867	573,236	-131,369	-4,484

FY 2025 TIF Revenue Received: 15,083

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: JEFFERSON (37G349)
 Urban Renewal Area: JEFFERSON LINCOLN RIDGE ESTATES URBAN RENEWAL
 UR Area Number: 37002

UR Area Creation Date: 12/2005

UR Area Purpose: To generate public gains and benefits, particularly in the creation of new jobs and housing opportunities which are warranted in comparison to the amount of the proposed property tax incentives.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
JEFFERSON CITY/GREENE COUNTY(JEFFERSON-SCRANTON)/ PHASE 1 INCREM	370074	370075	2,986,100
JEFFERSON CITY/GREENE COUNTY SCH/MARK BAUER DEV CO TIF 5 PHASE 2 INCR	370076	370077	447,400

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,714,000	0	0	0	-4,000	3,706,750	0	3,706,750
Taxable	0	1,721,174	0	0	0	-4,000	1,713,924	0	1,713,924
Homestead Credits									8

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:

0

0

Amount of 07-01-2024 Cash Balance Restricted for LMI

TIF Revenue: 59,632
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 59,632

Rebate Expenditures: 49,127
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 49,127

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:

10,505

0

Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For JEFFERSON LINCOLN RIDGE ESTATES URBAN RENEWAL

Bauer Subdivision Phase 1

Description:	Housing Subdivison done in Phases
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Rebates For JEFFERSON LINCOLN RIDGE ESTATES URBAN RENEWAL

Mark BauerDevelopment Co., LLC

TIF Expenditure Amount:	42,019
Rebate Paid To:	Mark Bauer Devel0op Co., LLC
Tied To Debt:	Mark Bauer TIF Phase 1
Tied To Project:	Bauer Subdivision Phase 1
Projected Final FY of Rebate:	2020

Mark Bauer Development Co., LLC

TIF Expenditure Amount:	7,108
Rebate Paid To:	Mark Bauer Develop Co., LLC
Tied To Debt:	Mark Bauer TIF Phase 2
Tied To Project:	Bauer Subdivision Phase 1
Projected Final FY of Rebate:	2015

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: JEFFERSON (37G349)
 Urban Renewal Area: JEFFERSON LINCOLN RIDGE ESTATES URBAN RENEWAL (37002)
 TIF Taxing District Name: JEFFERSON CITY/GREENE COUNTY(JEFFERSON-SCRANTON)/ PHASE 1 INCREM
 TIF Taxing District Inc. Number: 370075
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2019

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2005

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,265,900	0	0	0	-4,000	3,258,650	0	3,258,650
Taxable	0	1,513,512	0	0	0	-4,000	1,506,262	0	1,506,262
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	279,800	1,506,262	2,986,100	-1,479,838	-50,511

FY 2025 TIF Revenue Received: 52,524

TIF Taxing District Data Collection

Local Government Name: JEFFERSON (37G349)
 Urban Renewal Area: JEFFERSON LINCOLN RIDGE ESTATES URBAN RENEWAL (37002)
 TIF Taxing District Name: JEFFERSON CITY/GREENE COUNTY SCH/MARK BAUER DEV CO TIF 5 PHASE 2 INCR
 TIF Taxing District Inc. Number: 370077
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	448,100	0	0	0	0	448,100	0	448,100
Taxable	0	207,662	0	0	0	0	207,662	0	207,662
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	700	207,662	447,400	-239,738	-8,183

FY 2025 TIF Revenue Received: 7,108

TREE REMOVAL ASSISTANCE APPLICATION



City of Jefferson

220 N Chestnut, Jefferson, Iowa 50129

515-386-3111

Application Information

Full Name: Craig Strawn

Address: 106 W Park St

Email: CStrawn68@gmail.com Phone: 515-954-5282

Address (if different from above):

Tree Location: Dead Tree West side of House
along Vine Street

Type of Tree: Ash?

Condition of Tree: Dead

Reason for Removal: Worried Will fall on Powerline, cars, house

Company Name: Muir Tree Service

Contact Info:

Quote: \$1,070.00

Please attach copy of quote to application and contractor's proof of insurance. Successful applicants will enter into a loan agreement with the City of Jefferson. Failure to pay loan will result in a lien on the property.

I hereby confirm that the information provided is accurate to the best of my knowledge.

Signature

Date

September 3, 2025

Return completed application to City Hall at 220 N Chestnut Street, Jefferson, Iowa 50129 or email to chads@cityofjeffersoniowa.org

COUNCIL MEETING

SEPTEMBER 9, 2025

5:30 P.M.

PRESENT: Ahrenholtz, Jackson, Sloan, Wetrich

ABSENT: Zmolek

Mayor Berry presided.

No citizens spoke during Open Forum.

On motion by Wetrich, second by Sloan, the Council approved the following consent items:
August 26, 2025 Council Minutes, Hire Beth DeMoss as Part time Animal Shelter Worker at \$13.50/hr.,
Sidewalk reimbursement of \$1,725 at 622 S. Chestnut Street and monthly bills from City Funds.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich

NAY: None

RESOLUTION NO. 49-25

On motion by Ahrenholtz, second by Sloan, the Council approved Resolution No. 49-25, a resolution approving an amendment to the Region XII Centennial Building Administrative Contract. The proposed City budget revision letter to IEDA, proposed Amendment to the Agreement and proposed GAX #12 supporting documents are hereby approved.

AYE: Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

RESOLUTION NO. 50-25

On motion by Jackson, second by Ahrenholtz, the Council approved Resolution No. 50-25, a resolution approving and adopting Personal Policy.

AYE: Sloan, Jackson, Ahrenholtz, Wetrich

NAY: None

On motion by Wetrich, second by Sloan, the Council approved the Protocol for Quarantine Policy for the Animal Shelter.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich

NAY: None

RESOLUTION NO. 51-25

On motion by Ahrenholtz, second by Wetrich, the Council approved Resolution No. 51-25, a resolution selecting Studio Melee for Conceptual Design Services and Approving a Design Consulting Services Agreement for The Jefferson Public Library Expansion Project.

AYE: Jackson, Wetrich, Sloan, Ahrenholtz

NAY: None

On motion by Jackson, second by Wetrich, the Council approved hiring Ray Wampler for the Street Department at an annual salary of \$53,040 (\$25.50) with start date of September 8, 2025.

AYE: Ahrenholtz, Wetrich, Sloan, Jackson

NAY: None

Danielle Ross and Bill Raney updated Council on Thomas Jefferson Gardens with an annual report.