

*(The following is a synopsis of the minutes of the West Branch City Council meeting. The full text of the minutes is available for inspection at the City Clerk's office. The minutes are not approved until the next regularly scheduled City Council meeting.)*

**West Branch, Iowa  
Council Chambers**

**City Council  
Work Session**

**November 4, 2013  
6:00 p.m.**

Mayor Worrell opened the West Branch City Council work session by welcoming the audience and the following City staff: City Administrator Matt Muckler, Deputy City Clerk Dawn Brandt, and Administrative Assistant Shanelle Peden. Council members: Jordan Ellyson, Colton Miller, Jim Oaks, Mary Beth Stevenson, and Dick Stoolman.

Maggie Burger, Certified Independent Public Finance Officer from Speer Financial, presented information regarding Tax Incremental Financing. Burger indicated that 831 out of 947 cities in the state of Iowa reported using TIF districts in their cities. Burger explained basic concepts of TIF including what constitutes an Urban Renewal Area and where TIF districts are located within those areas. Burger also explained the difference between base value and incremental value for TIF properties. Finally, Burger clarified the difference between a tax abatement, which is an overall reduction on the amount of taxes paid, and a tax rebate, which is based on the full value of property. Properties can be located in a TIF district, but not necessarily assessed as part of a TIF area.

Motion by Ellyson to adjourn the work session, seconded by Miller. AYES: Ellyson, Miller, Oaks, Stevenson, Stoolman. NAYS: None. Motion carried. Work session adjourned at 6:32 p.m.

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Mark Worrell, Mayor

ATTEST: \_\_\_\_\_  
Matt Muckler, City Administrator/Clerk