AGENDA

REGULAR MEETING OF THE AMES CITY COUNCIL

COUNCIL CHAMBERS - CITY HALL

NOVEMBER 10, 2026

NOTICE TO THE PUBLIC: The Mayor and City Council welcome comments from the public during discussion. The Standards of Decorum, posted at the door and available on the City website, define respectful conduct for public participation. If you wish to speak, please fill out the form on the tablet outside the door to the Council Chambers or scan the QR Code to the right to fill out the same form on a personal device. When your name is called, please step to the microphone, state your name for the record, and keep your comments brief so that others may have the opportunity to speak.

CALL TO ORDER: 6:00 p.m.

PROCLAMATIONS:

1. Proclamation for "Adoption Month," November 2026
2. Proclamation for "National Hunger and Homelessness Awareness Week," November 15-21, 2026

CONSENT AGENDA: All items listed under the Consent Agenda will be enacted by one motion. There will be no separate discussion of these items unless a request is made prior to the time the Council members vote on the motion.

3. Motion approving payment of claims
4. Motion approving Report of Change Orders for period of October 16-31, 2026
5. Motion approving Summary of Minutes of the Regular City Council Meeting on October 27, 2026
6. Motion approving Permanent Premises Amendment to Class C Retail Alcohol License - Dog-Eared Books, 203 & 207 Main Street, Pending Favorable Inspection
7. Motion approving new Special Class C Retail Alcohol License - Crave Brands LLC, 2420 Lincoln Way Ste 101

8. Motion approving the renewal of the following Alcohol Licenses:
    a. Chocolaterie Stam, 230 Main Street, Special Class B Native Wine Permit
    b. Perfect Games, 1320 Dickinson Avenue, Class C Retail Alcohol License with Catering Privilege and Outdoor Service
    c. Radisson Hotel Ames, 2609 University Boulevard, Class C Retail Alcohol License
    d. Schonert's Corporate Catering, 2801 Grand Avenue, Suite 1290, Class C Retail Alcohol License with Catering Privilege
    e. AJ's Liquor III, 2401 Chamberlain Street Ste A, Class E Retail Alcohol License
9. Resolution appointing Sue Draper to serve on ASSET Board
10. Resolution approving Lambert Settlement Agreement
11. Resolution approving the temporary closure of Hyland Avenue for utility installations at 259 and 263 Hyland Avenue
12. Resolution approving Professional Services Agreement with MSA, of Ankeny, IA, in the amount of $166,044.50 for 2026/27 Various Stormwater CIP Projects
13. Urban Renewal Joint Agreement with the Story County Board of Supervisors for activities within the City of Ames
    a. Resolution approving use of matching funds for City HOME program to construct low and moderate income ownership housing within the Baker Subdivision
    b. Resolution approving use of funds to implement a Story County Housing Trust Fund Manufactured Housing Repair Program in Ames, Iowa
14. Resolution approving 2026/27 Stormwater Detention/Retention Maintenance Program (Airport Dams) Professional Services Agreement with Houston Engineering, Inc., of Des Moines, IA, in the amount of $119,800
15. Resolution waiving the City's Purchasing Policy requirement for competitive bidding and approving a Professional Services Agreement to WHKS & Co., of Ames, IA, for the 2026/27 Multi-Modal Roadway Improvements and 2027/28 Traffic Signal Program (Lincoln Way & University Blvd) in an amount not to exceed $78,500
16. Resolution waiving the City's Purchasing Policy requirement for competitive bidding and awarding a contract to CentralSquare Technologies, LLC, a CentralSquare Company, of

Lake Mary, FL, in the amount of $180,957.44

17. Resolution approving contract and bond for the 2025/26 Pavement Restoration - Slurry Seal Program to Fort Dodge Asphalt Company, of Fort Dodge, IA, in the amount of $237,477.57

18. Resolution approving contract and bond for the Ames Animal Services Project to HPC, LLC, of Ames, IA, in the amount of $5,500,000 for the base bid and Alternates 1, 2, 3, 4, 5, 7 & 8 for a total of $5,999,000

19. Resolution awarding contract to Workspace, Inc., of Des Moines, IA, for furniture for the Resource Recovery and Recycling Campus in the amount of $65,722.27

20. Resolution approving Change Order No. 1 with Con-Struct, Inc., of Ames, IA, in the amount of $97,642 for the 2024/25 South 16th Street Roadway Widening project

21. Resolution approving Change Order No. 6 with JB Holland Construction Inc., of Decorah, IA, for the Ash Pond Closure and RDF Ash Pond Reconstruction project in the deduct amount of $172,498.01 and accepting completion of the project

22. Resolution approving Acquisition Plat for Lot 3, The Bluffs, and accepting Warranty Deed for right-of-way for G.W. Carver Avenue and Cameron School Road Roundabout

23. Resolution accepting Auditorium HVAC Project as completed by Mechanical Comfort, Inc., of Ames, IA, in the amount of $1,431,473

24. Resolution accepting 2024/25 Airport Entryway Improvements (Entry Road) as completed by TK Concrete, Inc., of Pella, IA, in the amount of $550,324.20

25. Resolution approving completion of public improvements and releasing financial security on file for Harrison Pointe Subdivision

PUBLIC FORUM: This is a time set aside for comments from the public on topics of City business other than those listed on this agenda. Please understand that the Council will not take any action on your comments at this meeting due to requirements of the Open Meetings Law, but may do so at a future meeting.

LIBRARY:

26. Request from Ames Public Library Board of Trustees to establish closed hours for Library grounds

a. Motion directing staff

FIRE:

27. Staff Report on Radon Requirements for Rental Properties
    a. Motion directing staff

PUBLIC WORKS:

28. Resolution setting December 8, 2026, as date of Public Hearing on Acquisition by Eminent Domain for the 13th Street and Grand Avenue Intersection Improvements Project

PLANNING AND HOUSING:

29. Staff Report on Planned Unit Development (PUD) Front Door Compatibility Standard
    a. Motion directing staff
30. Urban Renewal Areas - Resolution of Necessity:
    a. North Growth Urban Renewal Area
        i. Resolution to adopt a proposed Resolution of Necessity
    b. East Industrial Urban Renewal Area
        i. Resolution to adopt a proposed Resolution of Necessity
    c. East 13th Street Urban Renewal Area
        i. Resolution to adopt a proposed Resolution of Necessity
    d. Ontario & Scholl Road Urban Renewal Area
        i. Resolution to adopt a proposed Resolution of Necessity
    e. Downtown Reinvestment District Urban Renewal Area Amendment
        i. Resolution to adopt a proposed Resolution of Necessity
    f. North Dayton Industrial Park Urban Renewal Area Amendment
        i. Resolution to adopt a proposed Resolution of Necessity
    g. Campustown Urban Renewal Area Amendment
        i. Resolution to adopt a proposed Resolution of Necessity
    h. Barilla Urban Renewal Area Amendment
        i. Resolution to adopt a proposed Resolution of Necessity
    i. ISU Research Park Urban Renewal Area Amendment
        i. Resolution to adopt a proposed Resolution of Necessity

j. South Bell Urban Renewal Area Amendment
    i. Resolution to adopt a proposed Resolution of Necessity

HEARINGS:

31. Hearing on Zoning Text Amendment to modify Neighborhood Commercial (NC) Standards and Parking Standards for Apartments within the Core Land Use Designation
    a. Motion directing staff
32. Hearing on Urban Renewal Plans:
    a. North Growth Urban Renewal Area
        i. Resolution approving Urban Renewal Plan
    b. East Industrial Urban Renewal Area
        i. Resolution approving Urban Renewal Plan
    c. East 13th Street Urban Renewal Area
        i. Resolution approving Urban Renewal Plan
    d. Ontario & Scholl Road Urban Renewal Area
        i. Resolution approving Urban Renewal Plan
    e. Downtown Reinvestment District Urban Renewal Area Amendment
        i. Resolution approving Urban Renewal Plan
    f. North Dayton Industrial Park Urban Renewal Area Amendment
        i. Resolution approving Urban Renewal Plan
    g. Campustown Urban Renewal Area Amendment
        i. Resolution approving Urban Renewal Plan
    h. Barilla Urban Renewal Area Amendment
        i. Resolution approving Urban Renewal Plan
    i. ISU Research Park Urban Renewal Area Amendment
        i. Resolution approving Urban Renewal Plan
    j. South Bell Urban Renewal Area Amendment
        i. Resolution approving Urban Renewal Plan
33. Hearing on the 2025/2026 CDBG Consolidated Annual Performance Report (CAPER)
    a. Resolution approving the submittal of the City's 2025/26 CAPER
34. Hearing on Technical Services Complex HVAC Improvements Project:

a. Motion accepting report of bids and rejecting all bids received for the Technical Services Complex HVAC Improvements Project

ORDINANCES:

35. Tax Increment Financing (TIF) Districts for the East 13th Street and ISU Research Park Urban Renewal Areas
    a. First reading of Ordinance for East 13th Street
    b. Motion to suspend the rules and allow Second and Third reading and adoption of ORDINANCE NO. 4613
    c. First reading of Ordinance for ISU Research Park
    d. Motion to suspend the rules and allow Second and Third reading and adoption of ORDINANCE NO. 4614

DISPOSITION OF COMMUNICATIONS TO COUNCIL:

REPORT OF GOVERNING BODY:

36. Participation with agencies, boards and commissions:
    a. Discover Ames (ACVB)
    b. Ames Regional Economic Alliance (AREA)
    c. Story County Emergency Management Agency (SCEMA)
    d. Ames Transit Agency Board of Trustees

COUNCIL COMMENTS:

ADJOURNMENT:

Please note that this agenda may be changed up to 24 hours before the meeting time as provided by Section 21.4(2), *Code of Iowa*.

Item No. 1

MEMO

To: Members of the City Council

From: John A. Haila, Mayor

Date: November 10, 2026

Subject: Proclamation for "Adoption Month"

Proclamation for "Adoption Month"

Item No. 2

MEMO

To: Members of the City Council

From: John A. Haila, Mayor

Date: November 10, 2026

Subject: Proclamation for "National Hunger and Homelessness Awareness Week"

Proclamation for "National Hunger and Homelessness Awareness Week" November 15-21, 2026

Item No. 4

MEMO

To: Mayor & City Council

From: Renee Hall, City Clerk

Date: November 10, 2026

Subject: Report of Contract Change Orders

The Report of Change Orders for the period of October 16-31, 2026, is attached for the City Council's review and consideration.

ATTACHMENT(S):
Change Order Report - October 16-31, 2026.docx

REPORT OF CONTRACT CHANGE ORDERS

Period:	☐	**1st – 15th**
	☒	**16th – End of Month**
Month & Year:	**October 2026**	
For City Council Date:	**November 10, 2026**	

Department	General Description of Contract	Contract Change No.	Original Contract Amount	Contractor/ Vendor	Total of Prior Change Orders	Amount this Change Order	Change Approved By	Purchasing Contact (Buyer)
Facilities/ Parks & Recreation	Ames Downtown Plaza	17	$4,633,000.00	Henkel Construction Company	$-(2,039.69)	$3,303.78	P. Goldbeck	KS
Parks & Recreation	BP 03-3 Precast Concrete & Structural Steel, PCO-099, CE-099, for Fitch Family Indoor Aquatic Center	7	$2,710,000.00	Core Construction Services	$26,984.00	$-(3,992.00)	P. Goldbeck	KS
Public Works	Maxwell Avenue Retaining Wall Replacement	1	$129,800.00	Country Landscapes, Inc.	$0.00	$3,980.00	J. Clausen	QE
Public Works	2025/26 Collector Street Pavement Improvements (Bloomington Rd)	3	$896,852.24	Manatts, Inc.	$2,792.85	$6,641.94	J. Clausen	KS
Water & Pollution Control	Water Pollution Control Nutrient Reduction Modification	12	$53,370,000.00	Woodruff Construction, Inc.	$215,179.07	$27,278.15	P. Goldbeck	AM
			$		$	$		

Item No. 5

MEMO

To: Mayor & City Council

From: City Clerk's Office

Date: November 10, 2026

Subject: Approval of Minutes

Attached for the City Council's review are the minutes from the Regular City Council Meeting on October 27, 2026.

ATTACHMENT(S):
C26-1027.pdf

SUMMARY MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA **OCTOBER 27, 2026**

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 5:59 p.m. on the 27th day of October, 2026, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and Anita Rollins. *Ex officio* Trey Anderson was also present.

CONSENT AGENDA: Moved by Corrieri, seconded by Betcher, to approve the Consent Agenda.

1. Motion approving payment of claims
2. Motion approving Summary of Minutes of the Regular City Council Meeting on October 13, 2026, and Minutes of the Special City Council Meeting on October 20, 2026
3. Motion approving the renewal of the following Alcohol Licenses:
    a. Crown Liquor, 4518 Mortensen Road Ste 109, Class E Retail Alcohol License
4. Motion setting December 15, 2026, as a Regular City Council Meeting and cancelling Regular City Council Meeting on December 22, 2026
5. RESOLUTION NO. 26-659 approving letters of support for Thrive Iowa applications
6. RESOLUTION NO. 26-660 approving request from Story County Auditor for parking waiver(s) for Election Day related parking on November 3, 2026
7. RESOLUTION NO. 26-661 approving the closure of Hayward Avenue from Mortensen Road to Storm Street on Thursday, November 12, 2026, from 9 a.m. to 5 p.m. and Friday, November 13, 2026, from 6:30 a.m. to 2 p.m. for 2026 NCAA Midwest Regional Cross Country Meet
8. RESOLUTION NO. 26-662 approving the Quarterly Investment Report for the period ending September 30, 2026
9. RESOLUTION NO. 26-663 approving Reimbursable Agreement with the Federal Aviation Administration for 2026/27 Airport Airside Improvements Project (Reconstruction of Runway 01/19)
10. RESOLUTION NO. 26-664 approving plans and specifications for 2026 Steam Clean Improvement Project, setting December 2, 2026, as the bid due date, and December 8, 2026, as the date of Public Hearing
11. RESOLUTION NO. 26-665 approving Change Order No. 1 to increase the Cemetery Mowing and Trimming Contract with Pitts Lawn and Tree Service of Huxley, IA, from $47,541 to $51,198
12. RESOLUTION NO. 26-666 waiving the City's Purchasing Policy requirement for competitive bidding and awarding a contract to Motorola Solutions, Inc., of Schaumburg, IL, for the purchase of Body-Worn Cameras for the Police Department in the amount of $76,608
13. RESOLUTION NO. 26-667 waiving the City's Purchasing Policy requirement

for competitive bidding and awarding a contract to MoboTrex, LLC, of Davenport, IA, for Emergency Vehicle Preemption systems in the amount of $63,958 for Phase 2 of the 2025/26 Traffic Signal Program - EVP Upgrades

14. RESOLUTION NO. 26-668 awarding a contract to HDR Engineering Inc., of Ames, IA, for Engineering Services for Arc Flash Study at the Power Plant, in an amount not-to-exceed $75,655
15. RESOLUTION NO. 26-669 approving contract and bond for 161 kV Transmission Line Reconstruction (I35 & 290th St) with Watts Electric Company, of Waverly, NE, in the amount of $753,839.37
16. RESOLUTION NO. 26-670 approving contract and bond for Split Treatment Modifications Project with Orchard Inc., of Grimes, IA, in the amount of $182,800
17. RESOLUTION NO. 26-671 approving a Minor Final Plat for Greenbriar Subdivision located at 5500 George Washington Carver Avenue

Roll Call Vote: 6-0. Motions/Resolutions declared carried/adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

PUBLIC FORUM: Mayor Haila opened and closed the Public Forum when no one came forward to speak.

PRESENTATION OF THE RESIDENT SATISFACTION SURVEY 2026: Communications and Outreach Manager Susan Gwiasda presented the results of the 44th Annual Resident Satisfaction Survey, which was conducted with assistance from Iowa State University's Institute for Design Research and Outreach. Surveys were distributed to utility customers and ISU students. Manager Gwiasda reported that 482 surveys were returned and that satisfaction with City services remained high.

REQUEST TO INITIATE ZONING TEXT AMENDMENTS REGARDING SIGNAGE REGULATIONS OF "CGS" CONVENIENCE GENERAL SERVICE ZONE: Planner Justin Moore, alongside Planning and Housing Director Kelly Diekmann, presented Kwik Star's request to amend sign rules in the Convenience General Service (CGS) zone, which was intended for small- to mid-scale commercial uses compatible with nearby residential areas. The request would allow: a third wall sign without increasing total wall-sign area; a second monument sign per site; more area for incidental signs; and electronic messaging center (EMC) signs.

The Public Input was opened by Mayor Haila.

Travis Small, Real Estate Development Manager for Kwik Star, said the company wanted consistent branding for what would be its fourth Ames store. He reported that the request was narrowly tailored: to divide the already allowed 86 square feet of wall-sign area into three signs of about 28 square feet because the site had three road frontages; to allow two monument signs, a 12-foot sign on George Washington Carver Avenue and an 8-foot sign on Cameron School Road, with an EMC only on the George Washington Carver sign; and to reflect other lighting reductions already made, including removing the canopy strip on the south side.

Mayor Haila closed the Public Input when no one else came forward to speak.

Moved by Beatty-Hansen, seconded by Corrieri, to approve Option No. 2: Initiate a limited number of changes requested by Kwik Star to the CGS standards, but not allow the requested change dealing with electronic message signs.
Vote on Motion: 4-2, Corrieri and Gartin dissenting. Motion declared carried.

Moved by Beatty-Hansen, seconded by Junck, to request a proposal from staff regarding what would be reasonable EMC signage in CGS zoning and to bring this back to the City Council along with the previously requested report on residential lit signs.
Vote on Motion: 6-0. Motion declared carried unanimously.

REQUEST TO INITIATE A TEXT AMENDMENT TO EXTEND THE VALIDITY OF SPECIAL USE PERMIT APPROVAL FROM 12 MONTHS TO 24 MONTHS: Planner Moore, alongside Director Diekmann, presented the second part of the Kwik Star request. Planner Moore explained that Special Use Permit approvals lapsed 12 months after approval by the Zoning Board of Adjustment unless construction or the use began. This request would extend the period to 24 months. Planner Moore noted that major site development plans, which the City Council approved, already carried a 24-month lapse period, as did minor site plans approved by staff. Staff saw nothing unique about Special Use Permits that warranted a shorter period and was recommending approval.

Mayor Haila opened the Public Input.

Travis Small, Real Estate Development Manager for Kwik Star, explained that the request was driven by the roundabout timing and the project's placement on the company's 2028 list, with the company wanting all approvals before closing on the site.

The Public Input was closed by Mayor Haila when no one else came forward to speak.

Moved by Betcher, seconded by Corrieri, to approve Option No. 1: Direct staff to have Kwik Star submit an application for a Text Amendment to change the approval lapse date for Special Use Permits with Site Plans from 12 months to 24 months.
Vote on Motion: 6-0. Motion declared carried unanimously.

DISCUSSION OF OPTIONS AND CONDITIONS REGARDING VOLUNTARY ANNEXATION OF MANATT'S LAYDOWN AREA AT SOUTH 17TH STREET AND HWY 30 INTERCHANGE: Director Diekmann presented property owned by Manatt's that abutted the City limits near the Highway 30 and Dayton Avenue interchange. The City's land use map designated the area General Commercial with a Gateway Overlay. Manatt's operated a laydown area there for storage, stockpiling, and at times temporary batch plant equipment, which was permitted as a temporary use in Story County. In 2025, Manatt's submitted a request to Story County to change zoning for the site to allow for permanent industrial use. The City provided comments about the proposed rezoning to the Story County Board of Supervisors noting the site abutted the City and that joint planning of the area for annexation was part of the County's

Comprehensive Plan when new development was proposed. Story County then delayed its decision and asked Manatt's to consult with the City about annexation. Director Diekmann said the City had no agreement with the County requiring annexation, which remained the property owner's choice. The City Council was asked whether it was interested in annexing the property and, if so, what conditions to discuss in a pre-annexation agreement.

The Public Input was opened by Mayor Haila.

David Jensen, owner of the adjacent property, said his family had owned the site for about a decade and had struggled to find a use for it because the gateway designation repeatedly limited options. He said the area is a true gateway to Ames and that the City was at a pivotal point in deciding its future. He urged the City Council to annex the property and guide it toward commercial or green-space use, with a short sunset period for the current use and possibly related code enforcement measures.

Joel Mills, Environmental Manager for Manatt's, said Story County had approved a conditional use permit that morning for a temporary batch plant at the site. He said the trees would remain, that the gravel area was graded above the floodplain, and that the northern 10 acres could host portable wet-batch concrete or asphalt equipment. Manatt's owned 406 acres west of I-35 and south of Highway 30 and was seeking heavy industrial zoning with no limits on hours, since night paving was common. He said it was not requesting water or sewer service, buildings, or expansion of the gravel yard.

Mayor Haila closed the Public Input when no one else came forward to speak.

Moved by Gartin, seconded by Corrieri, to approve Option No. 2: Proceed with Developing a Pre-annexation Agreement.
Vote on Motion: 6-0. Motion declared carried unanimously.

AMES ANIMAL SERVICES PROJECT: Assistant City Manager Brian Phillips, alongside Director of Fleet Services Corey Mellies, Police Chief Geoff Huff, and Invision Architecture Representative Sean Davies, reported that the City Council had previously accepted the bid report and directed staff to investigate add alternates and cost reductions because of a budget shortfall. The low bidder, HPC, LLC, agreed to a change order deducting $113,900, using alternative manufacturers, equipment, and construction methods. Staff expected additional base-bid deducts of up to $150,000 and possible further deducts on alternates. To close the remaining gap and preserve contingency, staff was requesting an allocation of $562,565 from the Council Priorities Capital Fund.

Mayor Haila opened and closed the Public Input when no one came forward to speak.

Moved by Corrieri, seconded by Betcher, to approve Alternative No. 1:

- Adopt RESOLUTION NO. 26-672 approving final plans and specifications and awarding contract to HPC, LLC, of Ames, IA, for the Ames Animal Services Project

in the amount of $5,500,000 for the base bid and Alternates 1, 2, 3, 4, 5, 7 & 8 for a total of $5,999,000

- Adopt RESOLUTION NO. 26-673 approving Change Order No.1 in the deduct amount of $113,900
- Adopt RESOLUTION NO. 26-674 allocating $562,565 from the Council Priorities Capital Fund to the Ames Animal Services Project
- Direct staff to further refine the potential cost savings and prepare change orders as necessary to implement them

Roll Call Vote: 6-0. Resolutions/Motion declared adopted/carried unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

219/223 SONDROL AVENUE - SANITARY SEWER: Public Works Director Justin Clausen explained that the owner of 219/223 Sondrol Avenue wished to expand a building across the sanitary sewer easement between the two lots. Staff was recommending going around the sewer. The line served up to 20 properties, and the area had five to eight feet of fly ash fill from the power plant.

Mayor Haila opened the Public Input.

Scott Renaud, Renaud Engineering, stated that the proposed mitigation plan transferred risk from the City to the property owner, Brydon Papenberg. He said rerouting would mean digging near buildings in fly ash and noted that the option of rerouting would remain available later if needed. He also reported that Mr. Papenburg owned about 10 of the 20 affected properties, including those at the downstream end, so if problems occurred it would be his own properties that would largely be affected.

The Public Input was closed by Mayor Haila when no one else came forward to speak.

Moved by Rollins, seconded by Junck, to approve Option No.1: Require the relocation of the sanitary sewer.
Vote on Motion: 6-0. Motion declared carried unanimously.

RESOLUTION ACCEPTING EASEMENTS AND APPROVING PURCHASE AGREEMENTS FOR THE 2024-26 TRAFFIC SYSTEM CAPACITY IMPROVEMENT PROGRAM (13TH & GRAND): Civil Engineer II Mark Gansen, alongside Director Clausen and Traffic Engineering Manager Damion Pregitzer, reviewed that in July the City Council had approved 10 easement acquisitions. Since then, five additional easement packages and one of two full acquisitions had been approved by owners. Staff was requesting that the City Council accept the easements, authorize payment, and approve the full-acquisition purchase agreement, with closing likely in November. Engineer Gansen highlighted that the amount for the full acquisition covered the property only. Relocation services for tenants would be handled separately, and any relocation owed to the owner under the Uniform Relocation Act would be determined at closing.

Mayor Haila opened and closed the Public Input when no one came forward to speak.

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 26-675 accepting easements and approving purchase agreements for the 2024-26 Traffic System Capacity Improvement Program (13th & Grand).
Roll Call Vote: 5-0-1, Gartin abstaining due to conflict of interest. Resolution declared adopted unanimously.

RESOLUTION APPROVING MULTI-MODAL DOWNTOWN TRANSIT HUB STUDY - RFP SCOPE OF SERVICES: Director Clausen, alongside Traffic Engineering Manager Pregitzer, reported that the City had received a federal grant to study a downtown multimodal transit hub and needed a Request for Proposals (RFP) to hire a consultant. The scope included a needs assessment of parking and stakeholder input, one or two conceptual designs, review of parking rates and financing options, and public engagement through open houses and City Council checkpoints. He said the roughly two-year schedule, with a final report targeted for May 2029, reflected federal review requirements, seasonal parking survey timing, and railroad coordination, though staff would bring results back sooner if possible.

The Public Input was opened by Mayor Haila.

Sam Stagg, 10Fold Architecture, spoke in support of the RFP. He suggested adding the Ames Downtown Guiding Vision, Plan 2040, and the Lincoln Way Corridor Plan under "Information provided by the City" on page 7. He appreciated the programmatic elements such as a welcome center and restrooms, and encouraged expediting the schedule as much as possible.

Mayor Haila closed the Public Input when no one else came forward to speak.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 26-676 approving Multi-Modal Downtown Transit Hub Study - RFP Scope of Services.
Roll Call Vote: 6-0. Resolution declared adopted unanimously.

DUFF AVENUE (RAILROAD TO 16TH STREET) CORRIDOR STUDY: Transportation Planner Kyle Thompson, alongside Director Clausen and Traffic Engineering Manager Pregitzer, presented the report on the final study covering Duff Avenue from the railroad to East 16th Street. The study examined safety, traffic operations, multimodal access, and railroad impacts. Follow-up analysis requested by the City Council found that a three-lane section from 6th Street to 16th Street would reduce crashes by about 23 percent, add only about five seconds of travel time, and continue to operate acceptably long term through 2050.

Mayor Haila opened and closed the Public Input when no one came forward to speak.

