

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

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	0
AMES SOUTH BELL AVENUE URBAN RENEWAL	85021	2
AMES CAMPUSTOWN URBAN RENEWAL	85023	1
AMES ISU RESEARCH PARK URBAN RENEWAL	85024	4
AMES BARILLA URBAN RENEWAL	85026	1

TIF Debt Outstanding: 2,498,565

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: 608,336 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 0
TIF Sp. Revenue Fund Interest: 17,417
Property Tax Replacement Claims: 1,619,354
Asset Sales & Loan Repayments: 0
Total Revenue: 1,636,771

Rebate Expenditures: 686,715
Non-Rebate Expenditures: 331,425
Returned to County Treasurer: 0
Total Expenditures: 1,018,140

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: 1,226,967 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 253,458

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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:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
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Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	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 07-01-2021:	0	0	Amount of 07-01-2021 Cash Balance Restricted for LMI
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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 06-30-2022:	0	0	Amount of 06-30-2022 Cash Balance Restricted for LMI
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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	9,991,530
AMES CITY AG/AMES SCH/SOUTH BELL AVENUE URBAN RENEWAL TIF INCREM	850587	850187	5,378

Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	6,400	0	11,101,700	0	0	0	11,108,100	0	11,108,100
Taxable	5,378	0	9,991,530	0	0	0	9,996,908	0	9,996,908
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: -254,742 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 252,816
 Asset Sales & Loan Repayments: 0
Total Revenue: 252,816

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

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: -1,926 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

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:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/29/2009
FY of Last Payment:	2021

Non-Rebates For AMES SOUTH BELL AVENUE URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	2009B GO Bonds
Tied To Project:	South Bell Infrastructure

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Outstanding TIF backed GO bonds will be retired in FY 2021, however the TIF revenues were not able to cover the debt service over the term of the bonds resulting a negative balance. TIF revenues will be claimed through FY 23 to fund the debt service.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2022

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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	11,101,700	0	0	0	11,101,700	0	11,101,700
Taxable	0	0	9,991,530	0	0	0	9,991,530	0	9,991,530
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	14,312	9,991,530	9,991,530	0	0

FY 2022 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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	6,400	0	0	0	0	0	6,400	0	6,400
Taxable	5,378	0	0	0	0	0	5,378	0	5,378
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	218	5,378	5,378	0	0

FY 2022 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 RENEWAL TIF INCREM	850630	850230	13,607,800

Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	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 07-01-2021: **801** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 316,386
 Asset Sales & Loan Repayments: 0
Total Revenue: **316,386**

Rebate Expenditures: 316,386
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: **316,386**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **801** **0** **Amount of 06-30-2022 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:	316,386
Interest:	0
Total:	316,386
Annual Appropriation?:	Yes
Date Incurred:	11/10/2015
FY of Last Payment:	2022

Rebates For AMES CAMPUSTOWN URBAN RENEWAL

Kingland Systems

TIF Expenditure Amount:	316,386
Rebate Paid To:	Kingland Systems
Tied To Debt:	Campustown Urban Renewal
Tied To Project:	Campustown Kingland Building
Projected Final FY of Rebate:	2022

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Urban renewal area for Campustown Redevelopment. Rebate of TIF to Kingland Campus Properties per development agreement provides a total of \$2,064,530 in tax rebate or a period of 10 years, whichever comes first. Subject to annual appropriation.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2022

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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 RENEWAL TIF 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 - 1/1/2020 for FY 2022

	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 2022	3,467,200	13,607,800	13,607,800	0	0

FY 2022 TIF Revenue Received: 0

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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	39,161,430
AMES CITY AG/AMES SCH/ISU RESEARCH PARK URBAN RENEWAL TIF INCREM	850629	850229	0
AMES CITY/AMES SCH/ISU RESEARCH PARK DISTRICT 2 UR TIF INCREMENT	850658	850659	2,431,530
AMES CITY AG/AMES SCH/ISU RESEARCH PARK DISTRICT 2 UR TIF INCREMENT	850660	850661	0

Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	43,512,700	2,701,700	0	0	46,214,400	0	46,214,400
Taxable	0	0	39,161,430	2,431,530	0	0	41,592,960	0	41,592,960
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **863,460** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 17,417
 Property Tax Replacement Claims: 1,050,152
 Asset Sales & Loan Repayments: 0
Total Revenue: 1,067,569

Rebate Expenditures: 0
 Non-Rebate Expenditures: 331,425
 Returned to County Treasurer: 0
Total Expenditures: 331,425

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **1,599,604** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

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:	1,625,000
Interest:	186,850
Total:	1,811,850
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:	331,425
Tied To Debt:	General Obligation Series 2015A
Tied To Project:	ISURP Infrastructure Extension

TIF Ord. amended 11.12.2019

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2022

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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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	43,512,700	0	0	0	43,512,700	0	43,512,700
Taxable	0	0	39,161,430	0	0	0	39,161,430	0	39,161,430
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	149,100	39,161,430	39,161,430	0	0

FY 2022 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 - 1/1/2020 for FY 2022

	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 2022	394,222	0	0	0	0

FY 2022 TIF Revenue Received: 0

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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 DISTRICT 2 UR TIF INCREMENT
TIF Taxing District Inc. Number:	850659
TIF Taxing District Base Year:	2018
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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	2,701,700	0	0	2,701,700	0	2,701,700
Taxable	0	0	0	2,431,530	0	0	2,431,530	0	2,431,530
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	9,561	2,431,530	2,431,530	0	0

FY 2022 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 DISTRICT 2 UR TIF INCREMENT
TIF Taxing District Inc. Number:	850661
TIF Taxing District Base Year:	2018
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 - 1/1/2020 for FY 2022

	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 2022	82,210	0	0	0	0

FY 2022 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 TIF INCREM	850638	850238	15,927,900

Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	54,740,900	0	0	54,740,900	0	54,740,900
Taxable	0	0	0	49,266,810	0	0	49,266,810	0	49,266,810
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: -1,183 0 **Amount of 07-01-2021 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: 370,329
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 370,329

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: -371,512 0 **Amount of 06-30-2022 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:	370,329
Interest:	0
Total:	370,329
Annual Appropriation?:	Yes
Date Incurred:	11/13/2018
FY of Last Payment:	2022

Rebates For AMES BARILLA URBAN RENEWAL

Ames Barilla

TIF Expenditure Amount:	370,329
Rebate Paid To:	Ames Barilla
Tied To Debt:	Barilla TIF Rebate
Tied To Project:	Barilla Expansion
Projected Final FY of Rebate:	2022

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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Entered development agreement in November 2018. Beginning in FY 2019/20 incremental taxes will be rebated to Barilla for a period of 10 years or a total of \$3,000,000.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2022

64000000

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 TIF 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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	54,740,900	0	0	54,740,900	0	54,740,900
Taxable	0	0	0	49,266,810	0	0	49,266,810	0	49,266,810
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	38,813,000	15,927,900	15,927,900	0	0

FY 2022 TIF Revenue Received: 0