

# Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## Levy Authority Summary

Local Government Name: AMES  
Local Government Number: 85G811

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
AMES COMMUNITY DEVELOPMENT PARK URBAN RENEWAL	85012	1
AMES SOUTH BELL AVENUE URBAN RENEWAL	85021	2
AMES CAMPUSTOWN URBAN RENEWAL	85023	1
AMES ISU RESEARCH PARK URBAN RENEWAL	85024	2
AMES BARILLA URBAN RENEWAL	85026	1

**TIF Debt Outstanding: 3,074,959**

<b>TIF Sp. Rev. Fund Cash Balance</b>		<b>Amount of 07-01-2019 Cash Balance</b>
<b>as of 07-01-2019:</b>	<b>-693,097</b>	<b>0</b>
		<b>Restricted for LMI</b>

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	489
Property Tax Replacement Claims	1,231,397
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,231,886</b>

Rebate Expenditures:	296,303
Non-Rebate Expenditures:	421,749
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>718,052</b>

<b>TIF Sp. Rev. Fund Cash Balance</b>		<b>Amount of 06-30-2020 Cash Balance</b>
<b>as of 06-30-2020:</b>	<b>-179,263</b>	<b>0</b>
		<b>Restricted for LMI</b>

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance:**

**2,536,170**

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## Urban Renewal Area Data Collection

Local Government Name: AMES (85G811)  
 Urban Renewal Area: AMES COMMUNITY DEVELOPMENT PARK URBAN RENEWAL  
 UR Area Number: 85012

UR Area Creation Date: 11/1997

UR Area Purpose: Enhance the availability of sites to accommodate the construction of new industrial and commercial buildings and encourage and support development that will expand the tax base.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
AMES CITY/AMES SCH/AMES COMMUNITY DEVELOPMENT PARK URBAN RENEWAL TIF INCREM	850526	850126	0

## Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	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

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:**

0

0

**Amount of 07-01-2019 Cash Balance Restricted for LMI**

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

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 0**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:**

0

0

**Amount of 06-30-2020 Cash Balance Restricted for LMI**

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2020

## TIF Taxing District Data Collection

Local Government Name: AMES (85G811)  
 Urban Renewal Area: AMES COMMUNITY DEVELOPMENT PARK URBAN RENEWAL (85012)  
 TIF Taxing District Name: AMES CITY/AMES SCH/AMES COMMUNITY DEVELOPMENT PARK URBAN  
 RENEWAL TIF INCREM  
 TIF Taxing District Inc. Number: 850126  
 TIF Taxing District Base Year: 1997  
 FY TIF Revenue First Received: 2000  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1997

## TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	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 2020	43,167	0	0	0	0

FY 2020 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: AMES (85G811)  
 Urban Renewal Area: AMES SOUTH BELL AVENUE URBAN RENEWAL  
 UR Area Number: 85021

UR Area Creation Date: 01/2009

UR Area Purpose: To expand the available inventory  
 of fully serviced industrial land  
 within Ames.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
AMES CITY/AMES SCH/SOUTH BELL AVENUE URBAN RENEWL TIF INCREM	850586	850186	7,886,340
AMES CITY AG/AMES SCH/SOUTH BELL AVENUE URBAN RENEWAL TIF INCREM	850587	850187	0

## Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	8,762,600	0	0	0	8,762,600	0	8,762,600
Taxable	0	0	7,886,340	0	0	0	7,886,340	0	7,886,340
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:</b>	<b>-475,788</b>	<b>0</b>	<b>Amount of 07-01-2019 Cash Balance Restricted for LMI</b>
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	200,896
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>200,896</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	110,837
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>110,837</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:</b>	<b>-385,729</b>	<b>0</b>	<b>Amount of 06-30-2020 Cash Balance Restricted for LMI</b>
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## Projects For AMES SOUTH BELL AVENUE URBAN RENEWAL

### South Bell Infrastructure

Description:	Public Infrastructure for South Bell Area
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For AMES SOUTH BELL AVENUE URBAN RENEWAL

### 2009B GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	337,236
Interest:	23,670
Total:	360,906
Annual Appropriation?:	No
Date Incurred:	10/29/2009
FY of Last Payment:	2023

## **Non-Rebates For AMES SOUTH BELL AVENUE URBAN RENEWAL**

TIF Expenditure Amount:	110,837
Tied To Debt:	2009B GO Bonds
Tied To Project:	South Bell Infrastructure



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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2020