Moved by Beatty-Hansen, seconded by Betcher, to accept the Duff Avenue (Railroad to 16th Street) Corridor Study, direct staff to restripe Duff Avenue from 13th Street to 16th Street from four lanes to three, and direct staff to convert the Duff Avenue and 16th

Street intersection to two-way stop control with an RRFB-enhanced (rectangular rapid flashing beacon) pedestrian crossing.
Vote on Motion: 6-0. Motion declared carried unanimously.

HEARING ON AMENDMENT TO INTEGRATED SITE PLAN SUBDIVISION AND MAJOR SITE DEVELOPMENT PLAN FOR 1410 BUCKEYE AVENUE - LES SCHWAB TIRE CENTER: Director Diekmann explained that the applicant, after the original approval, made a corporate decision not to proceed with the smaller store and had resubmitted plans for a larger store. He reported that the building design remained essentially the same and was compatible with the surrounding commercial area. Following the Planning and Zoning Commission's input, staff was also recommending a condition that all storage in the bullpen-style storage area remained below the 8-foot wall height.

The Public Hearing was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 26-677 approving amendment to Major Site Development Plan for 1410 Buckeye Avenue – Les Schwab Tire Center, subject to the following conditions:

- Approval of the proposed amendment does not change any prior conditions of approval for other lots of the Integrated Subdivision
- Stored materials within the bullpen enclosure never exceed the height of the bullpen wall

Roll Call Vote: 6-0. Resolution declared adopted unanimously.

ORDINANCE AMENDING CHAPTER 10 OF *MUNICIPAL CODE* RESIDENTIAL CURBSIDE RECYCLING PROGRAM TO ALLOW FOR LIMITED ALLEY OPT-OUT:
Director Clausen was present to answer questions.

Mayor Haila opened and closed the Public Input when no one came forward to speak.

Moved by Corrieri, seconded by Betcher, to pass on first reading an ordinance amending Chapter 10 of *Municipal Code* Residential Curbside Recycling Program to allow for limited alley opt-out.
Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Corrieri, seconded by Betcher, to suspend the rules and allow for second and third reading.
Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Rollins, seconded by Beatty-Hansen, to pass on second reading an ordinance amending Chapter 10 of *Municipal Code* Residential Curbside Recycling Program to allow for limited alley opt-out.
Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Betcher, seconded by Beatty-Hansen, to pass on third reading and adopt ORDINANCE NO. 4612 amending Chapter 10 of *Municipal Code* Residential Curbside Recycling Program to allow for limited alley opt-out.
Roll Call Vote: 6-0. Motion declared carried unanimously.

SECOND READING OF ORDINANCE AMENDING CHAPTER 28 OF *MUNICIPAL CODE* TO MODIFY ELECTRIC RATES: Moved by Corrieri, seconded by Beatty-Hansen, to pass on second reading an ordinance amending Chapter 28 of *Municipal Code* to modify Electric rates.
Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Corrieri, seconded by Rollins, to suspend the rules and allow for third reading, pass on third reading, and adopt ORDINANCE NO. 4611 amending Chapter 28 of *Municipal Code* to modify Electric rates.
Roll Call Vote: 6-0. Motion declared carried unanimously.

THIRD READING AND ADOPTION OF ORDINANCE NO. 4610 ON REZONING OF PROPERTY AT ONTARIO STREET AND SCHOLL ROAD FROM SPECIAL PURPOSE GOVERNMENT/AIRPORT DISTRICT (S-GA) TO FLOATING SUBURBAN RESIDENTIAL LOW DENSITY (FS-RL) WITH PLANNED UNIT DEVELOPMENT (PUD) OVERLAY AND MASTER PLAN: Moved by Rollins, seconded by Beatty-Hansen, to pass on third reading and adopt ORDINANCE NO. 4610 rezoning property at Ontario Street and Scholl Road from Special Purpose Government/Airport District (S-GA) to Floating Suburban Residential Low Density (FS-RL) with Planned Unit Development (PUD) Overlay and Master Plan.
Roll Call Vote: 6-0. Motion declared carried unanimously.

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila noted that there were four items for consideration. The first item was a memo from Director Diekmann regarding a request to consider a Text Amendment for chiropractic practices as home occupation.

Moved by Beatty-Hansen, seconded by Junck, to place the item on a future agenda.
Vote on Motion: 6-0. Motion declared carried unanimously.

A request to adopt an ordinance to establish closed hours for library grounds from the Ames Public Library Board was the second item.

Moved by Corrieri, seconded by Beatty-Hansen, to place the item on a future agenda.
Vote on Motion: 6-0. Motion declared carried unanimously.

The third item was a concern regarding pedestrian safety on South Duff Avenue from Mindy Shanna.

Moved by Beatty-Hansen, seconded by Rollins, to request a memo from staff.
Vote on Motion: 6-0. Motion declared carried unanimously.

A memo from Director Diekmann regarding a request for rezoning approximately 90 acres of land to General Industrial along Turing Street was the final item.

Moved by Betcher, seconded by Corrieri, to place the item on a future agenda.
Vote on Motion: 6-0. Motion declared carried unanimously.

REPORT OF GOVERNING BODY: The Members of the City Council and Mayor provided highlights from their attendance at various board and commission meetings.

COUNCIL COMMENTS: The Mayor and City Council Members reported on various events attended, upcoming meetings, community events, and items of interest.

CLOSED SESSION: Mayor Haila asked Interim City Attorney Victoria Feilmeyer if there was a legal reason to go into Closed Session. Attorney Feilmeyer replied in the affirmative, citing *Iowa Code* Section 20.17(3), to discuss collective bargaining strategy.

Moved by Gartin, seconded by Betcher, to go into Closed Session at 9:07 p.m.
Roll Call Vote: 6-0. Motion declared carried unanimously.

Ex officio Anderson exited the meeting at 9:07 p.m.

The City Council reconvened in Regular Session at 9:16 p.m.

CLOSED SESSION: Mayor Haila asked Attorney Feilmeyer if there was a legal reason to go into Closed Session. Attorney Feilmeyer replied in the affirmative, citing *Iowa Code* Section 21.5(1)(j), to discuss purchase of particular real estate - 1317 Grand Avenue.

Moved by Betcher, seconded by Corrieri, to go into Closed Session at 9:17 p.m.
Roll Call Vote: 6-0. Motion declared carried unanimously.

The City Council reconvened in Regular Session at 9:28 p.m.

Moved by Beatty-Hansen, seconded by Junck, to direct staff to proceed as discussed in Closed Session.
Vote on Motion: 6-0. Motion declared carried unanimously.

CLOSED SESSION: Mayor Haila asked Attorney Feilmeyer if there was a legal reason to go into Closed Session. Attorney Feilmeyer replied in the affirmative, citing *Iowa Code* Section 21.5(1)(j), to discuss purchase of particular real estate - 1303 Grand Avenue.

Moved by Junck, seconded by Corrieri, to go into Closed Session at 9:29 p.m.
Roll Call Vote: 6-0. Motion declared carried unanimously.

The City Council reconvened in Regular Session at 9:34 p.m.

Moved by Rollins, seconded by Junck, to direct staff to proceed as discussed in Closed Session.
Vote on Motion: 6-0. Motion declared carried unanimously.

CLOSED SESSION: Mayor Haila asked Attorney Feilmeyer if there was a legal reason to go into Closed Session. Attorney Feilmeyer replied in the affirmative, citing *Iowa Code* Section 21.5(1)(j), to discuss purchase of particular real estate - 1209 Grand Avenue.

Moved by Junck, seconded by Corrieri, to go into Closed Session at 9:35 p.m.
Roll Call Vote: 6-0. Motion declared carried unanimously.

The City Council reconvened in Regular Session at 9:39 p.m.

Moved by Corrieri, seconded by Junck, to direct staff to proceed as discussed in Closed Session.
Vote on Motion: 6-0. Motion declared carried unanimously.

CLOSED SESSION: Mayor Haila asked Attorney Feilmeyer if there was a legal reason to go into Closed Session. Attorney Feilmeyer replied in the affirmative, citing *Iowa Code* Section 21.5(1)(j), to discuss purchase of particular real estate - 1217 Grand Avenue.

Moved by Junck, seconded by Corrieri, to go into Closed Session at 9:39 p.m.
Roll Call Vote: 6-0. Motion declared carried unanimously.

The City Council reconvened in Regular Session at 9:41 p.m.

Moved by Rollins, seconded by Beatty-Hansen, to direct staff to proceed as discussed in Closed Session.
Vote on Motion: 6-0. Motion declared carried unanimously.

CLOSED SESSION: Mayor Haila asked Attorney Feilmeyer if there was a legal reason to go into Closed Session. Attorney Feilmeyer replied in the affirmative, citing *Iowa Code* Section 21.5(1)(j), to discuss purchase of particular real estate - 704/706 13th Street - 1221 Grand Avenue.

Moved by Junck, seconded by Corrieri, to go into Closed Session at 9:42 p.m.
Roll Call Vote: 6-0. Motion declared carried unanimously.

The City Council reconvened in Regular Session at 9:48 p.m.

Moved by Beatty-Hansen, seconded by Betcher, to direct staff to proceed as discussed in Closed Session.
Vote on Motion: 6-0. Motion declared carried unanimously.

CLOSED SESSION: Mayor Haila asked Attorney Feilmeyer if there was a legal reason to go into Closed Session. Attorney Feilmeyer replied in the affirmative, citing *Iowa Code* Section 21.5(1)(j), to discuss purchase of particular real estate - 803/805 13th Street.

Moved by Betcher, seconded by Junck, to go into Closed Session at 9:49 p.m.
Roll Call Vote: 6-0. Motion declared carried unanimously.

The City Council reconvened in Regular Session at 9:51 p.m.

Moved by Junck, seconded by Corrieri, to direct staff to proceed as discussed in Closed Session.
Vote on Motion: 6-0. Motion declared carried unanimously.

ADJOURNMENT: Moved by Junck, seconded by Corrieri, to adjourn the meeting at 9:52 p.m.
Vote on Motion: 6-0. Motion declared carried unanimously.

_____ _____
Taylor Swanson, Deputy City Clerk John A. Haila, Mayor

_____
Renee Hall, City Clerk

Item No. 6

MEMO

To: Mayor John Haila and Ames City Council Members

From: Taylor Swanson, Deputy City Clerk

Date: November 10, 2026

Subject: Approval of Permanent Premises Amendment to Class C Retail Alcohol License - Dog-Eared Books, 203 & 207 Main Street, Pending Favorable InspectionÂ

The Class C Retail Alcohol License for Dog-Eared Books, 203 Main Street, was approved at the January 27, 2026, meeting of the Ames City Council. Approval of this request would expand the applicant's existing premises to include its adjoining property at 207 Main Street to the license, pending favorable inspection.

ATTACHMENT(S):
Amendment - Dog-Eared Books.pdf

City of Ames
Local Authority Review
Permanent Premises Update

License Information

Location Name: Dog-Eared Books
Location Address: 203 Main Street
License Number: LC0046860

Amendment Information

Amendment Type: Premises Updated
Amendment Option: Permanent

Provided Description of the Outdoor Service Privilege

We have thus far occupied the 203 side of our building; we are expanding into the adjoining space (207). Our square footage is increasing to approx. 6000 square feet.

Item No. 7

MEMO

To: Mayor & City Council

From: Taylor Swanson, Deputy City Clerk

Date: November 10, 2026

Subject: New Special Class C Retail Alcohol License - Crave Brands LLC, 2420 Lincoln Way Ste 101

Please see attached documentation for a new Special Class C Retail Alcohol License - Crave Brands LLC, 2420 Lincoln Way Ste 101.

ATTACHMENT(S):
Application 2026.pdf

Special Class "C" Retail Alcohol License (BW) Application

Business Information

Name of Legal Entity: BAKER ICE LLC

FEIN: XX-XXX1334

Business Type: Limited Liability Company

This business is not registered with the Secretary of State.

Premises Information

Premises DBA: CRAVE BRANDS LLC

Premises Address: 2420 LINCOLN WAY STE 101 AMES IA 50014-8339

Premises Type: Coffee Shop

Number of Floors: 1

Control of Premises: Lease

Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?
Yes

Does your premises conform to all local and state health, fire and building laws and regulations?
Yes

Is your establishment equipped with tables and seats to accommodate a minimum of 25?
Yes

License Information

Effective Date: 19-Oct-2026

Length of License Requested: 12 months

Endorsements

Local Authority: City of Ames

Dramshop Company: SELECTIVE INSURANCE COMPANY OF AMERICA

Ownership Information

Type	Name	Percentage
Individual	BAKER, EMILY	50.00
Individual	BAKER, TYLER	50.00

Privileges Information

Criminal History Details

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?
No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.
Yes

Criminal Violations

Legal Name	Violation Date	Charge	City	State	Citizenship Lost?
BAKER, TYLER	25-Nov-2004	Public Intoxication	WEBSTER CITY	IOWA	No
BAKER, TYLER	12-Dec-2008	Public Intoxication	CLEAR LAKE	IOWA	No
BAKER, TYLER	01-Jan-2010	OWI	WEBSTER CITY	IOWA	No
BAKER, TYLER	12-Jan-2016	Public Intoxication	CLEAR LAKE	IOWA	No
BAKER, EMILY	10-Sep-2014	Unsure on charge	ANKENY	IOWA	No
BAKER, EMILY	12-Jan-2016	Public Intoxication	CLEAR LAKE	IOWA	No

Contact Information

Contact Name: EMILY BAKER

Phone Number: 5158353128

Email Address: baker@craveames.com

Address: 2850 TUNNEL MILL RD WEBSTER CITY IA 50595-7212

Attestation Information

Attestation Name: EMILY BAKER

Attestation Date: 19-Oct-2026

Item No. 8

MEMO

To: Mayor John Haila and Ames City Council Members

From: Major Jason Tuttle, Ames Police Department

Date: November 10, 2026

Subject: Alcohol License Renewals

The following alcohol licenses are eligible for renewal:

a. Chocolaterie Stam, 230 Main Street, Special Class B Native Wine Permit
b. Perfect Games, 1320 Dickinson Avenue, Class C Retail Alcohol License with Catering Privilege and Outdoor Service
c. Radisson Hotel Ames, 2609 University Boulevard, Class C Retail Alcohol License
d. Schonert's Corporate Catering, 2801 Grand Avenue, Suite 1290, Class C Retail Alcohol License with Catering Privilege
e. AJ's Liquor III, 2401 Chamberlain Street Ste A, Class E Retail Alcohol License

A review of police records for the past 12 months found no liquor law violations for Chocolaterie Stam, Perfect Games, Radisson Hotel, Schonert's Corporate Catering, or AJ's Liquor III. **Therefore, the Police Department recommends license renewal for these businesses.**

Item No. 9

MEMO

To: Members of the City Council

From: John A. Haila, Mayor

Date: November 10, 2026

Subject: Appointment to Fill Vacancy on ASSET

Kathy Guillen resigned from the ASSET Board in October 2026. Her term extends through March 31, 2029, so an appointment is needed to fill the vacancy.

Therefore, I request that the City Council approve the appointment of Sue Draper to serve the remainder of the term ending March 31, 2029.

JAH/amw

Item No. 10

MEMO

To: Mayor & City Council

From: Victoria A. Feilmeyer, Interim City Attorney

Date: November 10, 2026

Subject: Settlement Agreement

See attached memo.

ATTACHMENT(S):
Consent Agenda Item - Lambert Settlement Agreement.pdf

CITY OF
ames™

Caring People ◆ Quality Programs ◆ Exceptional Service

MEMO

Legal Department

To: Members of the City Council

From: Victoria A. Feilmeyer, Interim City Attorney

Date: November 5, 2026

Subject: Consent Agenda - Lambert Settlement Agreement

For your consideration and possible action, outside counsel has provided you with a settlement agreement that she negotiated for you with Mark Lambert.

ITEM #:	**11**
DATE:	**11-10-26**
DEPT:	**PW**

COUNCIL ACTION FORM

SUBJECT: TEMPORARY CLOSURE OF HYLAND AVENUE FOR UTILITY INSTALLATIONS

BACKGROUND:

The properties at 259 and 263 Hyland Avenue are planned to be demolished to facilitate the construction of two new multi-family residential buildings on the same site. This project will require new water and sanitary sewer service connections. These properties are located on the west side of Hyland Avenue, and the existing water main is located on the east side of Hyland Avenue. Additionally, the sanitary sewer main serving 259 Hyland Ave is located near the middle of Hyland Ave, which will require pavement removal to complete the installation.

To complete the water and sanitary service work more efficiently, the owner has requested a temporary closure of Hyland Avenue. The full closure of the street would allow the work be completed in approximately five working days. If the work is completed without closing the street to traffic, the work would take approximately three weeks due to the need to phase construction and maintain one lane of traffic.

Staff has requested that the owner coordinate the work with the fall or spring break weeks in the Iowa State University academic calendar. Therefore, the owner is requesting approval to close Hyland Avenue between November 22 and 29, which coincides with the ISU fall semester break. During the closure, the intersection of Hyland Avenue, Oakland Street, and Sheldon Avenue will remain open, allowing multiple detour routes to the southern portion of Hyland Avenue. The street would be reopened to traffic as quickly as possible.

Because Hyland Avenue is considered a Cy-Ride route and a minor arterial road, City Council approval is required for a full closure of the road. The reconstruction work along Hyland Avenue is anticipated to be completed by November 29, 2026. All lanes of Hyland Avenue will be open to traffic before November 30, 2026.

ALTERNATIVES:

1. Approve the full closure of Hyland Avenue for private utility work between November 23 and 29, 2026

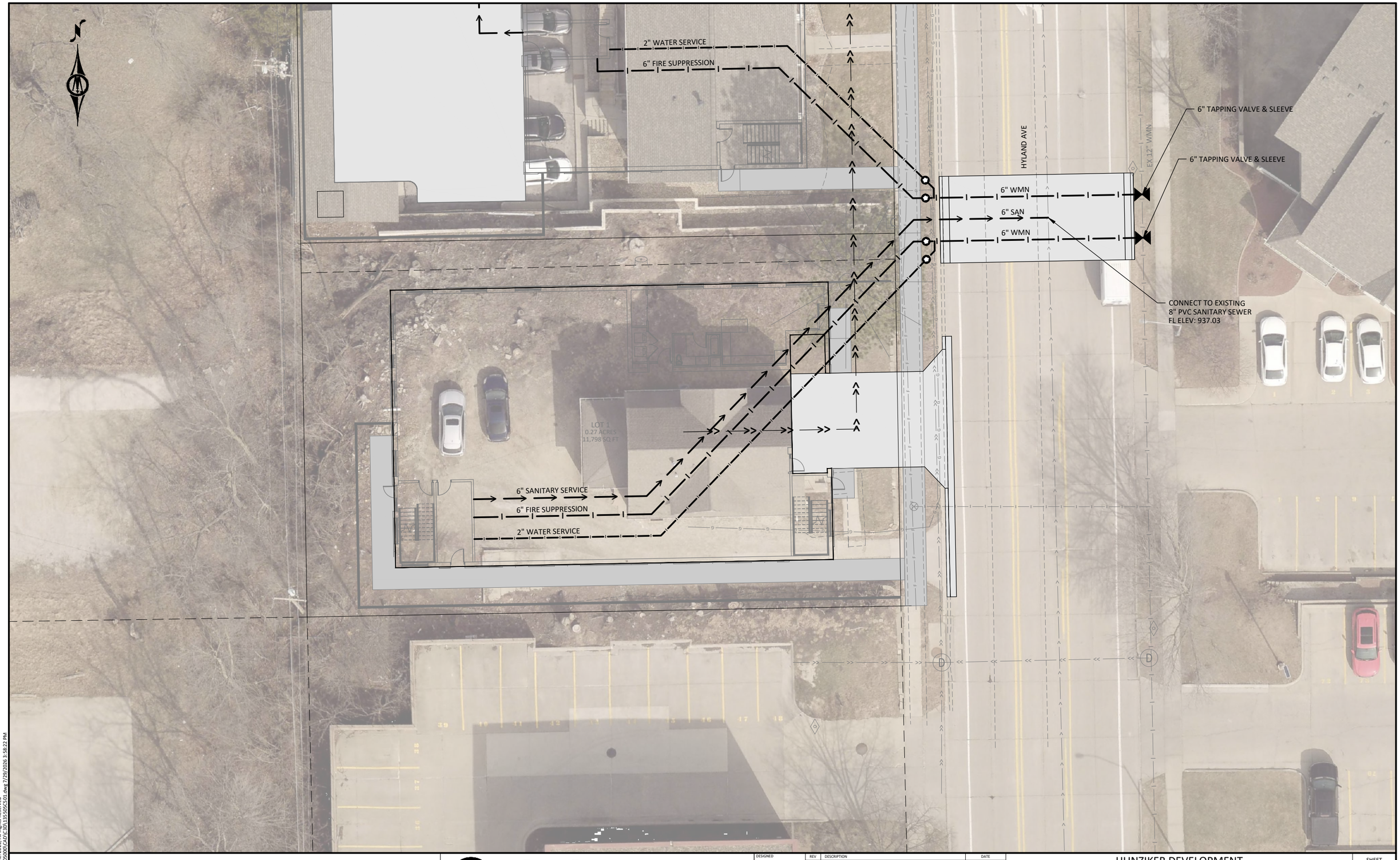
2. Direct staff to consult with the owner to find an alternative time to perform this work.

3. Do not approve the closure of Hyland Ave, and instead require the owner to maintain traffic in one direction during the closure.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed road closure will allow for necessary private utility installations to be completed more efficiently, allowing the work to be completed in a much shorter time. **The timing of the installation will also allow for the work to be completed when ISU classes are not in session, helping to avoid periods of high traffic along Hyland Avenue.** Therefore, it is the recommendation of the City Manager to approve Alternative No.1.

ATTACHMENT(S):
2026.07.29 - UTILITY & TRAFFIC CONTROL PLAN.pdf



HORZ. SCALE 0 10 20 FEET

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BOLTON & MENK
1519 BALTIMORE DRIVE
AMES, IA 50010
Phone: (515) 233-6100
Email: Ames@bolton-menk.com
www.bolton-menk.com

DESIGNED	REV	DESCRIPTION	DATE
DRAWN			
CHECKED			
CLIENT PROJ. NO. 24X.135505.000			

HUNZIKER DEVELOPMENT
259/263 HYLAND
UTILITY PLAN

SHEET C5.01

CONNECT TO EXISTING
8" PVC SANITARY SEWER
FL ELEV: 911.87

OAKLAND ST

6" SANITARY SERVICE

2" WATER SERVICE

6" FIRE SUPPRESSION

HYLAND AVE

EX 12" WMN

6" TAPPING VALVE & SLEEVE

6" TAPPING VALVE & SLEEVE

6" WMN

6" SAN

6" WMN

HORZ. SCALE 0 10 20 FEET

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DESIGNED	REV	DESCRIPTION	DATE
DRAWN			
CHECKED			
CLIENT PROJ. NO. 24X.135505.000			

HUNZIKER DEVELOPMENT
259/263 HYLAND
UTILITY PLAN

SHEET C5.02

LEGEND

- TRAFFIC SIGN
- TYPE III BARRICADE
- WORK AREA
- ROAD CLOSURE

W20-3
(48 X 48)

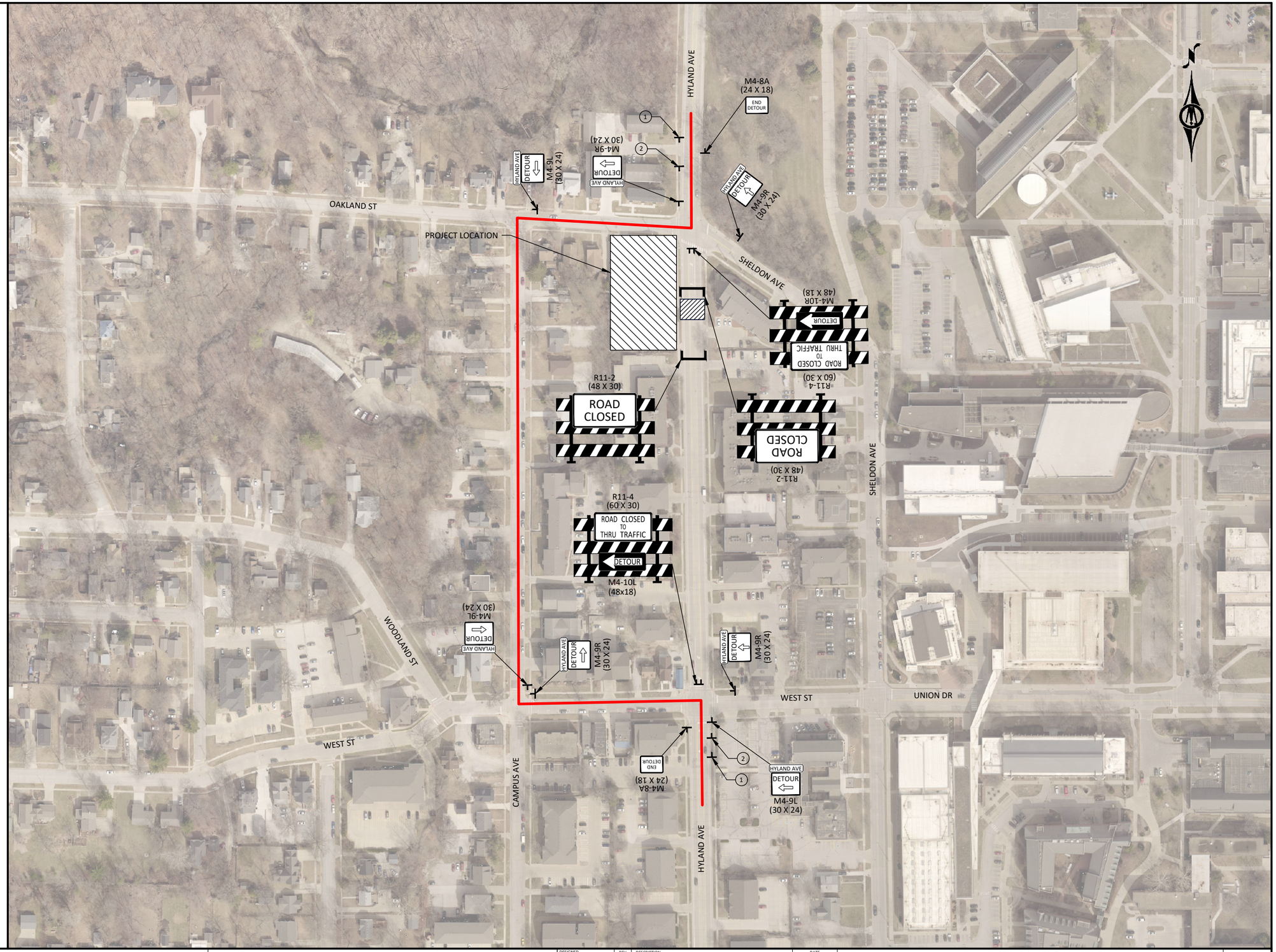
SIGN 1



W20-2
(48 X 48)

SIGN 2





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DESIGNED	REV	DESCRIPTION	DATE
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CLIENT PROJ. NO. 24X.135505.000			

HUNZIKER DEVELOPMENT
259/263 HYLAND
TRAFFIC CONTROL PLAN

SHEET C9.01

ITEM #:	**12**
DATE:	**11-10-26**
DEPT:	**PW**

COUNCIL ACTION FORM

SUBJECT: **2026/27 STORMWATER CIP PROJECTS**

BACKGROUND:

The City's Capital Improvements Plan (CIP) contains several programs related to stormwater improvements across the community. **In an effort to provide the most cost effective services for infrastructure designs for projects in FY 2026/27, a single request for proposals was conducted for the Stormwater Erosion Control Program, Low Point Drainage Program, and Stormwater Detention/Retention Maintenance Program (Ada Hayden location only).**

The 2026/27 Stormwater Erosion Control Program locations include: Canterbury Court and Ioway Creek at Stange Rd.

