

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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: 2,508,432

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	1,597,296	0	Amount of 07-01-2022 Cash Balance Restricted for LMI
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TIF Revenue:	1,223,895
TIF Sp. Revenue Fund Interest:	28,238
Property Tax Replacement Claims	6,114
Asset Sales & Loan Repayments:	0
Total Revenue:	1,258,247

Rebate Expenditures:	711,857
Non-Rebate Expenditures:	333,175
Returned to County Treasurer:	0
Total Expenditures:	1,045,032

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	1,810,511	0	Amount of 06-30-2023 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** -347,111

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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 - 1/1/2021 for FY 2023

	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 07-01-2022:	0	0	Amount of 07-01-2022 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 06-30-2023:	0	0	Amount of 06-30-2023 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	10,333,260
AMES CITY AG/AMES SCH/SOUTH BELL AVENUE URBAN RENEWAL TIF INCREM	850587	850187	5,788

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	6,500	0	11,481,400	0	0	0	11,487,900	0	11,487,900
Taxable	5,788	0	10,333,260	0	0	0	10,339,048	0	10,339,048
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: -1,926 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 223,349
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 1,605
 Asset Sales & Loan Repayments: 0
Total Revenue: 224,954

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

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 223,028 0 **Amount of 06-30-2023 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 2023

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/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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	11,481,400	0	0	0	11,481,400	0	11,481,400
Taxable	0	0	10,333,260	0	0	0	10,333,260	0	10,333,260
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	14,312	10,333,260	10,333,260	0	0

FY 2023 TIF Revenue Received: 223,349

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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	6,500	0	0	0	0	0	6,500	0	6,500
Taxable	5,788	0	0	0	0	0	5,788	0	5,788
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	218	5,788	5,788	0	0

FY 2023 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	16,629,100

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	20,096,300	0	0	0	20,096,300	0	20,096,300
Taxable	0	0	18,086,670	0	0	0	18,086,670	0	18,086,670
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: **801** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 357,793
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 1,475
 Asset Sales & Loan Repayments: 0
Total Revenue: 359,268

Rebate Expenditures: 359,268
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 359,268

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: **801** **0** **Amount of 06-30-2023 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:	359,268
Interest:	0
Total:	359,268
Annual Appropriation?:	Yes
Date Incurred:	11/10/2015
FY of Last Payment:	2023

Rebates For AMES CAMPUSTOWN URBAN RENEWAL

Kingland Systems

TIF Expenditure Amount:	359,268
Rebate Paid To:	Kingland Systems
Tied To Debt:	Campustown Urban Renewal
Tied To Project:	Campustown Kingland Building
Projected Final FY of Rebate:	2023

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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 2023

0

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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										
	<table><tr><th colspan="2">UR Designation</th></tr><tr><td>Slum</td><td>No</td></tr><tr><td>Blighted</td><td>No</td></tr><tr><td>Economic Development</td><td>11/2013</td></tr></table>			UR Designation		Slum	No	Blighted	No	Economic Development	11/2013
UR Designation											
Slum	No										
Blighted	No										
Economic Development	11/2013										

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	20,096,300	0	0	0	20,096,300	0	20,096,300
Taxable	0	0	18,086,670	0	0	0	18,086,670	0	18,086,670
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	3,467,200	16,629,100	16,629,100	0	0

FY 2023 TIF Revenue Received: 357,793

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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	13,978,314
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	0
AMES CITY AG/AMES SCH/ISU RESEARCH PARK DISTRICT 2 UR TIF INCREMENT	850660	850661	0

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	49,760,500	0	0	0	49,760,500	0	49,760,500
Taxable	0	0	44,784,450	0	0	0	44,784,450	0	44,784,450
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 1,599,604 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 290,692
 TIF Sp. Revenue Fund Interest: 28,238
 Property Tax Replacement Claims 2,506
 Asset Sales & Loan Repayments: 0
Total Revenue: 321,436

Rebate Expenditures: 0
 Non-Rebate Expenditures: 333,175
 Returned to County Treasurer: 0
Total Expenditures: 333,175

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 1,587,865 0 **Amount of 06-30-2023 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:	1,380,000
Interest:	129,450
Total:	1,509,450
Annual Appropriation?:	No
Date Incurred:	11/13/2015
FY of Last Payment:	2027

General Obligation Series 2019A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	250,000
Interest:	37,125
Total:	287,125
Annual Appropriation?:	No
Date Incurred:	09/12/2019
FY of Last Payment:	2031

Non-Rebates For AMES ISU RESEARCH PARK URBAN RENEWAL

TIF Expenditure Amount:	300,150
Tied To Debt:	General Obligation Series 2015A
Tied To Project:	ISURP Infrastructure Extension

TIF Expenditure Amount:	33,025
Tied To Debt:	General Obligation Series 2019A
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 2023

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 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	49,760,500	0	0	0	49,760,500	0	49,760,500
Taxable	0	0	44,784,450	0	0	0	44,784,450	0	44,784,450
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	149,100	44,784,450	13,978,314	30,806,136	665,558

FY 2023 TIF Revenue Received: 290,692

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 - 1/1/2021 for FY 2023

	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 2023	394,222	0	0	0	0

FY 2023 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 - 1/1/2021 for FY 2023

	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 2023	9,561	0	0	0	0

FY 2023 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 - 1/1/2021 for FY 2023

	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 2023	82,210	0	0	0	0

FY 2023 TIF Revenue Received: 0

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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	16,320,000

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	55,133,000	0	0	55,133,000	0	55,133,000
Taxable	0	0	0	49,619,700	0	0	49,619,700	0	49,619,700
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: -1,183 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 352,061
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 528
 Asset Sales & Loan Repayments: 0
Total Revenue: 352,589

Rebate Expenditures: 352,589
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 352,589

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: -1,183 0 **Amount of 06-30-2023 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:	352,589
Interest:	0
Total:	352,589
Annual Appropriation?:	Yes
Date Incurred:	11/13/2018
FY of Last Payment:	2023

Rebates For AMES BARILLA URBAN RENEWAL

Ames Barilla

TIF Expenditure Amount:	352,589
Rebate Paid To:	Ames Barilla
Tied To Debt:	Barilla TIF Rebate
Tied To Project:	Barilla Expansion
Projected Final FY of Rebate:	2023

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 2023

0

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:	0		
Subject to a Statutory end date?	No		
		UR Designation	
		Slum	No
		Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	55,133,000	0	0	55,133,000	0	55,133,000
Taxable	0	0	0	49,619,700	0	0	49,619,700	0	49,619,700
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	38,813,000	16,320,000	16,320,000	0	0

FY 2023 TIF Revenue Received: 352,061