

Minutes of the special session of the Common Council of the City of Buffalo Iowa held on February 15, 2006.

Meeting called to order by Mayor John Carson at 7PM. Council members present were Gina Guizar, Christine Carson, Mitch Greer, Judy Hammons, and Dana Jo Smith. Also present were City Clerk William Bowers and City Attorney William McCullough.

Buffalo Ridge Development

Mike Thoms, Sarah Thoms, and Randy Nagle presented their development proposal to council. The developers would like the city to assume a portion of the risk by providing \$700,000 in improvements or money to pay for improvements. The city would be reimbursed via the TIF district as homes are built and tax revenue is generated. The developer would also like to complete the project in 4 phases, each being it's own TIF project. This means the project would be completed in 14 to 20 years, depending on how fast the lots sell. The developer does not want to begin the next phase until 2/3 of the lots from the previous phase have been purchased.

City Attorney McCullough explained the entire process that must occur before the project can proceed. Those steps include the property being annexed into Buffalo, a rezoning of the property once it is within the city limits, creation of the TIF district, approval of the Preliminary and Final Plats, and the accompanying Developers Agreement for the project.


The residents in attendance asked many questions in attendance. Most in attendance agreed the Buffalo needs to grow but some had reservations about the City providing up front money and accepting partial risk of the project.

City Attorney McCullough recommended that the City Engineer review the proposal for his input as to the location of water and sewer lines. He also recommends that Council discuss the TIF options with the law firm of Dorsey and Whitney from Des Moines who are the Iowa experts in TIF law.

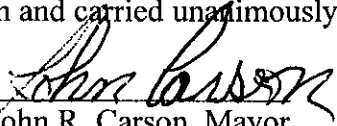
The Mayor asked each Council Member their opinion of the project and all agreed it would add a great deal to Buffalo. The consensus of the Council was to request a recommendation from the TIF committee for the Council meeting to be held on March 13, 2006.

Motion to adjourn by Greer at 8:55 PM. Seconded by Carson and carried unanimously.

Attest:



William Bowers, City Clerk
Buffalo, IA

Signed: 
John R. Carson, Mayor
Buffalo, IA