The 2026/27 Low Point Drainage Program locations include: 6th St (Duff Ave to Crawford Ave) and Crystal St (S Duff Ave to Opal Dr).

The 2026/27 Stormwater Detention/Retention Maintenance Program locations include: Ada Hayden Wetlands (included) and Ames Municipal Airport Dams (not included with this request)

Staff initiated a Request for Proposals (RFP) process for professional services for the design and development of plans and specifications for each programmed location. Proposals for this work were received from seven engineering firms on October 1, 2026. The proposals were evaluated on their qualifications according to the following criteria: Project Understanding, Project Approach, Design Team/Key Personnel, and Previous Experience. The evaluation scores are as follows:

Firm	Qualifications and Fee Score	Rank	Fee
MSA	95.3	1	$166,044.50
Bolton & Menk	93.5	2	$182,223.00
HR Green	92	3	$182,497.00
WHKS	91.7	4	$187,180.00
Eocene	88.2	5	$186,608.00
RDG	88	6	$212,000.00
Foth	86.5	7	$188,000.00

MSA scored highest based on qualifications and represents the lowest proposed fee.

The firm's proposal represents the best value for the City to perform the necessary design services for these projects.

A summary of revenues and projected expenses for the projects is shown below:

Funding Source	Revenues	Expenses
2026/ 27 Stormwater Erosion Control Program	$ 550,000	
2026/27 Low Point Drainage Program	450,000	
2026/27 Stormwater Detention/Retention Maintenance Program	300,000	
Airport Dam Drainage Study (separate project)		$ 150,000.00
Construction (Est.)		920,000.00
Engineering (this Council Action)		**166,044.50**
Administration		123,955.50
TOTAL	**$1,300,000**	**$1,300,000.00**

ALTERNATIVES:

1. Approve a professional services agreement with MSA for various 2026/27 Stormwater Capital Improvement Programs in an amount not to exceed $166,044.50.

2. Direct staff to negotiate an engineering agreement with another consulting firm.

CITY MANAGER'S RECOMMENDED ACTION:

Based on the staff's evaluation using the above criteria, MSA will provide the best value to the City for professional services for various 2026/27 Stormwater CIP Programs. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No.1, as described above.

ATTACHMENT(S):
2026-27 Stormwater CIP PSA.pdf
26-27 Stormwater Projects RFP Location Maps.pdf

AGREEMENT FOR CONSULTING SERVICES

2026/27 Stormwater Capital Improvement Projects
- 2026/27 Stormwater Erosion Control Program
- 2026/27 Low Point Drainage Improvements Program
- 2026/27 Stormwater Detention/Retention Maintenance Program

THIS AGREEMENT is made and entered into as of the 10th of November 2026, by and between the City of Ames, an Iowa Municipal Corporation, with offices located at Ames City Hall, Post Office Box 811, 515 Clark Avenue, Ames, Iowa 50010, hereinafter called "CITY", and MSA Professional Services, Inc., hereinafter called "CONSULTANT".

W I T N E S S E T H:

WHEREAS, the City desires to retain professional services for the 2026/27 Stormwater Capital Improvement Projects, and

WHEREAS, the Consultant represents that it is qualified to perform the services under this contract.

NOW, THEREFORE, and in consideration of mutual covenants hereinafter contained, it is mutually agreed between the parties as follows:

1. SCOPE OF WORK: The services to be performed by Consultant include preparation of documents or consultation on the items described in Attachment "A", attached hereto and by this reference made a part hereof.

2. AMENDMENTS TO SCOPE OF WORK: There shall be no increase in the amount of payment, Scope of Work or Time of Performance as stated in this Agreement except by written amendment approved by the City.

3. CONSULTANT'S COMPENSATION AND METHOD OF PAYMENT: For the services listed below and described in Attachment “A”, Consultant shall be paid for the amount stated in Attachment “B”.

4. TIME OF PERFORMANCE: The Consultant agrees that it will diligently and responsibly pursue the performance of the services required of it by this Agreement for completion on or before the dates set for in the RFP for this project, dated September 1, 2026, unless modified by amendment.

5. COOPERATION BY CITY: All public information, data, reports, records, and maps as are existing, available to City as public records, and which are necessary for carrying out the work as outlined in the Scope of Services, shall be furnished to the Consultant without charge by the City. The City shall cooperate with the Consultant

in every way possible to facilitate, without undue delay, the work to be performed under this Agreement, including turnaround of reviews and approvals.

6. DESIGNATED REPRESENTATIVES: The following individuals are hereby designated as representatives of City and Consultant respectively to act as liaison between parties:

CITY	CONSULTANT
Noel Steckelberg Project Manager	Preston Moon Project Manager

Noel Steckelberg shall be the Project Manager in charge of monitoring performance by the Consultant, and shall be responsible for review of all work products prepared by Consultant. Any change in designated representatives shall be promptly reported to the other party in order to insure proper coordination.

7. STANDARDS OF PERFORMANCE. Consultant shall comply with all applicable laws, ordinances, and codes of the Federal, State and local governments while performing the services described herein in a good, skillful, and professional manner.

8. OWNERSHIP OF DOCUMENTS: All reports, files, drawings, and other material prepared under this Agreement shall become the property of the City. Notwithstanding the forgoing, the work of the Consultant is intended for use only on the subject project. Any reuse of the documents on any other project shall be at Owner's sole risk.

9. PERSONNEL AND ASSIGNMENT: Consultant represents that it has all personnel required to perform the services under this agreement. Consultant's personnel shall not be employed by, nor have any direct contractual relationship with the City. All services required hereunder shall be performed by Consultant, its employees or personnel under direct contract with Consultant. The Consultant shall not assign the performance of the Agreement nor any part thereof without the prior written consent of the City.

10. AUTHORITY OF CONSULTANT: Consultant shall be an independent contractor and shall not incur or have the power to incur, any debt obligation, or liability whatever against the City, or bind the City in any manner. Consultant shall not disseminate any information or reports without the prior approval of the City in writing.

11. CONSULTANT'S ACCOUNTING RECORDS: Records of the Consultant's direct personnel, sub-consultants, and reimbursable and other expenses pertaining to the work and records of accounts between City and consultants shall be kept on a generally recognized standard accounting basis and shall be available to City or its authorized representatives at mutually convenient times.

12. TERMINATION: Either party may terminate this Agreement, with cause, upon thirty (30) days written notice to the other. In the event of such termination, Consultant shall be compensated for all services performed and expenses incurred to the date of termination. Such compensation shall be paid within thirty (30) days of termination. In no event shall the amount due exceed the amount set forth in Attachment "B". In the event of disagreement as to a portion of an amount claimed to be owed to the Consultant, the amount not in dispute shall be remitted promptly and the parties shall attempt to resolve their differences with respect to any remaining amounts.

13. NOTICE: Whenever it shall be necessary for either party to serve notice on the other respecting this Agreement, such notice shall be served by mail addressed to the City at: Ames City Hall, P.O. Box 811, 515 Clark Avenue, Ames, Iowa 50010, or to the Consultant at: 601 E. Locust Street, Suite 105, Des Moines, IA 50309, unless or until a different address may be furnished in writing by either party to the other, and such notice shall be deemed to have been served within seventy-two (72) hours after the same has been deposited in the United States Post Office, postage paid. This shall be valid and sufficient notice for all purposes.

14. CONFLICT OF INTEREST: Consultant represents and agrees the Consultant has not employed any person to solicit or procure this Agreement, and has not made, and will not make, any payment or any agreement for payment of any commission, percentage, brokerage, contingent fees, or other compensation in connection with the procurement of this Agreement.

15. INDEMNIFICATION: Neither party hereto shall be liable for any damages proximately resulting from the negligent or wrongful actions or omissions of the other party, employees, agents or contractors performing under this Agreement.

16. WORKER'S COMPENSATION: Consultant agrees to provide the necessary Worker's Compensation insurance at Consultant's own cost and expense for itself and any employees employed by Consultant. Consultant, and consulting agent and employees in the performance of this Agreement, shall act in an independent capacity and not as officers, employees, or agents of the City.

17. NON-DISCRIMINATION: During the performance of the Agreement, the Consultant shall not unlawfully discriminate against any employee or applicant for employment because of race, color, creed, religion, national origin, sex, sexual orientation, disability, gender identity, or age. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

18. ENTIRE AGREEMENT: This Agreement shall constitute the entire Agreement between the parties. This Agreement supersedes any and all prior negotiations, representation, or agreements, either written or oral. Any amendments to or

clarification necessary to this Agreement shall be in writing and acknowledged by all parties to the Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed effective the day and year first set forth above.

CITY OF AMES, IOWA	**CONSULTANT**
By: _____	By: Nichole Sungren Nichole Sungren, PE

PROJECT DESCRIPTION

The 2026/2027 Stormwater Capital Improvements Projects encompasses four (4) separate projects under the umbrella of the Stormwater Erosion Control Program, Low Point Drainage Improvements Program, and the Stormwater Detention/Retention Maintenance Program. These projects include the following projects:

1) Canterbury Court Waterway Erosion Control (2026/27 Stormwater Erosion Control Program)

- Stabilizing the waterway to protect nearby property, structures, and public infrastructure
- Repairing and preventing erosion at the outlet end of the culvert underneath Minnesota Ave.
- Stormwater modeling of the culvert underneath Minnesota Ave to evaluate if upgrading/ upsizing is necessary to the culvert
- Reduce waterway erosion within the main channel

2) Ioway Creek Erosion Control (2026/27 Stormwater Erosion Control Program)

- Stabilizing the channel to protect nearby property, structures, and public infrastructure
- Repairing and preventing erosion at the outlet of the channel.

3) 6th and Crystal Streets Low Point Drainage Improvements (2026/27 Low Point Drainage Improvements Program)

- 6th St
    - Stormwater modeling to analyze the capacity of the surrounding storm sewer pipes and intakes
    - Adding or replacing intakes to reduce gutter spread
    - Adding or upsizing storm sewer pipes to reduce localized flooding
- Crystal St
    - Stormwater modeling to analyze the capacity of the surrounding storm sewer pipes and intakes
    - Adding or replacing intakes to reduce gutter spread
    - Adding or upsizing storm sewer pipes to reduce localized flooding

4) Ada Hayden Wetland Stormwater Detention/Retention Maintenance (2026/27 Stormwater Detention/Retention Maintenance Program)

- Removing sediment to restore storage capacity

Project Information:

1. Project will follow City of Ames & SUDAS design standards
2. Project will be let locally by City of Ames

SCOPE OF SERVICES
MSA will provide services as set forth below.

1) Canterbury Court Waterway Erosion Control

A. PHASE 100 – SITE INVESTIGATION AND CONCEPTUAL DESIGN
   a. Task 101: Project Notification and Coordination
      i. In coordination with the City, MSA will draft letters of notification of the project to the following stakeholders:
         1. Right-of-way users
         2. Adjacent property owners
         3. Area Businesses within 400 feet
         4. CyRide
         5. Property Management Companies
         6. Designers/Contractors working on nearby projects
         7. Iowa State University
      ii. MSA assumes the City will mail the letters to stakeholders prior to MSA beginning survey and field investigation work and for public meetings.
   b. Task 102: Surveying and Field Inspection
      i. MSA will conduct a topographic survey to collect data on the length, height, and slope of locations suffering channel bank or bed instability along the Canterbury Court waterway.
         1. Cross-sectional data will be collected to facilitate the hydraulic modeling assessment of the project reach. For purposes of estimating survey costs, MSA estimates approximately 700 feet downstream of Minnesota Avenue will constitute the project reach.
         2. Approximately fifteen (15) cross-sections will be collected along the project reach, as well as two (2) cross-sections both upstream and downstream of Minnesota Avenue to properly model the culvert crossing hydraulics.
         3. Additional survey data will include sanitary sewer infrastructure, the OHWM as estimated by MSA, the roadway crossing at Minnesota Avenue, and other infrastructure if marked by Iowa One Call.
         4. Additionally, MSA will locate back property corners for the lots abutting the waterway corridor within the project area.
         5. Prior to conducting field survey activities on the project site, MSA will contact Iowa One Call to mark locations of underground utility facilities and coordinate with utility companies for relocations that may be necessary to facilitate construction.
         6. MSA's design engineer will conduct visual inspections of the project location. Waterway channel and bed geomorphology and Minnesota Avenue culvert conditions will be investigated.
      ii. It is assumed the City will provide relevant landowner and easement information necessary for project design and construction planning, and that must be noted on construction plans.
      iii. No property acquisition is anticipated in this scope of work; however, temporary construction easements may be necessary.
      iv. Winter survey conditions are anticipated due to the March bid-letting schedule.

v. Using site survey data and AutoCAD Civil 3D software, MSA will produce a base map of the project location showing existing conditions.
    1. The survey will utilize available control supplemented by control set on-site.
    2. It is assumed the City will provide AutoCAD Civil 3D templates.
    3. The base map will be supplemented with LiDAR data beyond the survey extents as necessary.

c. Task 103: Phasing Plan
    i. To minimize access disruptions during construction, MSA will create a phasing plan for the project area.
    ii. Because the project area is generally not exposed to significant public foot traffic, phasing considerations will focus on:
        1. Construction equipment access from public rights-of-way.
        2. Avoiding encroachment onto private property.
        3. Limiting the need for temporary easements whenever possible.

B. PHASE 110 – PRELIMINARY DESIGN
    a. Task 111: Preparation of 60% Preliminary Plans and Estimated Construction Costs
        i. MSA will construct a HEC-RAS model to conduct a hydrologic and hydraulic assessment of the existing Canterbury Court project reach, including the Minnesota Avenue culvert crossing.
        ii. The model will be used to:
            1. Determine flow velocities.
            2. Evaluate shear forces acting on channel beds and banks.
            3. Assess whether the Minnesota Avenue culvert meets the City's service level requirements.
        iii. Based on modeled hydraulic conditions, MSA will identify up to three (3) bank stabilization alternatives for failed or unstable banks.
            1. Certain standard stabilization methods may be eliminated based on field investigation findings.
            2. As a result, fewer than three alternatives may be feasible at some locations.
        iv. MSA will conduct an engineering feasibility study of viable alternatives.
        v. Selected treatments will be evaluated using HEC-RAS to confirm long-term bank and channel stability.
        vi. In collaboration with the City's project team, MSA will identify a preferred alternative that aligns with project goals and expectations.
        vii. Upon City concurrence, MSA will prepare:
            1. 60% preliminary plans.
            2. Preliminary construction cost estimates.
        viii. MSA will provide one electronic PDF copy of the 60% preliminary plans formatted for 11" x 17" printing.
            1. Plans will be developed using AutoCAD.
            2. Plans will include plan, profile, and section views.
            3. Refer to Task 402 regarding the preliminary design meeting.
    b. Task 112: Draft Specifications
        i. MSA will work collaboratively with the City to prepare draft specifications for the project manual.

ii. Specifications will reference:
    1. SUDAS Standard Specifications.
    2. City of Ames Supplemental Specifications.

c. Task 113: 95% Check Plans, Project Manual, and Estimated Construction Costs
    i. Upon receipt of City comments, assumed to be received within ten (10) business days of the 60% plan submittal, MSA will prepare 95% check plans incorporating City review comments.
    ii. A Stormwater Pollution Prevention Plan (SWPPP) will be prepared if project disturbance exceeds one (1) acre.
    iii. MSA will provide one electronic PDF copy of the 95% check plans formatted for 11" x 17" printing.
    iv. MSA will prepare a draft project manual including:
        1. Front-end documents.
        2. Bidding specifications.
        3. Technical specifications.
    v. Specifications will be updated to incorporate City comments.
    vi. The project manual will incorporate City standard front-end documents and specifications modified as necessary for the project.
    vii. MSA will prepare project-specific special provisions as necessary.
    viii. MSA will provide a single bookmarked PDF of the draft bidding documents and project manual.
    ix. The estimated construction costs will be updated to reflect the 95% design.

C. PHASE 120 – FINAL DESIGN
a. Task 121: Public Meeting Attendance
    i. MSA will attend up to one public informational meeting.
        1. The project manager will attend in person.
        2. Meeting duration is assumed not to exceed two (2) hours.
        3. The City may elect to have MSA prepare a recorded informational video in lieu of an in-person meeting.

b. Task 122: Preparation of Right-of-Entry Agreements
    i. MSA will prepare a right-of-entry agreement to allow access to the Iowa State University-owned parcel located west of Minnesota Avenue for survey and project activities.

c. Task 123: 100% Signed Construction Documents and Estimated Construction Costs
    i. Upon receipt of City comments on the 95% plans, assumed within ten (10) business days, MSA will prepare final 100% construction plans.
    ii. MSA will provide one electronic PDF copy of the signed 100% construction plans formatted for 11" x 17" printing.
    iii. MSA will prepare a final project manual including:
        1. Front-end documents.
        2. Technical specifications.
        3. Bidding requirements.
    iv. Draft specifications will be updated to incorporate City review comments.
    v. The project manual will incorporate City standard front-end documents and specifications, modified as necessary to meet project requirements.
    vi. MSA will finalize all special provisions.
    vii. MSA will provide a single bookmarked PDF containing:

1. Final bidding documents.
2. Final project manual.
3. Final construction plan sheets.

viii. One (1) iteration of final plan and manual review is assumed.
ix. Documents will be provided electronically in PDF format.
x. MSA assumes the City will provide project manual front-end templates and current supplemental specifications.
xi. The estimated construction cost will be updated to reflect the completed design.

d. Task 124: Preparation of Exhibits for Temporary Easement Agreements
   i. MSA, in collaboration with City staff, will identify temporary easement needs based on anticipated construction access routes and grading limits.
   ii. Eleven (11) private parcels are located within the Canterbury Court project area downstream of Minnesota Avenue.
   iii. If replacement of the Minnesota Avenue culvert is proposed, a twelfth parcel west of the roadway may be affected.
   iv. Based on a desktop review, not all parcels are anticipated to require access or construction disturbance.
   v. MSA will prepare up to eight (8) temporary easement exhibits.
   vi. Construction access routes may be preserved following project completion to support future maintenance activities.
e. Task 125: Pre-Construction Meeting
   i. MSA will attend one pre-construction meeting.
   ii. The project manager will attend in person.
   iii. The design engineer will attend virtually.
   iv. Meeting duration is assumed not to exceed one (1) hour.

D. PHASE 130 – ADDITIONAL SERVICES
   a. Task 131: Kick Off Meeting
      i. MSA may attend a project kickoff meeting with City staff.
      ii. Discussion topics may include:
         1. Project goals.
         2. Project scope.
         3. Project schedule.
         4. Critical design issues.
      iii. The project manager will attend in person.
      iv. One design engineer will attend virtually.
      v. Meeting duration is assumed not to exceed one (1) hour.
      vi. MSA will prepare a meeting agenda and summary for City review and concurrence.
   b. Task 132: 60% Preliminary Design Meeting
      i. MSA may attend a preliminary design meeting with City staff prior to completion of the 60% plans.
      ii. The project manager will attend in person.
      iii. One design engineer will attend virtually.
      iv. Meeting duration is assumed to be one (1) hour.
      v. MSA will prepare a meeting agenda and summary for City review and concurrence.

c. Task 133: Permitting
    i. It is anticipated that the following permits will be required:
        1. USACE Section 404 Nationwide Permit No. 13.
        2. Iowa DNR NPDES General Permit No. 2.
    ii. MSA may prepare permit applications for both agencies.
    iii. Bank stabilization improvements will be designed to preserve existing floodplain storage volumes and flood elevations.
    iv. MSA assumes:
        1. A no-rise certification will not be required.
        2. A FEMA Letter of Map Change (LOMC) will not be required.
        3. Stream mitigation credits will not be required.
    v. It is anticipated that stabilization treatments will provide a functional lift to the waterway.
    vi. If mitigation becomes necessary, MSA may provide additional services under a contract amendment to:
        1. Calculate pre-project and post-project functional values.
        2. Determine mitigation requirements.
        3. Prepare mitigation documentation.
        4. Coordinate mitigation activities between the Iowa DNR and USACE.

2) Ioway Creek Erosion Control

A. PHASE 200 – SITE INVESTIGATION AND CONCEPTUAL DESIGN
    a. Task 201: Project Notification and Coordination
        i. In coordination with the City, MSA will draft letters of notification of the project to the following stakeholders:
            1. Right-of-way users
            2. Adjacent property owners
            3. Area Businesses within 400 feet
            4. CyRide
            5. Property Management Companies
            6. Designers/Contractors working on nearby projects
            7. Iowa State University
        ii. MSA assumes the City will mail the letters to stakeholders prior to MSA beginning survey and field investigation work and for public meetings.
    b. Task 202: Surveying and Field Inspection
        i. The repairs at the Ioway Creek project area are not anticipated to require hydrologic and hydraulic modeling using HEC-RAS software. Therefore, topographic survey work will be limited to areas above the water surface along the north bank of the creek and the three waterways or ditches discharging to the project area.
            1. Stange Road east right-of-way ditch
            2. Unnamed waterway in the west right-of-way
            3. Golf course ditch
        ii. The two sanitary sewer manholes within and just west of the project area will be dipped to confirm sewer pipe invert elevations.
        iii. MSA will notify Iowa State University (ISU), as the landowner, prior to conducting survey work within the project area.

iv. It is assumed the City will provide ISU contact information.
v. Prior to conducting field survey activities, MSA will contact Iowa One Call to mark locations of underground utility facilities and coordinate with utility companies for relocations that may be necessary to facilitate construction.
vi. MSA's design engineer will conduct visual inspections of the project location in conjunction with the wetland delineation field visit.
    1. Assess ditch and bank conditions.
    2. Evaluate soil conditions.
    3. Evaluate vegetation.
    4. Document hydraulic features.
    5. Note canopy coverage.
    6. Identify, field-mark, and map mature trees that may impact access or construction activities.
vii. It is assumed the City will provide relevant landowner and easement information necessary for project design and construction planning.
viii. No property acquisition is anticipated; however, temporary construction easements may be necessary.
ix. MSA will prepare a Civil 3D base map using survey data and available control supplemented with site control.
x. It is assumed the City will provide AutoCAD Civil 3D templates.
xi. LiDAR data will supplement surveyed areas as necessary.

c. Task 203: Wetland Delineation and Natural Resource Inventory
    i. The US Fish and Wildlife National Wetland Inventory indicates riverine wetlands may be present within the project area.
    ii. MSA will conduct field investigations to determine jurisdictional wetland boundaries and estimate potential impacts associated with the proposed improvements.
    iii. Wetland delineations will be completed in accordance with:
        1. 1987 USACE Wetland Delineation Manual
        2. 2010 Midwest Regional Supplement
    iv. MSA will prepare a wetland delineation report for inclusion with DNR and USACE permit applications.
    v. MSA will make its best effort to complete field work during the current growing season; however, the timing of project award may impact completion.
    vi. Delineation efforts will include anticipated construction access routes.
    vii. Access routes will be coordinated with City staff prior to completing fieldwork.
    viii. Additional delineation areas or route revisions may require additional fees.
    ix. Should wetland mitigation be required, MSA may provide mitigation support services under a separate authorization.
d. Task 204: Phasing Plan
    i. MSA will develop a phasing plan intended to minimize access disruptions during construction.
    ii. The phasing plan will focus on:
        1. Construction equipment access from public rights-of-way.
        2. Minimizing encroachment onto private property.
        3. Avoiding temporary easements whenever possible.

B. PHASE 210 – PRELIMINARY DESIGN
    a. Task 211: Preparation of 60% Preliminary Plans and Estimated Construction Costs
        i. MSA will identify up to two (2) stabilization alternatives for the three ditches or waterways along the Ioway Creek north bank.
        ii. HydroCAD will be used to model flow rates for various storm events.
        iii. City-specified design storm events will be used to determine stabilization requirements.
        iv. Proposed alternatives will be presented to:
            1. City staff
            2. Iowa State University staff
        v. MSA and the City will collaboratively identify a preferred alternative.
        vi. Upon City concurrence, MSA will prepare:
            1. 60% preliminary plans
            2. Preliminary construction cost estimate
        vii. Preliminary plans will:
            1. Be prepared using AutoCAD.
            2. Include plan and profile sheets.
            3. Include section views.
            4. Be provided electronically in PDF format.
    b. Task 212: Draft Specifications
        i. MSA will prepare draft project specifications.
        ii. SUDAS Standard Specifications and City of Ames supplemental specifications will be referenced.
    c. Task 213: 95% Check Plans, Project Manual, and Estimated Construction Costs
        i. MSA will revise the 60% plans and prepare 95% check plans incorporating City review comments.
        ii. MSA assumes City comments will be provided within ten (10) business days.
        iii. MSA assumes the project disturbance limits will remain under one (1) acre; therefore, a SWPPP will not be prepared.
        iv. MSA will prepare a draft project manual including:
            1. Front-end documents.
            2. Bidding documents.
            3. Technical specifications.
            4. Special provisions as necessary.
        v. The project manual will incorporate City standard front-end documents and specifications.
        vi. MSA will provide:
            1. Electronic PDF copy of 95% plans.
            2. Bookmarked PDF of draft bidding documents.
            3. Updated construction cost estimate.