### TIF Taxing District Data Collection

Local Government Name:	AMES (85G811)
Urban Renewal Area:	AMES SOUTH BELL AVENUE URBAN RENEWAL (85021)
TIF Taxing District Name:	AMES CITY/AMES SCH/SOUTH BELL AVENUE URBAN RENEWL TIF INCREM
TIF Taxing District Inc. Number:	850186
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:	2030

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2009

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	8,762,600	0	0	0	8,762,600	0	8,762,600
Taxable	0	0	7,886,340	0	0	0	7,886,340	0	7,886,340
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	25,851	7,886,340	7,886,340	0	0

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	AMES (85G811)
Urban Renewal Area:	AMES SOUTH BELL AVENUE URBAN RENEWAL (85021)
TIF Taxing District Name:	AMES CITY AG/AMES SCH/SOUTH BELL AVENUE URBAN RENEWAL TIF INCREM
TIF Taxing District Inc. Number:	850187
TIF Taxing District Base Year:	2008
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2031

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2009

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	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 2020	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

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## Urban Renewal Area Data Collection

Local Government Name: AMES (85G811)  
 Urban Renewal Area: AMES CAMPUSTOWN URBAN RENEWAL  
 UR Area Number: 85023

UR Area Creation Date: 11/2014

UR Area Purpose: To promote economic development  
 in the Campustown area through  
 the expansion of office and retail  
 space.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
AMES CITY/AMES SCH/CAMPUSTOWN URBAN RENEWALTIF INCREM	850630	850230	12,740,380

## Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	17,075,000	0	0	0	17,075,000	0	17,075,000
Taxable	0	0	15,367,500	0	0	0	15,367,500	0	15,367,500
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance  
as of 07-01-2019:**

**0**

**0**

**Amount of 07-01-2019 Cash Balance  
Restricted for LMI**

TIF Revenue: 0  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 296,303  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 296,303**

Rebate Expenditures: 296,303  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 296,303**

**TIF Sp. Rev. Fund Cash Balance  
as of 06-30-2020:**

**0**

**0**

**Amount of 06-30-2020 Cash Balance  
Restricted for LMI**

## Projects For AMES CAMPUSTOWN URBAN RENEWAL

### Campustown Kingland Building

Description:	Office and Retail Development
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For AMES CAMPUSTOWN URBAN RENEWAL

### Campustown Urban Renewal

Debt/Obligation Type:	Rebates
Principal:	296,303
Interest:	0
Total:	296,303
Annual Appropriation?:	Yes
Date Incurred:	11/10/2015
FY of Last Payment:	2020

## Rebates For AMES CAMPUSTOWN URBAN RENEWAL

### Kingland Systems

TIF Expenditure Amount:	296,303
Rebate Paid To:	Kingland Systems
Tied To Debt:	Campustown Urban Renewal
Tied To Project:	Campustown Kingland Building
Projected Final FY of Rebate:	2020

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2020

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## TIF Taxing District Data Collection

Local Government Name: AMES (85G811)  
 Urban Renewal Area: AMES CAMPUSTOWN URBAN RENEWAL (85023)  
 TIF Taxing District Name: AMES CITY/AMES SCH/CAMPUSTOWN URBAN RENEWALTIF INCREM  
 TIF Taxing District Inc. Number: 850230  
 TIF Taxing District Base Year: 2014  
 FY TIF Revenue First Received: 2017  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2037

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2013

## TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	17,075,000	0	0	0	17,075,000	0	17,075,000
Taxable	0	0	15,367,500	0	0	0	15,367,500	0	15,367,500
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	3,467,200	13,607,800	12,740,380	867,420	20,174

FY 2020 TIF Revenue Received: 0



## Urban Renewal Area Data Collection

Local Government Name: AMES (85G811)  
 Urban Renewal Area: AMES ISU RESEARCH PARK URBAN RENEWAL  
 UR Area Number: 85024

UR Area Creation Date: 11/2013

UR Area Purpose: To promote economic development  
 for Iowa State University Research  
 Park by extending public  
 infrastructure.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
AMES CITY/AMES SCH/ISU RESEARCH PARK URBAN RENEWAL TIF INCREM	850628	850228	24,539,206
AMES CITY AG/AMES SCH/ISU RESEARCH PARK URBAN RENEWAL TIF INCREM	850629	850229	0

## Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	230,200	27,120,200	0	0	0	27,350,400	0	27,350,400
Taxable	0	131,026	24,408,180	0	0	0	24,539,206	0	24,539,206
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:</b>	<b>-205,050</b>	<b>0</b>	<b>Amount of 07-01-2019 Cash Balance Restricted for LMI</b>
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	489
Property Tax Replacement Claims	724,473
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>724,962</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	310,912
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>310,912</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:</b>	<b>209,000</b>	<b>0</b>	<b>Amount of 06-30-2020 Cash Balance Restricted for LMI</b>
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## Projects For AMES ISU RESEARCH PARK URBAN RENEWAL

### ISURP Infrastructure Extension

Description:	Extension of public infrastructure to serve ISURP
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For AMES ISU RESEARCH PARK URBAN RENEWAL

### General Obligation Series 2015A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,095,000
Interest:	322,750
Total:	2,417,750
Annual Appropriation?:	No
Date Incurred:	11/13/2015
FY of Last Payment:	2027

## **Non-Rebates For AMES ISU RESEARCH PARK URBAN RENEWAL**

TIF Expenditure Amount:	310,912
Tied To Debt:	General Obligation Series 2015A
Tied To Project:	ISURP Infrastructure Extension

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2020

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### TIF Taxing District Data Collection

Local Government Name:	AMES (85G811)
Urban Renewal Area:	AMES ISU RESEARCH PARK URBAN RENEWAL (85024)
TIF Taxing District Name:	AMES CITY/AMES SCH/ISU RESEARCH PARK URBAN RENEWAL TIF INCREM
TIF Taxing District Inc. Number:	850228
TIF Taxing District Base Year:	2014
FY TIF Revenue First Received:	2017
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2037

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2013

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	230,200	27,120,200	0	0	0	27,350,400	0	27,350,400
Taxable	0	131,026	24,408,180	0	0	0	24,539,206	0	24,539,206
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	126,518	24,539,206	24,539,206	0	0

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	AMES (85G811)
Urban Renewal Area:	AMES ISU RESEARCH PARK URBAN RENEWAL (85024)
TIF Taxing District Name:	AMES CITY AG/AMES SCH/ISU RESEARCH PARK URBAN RENEWAL TIF INCREM
TIF Taxing District Inc. Number:	850229
TIF Taxing District Base Year:	2014
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	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 2020	413,712	0	0	0	0

FY 2020 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: AMES (85G811)  
 Urban Renewal Area: AMES BARILLA URBAN RENEWAL  
 UR Area Number: 85026

UR Area Creation Date: 07/2017

UR Area Purpose: This urban renewal area was created to facilitate the expansion of the Barilla manufacturing facility at 3303 and 3311 East Lincoln Way.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
AMES CITY/AMES SCH/BARILLA URBAN RENEWAL INCREM	850638	850238	418,152

## Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	41,832,700	0	0	41,832,700	0	41,832,700
Taxable	0	0	0	37,649,430	0	0	37,649,430	0	37,649,430
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** -12,259      0      **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 0  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 9,725  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 9,725**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 0**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** -2,534      0      **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For AMES BARILLA URBAN RENEWAL

### Barilla Expansion

Description:	Expansion of pasta production and transportation facilities at Barilla America Inc.
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes



## Debts/Obligations For AMES BARILLA URBAN RENEWAL

### Barilla TIF Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/13/2018
FY of Last Payment:	2019

## Non-Rebates For AMES BARILLA URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Barilla TIF Rebate
Tied To Project:	Barilla Expansion

## Jobs For AMES BARILLA URBAN RENEWAL

Project:	Barilla Expansion
Company Name:	Barilla America Inc
Date Agreement Began:	11/13/2018
Date Agreement Ends:	11/13/2023
Number of Jobs Created or Retained:	41
Total Annual Wages of Required Jobs:	2,039,897
Total Estimated Private Capital Investment:	64,000,000
Total Estimated Cost of Public Infrastructure:	0

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2020

## TIF Taxing District Data Collection

Local Government Name: AMES (85G811)  
 Urban Renewal Area: AMES BARILLA URBAN RENEWAL (85026)  
 TIF Taxing District Name: AMES CITY/AMES SCH/BARILLA URBAN RENEWAL INCREM  
 TIF Taxing District Inc. Number: 850238

TIF Taxing District Base Year: 2017

FY TIF Revenue First Received:

Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

## TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	41,832,700	0	0	41,832,700	0	41,832,700
Taxable	0	0	0	37,649,430	0	0	37,649,430	0	37,649,430
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	38,813,000	3,019,700	418,152	2,601,548	60,504

FY 2020 TIF Revenue Received: 0