C. PHASE 220 – FINAL DESIGN
    a. Task 221: Public Meeting Attendance
        i. MSA will attend up to one public informational meeting.
        ii. As an alternative, MSA may prepare a recorded informational video.
    b. Task 222: Staging and Restoration Meetings
        i. MSA will attend up to three (3) meetings with:
            1. Iowa State University representatives.

2. City staff.
3. Other stakeholders.

ii. Meetings will focus on:
1. Construction staging.
2. Site restoration.
3. Access planning.

iii. MSA will prepare meeting agendas and meeting summaries.

c. Task 223: Preparation of Right-of-Entry Agreements
i. MSA will prepare right-of-entry agreements to facilitate access across Iowa State University-owned parcels adjacent to Stange Road.

d. Task 224: 100% Signed Construction Documents and Estimated Construction Costs
i. MSA will prepare final construction plans incorporating City review comments.
ii. MSA will provide electronically one PDF copy of the signed 100% plans.
iii. MSA will finalize the project manual, specifications, and special provisions.
iv. MSA will provide a bookmarked PDF containing:
1. Final bidding documents.
2. Final project manual.
3. Final plan sheets.

v. One iteration of final design review is assumed.
vi. MSA assumes the City will provide standard front-end project manual documents and supplemental specifications.
vii. MSA will update the estimated construction costs to reflect the completed design.

e. Task 225: Preparation of Exhibits for Temporary Easement Agreements
i. MSA will evaluate anticipated access routes and grading limits to determine temporary easement requirements.
ii. MSA will prepare up to two (2) temporary easement exhibits.

f. Task 226: Pre-Construction Meeting
i. MSA will attend one pre-construction meeting.

D. PHASE 230 – ADDITIONAL SERVICES
a. Task 231: Kickoff Meeting
i. MSA may attend a project kickoff meeting with City staff.
ii. The meeting will discuss project goals, scope, schedule, and critical design considerations.
iii. MSA will prepare an agenda and meeting summary.

b. Task 232: 60% Preliminary Design Meeting
i. MSA may attend a preliminary design meeting with City staff prior to completion of the 60% plans.
ii. MSA will prepare an agenda and meeting summary.

c. Task 233: Permitting
i. MSA may prepare a USACE Nationwide Permit No. 13 application.
ii. MSA assumes:
1. No-rise certification will not be required.
2. FEMA Letter of Map Change (LOMC) will not be required.
3. Stream mitigation credits will not be required.

iii. If mitigation is required, MSA may provide additional services under a contract amendment to evaluate impacts, determine mitigation requirements, prepare documentation, and coordinate with DNR and USACE.

3) 6th and Crystal Streets Low Point Drainage Improvements

A. PHASE 300 – SITE INVESTIGATION AND CONCEPTUAL DESIGN

a. Task 301: Project Notification and Coordination

i. In coordination with the City, MSA will draft letters of notification of the project to the following stakeholders:

1. Right-of-way users
2. Adjacent property owners
3. Area Businesses within 400 feet
4. CyRide
5. Property Management Companies
6. Designers/Contractors working on nearby projects
7. Iowa State University

ii. MSA assumes the City will mail the letter to stakeholders prior to MSA beginning survey and field investigation work and for public meetings.

b. Task 302: Surveying and Field Inspection

i. Standard roadway topographic surveys will be conducted for the 6th Street and Crystal Street project limits.
ii. Roadway cross sections will be conducted at 25-foot intervals.
iii. Utilities within the street rights-of-way will be surveyed.
iv. Sanitary sewer manholes, storm sewer manholes, and intakes will be dipped to confirm pipe invert elevations.
v. Front property corners will not be located as part of this work.
vi. City or County GIS parcel lines will be used for construction plans.
vii. Prior to conducting field survey activities, MSA will contact Iowa One Call to mark locations of underground utility facilities and coordinate with utility companies for relocations that may be necessary to facilitate construction.
viii. Visual inspections of the existing 6th Street and Crystal Street inlets will be conducted.
ix. Canopy coverage will be documented.
x. Mature trees that may impact site access or construction activities will be identified, field marked, and mapped as necessary.
xi. It is assumed the City will provide relevant landowner and easement information necessary for project design and construction planning.
xii. No property acquisition is anticipated under this scope of work.
xiii. Winter survey conditions are anticipated due to the March bid-letting schedule.
xiv. Using survey data and AutoCAD Civil 3D software, MSA will prepare a base map for each project area showing existing conditions.
xv. Survey control will utilize available control supplemented by on-site control.
xvi. The City is assumed to provide AutoCAD Civil 3D templates.
xvii. LiDAR data will supplement areas beyond the survey limits as necessary.

c. Task 303: Phasing Plan

i. The 6th Street and Crystal Street low point drainage improvement projects are located along busy residential streets with Duff Avenue forming the western boundary of both project areas.
ii. Resident access will need to be maintained throughout construction.
iii. MSA will develop a phasing plan for each of the two project sites to minimize access disruptions during construction.

d. Task 304: Design of Storm Sewer Structures
   i. MSA will utilize the City's existing InfoWorks ICM storm sewer model as the basis for project analysis.
   ii. MSA assumes the model will be provided by the City.
   iii. Existing-condition models will be developed for both the 6th Street and Crystal Street project areas.
   iv. Survey data will be used to verify 1D storm sewer components.
   v. The 2D mesh will be updated using surveyed topographic information.
   vi. Existing-condition models will be used to identify current flooding concerns.
   vii. Proposed-condition models will be developed for each site to evaluate potential storm sewer improvements.
   viii. Intakes, manholes, and storm sewer pipes will be sized and laid out based on model results and incorporated into construction plans.

B. PHASE 310 – PRELIMINARY DESIGN
   a. Task 311: Preparation of 60% Preliminary Plans and Estimated Construction Costs
      i. Improvements for both 6th Street and Crystal Street will be identified through hydraulic modeling, engineering analysis, and assessment.
      ii. Up to two (2) system-wide alternatives will be presented for each street.
      iii. Alternatives will be illustrated using model output maps.
      iv. Markups will identify potential storm sewer improvements.
      v. In collaboration with the City's project team, MSA will identify a preferred alternative for each project area.
      vi. Upon City concurrence, MSA will prepare:
         1. 60% preliminary plans for each street.
         2. Preliminary construction cost estimates for each street.
      vii. Preliminary plans will:
         1. Be developed using AutoCAD.
         2. Include plan and profile sheets.
         3. Include section views.
         4. Be delivered electronically in PDF format suitable for 11" x 17" printing.
         5. Refer to Task 402 for the optional preliminary design meeting.
   b. Task 312: Draft Specifications
      i. MSA will prepare draft specifications for a single project manual covering both project sites.
      ii. Specifications will reference:
         1. SUDAS Standard Specifications.
         2. City of Ames Supplemental Specifications.
         3. Specifications will include ADA-compliant pedestrian ramps where required.
   c. Task 313: 95% Check Plans, Project Manual, and Estimated Construction Costs

i. Upon receiving City comments on the 60% plans, MSA will prepare revised 95% check plans for each street.
ii. City review comments are assumed to be received within ten (10) business days of submittal.
iii. MSA will prepare a Stormwater Pollution Prevention Plan (SWPPP) for each site if project disturbance exceeds one (1) acre.
iv. MSA will provide electronic PDF copies of the 95% check plans for each project.
v. MSA will prepare a draft project manual including:
    1. Front-end documents.
    2. Bidding requirements.
    3. Technical specifications.
    4. Specifications will be updated to incorporate City review comments.
    5. The project manual will incorporate City standard front-end documents, specifications, and standard details as appropriate.
    6. MSA will prepare special provisions as deemed necessary.
    7. MSA will provide a single bookmarked PDF containing the draft bidding documents and project manual.
    8. The estimated construction costs for each street site will be updated to reflect the 95% design.

C. PHASE 320 – FINAL DESIGN
    a. Task 321: Public Meeting Attendance
        i. MSA will attend up to one public informational meeting.
        ii. The project manager will attend in person.
        iii. Meeting duration is assumed not to exceed two (2) hours.
        iv. As an alternative, MSA may prepare a recorded informational video in lieu of attending a meeting.
    b. Task 322: 100% Signed Construction Documents and Estimated Construction Costs
        i. Upon receipt of City comments on the 95% plans, MSA will prepare final construction documents.
        ii. City review comments are assumed to be received within ten (10) business days.
        iii. MSA will provide one electronic PDF copy of the signed 100% construction plans.
        iv. MSA will prepare a final project manual including:
            1. Front-end documents.
            2. Technical specifications.
            3. Bidding requirements.
            4. Final special provisions.
            5. The project manual will incorporate City standard front-end documents and supplemental specifications.
            6. MSA will provide a bookmarked PDF containing:
                a. Final bidding documents.
                b. Final project manual.
                c. Final plan sheets.
            7. One iteration of final design review is assumed.
            8. The City is assumed to provide current front-end templates and supplemental specifications.

9. The estimated construction costs will be updated to reflect the 100% construction plans.

c. Task 323: Pre-Construction Meeting
   i. MSA will attend one pre-construction meeting.
   ii. The project manager will attend in person.
   iii. The design engineer will attend virtually.
   iv. Meeting duration is assumed not to exceed one (1) hour.

D. PHASE 330 – ADDITIONAL SERVICES
   a. Task 331: Kick Off Meeting
      i. MSA may attend a project kickoff meeting with City staff.
      ii. Meeting topics may include:
         1. Project goals.
         2. Project scope.
         3. Critical design considerations.
         4. Project schedule and coordination.
         5. The project manager will attend in person.
         6. One design engineer will attend virtually.
         7. Meeting duration is assumed not to exceed one (1) hour.
         8. MSA will prepare an agenda and meeting summary for City review.
   b. Task 332: 60% Preliminary Design Meeting
      i. MSA may attend a preliminary design meeting with City staff to facilitate selection of preferred alternatives.
      ii. The project manager will attend in person.
      iii. One design engineer will attend virtually.
      iv. Meeting duration is assumed to be one (1) hour.
      v. MSA will prepare an agenda and meeting summary for City review.
   c. Task 333: Permitting
      i. It is anticipated that Iowa DNR NPDES General Permit No. 2 coverage will be required for each project site.
      ii. MSA may prepare up to two (2) Iowa DNR NPDES General Permit No. 2 applications, one for each street project area.

4) Ada Hayden Wetland Stormwater Detention/Retention Maintenance

A. PHASE 400 – SITE INVESTIGATION AND CONCEPTUAL DESIGN
   a. Task 401: Project Notification and Coordination
      i. In coordination with the City, MSA will draft letters of notification of the project to the following stakeholders:
         1. Right-of-way users
         2. Adjacent property owners
         3. Area Businesses within 400 feet
         4. CyRide
         5. Property Management Companies
         6. Designers/Contractors working on nearby projects
         7. Iowa State University
      ii. MSA assumes the City will mail the letters to stakeholders prior to MSA beginning survey and field investigation work and for public meetings.

b. Task 402: Surveying and Field Inspection
    i. MSA will conduct a bathymetric survey of the three constructed wetland cells (SP-42-1, SP-43-1A, & SP-43-1B) in Ada Hayden Heritage Park.
    ii. Pond bottom survey points will be collected along cross sections spaced approximately 20 feet apart within each wetland.
    iii. MSA estimates approximately 100 survey locations will be collected:
        1. 50 locations in SP-42-1.
        2. 15 locations in SP-43-1A.
        3. 35 locations in SP-43-1B.
    iv. Survey points will be collected at the top of sediment to represent wetland-bottom elevations at the time of survey.
    v. Additional survey work will include:
        1. Survey of water edges.
        2. Topographic survey extending approximately 20 feet beyond the water's edge.
    vi. Survey data will be used to develop a surface model of each wetland bottom to support design and cost estimating efforts.
    vii. It is anticipated the wetlands will not be drawn down for the survey effort.
    viii. Prior to conducting field survey activities, MSA will contact Iowa One Call to locate underground utilities and coordinate utility relocation needs as necessary.
    ix. MSA's design engineer will conduct a visual site inspection in conjunction with wetland delineation activities.
        1. Canopy coverage will be documented.
        2. Mature trees potentially affecting site access or construction activities will be identified, field marked, and mapped as necessary.
        3. Wetlands within the project area will be further evaluated under Task 103.
    x. It is assumed the City will provide relevant landowner and easement information required for design and construction planning.
    xi. No property acquisition is anticipated; however, temporary construction easements may be required.
    xii. Winter survey conditions are anticipated due to the proposed March bid-letting schedule.
    xiii. Using survey data and AutoCAD Civil 3D software, MSA will prepare a base map showing existing conditions.
        1. Available survey control will be utilized and supplemented by additional on-site control.
        2. The City is assumed to provide AutoCAD Civil 3D templates.
        3. LiDAR data will supplement surveyed areas as necessary.
c. Task 403: Wetland Delineation and Natural Resource Inventory
    i. The U.S. Fish and Wildlife National Wetland Inventory identifies wetlands within Ada Hayden Heritage Park.
    ii. MSA anticipates wetlands may be present within the project area.
    iii. MSA's design engineer will conduct field investigations to determine jurisdictional wetland boundaries and estimate potential project impacts.

iv. Wetland delineations must be completed during the growing season when vegetation remains identifiable and ground conditions are not frozen.
v. MSA will make its best effort to complete delineation work during the current growing season; however, project award timing may limit this ability.
vi. Delineation activities will include anticipated construction access routes.
    1. Two access routes from the Harrison Road parking lot to Cells SP-43-1A and SP-43-1B.
    2. One access route from the Fletcher Boulevard trail to Cell SP-42-1.
vii. Access routes will be confirmed with City staff prior to fieldwork.
viii. Additional delineation areas or changes to access routes may require additional fees.
ix. Wetland delineations will be conducted in accordance with:
    1. 1987 U.S. Army Corps of Engineers Wetland Delineation Manual.
    2. 2010 Midwest Regional Supplement to the Corps of Engineers Wetland Delineation Manual.
x. MSA will prepare a wetland delineation report for inclusion with DNR and USACE permit applications.
xi. If wetland mitigation is required, MSA may provide additional mitigation coordination and documentation services under a separate authorization.

d. Task 404: Phasing Plan
    i. MSA will develop a phasing plan to minimize access disruptions during construction.
    ii. The phasing plan will:
        1. Maintain public access to park trails from the Harrison Road parking lot.
        2. Maintain access to the Stoney Brook Homeowners Association trail to the greatest extent possible.
    iii. Construction truck access for removal of excavated sediment is anticipated to be the primary access challenge.
    iv. It is anticipated that each wetland cell will be drawn down separately to expose bottom sediments prior to mechanical excavation.

B. PHASE 410 – PRELIMINARY DESIGN
    a. Task 411: Preparation of 60% Preliminary Plans and Estimated Construction Costs
        i. The Ada Hayden wetland dredging project is not anticipated to require evaluation of multiple alternatives.
        ii. Dredging is anticipated to occur through mechanical excavation following wetland drawdown, similar to the dredging completed at Wetland CP-22-1 in 2022.
        iii. MSA will present bathymetric survey findings to the City and review proposed dredging extents.
        iv. In collaboration with the City, MSA will identify a preferred project alternative.
        v. Upon City concurrence, MSA will prepare:
            1. 60% preliminary plans.
            2. Preliminary construction cost estimate.
        vi. Preliminary plans will:
            1. Be developed using AutoCAD.
            2. Include plans, profiles, and section views.
            3. Be provided electronically in PDF format suitable for 11" x 17" printing.

vii. Refer to Task 402 for information regarding the optional preliminary design meeting.

b. Task 412: Draft Specifications
   i. MSA will work collaboratively with the City to prepare draft specifications for the project manual.
   ii. Specifications will reference:
      1. SUDAS Standard Specifications.
      2. City of Ames Supplemental Specifications.

c. Task 413: 95% Check Plans, Project Manual, and Estimated Construction Costs
   i. Upon receipt of City review comments, MSA will prepare revised 95% plans.
   ii. City review comments are assumed to be received within ten (10) business days following submission of the 60% plans.
   iii. A Stormwater Pollution Prevention Plan (SWPPP) will be prepared if project disturbance exceeds one (1) acre.
   iv. MSA will provide one electronic PDF copy of the 95% check plans for City review.
   v. MSA will prepare a draft project manual including:
      1. Front-end documents.
      2. Bidding requirements.
      3. Technical specifications.
      4. Specifications will be updated to incorporate City comments.
      5. The project manual will incorporate City standard front-end documents and specifications, modified as necessary for project-specific requirements.
      6. MSA will prepare special provisions as required.
   vi. MSA will provide a single bookmarked PDF containing draft bidding documents and the project manual.
   vii. The construction cost estimate will be updated to reflect the 95% design..

C. PHASE 420 – FINAL DESIGN

a. Task 421: Public Meeting Attendance
   i. MSA will attend up to one public informational meeting.
   ii. The project manager will attend in person.
   iii. Meeting duration is assumed not to exceed two (2) hours.
   iv. The City may elect to have MSA prepare a recorded informational video in lieu of an in-person meeting.

b. Task 422: 100% Signed Construction Documents and Estimated Construction Costs
   i. Upon receipt of City comments on the 95% plans, MSA will prepare 100% construction documents.
   ii. City review comments are assumed to be received within ten (10) business days.
   iii. MSA will provide one electronic PDF copy of the signed 100% plans.
   iv. MSA will prepare a final project manual including:
      1. Front-end documents.
      2. Technical specifications.
      3. Bidding requirements.
      4. Final special provisions.
   v. MSA will provide a single bookmarked PDF containing:
      1. Final bidding documents.

2. Final project manual.
3. Final plan sheets.

vi. One iteration of final design review is assumed.
vii. The City is assumed to provide current front-end templates and supplemental specifications.
viii. The construction cost estimate will be updated to reflect the completed design.

c. Task 423: Preparation of Exhibits for Temporary Easement Agreements
iii. MSA, in collaboration with City staff, will evaluate temporary easement needs based on construction access routes and grading requirements.

D. PHASE 430 – ADDITIONAL SERVICES

d. Task 431: Kick Off Meeting
i. MSA may attend a project kickoff meeting with City staff.
ii. Meeting topics may include:
1. Project goals.
2. Project scope.
3. Critical design considerations.
4. Project schedule and coordination.
5. The project manager will attend in person.
6. One design engineer will attend virtually.
7. Meeting duration is assumed not to exceed one (1) hour.
8. MSA will prepare an agenda and meeting summary for City review.

e. Task 432: 60% Preliminary Design Meeting
i. MSA may attend a preliminary design meeting with City staff to facilitate selection of preferred alternatives.
ii. The project manager will attend in person.
iii. One design engineer will attend virtually.
iv. Meeting duration is assumed to be one (1) hour.
v. MSA will prepare an agenda and meeting summary for City review.

f. Task 433: Permitting
i. It is anticipated that Iowa DNR NPDES General Permit No. 2 coverage will be required.
ii. MSA may prepare an Iowa DNR NPDES General Permit No. 2 application.

DELIVERABLES

MSA will provide the following deliverables:

1. AutoCAD Base map of the five sites of the four project locations showing existing conditions in electronic format (dwg).
2. Wetland delineation report for Ioway Creek and Ada Hayden projects in electronic format (pdf).
3. 60% preliminary plans and engineer's opinion of probable construction costs in electronic format (pdf) for each of the four projects.
4. 95% check plans and engineer's opinion of probable construction costs in electronic format (pdf) for each of the four projects.
5. Final construction plans with project manual and final engineer's opinion of probable construction costs in electronic format (pdf) for each of the four projects.

ADDITIONAL SERVICES

Services that are not included in the above Scope of Services can be provided under separate contract or by amending the scope and fee listed in this Agreement. Examples of additional services that may be needed or desired for completion of the project include:

1. Assistance with acquisition/negotiation of real estate and/or temporary or permanent easements.
    a. Temporary easement exhibits will be provided to City for use. Assumed up to ten (10) temporary easements exhibits necessary.
2. Easement staking
3. Survey mapping and monumentation.
    a. Monument preservation or replacement will be added as a bid item for contractor
4. Utility system modeling
5. Funding applications and administration
6. Additional meetings not specifically listed in the scope.
7. Accommodations for environmental hazards, endangered species, or historical or cultural issues at or near the project site
8. Permit assistance related to surface waters and wetlands
9. Services related to permitting not included in scope of services
10. Variance requests (if required for permit applications included in the scope)
11. Updates to Owner's electronic Geographic Information System to reflect changes from project
12. Construction Administration & Observation services except for those listed in the scope
13. Any subsurface investigations that may be required.
14. Historical/Archeological clearances
15. Geotechnical investigation study & report, and associated recommendations
16. Wetland delineation services

OWNER'S RESPONSIBILITIES

- Owner is responsible for accuracy and completeness of the information provided to MSA.
- Owner will provide MSA with full information as to Owner's requirements for the project.
- Owner will provide MSA with GIS information of existing utilities within the project limits.
- Televising sanitary and storm sewer systems.
- Mailing notification letters to property owners prior to the consultant beginning survey work and for public meetings.
- Providing project manual front end template documents and current City of Ames supplemental specifications to contractor
- Pre-Construction meeting notice, agenda, and minutes.
- Construction administration.
- Construction observation services.
- City will provide AutoCAD Civil 3D templates if necessary.
- City will provide relevant landowner and easement information necessary for project design and construction planning, and that must be noted on construction plans.
- Filing a FEMA Letter of Map Change (LOMC) will not be required.
- City will complete all federal, state and tribal historical review processes, state environmental review (EAW) if determined to be necessary, and acquisition of access agreements
- City will pay application fees for and submit all permit applications
- Bank stabilization treatments will result in a functional lift to the Canterbury Court waterway and Ioway Creek along the project reaches and therefore no stream mitigation will be required.

- City will provide one (1) written set of comments on the 60% preliminary plans within ten (10) business days of receiving the plans.
- City will provide one (1) written set of comments on the 95% check plans within ten (10) business days of receiving the plans.
- Owner will pay MSA as follows:

EXHIBIT 2: FEE SUMMARY

The Owner will compensate MSA for the Scope of Services listed above as follows. Payment for these services will be on a lump sum basis.

2026/27 Stormwater Erosion Control Program - Canterbury Ct Waterway

Phase 100: Investigation and Conceptual Design	$8,999.50
Phase 110: Preliminary Design	$21,720.00
Phase 120: Final Design	$12,433.00
BASE FEE TOTAL	**$43,152.50**
Phase 130: Additional	$3,766.50
BASE FEE AND ADDITIONAL FEE TOTAL	**$46,919.00**

2026/27 Stormwater Erosion Control Program - Ioway Creek @ Stange Rd

Phase 200: Investigation and Conceptual Design	$10,576.00
Phase 210: Preliminary Design	$12,170.00
Phase 220: Final Design	$8,629.50
BASE FEE TOTAL	**$31,375.50**
Phase 230: Additional	$2,662.50
BASE FEE AND ADDITIONAL FEE TOTAL	**$34,038.00**

2026/27 Low Point Drainage Improvements Program - 6th & Crystal Streets

Phase 300: Investigation and Conceptual Design	$24,282.50
Phase 310: Preliminary Design	$26,766.00
Phase 320: Final Design	$4,866.25
BASE FEE TOTAL	**$55,914.75**
Phase 330: Additional	$3,346.25
BASE FEE AND ADDITIONAL FEE TOTAL	**$59,261.00**

2026/27 Stormwater Detention/Retention Maintenance Program -Ada Hayden Wetlands

Phase 400: Investigation and Conceptual Design	$9,886.00
Phase 410: Preliminary Design	$8,770.00
Phase 420: Final Design	$4,508.00
BASE FEE TOTAL	**$23,164.00**
Phase 430: Additional	$2,662.50
BASE FEE AND ADDITIONAL FEE TOTAL	**$25,826.50**



Figure 1: Canterbury Waterway Location Map



Figure 2: Ioway Creek Location Map

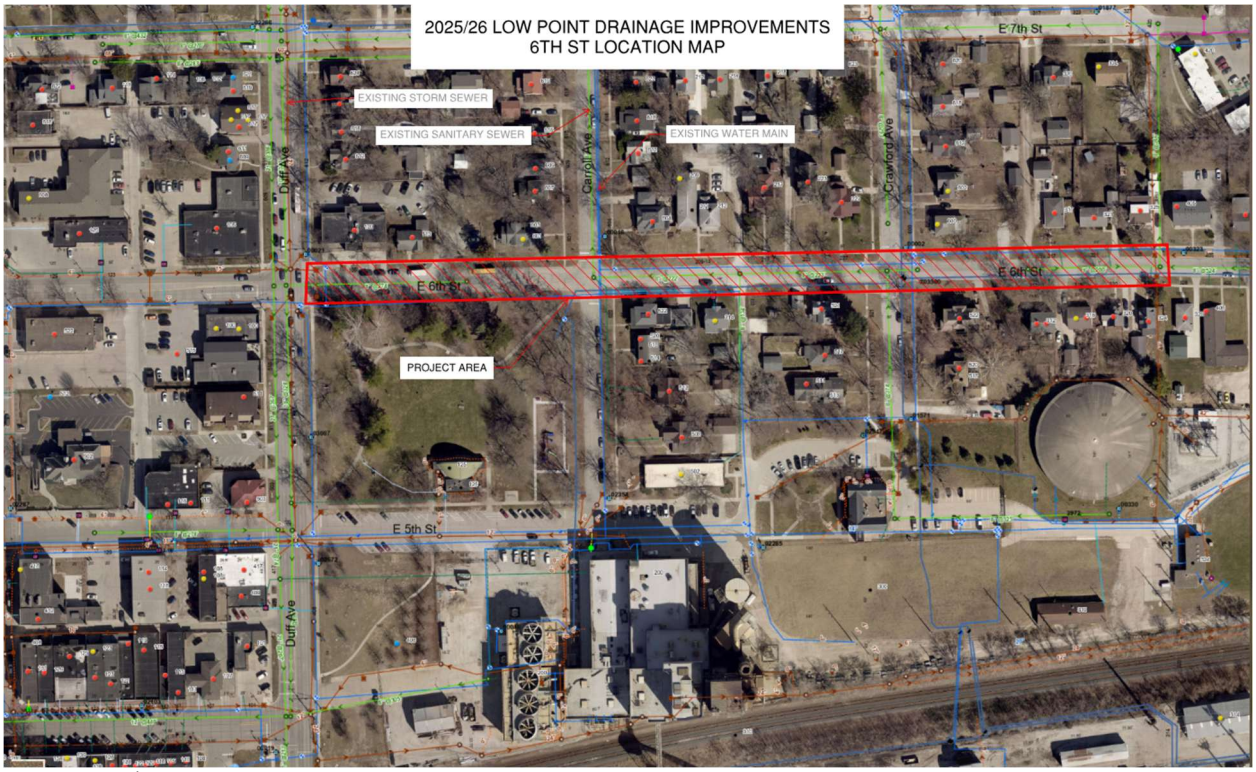


Figure 3: 6th St Location Map



Figure 4: Crystal St Location Map



Figure 5: Ada Hayden Location Map

2026/27 STOMRWATER EROSION CONTROL CANTERBURY WATERWAY LOCATION MAP

PROJECT AREA

EXISTING WATER MAIN

EXISTING STORM SEWER

EXISTING SANITARY SEWER

Minnesota Ave

Canterbury Ct

Amherst Dr

2026/27 STORMWATER EROSION CONTROL
IOWAY CREEK LOCATION MAP



2025/26 LOW POINT DRAINAGE IMPROVEMENTS
6TH ST LOCATION MAP

EXISTING STORM SEWER

EXISTING SANITARY SEWER

EXISTING WATER MAIN

PROJECT AREA

E 7th St

E 6th St

E 5th St

Duff Ave

Carroll Ave

Crawford Ave

2025/26 LOW POINT DRAINAGE IMPROVEMENTS
CRYSTAL ST LOCATION MAP

EXISTING PRIVATE STORM SEWER

Crystal St

W Crystal St

Crystal St

PROJECT AREA

EXISTING WATER MAIN

EXISTING STORM SEWER

EXISTING SANITARY SEWER

Opal Cir

2026/27 STORMWATER DETENTION/RETENTION MAINTENANCE
ADA HAYDEN LOCATION MAP

PROJECT ALTERNATE LOCATION

PROJECT BASE LOCATION

ITEM #:	**13**
DATE:	**11-10-26**
DEPT:	**P&H**

COUNCIL ACTION FORM

SUBJECT: URBAN RENEWAL JOINT AGREEMENT WITH STORY COUNTY BOARD OF SUPERVISORS

BACKGROUND:

At the July 28, 2026, City Council meeting, the City Council authorized staff to submit an application for funding through Story County's Urban Renewal Area Program (URAP), which will provide the City with funds to accelerate implementation of its 2026-27 HOME New Construction Single-Family Affordable Housing Program in the Baker Subdivision.

The requested funds would be eligible to count as local match dollars, as required by the HOME Program, and would allow the City to continue addressing its Affordable Housing goals in completing the Baker Subdivision. **A Joint Agreement is required by Story County to comply with Urban Renewal law for consent of the County to provide funding for activities with the City of Ames.**

The program, entitled LAUNCH Homeownership Project Initiative, is designed to construct three single-family homes on six remaining affordable housing lots in Baker Subdivision. The proposed project budget is approximately $1,125,735, of which $895,735 would be from the City HOME funds and $230,000 from County URAP funding. This URAP funding would count toward the 25% match requirement under the HOME program. On October 16, 2026, the City was notified that it had been awarded the $230,000. Staff will proceed with having the Mayor sign the required contract documents.

The City was notified that, in addition to the City's request, a new project that will be added to the URA Plan is the **"Manufactured Housing Repair Program."** This program would fund weatherization-related repairs to manufactured homes, assisting with repair or replacement of windows, doors, and skirting for eligible homeowners. **The Story County Housing Trust will manage the program entirely, with no city staff time or program administration required.**

Because Ames contains manufactured homes that may qualify for this program, the County requests that the City enter into a joint agreement regarding the exercise of urban renewal powers. This would enable the inclusion of these properties within Ames in the County's Urban Renewal Area.

For the City Council's review and approval, the draft "Urban Renewal Joint Agreement," is attached. **This joint agreement also incorporates the properties for which the City applied through the LMI Housing Support Program for the above LAUNCH Homeownership Initiative Project.**

ALTERNATIVES:

1. Approve the Urban Renewal Joint Agreement (URJA) to implement a Manufactured Housing Repair Program for owners residing within the City limits of Ames that will be solely administered by the Story County Housing Trust Fund. This joint agreement also includes funding for the City's HOME LAUNCH Homeownership Project Initiative.

2. Approve the Urban Renewal Joint Agreement (URJA) with modifications.

3. Do not approve the Urban Renewal Joint Agreement (URJA).

CITY MANAGER'S RECOMMENDED ACTION:

The opportunity to receive funding that meets the local match requirements of the City's HOME program not only advances the City Council's goals of increasing affordable housing. It also marks another milestone toward completing the Baker Subdivision. The additional mobile home repair program will be administered solely by the Story County Housing Trust and may be beneficial to residents of Ames. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):
Ames - UR Joint Agreement.pdf

URBAN RENEWAL JOINT AGREEMENT

WHEREAS, pursuant to Chapter 403 of the Code of Iowa, counties have certain urban renewal powers; and

WHEREAS, pursuant to Section 403.17(4) of the Code of Iowa, a county may exercise urban renewal powers with respect to property located within the corporate limits of, or within two miles of, a city only if the county and the city have entered into a joint agreement regarding the exercise of such powers; and

WHEREAS, the Board of Supervisors of Story County, Iowa (the "County"), intends to amend the urban renewal plan for the Story County Urban Renewal Area (the "Urban Renewal Area") to add the real property legally described on Exhibit A attached hereto (the "Property") to the Urban Renewal Area; and

WHEREAS, a portion of the Property is located within the incorporated limits of the City of Ames, Iowa (the "City"); and

WHEREAS, the County has requested that the City enter into this Joint Agreement to enable the County to exercise its urban renewal powers with respect to the Property and to undertake the Project;

NOW, THEREFORE, it is agreed by the County and the City as follows:

Section 1. The County may include the Property in the Urban Renewal Area and exercise its urban renewal powers pursuant to Chapter 403 of the Code of Iowa with respect to the Property.

Section 2. This Agreement is intended to satisfy the requirements of Section 403.17(4) of the Code of Iowa and shall become effective upon approval by the governing bodies of the County and the City and execution by their duly authorized officials.

IN WITNESS WHEREOF, the County has caused this Agreement to be executed by the Chairperson of its Board of Supervisors and attested by its County Auditor, and the City has caused this Agreement to be executed by its Mayor and attested by its City Clerk, as of the dates shown below.

STORY COUNTY, IOWA

By _____
Chairperson, Board of Supervisors

Attest:

_____ Date: _____
County Auditor

CITY OF _____, IOWA

By _____
Mayor

Attest:

_____ Date: _____
City Clerk

EXHIBIT A
Legal Description
Story County Urban Renewal Area

Name of Project	**Location**
LAUNCH Homeownership Project Initiative	Baker Subdivision, West Ames- Six (6) available lots:- Lot 25 (0908280170); Lot 24 (0908280160); Lot 15 (0908280070); Lot 12 (0908280020); Lot 11(0908280030); and Lot 10 (0908280040)
Manufactured Housing Repair Program	0911450010 (317 SE 16TH ST), 0911450025 (217 SE 16TH ST), 0911450130 (1316 S DUFF AVE), 0915200035 (1100 S 16TH ST), 0915200040 (1930 S RIVERSIDE DR), 0915200050 (1900 S RIVERSIDE DR), 0915200065 (1899 APPLE PL), 0915200075 (1699 APPLE PL), 0915230020 (920 S 16TH ST), 1007300020 (1006 S DAYTON PL), 1007300023 (1006 S DAYTON PL REAR), 1007300050 (1002 S DAYTON AVE)

ITEM #:	**14**
DATE:	**11-10-26**
DEPT:	**PW**

COUNCIL ACTION FORM

SUBJECT: 2026/27 STORMWATER DETENTION/RETENTION MAINTENANCE PROGRAM (AIRPORT DAMS)

BACKGROUND:

The James Herman Banning Ames Municipal Airport contains three large stormwater basins that are classified as dams. **This project is for a dam breach analysis study of these three high hazard dams. The results of the study will inform staff if the airport dams are able to have the hazard classification lowered or removed under current and modified conditions while still maintaining proper flood protection. If the classification of the dams is modified by the Iowa Department of Natural Resources (DNR), it would allow greater flexibility for maintenance or future capital improvements.**

Staff initiated a Request for Proposals (RFP) process for professional services for a drainage study of the airport dams. Proposals for this work were received from seven engineering firms on October 1, 2026. The proposals were evaluated on their qualifications according to the following criteria: Project Understanding, Project Approach, Design Team/Key Personnel, and Previous Experience. The evaluation scores are as follows:

Firm	Qualifications and Fee Score	Rank	Fee
Houston	96.3	1	$119,800
MSA	92.7	2	$144,933
Snyder	92.5	3	$146,500
Nilles	87.2	4	$ 99,457
HDR	85	5	$149,500
Bolton & Menk	82.8	6	$124,713
Foth	80	7	$ 82,000

Houston Engineering was the highest scoring firm highest based on qualifications. Staff believes Houston's proposal provides the best value for the services requested in the RFP.

Funding is available for this study in the Stormwater Detention/Retention Maintenance Program in the adopted FY 2026/27 Capital Improvements Plan. This program is financed from the Stormwater Utility Fund, with revenues and projected expenses for the project as shown below:

Funding Source	Revenues	Expenses
Stormwater Detention/Retention Maintenance Program	$300,000	
Ada Hayden Wetland Maintenance (separate location)		$ 150,000
Ames Municipal Airport Drainage Study (this Council Action)		**119,800**
Administration		30,200
TOTAL	**$300,000**	**$300,000**

ALTERNATIVES:

1. Approve the professional services agreement with Houston Engineering for the 2026/27 Stormwater Detention/Retention Maintenance Program (Airport Dams) in an amount not to exceed $119,800.

2. Direct staff to negotiate an engineering agreement with another consulting firm.

CITY MANAGER'S RECOMMENDED ACTION:

Based on staff's evaluation using the above criteria, Houston Engineering will provide the best value to the City for professional services for the 2026/27 Stormwater Detention/Retention Program (Airport Dams). Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No.1, as described above.

ATTACHMENT(S):
2026-27 Stormwater Detention-Retention Maintenance Program (Airport Dams) PSA.pdf
Stormwater Detention-Retention Maintenance Airport Dam Location Map.pdf

Des Moines Office
100 Court Avenue, Suite 202
Des Moines, IA 50309
P: (515) 444-5393
Email: ContractNotices@houstoneng.com

CLIENT/OWNER SERVICES AGREEMENT

PROJECT NAME: **2026/27 Stormwater Detention/Retention Basin Maintenance Program (Airport Dams)**

HOUSTON JOB NO.: 9978-0007 HOUSTON PROJ. MGR.: Mark Jacobs

CLIENT/OWNER NAME: City of Ames, IA

CLIENT/OWNER ADDRESS: 515 Clark Ave. Ames, IA 50010

CLIENT/OWNER PHONE NO.: 515.239.5436 CLIENT/OWNER CONTACT: Noel Steckelberg

This Client/Owner Services Agreement ("Agreement") is made and entered into effective as of this 27th day of October, 20 26, ("Effective Date") by and between **HOUSTON ENGINEERING, INC.** ("Houston") and City of Ames, IA ("Client").

Recitals

A. Client has requested Houston to perform certain professional services in connection with a project generally referred to as 2026/27 Stormwater Detention/Retention Basin Maintenance Program (Airport Dams) ("Project").

B. Houston desires to provide the professional services requested by Client in accordance with this Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Houston and Client agree as follows:

1. Services. Houston shall perform the services set forth in Attachment A ("Services") in accordance with the terms and conditions of this Agreement.

2. Term of Agreement. This Agreement shall commence on the date first stated above, and Houston is authorized to commence performance of the Services as of that date. This Agreement shall terminate on November 1st, 20 27, unless terminated earlier pursuant to the terms and conditions of this Agreement.

3. Attachments. The Attachments below, which have been marked for inclusion, are hereby specifically incorporated into and made a part of this Agreement:

- ☒ ATTACHMENT A - SERVICES (Houston assumes no responsibility to perform any services not specifically listed.)
- ☒ ATTACHMENT B - GENERAL TERMS AND CONDITIONS
- ☒ ATTACHMENT C - AMENDMENT TO GENERAL TERMS AND CONDITIONS
- ☒ ATTACHMENT D - FEE TABLE
- ☐ FEE SCHEDULE - DATED _____.
- ☐ ALTA/NSPS LAND TITLE SURVEY RIDER

4. Compensation.

- $ _____ Lump Sum Fee - Based on the Services defined herein
- $ _____ Estimated Fee - Client invoiced on an hourly basis commensurate with the attached Fee Schedule
- $ _____ Percentage of Estimated Construction Cost
- $ 119,800 Other – Time and Materials Not to Exceed

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date first above written:

CLIENT/OWNER	HOUSTON ENGINEERING, INC.
BY: _____	BY: _____
AUTHORIZED REPRESENTATIVE	AUTHORIZED REPRESENTATIVE
TITLE: _____	TITLE: Project Director | Vice President

PLEASE SIGN AND RETURN ONE COPY TO HOUSTON AT THE U.S. MAIL OR ELECTRONIC MAIL ADDRESS ABOVE

2026/27 STORMWATER DETENTION/RETENTION BASIN MAINTENANCE PROGRAM (AIRPORT DAMS) SCOPE OF PROFESSIONAL SERVICES TO BE PERFORMED BY: HOUSTON ENGINEERING, INC. (HEI) ON BEHALF OF: CITY OF AMES, IOWA (CITY) OCTOBER 27TH, 2026

BACKGROUND

The City of Ames seeks to reevaluate the high hazard classifications for Airport Basins 2, 3, and 4, located on Ames Municipal Airport property. These dry detention basins are part of the Teagarden drainage system, with Basins 2 and 3 providing staged detention along the North Branch and Basin 4 along the South Branch. Originally designed to meet high hazard dam criteria, the basins require updated analyses to determine whether their classifications remain appropriate and identify potential modifications that incorporate future development, maintain stormwater performance and public safety.

HEI will review existing conditions; develop hydrologic, hydraulic, and breach models; assess downstream consequences to people and infrastructure; and evaluate potential basin modifications. The analysis will consider existing and planned development, with coordination from the City and Iowa DNR Dam Safety to establish evaluation criteria and regulatory expectations.

The study will provide basin-specific recommendations to retain existing classifications, pursue reclassification based on updated consequence analyses, or consider conceptual modifications to reduce hazard potential. The final recommendations will identify applicable regulatory requirements and next steps to inform future airport development and potential reclassification. Reclassification, elimination of dam safety jurisdiction, DNR concurrence, and approval of future development or modifications are not guaranteed.

TASK 1 – PROJECT MANAGEMENT, MEETINGS, AND COORDINATION

1.1. Project Administration and Progress Reports. Provide project management, monthly progress reporting, and invoices.

1.2. Kickoff Meeting. Conduct one in-person project kickoff meeting with the City to confirm the study objectives, available records, data needs, work plan, deliverables, schedule, and communication procedures. Includes preparation of agenda and a summary of key decisions and action items.

1.3. DNR Coordination. Prepare for and participate in up to two virtual coordination meetings with DNR Dam Safety. Seek agency input on hydrologic loading, breach methodology, consequence criteria, future development treatment, and documentation expectations for hazard classification review. Document significant decisions and action items.

1.4. City Coordination. Prepare for and participate in up to two virtual coordination meetings with the City (and its designated airport consultants, as appropriate) to review study progress, preliminary findings, and proposed recommendations. Document significant decisions and action items.

Deliverables/Assumptions

- One kickoff meeting and a brief record of decisions and action items.
- Preparation and summary notes for up to two virtual DNR meetings and two virtual City meetings.
- Monthly progress updates and invoices up to 6-month study period.

TASK 2 – ASSESS EXISTING CONDITIONS

2.1 Records and Data Review. Review available design and as-built plans, inspection reports, prior dam safety and hydrologic/hydraulic studies, storm sewer information, City GIS and drainage records, existing floodplain mapping and models, and airport development plans. Review the Teagarden Area Storm Water Study, available Bricktown analyses, the effective 2021 Unnamed Creek A Letter of Map Revision (LOMR), and previous DNR statewide risk assessment information where relevant.

2.2 Field Investigation and Targeted Survey. Conduct a site reconnaissance and targeted topographic survey of existing basins and downstream hydraulic features needed to refine reservoir routing and breach analysis, including selected embankment crest and low points, outlet and spillway elevations and dimensions, culverts, and critical road or channel controls. Incorporate verified data into the hydraulic model and update stage-storage and stage-discharge relationships, as appropriate.

Deliverables

- Targeted field survey and compiled elevations/dimensions for selected embankments, spillway, outlets, culvert, and downstream control features at Basins 2, 3 and 4.
- Updated stage-storage and stage-discharge inputs, as needed for the existing-conditions hydraulic model.
- Summary of material data gaps or deviations from available design records, incorporated into the study documentation rather than a separate report.

Assumptions

- Survey is limited to features needed for the proposed breach and routing analysis.
- Survey services exclude critical downstream home foundations and the preparation of elevation certificates.
- Survey services of downstream hydraulic structures are limited to open-channel culverts within breach path identified by HEI as necessary for the analysis.
- Existing below-ground storm sewer survey data is assumed to be readily available and will be provided by the City.
- The City will provide available as-builts, inspection records, airport/development plans, utility information and required property or airport access; inaccessible features may be represented using documented assumptions.
- Boundary/title surveys, legal descriptions, comprehensive utility locating, geotechnical borings, subsurface investigation and structural/condition inspections are not included.

TASK 3 – DEVELOP THE HYDROLOGIC AND HYDRAULIC MODEL

3.1. Hydrologic and Hydraulic Framework. Use Iowa's statewide 2D Base Level Engineering (BLE) HEC-RAS rain-on-grid model as the starting framework. Refine terrain, cells and breaklines near dams and primary flow paths; incorporate available survey, land cover, infiltration, storm sewer, culvert, outlet and channel data; and review storm durations, inflow conditions, model boundaries and downstream hydrologic information. Compare available model results with previous studies as appropriate.

3.2. Develop Breach Parameters. Develop credible loading and failure scenarios for each of the three dry detention basins, including breach dimensions and formation assumptions derived from applicable HEC-RAS empirical relationships or NRCS Technical Release 66. Evaluate potential interacting or cascading failures for Basins 2 and 3 using a dam-in-series approach consistent with NRCS Technical Release 210-60. Perform selected sensitivity runs for consequential uncertainties in breach parameters.

3.3. Breach Analysis. For agreed-upon loading scenarios, conduct corresponding breach and no-breach simulations to distinguish incremental dam-failure effects from underlying storm flooding. Map and summarize incremental inundation, depths, velocities, depth-times-velocity, and arrival times; develop representative hydrographs at potentially controlling downstream roads, structures, occupied areas, and airport facilities.

Deliverables

- One refined, project-area 2D HEC-RAS existing-conditions model using Iowa BLE data as the starting framework.
- Breach and corresponding no-breach simulations for DNR-coordinated scenarios at Basins 2, 3 and 4, including selected dam-in-series and sensitivity evaluations as needed.
- Selected inundation, incremental depth/velocity/depth-times-velocity and arrival-time exhibits, plus hydrographs and tabulated results for the final technical memorandum.

Assumptions

- Model refinement is focused on the three airport basins watershed and controlling downstream flow paths extending to downstream limit of the South Skunk River.
- Base modeling assumes two hydrologic loading conditions per basin, including an auxiliary spillway and top-of-dam event, with corresponding breach and no-breach simulations. The scope includes up to two dam-in-series simulations and two additional breach-parameter sensitivity simulations total. Additional loading conditions, model iterations, or sensitivity analyses beyond these limits are excluded unless separately authorized.
- The top-of-dam or freeboard hydrograph (FBH) event analysis will utilize available Probable Maximum Precipitation (PMP) rainfall studies and an assumed standard temporal rainfall distribution. Development of site-specific PMP hydrology, including detailed storm maximization, transposition, or optimization of rainfall distributions, is excluded from this scope.
- The study will use available BLE, survey, drainage and prior-study data; a separate citywide storm sewer model, new standalone watershed model or regulatory FEMA model replacement is not included.
- HEI will coordinate the proposed modeling scenarios with the City and DNR before initiating production modeling. Additional modeling requested by the City or DNR beyond the defined scenario limits, including additional development conditions or loading scenarios, will require separate written authorization.

TASK 4 – ASSESS POPULATION AT RISK AND LIFE SAFETY

4.1. Exposure and Consequence Assessment. Overlay hydraulic results with available USACE National Structure Inventory information, building footprints, City GIS, traffic and roadway information, aerial imagery, and known planned development to identify potentially affected people, buildings, transportation infrastructure, and critical facilities. Screen classification-sensitive locations for population at risk, hydraulic severity, flood arrival/warning time, and day/night or transient occupancy. If screening remains insufficient to resolve hazard classification at residences, airport facilities, or transportation corridors, use focused HEC-LifeSim analysis to evaluate warning, evacuation, time-dependent occupancy, and uncertainty. Incorporate those results into basin-specific consequence conclusions.

Deliverables

- Basin-specific population-at-risk and life-safety screening tables identifying controlling occupied areas, roadways, airport facilities and key uncertainties.
- Supporting exposure and hydraulic-severity maps or exhibits, with consequence conclusions integrated into the final technical memorandum.
- HEC-LifeSim results for one controlling breach scenario at one basin.

Assumptions

- Screening relies on publicly-available GIS data including USACE National Structure Inventory, available building footprints, City/airport data, imagery and project-supplied development assumptions; individual building occupancy surveys and traffic counts are not included.
- Consequence analysis is limited to the Task 3 agreed scenarios and identified planned development
- Future development evaluations will be limited to planned development information provided by the City at project initiation. Additional development scenarios or revisions to planned development conditions requiring supplemental hydraulic or consequence modeling are excluded.
- If initial consequence screening is inconclusive, the base scope includes HEC-LifeSim analysis for up to one controlling breach scenario at one basin. Analysis will use available population, hydraulic, and roadway data with representative warning and evacuation assumptions. Additional scenarios, detailed data collection, and supplemental analyses are excluded.
- Emergency action plan preparation, detailed evacuation-route design and stand-alone emergency management exercises are excluded.

TASK 5 – DEVELOP, EVALUATE ALTERNATIVES, AND COORDINATE WITH DNR

5.1. Alternative Development and Screening. Following review of preliminary classification findings with the City and DNR, develop one conceptual modification per dam where the existing basin configuration does not support a desired outcome. Potential concepts include modifications to embankment height and storage, spillway configuration, or outlet capacity. Screen concepts for stormwater detention performance for events up to 100-year, downstream impacts, constructability, regulatory feasibility, operation and maintenance, and planning-level costs.

5.2. Alternative Exposure and Consequence Assessment Refine the hydrologic/hydraulic and breach models, as appropriate, to evaluate selected alternatives and associated life-safety consequences. Compare results to existing conditions and identify favorable or unsuitable alternatives.

5.3. 35% Drafting and Plan Development. Advance selected preferred concepts to approximately 35% design for screening and decision-making purposes. Prepare up to 3 conceptual drawing sheets or plan exhibits per dam with major elevations and dimensions, key regulatory considerations, and planning-level cost opinions, as applicable. Final engineering plans or bid documents are not included.

Deliverables

- A comparative screening of conceptual modifications for suitable basins, addressing consequences, stormwater function, constructability, permitting and planning-level cost.
- Updated breach and consequence results for selected concepts, with a recommendation identifying concepts warranting further consideration.
- Approximately 35% conceptual plan exhibits showing major geometry/elevations and planning-level cost opinions for concepts selected to advance.

Assumptions

- Fee includes evaluation of up to three conceptual modification alternatives total, limited to one alternative per basin. Each alternative will be evaluated through one round of hydraulic, breach, and consequence analysis. Additional concepts, substantive design revisions, and subsequent modeling iterations are excluded.
- Alternatives are advanced only when preliminary findings indicate a modification may be warranted; a separate modification concept is not automatically required for every basin.
- Concept development stops at approximately 35% design; final construction plans, specifications, detailed structural/geotechnical design, permits, bidding and construction services are not included.
- City and DNR concept discussions will occur within the meetings included under Task 1; additional alternatives or workshops require separate authorization.
- Stormwater performance evaluations will be limited to comparison of existing and proposed basin storage, discharge, and peak downstream flows for selected design storm events using the developed hydraulic model.

TASK 6 – DEVELOP CLASSIFICATION RECOMMENDATIONS

6.1. Final Technical Memorandum Development. Prepare a technical memorandum summarizing the study assumptions, hydraulic and breach analyses, population at risk and incremental consequences, controlling scenarios, key uncertainties, sensitivity analyses, and recommendations for Basins 2, 3 and 4. For each basin, state whether available evidence supports retaining the existing classification, requesting DNR review of a lower classification, or modifying the basin before pursuing reclassification. Describe development and regulatory implications and recommended next steps.

Deliverables

- One draft technical memorandum for City review, one round of consolidated comments, and one final electronic PDF memorandum, including supporting final HEC-RAS model files.
- Pertinent summary tables, graphics/inundation exhibits, conceptual alternatives and next-step recommendations included in or appended to the memorandum.

Assumptions

- A single combined memorandum is included, rather than three stand-alone engineering reports, DNR applications or design packages.
- The recommendations support City decision-making and possible future DNR coordination; formal requests for reclassification, agency submittal packages and hearings are not included unless expressly authorized.

- DNR concurrence, reclassification, exemption from dam safety requirements and approval of future basin modifications cannot be guaranteed.

TASK 7 – SCREEN FLOODPLAIN REQUIREMENTS AND DOCUMENT FINDINGS

7.1. Regulatory Mapping Screening. Review available effective FEMA hydraulic models, floodplain mapping, and applicable regulatory requirements to identify whether proposed basin modifications could affect regulatory flows, water surface elevations, or floodway limits. Summarize potential permitting and map revision requirements in the Task 6 technical memorandum.

Deliverables

- A desktop-level assessment of whether preferred concepts could affect effective 1%-annual-chance hydrology, mapped flood elevations, floodway limits or other FEMA-regulated conditions.
- A summary of apparent CLOMR/LOMR or local floodplain approval implications incorporated into the Task 6 memorandum; no separate floodplain report is assumed.

Assumptions

- The screening applies to the preferred concepts developed within Task 5 and is not a full assessment of all possible future airport or downstream developments.
- Detailed regulatory hydraulic modeling, no-rise certifications, and CLOMR/LOMR applications are excluded
- Fees to obtain models from FEMA not on Mapping Information Platform (MIP) are excluded.

OTHER ASSUMPTIONS AND LIMITATIONS

- Hazard classification recommendations are based on consequences of dam failure and DNR evaluation. Reclassification and approval of modifications are agency determinations, not guaranteed project outcomes.

- Services are based on available information and the assumptions and limitations identified herein. Additional work resulting from materially different site conditions, unavailable or incomplete records, changes in project objectives, or agency requirements beyond the defined scope will be reviewed with the City and may require an amendment to the Agreement prior to proceeding.

COMPENSATION

This agreement is based on time and materials compensation with a total not-to-exceed fee of **$119,800**. A summary of the anticipated cost requirements for each task is provided in **Attachment D.**

HEI will invoice for actual labor and expenses incurred in completing the authorized Scope of Services. The not-to-exceed amount is not a guaranteed fee, and actual compensation may be lower depending on the services performed. HEI may reallocate resources between tasks without exceeding the total authorized fee. Services outside the defined scope will require prior written authorization in accordance with the Agreement.

PROJECT SCHEDULE

Services will commence upon written notice to proceed. Specific deliverable dates and review periods will be established with the City at project kickoff with estimated final deliverable of March 31st, 2027.

ATTACHMENT B

General Terms and Conditions

1. STANDARD OF CARE

Houston shall perform its Services in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances in the region where the Project is located.

2. PAYMENT TERMS

Invoices will be submitted periodically (customarily on a monthly basis) and are due and payable upon receipt. Client agrees to pay a service charge on all accounts 30 days or more past due at a rate equal to one percent (1%) each month but in no event shall such service charge exceed the maximum amount allowed by law. Acceptance of any payment from Client without accrued service charges shall not be deemed to be a waiver of such service charges by Houston. In the event Client is past due with respect to any invoice Houston may, after giving seven (7) days written notice to Client, suspend all services without liability until Client has paid in full all amounts owing Houston on account of services rendered and expenses incurred, including service charges on past due invoices. Payment of invoices is not subject to discount or offset by Client.

3. CHANGES OR DELAYS

If the Project requires conceptual or process development services, such services often are not fully definable in the initial planning. If, as the Project progresses, facts develop that in Houston's judgment dictate a change in the Services to be performed, Houston shall inform Client of such changes and the parties shall negotiate, in good faith, with respect to any change in scope and adjustment to the time of performance and compensation and modify the Agreement accordingly. Houston may also proceed with additional services specifically requested in writing by the Client, including electronic communications, without a written modification to the Agreement. Client shall compensate Houston for the additional services in an amount equal to the cumulative hours worked multiplied by the billing rates specified in the Agreement, or based on Houston's standard billing rates if billing rates are not specified in the Agreement; plus reimbursement of expenses incurred in connection with providing the additional services. In the event the parties are unable to reach an agreement, either party may terminate this Agreement without liability by giving fourteen (14) days written notice to the other party. In the event of termination, the final invoice will include all Services and expenses associated with the Project up to the effective date of termination and will also include equitable adjustment to reimburse Houston for any termination settlement costs incurred relating to commitments that had become firm before termination plus a 10 percent markup on those settlement costs.

4. PAYMENT

Where the method of payment under the Agreement is based upon cost reimbursement (e.g., hourly rate, time and materials, direct personnel expense, per diem, etc.), the following shall apply: (a) the minimum time segment for charging work is one-quarter hour; (b) labor (hours worked) and expenses will be charged at rates commensurate with the attached fee schedule or, if none is attached, with Houston's current fee schedule (at the time of the work); (c) when applicable, rental charges will be applied to cover the cost of pilot-scale facilities or equipment, apparatus, instrumentation, or other technical machinery. When such charges are applicable, Client will be advised at the start of an assignment, task, or phase; and (d) invoices based upon cost reimbursement will be submitted showing labor (hours worked) and total expense. If requested by Client, Houston shall provide supporting documentation at Client's cost, including labor and copying costs.

5. TERMINATION

Either party may terminate this Agreement, in whole or in part, by giving thirty (30) days written notice to the other party if the other party fails to fulfill its obligations under this Agreement through no fault of the terminating party. In such event, and subject to the limitations set forth in this Agreement, the non-defaulting party may pursue its rights and remedies as contemplated by this Agreement and as allowed by law.

6. BETTERMENT

If any item or component of the Services or an amended Task Order is required due to omission from the original documents or Task Order provided to Houston, Houston's liability shall be limited to the reasonable costs of correction of the omission, less the cost to Client if the omitted item or component had been initially included in the original documents or Services documents. All costs of errors, omissions or other changes that result in betterment shall be borne by Client and shall not be a basis of a claim against Houston. In no event will Houston be responsible for that portion of any cost or expense that provides betterment or upgrades or enhances the value of the Services.

7. LIMITATION OF LIABILITY

In no event shall Houston be liable for punitive, special, incidental, indirect, consequential, or lost profit damages of any kind or nature, regardless of the form of action to which such damages are sought. Houston's maximum cumulative liability with respect to all claims and liabilities under this Agreement, whether or not insured, shall not exceed the greater of $50,000 or the total compensation received by Houston under this Agreement, whether such claim is based on negligence, breach of contract, or any other theory. The disclaimers and limitations of liability set forth in this Agreement shall apply regardless of any other contrary provision set forth and regardless of the form of action, whether in contract, tort or otherwise. Each provision of this Agreement which provides for a limitation of liability, disclaimer of warranty or condition or exclusion of damages is severable and independent of any other provision and is to be enforced as such. Client hereby releases Houston from any and all liability over and above the limitations set forth in this paragraph.

8. INSURANCE

Houston shall obtain and maintain during the term of this Agreement, at its own expense, workers' compensation insurance and commercial general liability insurance in amounts determined by Houston and will, upon request, furnish insurance certificates to Client. The existence of any such insurance shall not increase Houston's liability as limited by paragraph 7 above.

9. HAZARDOUS SUBSTANCES

Client shall furnish or cause to be furnished to Houston all documents and information known by Client that relate to the identity, location, quantity, nature, or characteristics of any asbestos, pollutant, or hazardous substance, however defined ("Hazardous Substances") at, on or under the Project site. Houston is not, and has no responsibility as a handler, generator, operator, treater, storer, transporter, or disposer of Hazardous Substances found or identified at the Project. Client agrees to bring no claim for fault, negligence, breach of contract, indemnity, or other action against Houston, its principals, employees, agents, and consultants, if such claim in any way would relate to Hazardous Substances in connection with the Project. If Hazardous Substances are identified or located at the Project site, Houston may suspend all Services without liability until remediation of the Hazardous Substances is complete. Houston reserves the right to adjust the attached Fee Schedule or any rate schedule of

Houston's subconsultants for specialized fees or services related to remediation of Hazardous Substances as agreed in writing between Houston and Client. Client further agrees, to the fullest extent permitted by law, to defend, indemnify, and hold harmless Houston, its principals, employees, agents, and consultants and subconsultants from and against all fees, costs, claims, damages, losses, and expenses, direct or indirect, or consequential damages, including but not limited to fees and charges for third-party remediation specialists, experts, attorneys, and court and arbitration costs, arising out of or resulting from the performance of Houston's Services hereunder, or claims brought against Houston by third parties arising from Houston's Services or the services of others and/or work in any way associated with Hazardous Substance activities. This indemnification shall survive termination of this Agreement.

10. INDEMNIFICATION

Client shall indemnify, defend, and hold harmless Houston, together with its officers, directors, shareholder, agents, consultants and employees from and against any and all claims, costs, losses and damages, including attorneys' fees and other costs of litigation or dispute resolution arising directly or indirectly from Client's breach of this Agreement or Client's fault, negligent acts or omissions or intentional misconduct in connection with this Agreement or the Project. Subject to the limitations set forth in this Agreement, Houston shall indemnify and hold harmless Client, together with its officers, directors, and employees from and against any and all, costs, losses and damages, including reasonable attorneys' fees and other costs of litigation or dispute resolution to the extent caused by Houston's fault, negligent acts or omissions in connection with this Agreement or the Project. The indemnification obligations set forth in this paragraph shall survive termination of this Agreement.

11. WARRANTY

Except as specifically set forth in this Agreement, Houston has not made and does not make any warranties or representations whatsoever, express or implied, as to Services performed or products provided including, without limitation, any warranty or representation as to: (a) the merchantability or fitness or suitability of the Services or products for a particular use or purpose whether or not disclosed to Houston; and (b) delivery of the Services and products free of the rightful claim of any person by way of infringement (including, but not limited to, patent or copyright infringement) or the like. Houston does not warrant and will not be liable for any design, material or construction criteria furnished or specified by Client and incorporated into the Services provided hereunder.

12. CONTRACTOR MEANS AND METHODS

Houston has no control over, supervision of, or responsibility for construction of the Project or at the Project site. Client is solely responsible for retaining a qualified contractor or contractors licensed in the jurisdiction of the project (separately or collectively, the "Contractor") to implement the construction of the Project ("Work"). Contractor shall coordinate, control, supervise, and direct all portions of the Work and shall be solely responsible for, and have control over, construction means, methods, techniques, sequences, procedures, safety, and security. Houston shall not be responsible for and shall bear no liability for Contractor's failure to perform the Work in accordance with the requirements of the Project and any documents or contracts related to the Project. To the fullest extent permitted by law, Contractor shall indemnify and hold harmless Client, Houston, and Houston's subconsultants, officers, directors, shareholder, agents, consultants, and employees from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees and costs, arising out of or resulting from performance of the Work. Contractor shall provide insurance and name Client, Houston, and Houston's subconsultants as additional insureds on Contractor's commercial general liability insurance policies on a primary and non-contributory basis. The amount of coverage available to the additional insureds shall be the amount of coverage required in the Client-Contractor agreement.

13. PROJECT SITE

Client shall furnish such reports, data, studies, plans, specifications, documents, and other information regarding surface and subsurface site conditions required by Houston for proper performance of its Services. Houston shall be entitled to rely upon Client provided documents and information in performing the Services required under this Agreement. Houston assumes no responsibility or liability for the accuracy or completeness of any such documents or information. Houston will not direct, supervise, or control the Work, means or methods of Contractor or its/their subcontractors in connection with the Project. Houston's Services will not include a review or evaluation of the Contractor's or subcontractor's safety measures. The presence of Houston, its employees, agents, or subcontractors on a site shall not imply that Houston controls the operations of others, nor shall it be construed to be an acceptance by Houston of any responsibility for jobsite safety.

14. CONFIDENTIALITY

Houston shall maintain as confidential and not disclose to others without Client's prior consent all information obtained from Client that was not otherwise previously known to Houston or in the public domain and is expressly designated by Client in writing to be "CONFIDENTIAL." The provisions of this paragraph shall not apply to information in whatever form that (a) is published or comes into the public domain through no fault of Houston, (b) is furnished by or obtained from a third party who is under no obligation to keep the information confidential, or (c) is required to be disclosed by law on order of a court, administrative agency, or other authority with proper jurisdiction. Client agrees that Houston may use and publish Client's name and a general description of Houston's services with respect to the Project in describing Houston's experience and qualifications to other clients or potential clients.

15. RE-USE OF DOCUMENTS

All documents, including drawings and specifications, prepared or furnished by Houston (and Houston's affiliates, agents, subsidiaries, independent professional associates, consultants, and subcontractors) pursuant to this Agreement are instruments of service in respect of the Project, and Houston shall retain ownership thereof, whether or not the Project is completed. Client may make and retain copies for information and reference in connection with the Project; however, such documents are not intended or represented to be suitable for re-use by Client or others on extensions of the Project or on any other project. Any re-use without written verification or adaptation by Houston for the specific purpose intended will be at Client's sole risk and without liability to Houston or Houston's affiliates, agents, subsidiaries, independent professional associates, consultants, and subcontractors with respect to any and all costs, expenses, fees, losses, claims, demands, liabilities, suits, actions, and damages whatsoever arising out of or resulting therefrom. Any such verification or adaptation will entitle Houston to further compensation at rates to be agreed upon by Client and Houston. Client shall indemnify, defend, and hold harmless Houston, together with its officers, directors, shareholder, agents, consultants and employees from and against any and all claims, costs, losses, and damages, including attorneys' fees and other costs of litigation or dispute resolution arising directly or indirectly from Client's re-use of all information, documents, drawings, specifications prepared as part of the Project.

16. REMEDIES

Subject to the limitations set forth in this Agreement, in the event any party is in default of this Agreement, the non-defaulting party shall be entitled to pursue all rights and remedies available to it under this Agreement or as allowed by law.

17. PROPRIETARY DATA

The technical and pricing information in connection with the Services provided by Houston is confidential and proprietary and is not to be disclosed or otherwise made available to third parties by Client without the express written consent of Houston.

18. GOVERNING LAW

The validity, construction and performance of this Agreement and all disputes between the parties arising out of or related to this Agreement shall be governed by the laws, without regard to the law as to choice or conflict of law, of the State of North Dakota. Client consents to jurisdiction as to all issues concerning or relating to this Agreement or the Project with the federal or state district courts designated for Cass County, North Dakota.

19. DATA PRACTICES ACT REQUESTS

Houston considers certain information developed during the execution of services as "not public" and "protected" from public disclosure under the various local, state, and federal data practices laws. Client shall reimburse Houston for any and all costs and expenses, including attorneys' fees associated with any requests for release of information under any such laws.

20. FORCE MAJEURE

Houston shall not be liable for any loss, damage or delay resulting out of its failure to perform hereunder due to, without limitation, causes beyond its reasonable control including, without limitation, acts of God, acts of nature or the Client, acts of civil or military authority, terrorists threats or attacks, fires, strikes, floods, epidemics, pandemics, quarantine restrictions, war, riots, delays in transportation, transportation embargos, extraordinary weather conditions or other natural catastrophe or any other cause beyond the reasonable control of Houston, if such could have not been overcome by the exercise of reasonable efforts by Houston (each, an "Event of Force Majeure). Any delay due to an Event of a Force Majeure shall not be deemed to be a breach of or failure to perform this Agreement or any part hereof; provided, however, Houston shall provide reasonable notice to the Client of any Event of Force Majeure which notice shall provide the particulars of the cause of the event of Force Majeure in writing. In the event of any such delay, Houston's performance date(s) will be extended for that length of time as may be reasonably necessary to compensate for the delay.

21. WAIVER OF JURY

In the interest of expediting any disputes that might arise between Houston and Client, Client hereby waives its rights to a trial by jury of any dispute or claim concerning this Agreement, the Services, the Project and any other documents or agreements contemplated by or executed in connection with this Agreement.

22. BUSINESS ENTITY

Client acknowledges that Houston is a business corporation and agrees that any claim made by Client arising out of any act or omission of any shareholder, director, officer, or employee of Houston in the execution or performance of this Agreement shall be made solely against Houston and not against any individual or group of individuals in any capacity.

23. NOTICES

Any and all notices, demands or other communications required or desired to be given under this Agreement shall be in writing and shall be validly given or made if personally served; sent by commercial carrier service; deposited in the United States Mail, certified or registered, postage prepaid, return receipt requested; or sent by electronic mail with read receipt requested. If such notice or demand is served personally, notice shall be deemed constructively made at the time of such personal service. If such notice, demand or other communication is given by mail, electronic mail, or commercial carrier service, such notice shall be conclusively deemed given three (3) days after deposit thereof in the United States Mail or with a commercial carrier service or by transmission by electronic mail. Notices, demands, or other communications required or desired hereunder shall be addressed to the individuals indicated in this Agreement at the U.S. mail or electronic addresses indicated in this Agreement. Any party may change its address or authorized recipient for purposes of this paragraph by written notice given in the manner provided above.

24. MISCELLANEOUS

This Agreement shall take precedence over any inconsistent or contradictory provisions contained in any proposal, contract, purchase order, requisition, notice-to-proceed, or like document regarding the Services. If any provision of this Agreement is determined to be invalid or unenforceable in whole or part by a court of competent jurisdiction, the remaining provisions hereof shall remain in full force and effect and be binding upon the parties hereto. The parties agree to reform this Agreement to replace any such invalid or unenforceable provision with a valid and enforceable provision that as closely as possible expresses the intention of the stricken provision. This Agreement, including but not limited to the indemnification provisions, shall survive the completion of the Services under this Agreement and the termination of this Agreement. This Agreement gives no rights or benefits to anyone other than Houston and Client and has no third-party beneficiaries except as may be specifically set forth in this Agreement. This Agreement constitutes the entire agreement between the parties and shall not in any way be modified, varied, or amended unless in writing signed by the parties. Prior negotiations, writings, quotes, and understandings relating to the subject matter of this Agreement are merged herein and are superseded and canceled by this Agreement. Headings used in this Agreement are for the convenience of reference only and shall not affect the construction of this Agreement. This Agreement and the rights and duties hereunder may not be assigned by Client, in whole or in part, without Houston's prior written approval. No failure or delay on the part of Houston in exercising the right, power or remedy under this Agreement shall operate as a waiver thereof; nor shall any single or partial exercise of any rights, power or remedy preclude any other or further exercise thereof or the exercise of any other right, power or remedy hereunder. The remedies provided in this Agreement are cumulative and not exclusive of any remedies provided by law.

– END OF DOCUMENT –

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Amendment to the General Terms and Conditions ("GC's"), which are part of the Client/Owner Services Agreement ("Agreement") dated October 27th , 20 26 , by and between Houston Engineering, Inc. ("Houston") and ("Client").

The following clauses are hereby incorporated and made a part of the Agreement, to either replace or supplement the terms thereof. In the event of any conflict or discrepancy between the terms of this Amendment and the terms of the GC's, the terms of this Amendment shall control.

- Attachment B, Section 2 – Extend the payment period before service charges apply from 30 to 45 days.
- Attachment B, Section 8 – Replace "in amounts determined by Houston" with "in amounts determined by Client."
- Attachement B, Section 9 – Delete this section in its entirety.
- Attachement B, Section 10 – Delete this section in its entirety.
- Attachment B, Section 18, Line 2 – Replace "North Dakota" with "Iowa."
- Attachment B, Section 19 – Remove the second sentence
- Attachment B, Section 19 - Delete the second sentence and add the following at the end of the section: "Notwithstanding the foregoing, Houston acknowledges that Client is a public entity subject to Iowa Code Chapter 22 (Open Records), and nothing herein shall prohibit Client from disclosing public records as required by applicable Iowa law."
- Attachment B, Section 21 – Delete this section in its entirety.
- Attachment B, Section 24, Line 12 – Replace "by Client" with "by either Party" and "without Houston's prior written approval" with "without the other Party's prior written approval."

25. Document Accessibility:

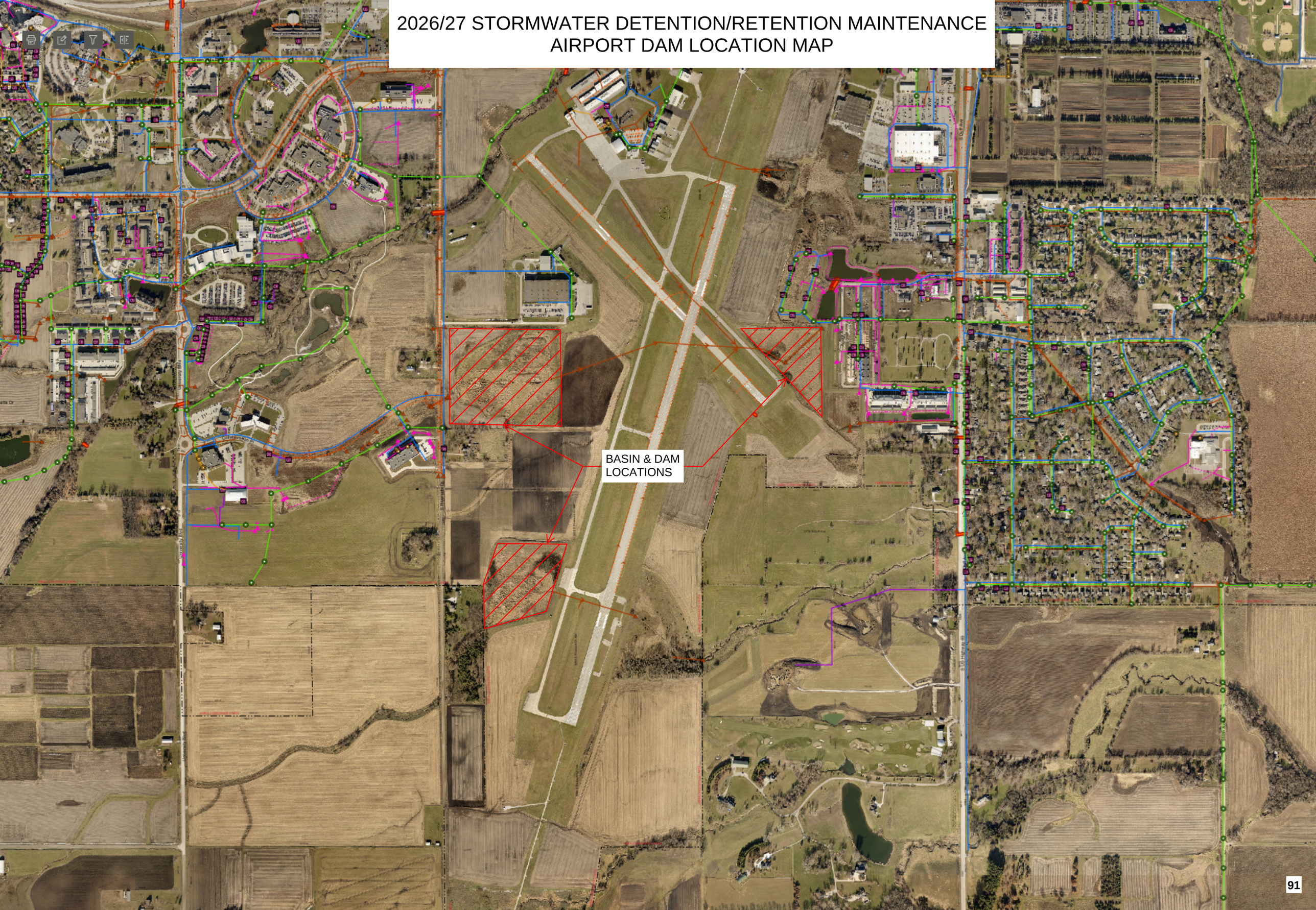
Prior to executing this Agreement, Client shall disclose to Houston which contract deliverables, if any, will be required to be compliant with local, state, or federal document accessibility requirements, including, but not limited to, Title II of the Americans With Disabilities Act, and specifically with applicable Web Content Accessibility Guidelines. Unless specifically stated in the Services to be performed, or otherwise in this Agreement, Houston shall not be responsible for producing documents or web applications that are compliant with document accessibility requirements, nor shall Houston be responsible for mitigating or remediating any prior work products to bring them into compliance. If document accessibility compliance is duly specified in the Agreement, Houston will endeavor to produce specifically identified work products that are compliant with document accessibility requirements known as of the effective date of the Agreement, consistent with the standard of care. If either party becomes aware of document accessibility requirements or guidelines that change after the effective date of the Agreement, that party shall notify the other party and the two parties shall negotiate a contract amendment addressing any changes to the scope, schedule or price resulting from the revised requirements.

ATTACHMENT D - FEE TABLE

HOUSTON engineering, inc.

Task	Description		Project Manager	Modeling Lead	Design Lead	Survey	QC/QA	Production	Accounting and Billing	Expenses	Totals
			$230	$253	$219	$154	$242	$183	$108		
1	**Project Management, Meetings, and Coordination**										
1.1	Project Administration and Progress Reports		6						5		$1,920
1.2	Kickoff Meeting		6							$100	$1,480
1.3	DNR Coordination		4	2				2			$1,792
1.4	City Coordination		4	2				2			$1,792
		Task 1 Hours	**20**	**4**	**0**	**0**	**0**	**4**	**5**		**33**
		Task 1 Costs	**$4,600**	**$1,012**	**$0**	**$0**	**$0**	**$732**	**$540**	**$100**	**$7,000**
2	**Assess Existing Conditions**										
2.1	Records and Data Review		6				2	4			$2,596
2.2	Field Investigation and Targeted Survey					40		4		$100	$6,992
		Task 2 Hours	**6**	**0**	**0**	**40**	**2**	**8**	**0**		**56**
		Task 2 Costs	**$1,380**	**$0**	**$0**	**$6,160**	**$484**	**$1,464**	**$0**	**$100**	**$9,600**
3	**Develop the Hydrologic and Hydraulic Model**										
3.1	Hydrologic and Hydraulic Framework		4	4				48			$10,716
3.2	Develop Breach Parameters		2	2				4			$1,698
3.3	Breach analysis		8	8			2	40			$11,668
		Task 3 Hours	**14**	**14**	**0**	**0**	**2**	**92**	**0**		**122**
		Task 3 Costs	**$3,220**	**$3,542**	**$0**	**$0**	**$484**	**$16,836**	**$0**	**$0**	**$24,100**
4	**Assess Population at Risk and Life Safety**										
4.1	Exposure and Consequence Assessment		8	4			2	48			$12,120
		Task 4 Hours	**8**	**4**	**0**	**0**	**2**	**48**	**0**		**62**
		Task 4 Costs	**$1,840**	**$1,012**	**$0**	**$0**	**$484**	**$8,784**	**$0**	**$0**	**$12,100**
5	**Develop, Evaluate Alternatives, and Coordinate with DNR**										
5.1	Alternative Development and Screening		16	16			2	40			$15,532
5.2	Alternative Exposure and Consequence Assessment		16	16			2	32			$14,068
5.3	35% Drafting and Plan Development		8		32	16	2	40			$19,116
		Task 5 Hours	**40**	**32**	**32**	**16**	**6**	**112**	**0**		**238**
		Task 5 Costs	**$9,200**	**$8,096**	**$7,008**	**$2,464**	**$1,452**	**$20,496**	**$0**	**$0**	**$48,700**
6	**Develop Classification Recommendations**										
6.1	Final Technical Memorandum Development		24	8			4	40			$15,832
		Task 6 Hours	**24**	**8**	**0**	**0**	**4**	**40**	**0**	**0**	**76**
		Task 6 Costs	**$5,520**	**$2,024**	**$0**	**$0**	**$968**	**$7,320**	**$0**	**$0**	**$15,800**
7	**Screen Floodplain Requirements and Document Findings**										
7.1	Regulatory Mapping Screening		4	2				6			$2,524
		Task 7 Hours	**4**	**2**	**0**	**0**	**0**	**6**	**0**	**0**	**12**
		Task 7 Costs	**$920**	**$506**	**$0**	**$0**	**$0**	**$1,098**	**$0**	**$0**	**$2,500**
	Total Hours Base Services		**116**	**64**	**32**	**56**	**16**	**310**	**5**		
	Cost of Base Services		**$26,700**	**$16,200**	**$7,000**	**$8,600**	**$3,900**	**$56,700**	**$500**	**$200**	**$119,800**

2026/27 STORMWATER DETENTION/RETENTION MAINTENANCE
AIRPORT DAM LOCATION MAP



ITEM #:	**15**
DATE:	**11-10-26**
DEPT:	**PW**

COUNCIL ACTION FORM

SUBJECT: PROFESSIONAL SERVICES AGREEMENT WITH WHKS & CO. OF AMES, IA, FOR THE 2026/27 MULTI-MODAL ROADWAY IMPROVEMENTS AND 2027/28 TRAFFIC SIGNAL PROGRAM (LINCOLN WAY & UNIVERSITY BLVD) IN AN AMOUNT NOT TO EXCEED $78,500

BACKGROUND:

The City's Capital Improvements Plan (CIP) includes improvements to the intersection of University Boulevard and Lincoln Way through two separate programs: the Multi-Modal Roadway Improvements Program and the Traffic Signal Program. **The project will combine replacement of the existing traffic signal infrastructure with protected intersection improvements intended to enhance safety and accessibility for pedestrians, bicyclists, and motorists.**

The Multi-Modal Roadway Improvements Program includes $320,000 in FY 2026/27 for protected intersection improvements while the Traffic Signal Program includes $500,000 in FY 2027/28 for replacement of the existing traffic signal. **Together, these programs provide $820,000 in funding for the intersection improvements.** Coordinating these improvements as a single project will minimize duplicated design and construction efforts while reducing disruptions to the traveling public.

PROJECT SCOPE:

The proposed improvements include a complete replacement of the existing traffic signal, pavement modifications to match the proposed intersection configuration, relocation of existing sidewalks and shared use paths, and construction of raised right-turn splitter islands with Rectangular Rapid Flashing Beacons (RRFBs) in all four quadrants, as illustrated in the attached conceptual sketch. **The combination of audible pedestrian pushbuttons at the new traffic signal and RRFB crossings will provide pedestrians with vision impairments audible crossing assistance throughout the entire intersection. Together, these improvements will enhance pedestrian and bicycle safety and accessibility while maintaining the operational needs of the intersection.**

The proposed services also includes work to create a pavement patching plan within the intersection that is anticipated to be incorporated into the project utilizing Pavement Restoration funds.

Engineering services will also include coordination with Iowa State University to establish existing right-of-way limits, development of construction plans in accordance with the Statewide Urban Design and Specifications (SUDAS), and one public informational meeting to provide an opportunity for public review and input on the proposed improvements.

ENGINEERING SERVICES PROCUREMENT:

For approximately 10 years, City staff has worked with WHKS & Co. on the design of traffic signal replacement projects throughout Ames. Through this relationship, WHKS has developed a comprehensive understanding of the City's traffic signal design standards, operational preferences, and proprietary equipment requirements. This familiarity has established a consistent approach to plan development, reducing the time necessary for design coordination, staff reviews, and revisions.

Maintaining continuity with WHKS provides significant efficiencies both in the design process and with City staff's review of engineering plans. The firm's familiarity with the City's established preferences and traffic signal infrastructure reduces the need to repeatedly communicate design requirements, promotes consistent construction documents, and helps expedite project delivery. These efficiencies are particularly beneficial given the specialized nature of traffic signal design and the need to maintain compatibility with the City's existing traffic signal systems.

In light of these advantages, staff is recommending that the City Council waive the Purchasing Policies and Procedures requirement for competitive proposals and approve a Professional Services Agreement with WHKS & Co. in the amount of $78,500 for design services.

Staff has reviewed the proposed scope of services and negotiated fee submitted by WHKS & Co. and determined that they are in alignment with previous work and are appropriate for the anticipated engineering work. The proposed agreement will provide for the development of coordinated construction plans for both the traffic signal replacement and protected intersection improvements.

The table below shows the revenues and anticipated expenses for the project.

Revenues		Expenses	
Multi-Modal Program Road Use Tax	$320,000		
Traffic Signal Program Road Use Tax	$500,000		
		Design (this Council Action)	**$78,500**
		Administration	$40,000
		Construction (estimate)	$700,000
Total	**$820,000**	**Total**	**$818,500**

ALTERNATIVES:

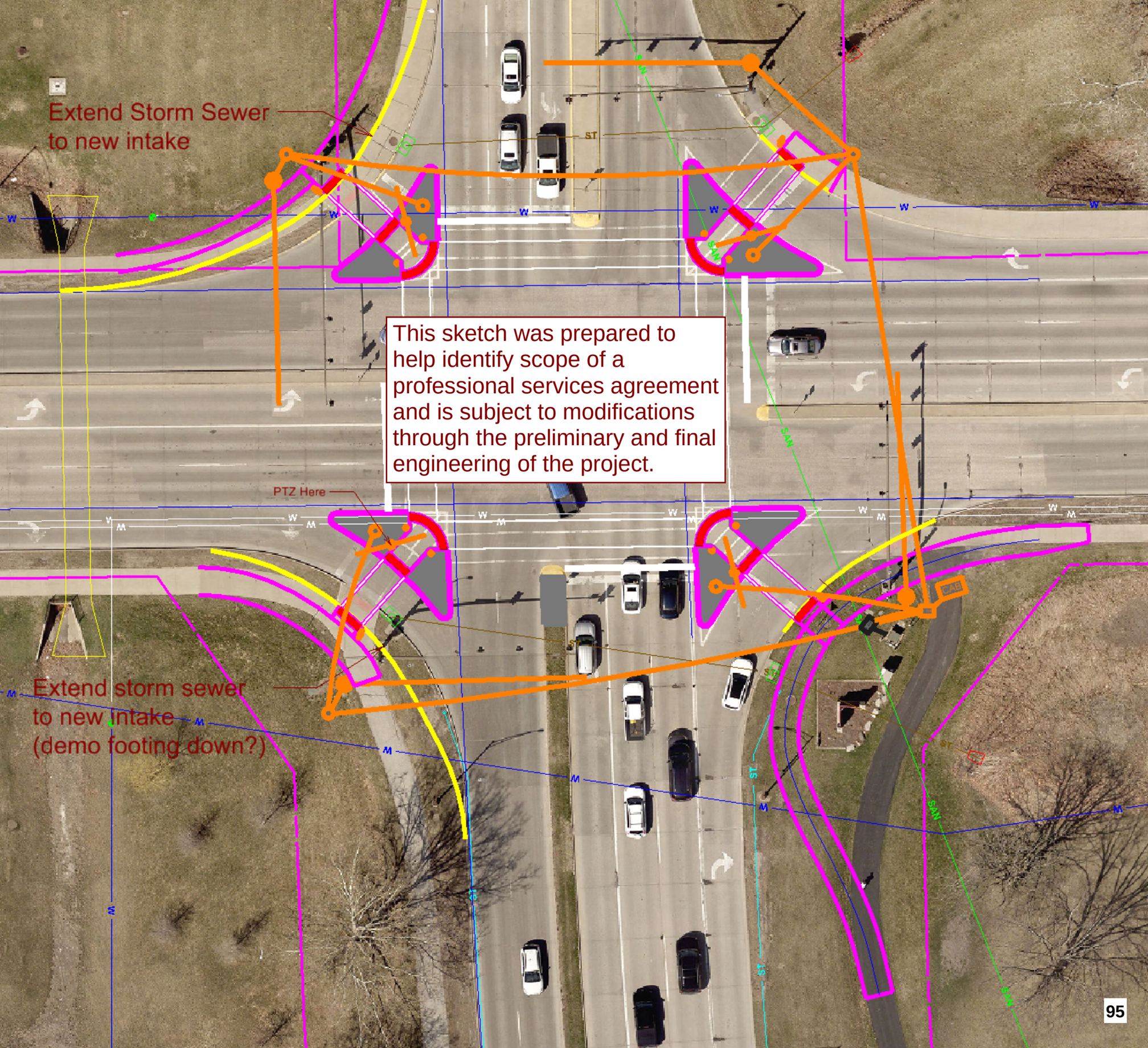
1. Waive the Purchasing Policies and Procedures requirement for competitive proposals and approve a Professional Services Agreement with WHKS & Co. of Ames, IA, for the 2026/27 Multi-Modal Roadway Improvements and 2027/28 Traffic Signal Program (Lincoln Way & University Blvd) in an amount not to exceed $78,500.

2. Direct staff to solicit competitive proposals for this engineering work.

CITY MANAGER'S RECOMMENDED ACTION:

The University Boulevard and Lincoln Way improvements will replace aging traffic signal infrastructure while enhancing pedestrian and bicycle safety. WHKS & Co.'s longstanding experience with the City's traffic signal systems provides consistency in design standards and efficiencies in plan development and staff review. Staff has determined the proposed $78,500 engineering fee to be in alignment with past expenditures for similar work and appropriate for the required services. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

ATTACHMENT(S):
Lincoln Way and University Sketch.pdf


Extend Storm Sewer
to new intake
This sketch was prepared to help identify scope of a professional services agreement and is subject to modifications through the preliminary and final engineering of the project.
PTZ Here
Extend storm sewer
to new intake
(demo footing down?)

ITEM #:	**16**
DATE:	**11-10-26**
DEPT:	**FIN**

COUNCIL ACTION FORM

SUBJECT: FINANCIAL SOFTWARE AGREEMENT WITH CENTRALSQUARE

BACKGROUND:

CentralSquare Technologies, LLC (CentralSquare) provides the City's integrated financial management, payroll, and utility billing software. The City has contracted with CentralSquare and its predecessors for software licensing and support services for approximately 20 years.

In December 2021, the City transitioned to a Software-as-a-Service (SaaS) agreement with CentralSquare. The original agreement included a two-year initial term with an option for a one-year renewal. The City Council subsequently approved annual renewals in November 2024 and November 2025. Staff has received a proposal from CentralSquare to renew the City's SaaS agreement for an additional one-year term beginning December 6, 2026, and ending December 5, 2027, at a cost of $180,957. **This represents an increase of $19,515, or approximately 12%, over the current annual contract amount of $161,442.**

The FY 2026/27 Adopted Budget includes $172,744 in the Information Technology operating budget for this software agreement. The proposed renewal exceeds the budgeted amount by $8,213, or approximately 4.8%. If approved, staff will incorporate the additional expense into the City's FY 2026/27 Adjusted Budget.

CentralSquare is the sole provider of the NaviLine software currently utilized by the City. Given the City's longstanding use of the system and its integration with essential financial, payroll, and utility billing operations, transitioning to another software provider would involve substantial implementation costs, staff training, and potential operational disruptions. **As a result, competitive bidding is unlikely to provide a cost-effective alternative for the proposed one-year renewal.**

Therefore, staff recommends that the City Council waive the competitive bidding requirements of the City's Purchasing Policies and Procedures and award a one-year contract to CentralSquare Technologies, LLC, in the amount of $180,957.44 for continued SaaS licensing and support services.

ALTERNATIVES:

1. Waive the requirement to solicit competitive proposals and award a contract to CentralSquare Technologies, LLC, a CentralSquare Company of Lake Mary, FL, in the amount of 180,957.44 for CentralSquare NaviLine software.

2. Do not approve the contract and refer this item back to staff for further information.

CITY MANAGER'S RECOMMENDED ACTION:

CentralSquare is the sole provider for the integrated financial, payroll, and utility billing software used by the City. The City's experience within this contract has been positive and mission-critical accounting processes continue to be completed. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as stated above.

Item No. 17

MEMO

To: Mayor and City Council

From: Nan Beach, Deputy City Clerk

Date: November 10, 2026

Subject: Contract and Bond Approval

There is no Council Action Form for the 2025/26 Pavement Restoration - Slurry Seal Program to Fort Dodge Asphalt Company of Fort Dodge, IA in the amount of $237,477.57. City Council approval of the contract and bond for the project is simply fulfilling a State Code requirement.

Item No. 18

MEMO

To: Mayor and City Council

From: Nan Beach, Deputy City Clerk

Date: November 10, 2026

Subject: Contract and Bond Approval

There is no Council Action Form for the Ames Animal Services Project to HPC, LLC, of Ames, IA in the amount of $5,500,000 for the base bid and Alternates 1, 2, 3, 4, 5, 7 & 8 for a total of $5,999,000. City Council approval of the contract and bond for the project is simply fulfilling a State Code requirement.

ITEM #:	**19**
DATE:	**11-10-26**
DEPT:	**PW**

COUNCIL ACTION FORM

SUBJECT: FURNITURE FOR RESOURCE RECOVERY AND RECYCLING CAMPUS

BACKGROUND:

As part of the construction of the new Resource Recovery and Recycling Campus (R3C) workspace furniture is required throughout the operations spaces in the new facility.

Staff worked with a consultant to design furnishings for theR3C. The goals for the facility furnishings include supporting staff and visitor accessibility, minimizing maintenance, and reinforcing operational efficiency. Locations for these furnishings include office/administrative spaces, educational and meeting rooms, staff breakroom, lobby space, and the scale house.

An Invitation to Bid was issued for these items on October 10, 2026. On October 29, 2026, a single bid was received as follows:

Bidder	Furniture and Installation Cost
Workspace Inc. of Des Moines, IA	$65,722.27

The bid from Workspace was reviewed and determined to be acceptable. Workspace is a responsible bidder and its bid was for all requested products and fully meets the specified requirements.

The cost for the R3C furnishings is $65,722.27. Funding is budgeted as part of the Owner's Furniture, Fixtures, and Equipment (FFE) budget of the R3C project in the amount of $100,000.

ALTERNATIVES:

1. Award a contract for furniture for the Resource Recovery and Recycling Campus to Workspace Inc., of Des Moines, IA, in the amount of $65,722.27.
2. Do not award the contract to Workspace Inc. of Des Moines, IA, and refer this item back to staff.
3. Reject the bid.

CITY MANAGER'S RECOMMENDED ACTION:

Purchasing furniture for the new Resource Recovery and Recycling Campus (R3C) was part of the project budget and is necessary to allow for staff and visitor accessibility and support operations at the R3C facility. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

ITEM #:	**20**
DATE:	**11-10-26**
DEPT:	**PW**

COUNCIL ACTION FORM

SUBJECT: 2024/25 SOUTH 16TH STREET ROADWAY WIDENING - CHANGE ORDER NO. 1

BACKGROUND:

This project included widening South 16th Street from two lanes to four lanes between University Boulevard and the Veterinary Medicine Trail, and converting the roadway to an urban cross-section with curb and gutter. The project also included modifications to the existing box culvert at Worrell Creek and construction of multi-use trails along both the north and south sides of South 16th Street between University Boulevard and the Veterinary Medicine Trail.

On June 10, 2025, the City Council awarded a construction contract to Con-Struct, Inc. of Ames, Iowa, in the amount of $3,625,832.10.

Change Order No. 1 (this Council Action), in the amount of $97,642, included additional work necessary for temporary lane closures that were required to meet staging requirements so the road could be opened to traffic prior to the 2026 Iowa State Football season. The change order also includes additional work to remove a previously unknown abandoned steam pipe, and imported topsoil for the project. The additional topsoil was required because there was not enough topsoil available on site prior to the widening to restore all disturbed areas with six inches of topsoil in accordance with the project specifications.

The project is currently being prepared for an Iowa Department of Transportation (DOT) audit before final acceptance by the City of Ames.

A summary of the estimated revenues and expenses for this project are shown below.

Funding Source	Available Revenue	Estimated Expenses
2023/24 G.O. Bonds	$ 325,000	
Stormwater Utility Fund	$ 250,000	
Previously Issued Bonds	$ 741,000	
2024/25 STBG Funds	$ 2,814,000	
2022/23 Unobligated G.O Bonds	**$ 100,000**	
Construction		$ 3,625,832.10
Change Order No. 1 (This Council Action)		**$ 97,642.00**
Engineering/Contract Administration		$ 450,000.00
TOTAL	**$ 4,230,000**	**$ 4,173,474.10**

ALTERNATIVES:

1. Approve Change Order No. 1 in the amount of $97,642 for the 2024/25 South 16th Street Roadway Widening project.

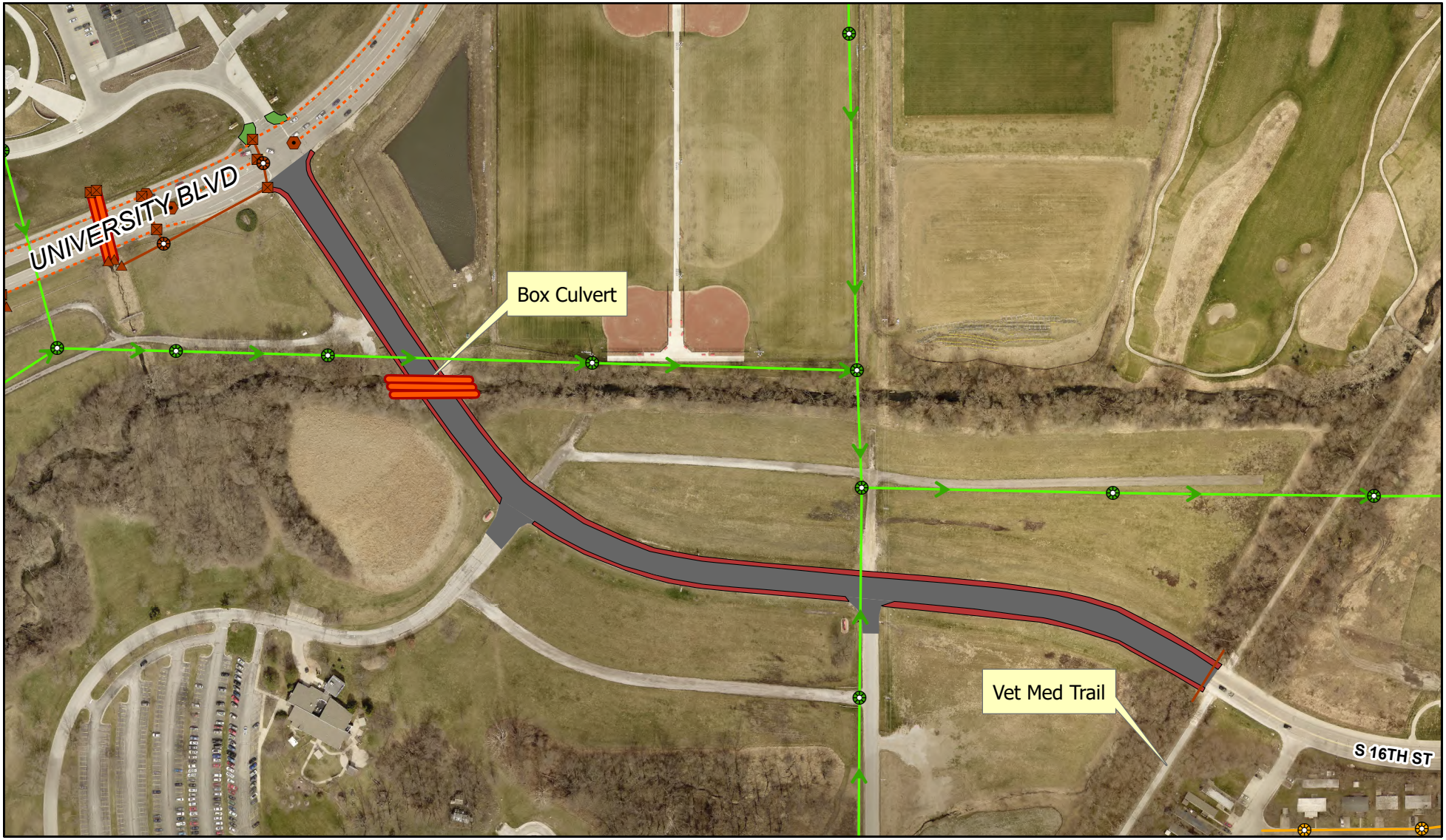
2. Direct staff to pursue changes to the project.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed change order is necessary to address additional work resulting from construction scheduling and coordination with Iowa State University's academic calendar and football season, as well as unforeseen field conditions encountered during construction. Staff has reviewed the change order and believes it is appropriate. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):
S. 16th Widening.pdf

South 16th Street Widening



Ramp Imp.

Roadway Imp.

Trail Imp.

South 16th Street - University Boulevard to Vet Med Trail

N

ITEM #:	**21**
DATE:	**11-10-26**
DEPT:	**ELEC**

COUNCIL ACTION FORM

SUBJECT: ASH POND CLOSURE AND RDF ASH POND RECONSTRUCTION

BACKGROUND:

The City's Power Plant operated for over a century by combusting coal to generate electricity. The combustion of coal generated coal ash as a byproduct, which was conveyed from the boilers to an ash impoundment pond several hundred yards to the East of the Power Plant. Although the Power Plant no longer burns coal, a substantial amount of coal ash remained at the ash pond.

On April 17, 2015, a Final Rule entitled "Hazardous and Solid Waste Management System; Disposal of Coal Combustion Residuals (CCR) From Electric Utilities" was published in the Federal Register, which regulated the disposal of ash in surface impoundments and landfills resulting from the burning of coal in electric utility boilers.

Compliance with the CCR rule required a major project at the City's ash pond to reconfigure the existing ash site, where one-half of the site became a closed-in-place impoundment. Ahead of the CCR pond closure, in April 2021, the Power Plant stopped discharging ash and water into the area of the pond that contained CCR. This allowed the pond to dry for closer inspection. Soil samples suggested favorable conditions to work with the ash.

On March 12, 2024, a contract in the amount of $2,606,093.15 was awarded to JB Holland Construction Inc., of Decorah, IA, to perform the closure project. Five change orders have subsequently been approved for the project:

- Change Order No. 1 was approved by City Council on July 23, 2024, in the amount of $417,344.79 to incorporate a drying additive into the ash in response to encountering conditions that were wetter than anticipated. This change order also included items modified from the original scope of work to better accomplish the overall design of the project.

- Change Order No. 2 was approved by City Council on October 8, 2024, in the amount of $108,907 for additional ash removal, fill material, and gravel road restoration.

- Change Order No. 3 was approved by the City Manager's Office in the amount of $45,345.60 for additional fill material.

- Change Order No. 4 was approved by City Council on June 24, 2025, in the amount of $9,672.50 for labor and materials to install new conduit to the site.

- Change Order No. 5 was approved by the department in the amount of $10,940 for additional seed material to establish vegetation around the site.

THIS ACTION:

Staff is requesting Council approval of Change Order No. 6 to deduct $172,498.01 to adjust for contract quantities. Several items in the contract included a unit price cost. For the initial bid, an estimated quantity was used. During the project, actual quantities were measured. **Change Order No. 6 is reconciliation of these quantities, which brings the contract total to $3,025,805.03 (inclusive of sales tax). Approving this change order will bring the project to a close and allows staff to accept the project.**

ALTERNATIVES:

1. Approve the following for the Ash Pond Closure and RDF Ash Pond Reconstruction project:

   a. Balancing Change Order No. 6 to JB Holland Construction Inc, of Decorah, IA, in the amount of ($172,498.01).

   b. Accept completion of the contract with JB Holland Construction Inc, of Decorah, IA, in the total amount of $3,025,805.03 (inclusive of sales tax), and release retainage.

2. Do not approve the requested change order and do not accept completion of the project.

CITY MANAGER'S RECOMMENDED ACTION:

The project is complete and has been approved by the Iowa Department of Natural Resources. Approving Change Order No. 6 allows for payment of actual installed quantities and then close out of the project. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):
Project completion ash pond.pdf

Engineer's Statement of Completion

Project: **Ash Pond Closure and RDF Ash Pond Reconstruction project**	Date of Contract: **March 12, 2024**
Owner: **City of Ames Power Plant**	Contract No.: **2024-090**
Engineer: **SCS Consultants**	Contractor: JB Holland

I hereby state that the **Ash Pond Closure and RDF Ash Pond Reconstruction** project has been satisfactorily completed in general compliance with the terms, specifications, and stipulations of said contract.

The work was completed on September 30, 2026.

I further state that the retainage may be released in accordance with the contract documents.

Kris Evans

Date_11/6/2026_____
Kris Evans, PE
Power Plant Engineer
City of Ames Electric Services

ITEM #:	**22**
DATE:	**11-10-26**
DEPT:	**PW**

COUNCIL ACTION FORM

SUBJECT: ACQUISITION PLAT AND WARRANTY DEED FOR RIGHT-OF-WAY- LOT 3, THE BLUFFS (G.W. CARVER AVENUE & CAMERON SCHOOL ROAD ROUNDABOUT)

BACKGROUND:

The City of Ames and Story County are jointly pursuing funding for a roundabout at the intersection of G.W. Carver Avenue and Cameron School Road, identified as project N-47 in the AAMPO 2050 Metropolitan Transportation Plan. Preliminary engineering completed by Bolton & Menk, Inc. identified right-of-way needs around the intersection, including a small area at the northeast corner of Lot 3, The Bluffs, in the southwest quadrant of the intersection.

Friedrich Land Development Company, L.L.C., the owner of Lot 3, is selling the lot to Kwik Star and has agreed to convey the needed area to the City in fee at no cost. Bolton & Menk has prepared an Acquisition Plat that creates Lot ‘A’ (0.11 acres, 4,702 square feet), and the owner will convey Lot ‘A’ to the City by warranty deed. The plat must be approved before the sale of Lot 3 can close.

Approving the plat and accepting the deed now secures this right-of-way for the future roundabout without cost to the City. **Temporary and permanent easements needed elsewhere on the property will be acquired as the project moves into final design**. The plat and deed have been reviewed by the City's Legal Department and are ready for approval.

In the case that the roundabout construction is deemed not feasible in the future due to funding limitations and the improvements must instead be constructed as a traffic signal with associated turn-lane widening, the right-of-way provided by this action meets the needs for the traffic signal improvements.

ALTERNATIVES:

1. Approve the Acquisition Plat for Lot 3, The Bluffs, and accept the Warranty Deed from Friedrich Land Development Company, L.L.C. conveying Lot ‘A’ to the City of Ames.

2. Do not approve the Acquisition Plat. The City would need to acquire this right-of-way at a later date, possibly at a cost, and the sale of Lot 3 could be delayed.

CITY MANAGER'S RECOMMENDED ACTION:

By acquiring this right-of-way now, the City secures land needed for the G.W. Carver Avenue and Cameron School Road roundabout at no cost, and the property owner can complete the sale of Lot 3. The acquisition supports the needs for the planned roundabout, but also would serve the City's needs if the roundabout project is abandoned in favor of a traffic signal and lane-widening approach at this intersection. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):
Roundabout Project Exhibit
Acquisition Plat - Signed
Deed.pdf

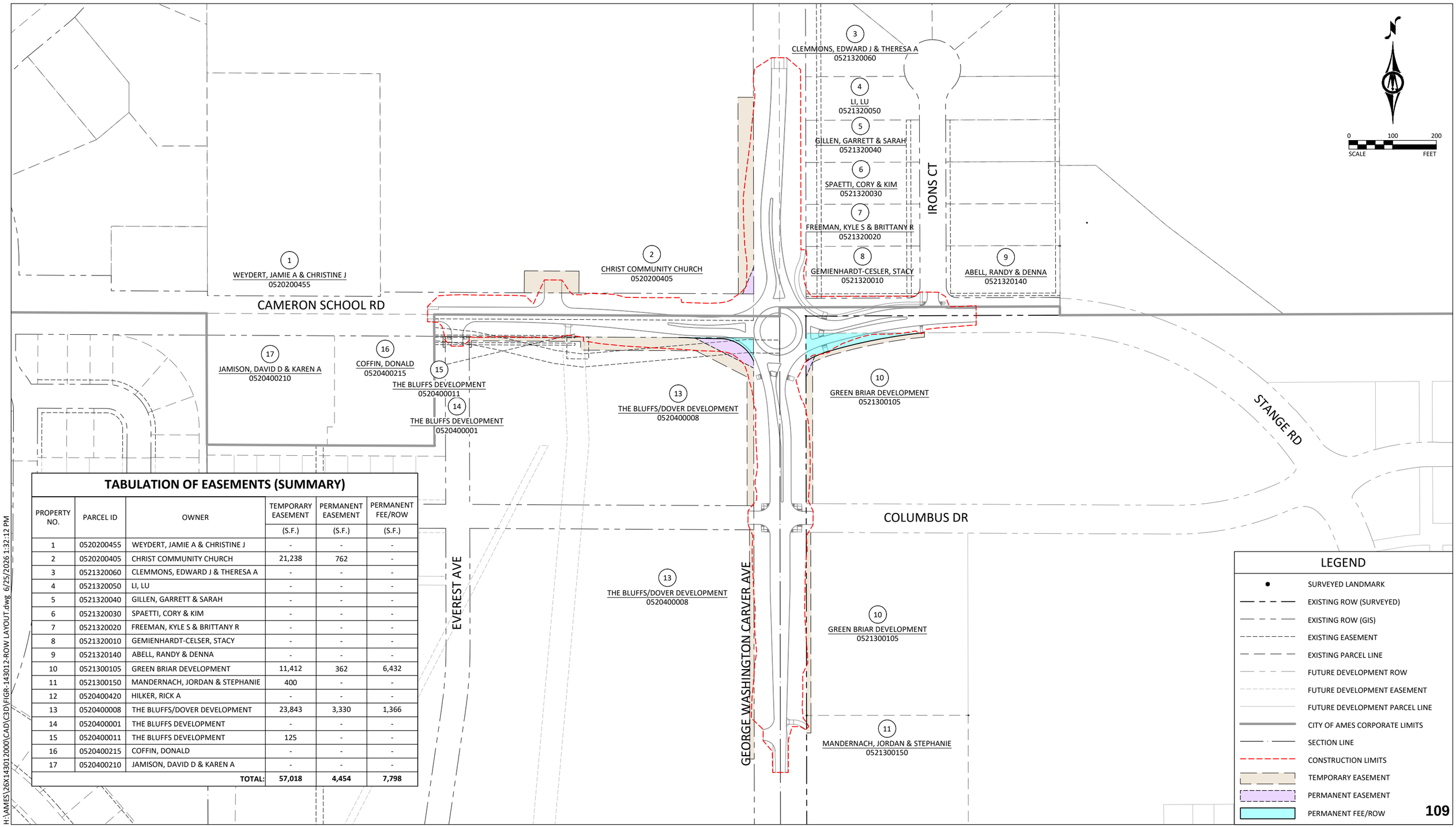
GEORGE WASHINGTON CARVER AVENUE AND CAMERON SCHOOL ROAD INTERSECTION IMPROVEMENTS

CITY OF AMES, IA

FIGURE 1: OVERVIEW & SUMMARY

JUNE 2026

BOLTON & MENK



TABULATION OF EASEMENTS (SUMMARY)

PROPERTY NO.	PARCEL ID	OWNER	TEMPORARY EASEMENT (S.F.)	PERMANENT EASEMENT (S.F.)	PERMANENT FEE/ROW (S.F.)
1	0520200455	WEYDERT, JAMIE A & CHRISTINE J	-	-	-
2	0520200405	CHRIST COMMUNITY CHURCH	21,238	762	-
3	0521320060	CLEMMONS, EDWARD J & THERESA A	-	-	-
4	0521320050	LI, LU	-	-	-
5	0521320040	GILLEN, GARRETT & SARAH	-	-	-
6	0521320030	SPAETTI, CORY & KIM	-	-	-
7	0521320020	FREEMAN, KYLE S & BRITTANY R	-	-	-
8	0521320010	GEMIENHARDT-CESLER, STACY	-	-	-
9	0521320140	ABELL, RANDY & DENNA	-	-	-
10	0521300105	GREEN BRIAR DEVELOPMENT	11,412	362	6,432
11	0521300150	MANDERNACH, JORDAN & STEPHANIE	400	-	-
12	0520400420	HILKER, RICK A	-	-	-
13	0520400008	THE BLUFFS/DOVER DEVELOPMENT	23,843	3,330	1,366
14	0520400001	THE BLUFFS DEVELOPMENT	-	-	-
15	0520400011	THE BLUFFS DEVELOPMENT	125	-	-
16	0520400215	COFFIN, DONALD	-	-	-
17	0520400210	JAMISON, DAVID D & KAREN A	-	-	-
		TOTAL:	**57,018**	**4,454**	**7,798**

LEGEND

- SURVEYED LANDMARK
- EXISTING ROW (SURVEYED)
- EXISTING ROW (GIS)
- EXISTING EASEMENT
- EXISTING PARCEL LINE
- FUTURE DEVELOPMENT ROW
- FUTURE DEVELOPMENT EASEMENT
- FUTURE DEVELOPMENT PARCEL LINE
- CITY OF AMES CORPORATE LIMITS
- SECTION LINE
- CONSTRUCTION LIMITS
- TEMPORARY EASEMENT
- PERMANENT EASEMENT
- PERMANENT FEE/ROW

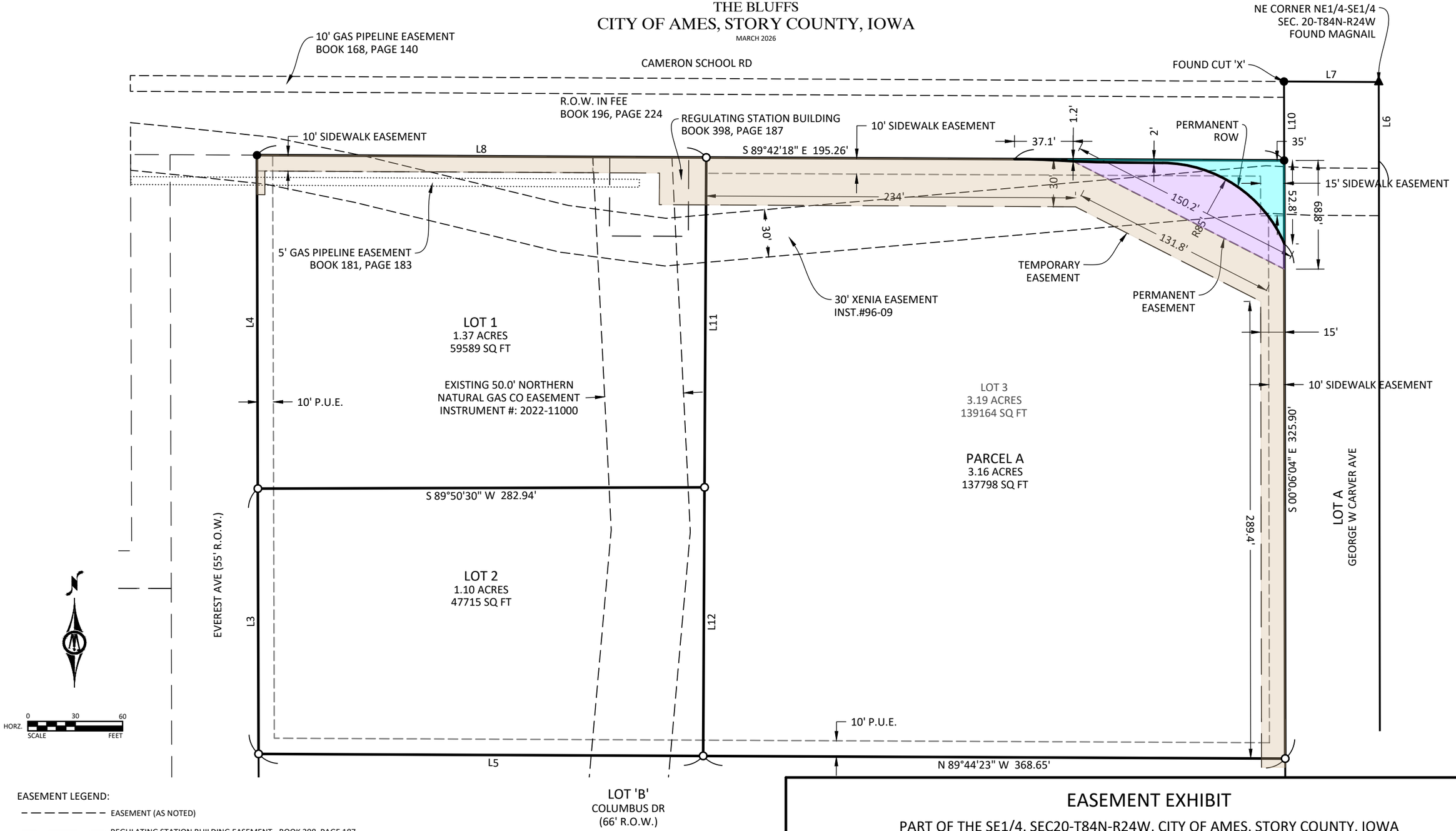
H:\AMES\26X143012000\CAD\C3D\FIGR-143012-ROW LAYOUT.dwg 6/25/2026 1:32:12 PM

EASEMENT EXHIBIT

THE BLUFFS

CITY OF AMES, STORY COUNTY, IOWA

MARCH 2026



EASEMENT LEGEND:

- EASEMENT (AS NOTED)
- REGULATING STATION BUILDING EASEMENT - BOOK 398, PAGE 187
- 5' GAS PIPELINE EASEMENT - BOOK 181, PAGE 183

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EASEMENT EXHIBIT

PART OF THE SE1/4, SEC20-T84N-R24W, CITY OF AMES, STORY COUNTY, IOWA

BOLTON & MENK

1519 Baltimore Drive
Ames, IA 50010
Phone: (515) 233-6100

SHEET 1 OF 1

H:\FRIEREIA_PR\25X137597000\CAD\C3D\MISC-137597-EASEMENT EXHIBIT.DWG 9/8/2026 9:28 AM

JOB NUMBER: 25X.13759

ACQUISITION PLAT

LOT 3, THE BLUFFS
CITY OF AMES, STORY COUNTY, IOWA
OCTOBER 2026

INDEX LEGEND	
LOCATION	LOT 3 OF THE BLUFFS AT DANKBAR FARMS, FIRST ADDITION, STORY COUNTY, IA
REQUESTOR:	FRIEDRICH LAND DEVELOPMENT COMPANY LLC
PROPRIETOR:	FRIEDRICH LAND DEVELOPMENT COMPANY LLC
SURVEYOR:	EUGENE R. DREYER, P.L.S. #17535
SURVEYOR COMPANY:	BOLTON & MENK, INC.
RETURN TO:	EUGENE R. DREYER, BOLTON & MENK, INC. 1519 BALTIMORE DR., AMES, IA 50010 (515)-233-6100

FOR RECORDER USE ONLY

LEGEND:

- ● FOUND 1/2" REBAR WITH PINK PLASTIC CAP #24413 (UNLESS OTHERWISE NOTED)
- ■ FOUND 1/2"x24" REBAR WITH YELLOW PLASTIC CAP #17535
- ▲ FOUND SECTION CORNER
- ○ SET 1/2"x24" REBAR WITH YELLOW PLASTIC CAP #17535

EASEMENT LEGEND:

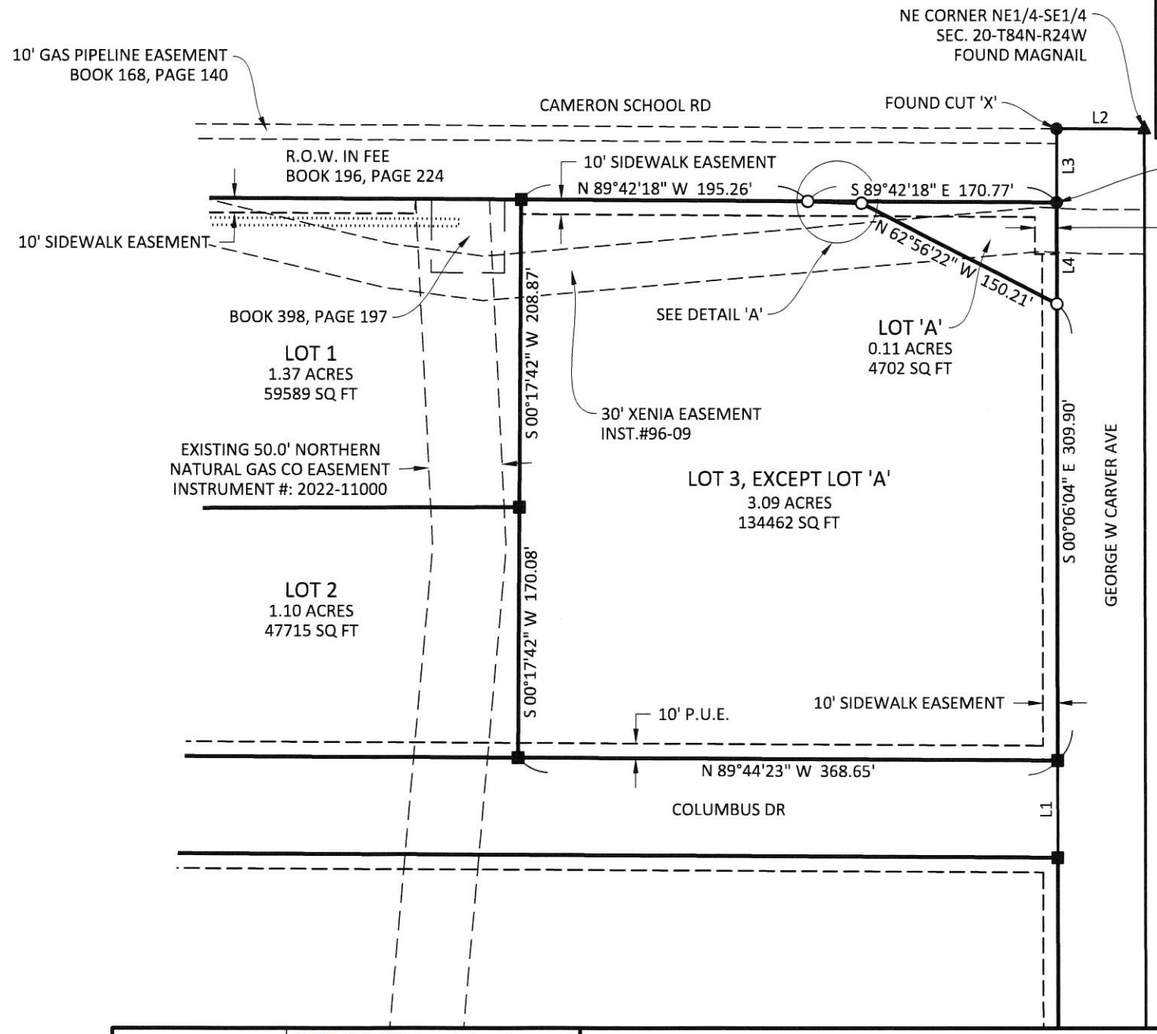
- EASEMENT (AS NOTED)
- REGULATING STATION BUILDING EASEMENT - BOOK 398, PAGE 187
- 5' GAS PIPELINE EASEMENT - BOOK 181, PAGE 183

LEGAL DESCRIPTION:
THAT PART OF LOT 3 OF THE BLUFFS TO THE CITY OF AMES, STORY COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE S00°06'04"E, 68.84 FEET ALONG THE EAST LINE OF SAID LOT 3; THENCE N62°56'22"W, 150.21 FEET; THENCE N87°52'10"W, 37.15 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE S89°42'18"E, 170.77 FEET ALONG THE NORTH LINE OF SAID LOT 3 TO THE POINT OF BEGINNING.

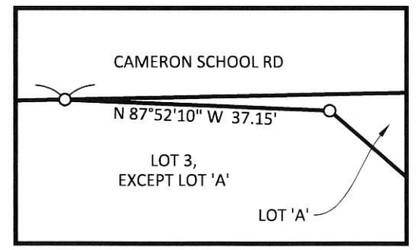
NOTES:

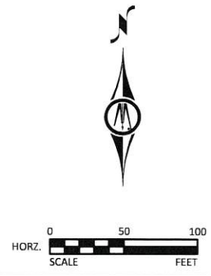
1. THIS SURVEY MEETS OR EXCEEDS CODE 355.
2. THE SURVEY IS SUBJECT TO EASEMENTS APPARENT OR OF RECORD
3. BEARINGS SHOWN ARE IOWA STATE PLANE NORTH ZONE, US SURVEY FOOT.
4. TOTAL AREA OF LOT 'A' = 0.11 ACRES OR 4702 SQUARE FEET
5. SOIL BORINGS ARE REQUIRED IN AREAS WITHIN THIS PLAT WHICH HAVE BEEN IDENTIFIED BY THE CITY OF AMES AS HAVING SOIL THAT MAKE CONSTRUCTION OF BUILDINGS DIFFICULT.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°06'04"W	66.00'
L2	S89°42'16"E	60.01'
L3	N00°06'04"W	50.00'
L4	S00°06'04"E	68.84'

DETAIL 'A'
NOT TO SCALE





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LICENSED PROFESSIONAL LAND SURVEYOR
EUGENE R. DREYER 17535
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

EUGENE R. DREYER P.L.S.
LICENSE NUMBER 17535 DATE: 11/3/26
MY LICENSE RENEWAL DATE IS 12/31/2026
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

ACQUISITION PLAT- THE BLUFFS

LOT 3, THE BLUFFS, CITY OF AMES, STORY COUNTY, IOWA

BOLTON & MENK

1519 Baltimore Drive
Ames, IA 50010
Phone: (515) 233-6100

SHEET 1 OF 1

H:\FRIEREIA_PR\25X137597000\CAD\C3D\FIGR - 137597 - ACQUISITION PLAT.DWG 10/9/2026 2:07 PM

JOB NUMBER: 25X.137597

INSTRUMENT PREPARED BY:	Brian D. Torresi, 120 S. 16th St., Ames, IA 50010 (515) 288-2500
RETURN TO:	City of Ames, Iowa, Attn: City Clerk, 515 Clark Ave., Ames, IA 50010
MAIL TAX STATEMENT TO:	City of Ames, Iowa, Attn: City Clerk, 515 Clark Ave., Ames, IA 50010
EXEMPTION CLAIMED:	Iowa Code § 428A.2(6)

CORPORATE/BUSINESS ENTITY WARRANTY DEED

KNOW ALL PERSONS BY THIS INSTRUMENT: That **FRIEDRICH LAND DEVELOPMENT COMPANY, L.L.C.**, an Iowa limited liability company (the "Grantor"), for valuable consideration, conveys unto **CITY OF AMES, IOWA** (the "Grantee"), the real property situated in Story County, Iowa, described as follows:

> Lot 'A' a part of Lot Three (3), The Bluffs, Ames, Story County, Iowa, as shown on the Acquisition Plat recorded in the office of the Recorder of Story County, Iowa, on October , 2026, as Instrument No. 2026-_____

This transfer is exempt from the Iowa Real Estate Transfer Tax pursuant to Iowa Code Section 428A.2(6) as the Grantee is a governmental entity and there is no consideration being exchanged.

The undersigned Grantor covenants with the above-named Grantee and successors in interest that Grantor holds the real property by title in fee simple; that they have good and lawful authority to sell and convey the same; that the real property is free and clear of all liens and encumbrances whatsoever except as may be above stated; and the Grantor covenants to warrant and defend the real property against the lawful claims of all persons whomsoever, except as may be above stated.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code § 558.69, and therefore the transaction is exempt from the requirement to submit a Groundwater Hazard Statement.

Dated this 30th day of October, 2026.

(SIGNATURE PAGE FOLLOWS)

SIGNATURE PAGE OF
CORPORATE/BUSINESS ENTITY WARRANTY DEED

FRIEDRICH LAND DEVELOPMENT COMPANY, L.L.C., Grantor

By: _____
Kurt W. Friedrich, Manager

STATE OF IOWA, COUNTY OF STORY, SS:

This record was acknowledged before me on this 30th day of October, 2026, by Kurt W. Friedrich, as a Manager of Friedrich Land Development Company, L.L.C., an Iowa limited liability company.

NOTARIAL SEAL IOWA
KIMBERLY M. SEWALD
Commission Number 815619
My Commission Expires
March 5, 2028

_____
Notary Public, State of Iowa
My commission expires _____

ITEM #:	**23**
DATE:	**11-10-26**
DEPT:	**FLEET**

COUNCIL ACTION FORM

SUBJECT: FINAL ACCEPTANCE OF THE AUDITORIUM HVAC PROJECT

BACKGROUND:

The City Auditorium was served by an HVAC system that contained a fan and heating coils dating to the building's original construction in 1938. A condenser and cooling coils were added in 1990. Over the last several years, there have been ongoing maintenance issues with the system. Due to the age of the equipment and the ongoing maintenance issues, it was determined that the best course of action was to replace the system and modernize it for ease of use and maintenance.

The project design involved removing the existing systems and installing a traditional rooftop unit to provide heating and cooling for the Auditorium. The project was then modified to eliminate the use of natural gas and to incorporate a heat pump to replace the air-cooled condenser, resulting in lower electrical use throughout City Hall during the winter months.

On August 13, 2024, City Council approved preliminary plans and specifications for the Ames City Auditorium HVAC Replacement Project. **On September 24, 2024, the project was awarded to Mechanical Comfort, Inc., of Ames, IA, in the amount of $1,430,000. During the project, there were five approved change orders, as shown in the table below.**

Change Order	Amount	Description
1	($25,030.00)	Value engineering to reduce the costs of the project by switching heat pump units and reducing piping. Controls upgrade to current version
2	$4,560.00	Remove heat pump, and duct. Reroute loop piping
3	$8,594.00	Move lobby steam control valve to tunnel so no visible controls or wiring in lobby. Replace defective mechanical room control valve
4	$10,638.44	Move stage lights, disconnect uncontrolled steam radiator, add volume dampers for sound. Bypass line for chillers required for warranty
5	$2,710.50	Time and materials to block off duct due to the sound in the Auditorium. Additional adjusting and balancing
Total	**$1,473.00**	

This brings the final cost of the project to $1,431,473. On May 26, 2026, City Council approved the reduction of project retainage to $40,000 to cover the cost of an electrical panel that was damaged during construction. This work has now been completed. The funding used for the project is shown below.

Funding	Amount
General Fund Savings	$ 650,000
American Rescue Plan Funds	200,000
City Hall Improvements CIP	278,140
Council Priorities Capital Fund	332,081
Total	**$ 1,460,221**

ALTERNATIVES:

1. Accept the Auditorium HVAC Project as completed by Mechanical Comfort, Inc., of Ames, IA, in the amount of $1,431,473.

2. Direct staff to make changes to the project.

CITY MANAGER'S RECOMMENDED ACTION:

The Auditorium HVAC project has been completed in accordance with the approved plans and specifications, and the City Auditorium now has a new, modern HVAC system. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

ATTACHMENT(S):
Final Acceptance Letter - 11.04.26.pdf

November 4, 2026

RESOURCE CONSULTING ENGINEERS LLC

Corey Mellies
Director
City of Ames Fleet Services
2207 Edison St
Ames, IA 50010

Re: City Auditorium HVAC Improvements Project – Letter of Final Acceptance

Dear Corey,

Thank you for the opportunity to work with the City of Ames on the City Auditorium HVAC Improvements Project.

Based on our final review of this project, the work is accepted as complete, subject to the requirements of the contract documents and any remaining closeout obligations.

This final acceptance does not relieve the contractor of warranty responsibilities, correction of latent defects, or completion of required closeout documentation. Any outstanding warranty, operations and maintenance, or record-document requirements remain in effect until satisfied in accordance with the contract documents.

If you have any questions regarding this acceptance, please do not hesitate to contact us at any time.

Respectfully,

Scott Jasper, PE
Senior Mechanical Engineer
Resource Consulting Engineers, LLC

Cc: Corey Metzger, PE, Principal, Resource Consulting Engineers
Clint Rabe, PE, Principal, Resource Consulting Engineers

ITEM #:	**24**
DATE:	**11-10-26**
DEPT:	**PW**

COUNCIL ACTION FORM

SUBJECT: AIRPORT ENTRYWAY IMPROVEMENTS (ENTRY ROAD) - FINAL ACCEPTANCE

BACKGROUND:

The FY 2024/25 Airport Entryway Improvements program included the full reconstruction of Airport Drive, the primary access road to the James Herman Banning Ames Municipal Airport. The project was bid as a base bid (the entry segment from Airport Road and the east side of the loop) and a bid alternate (the west side of the loop).

On April 22, 2025, City Council awarded both the base bid and bid alternate to TK Concrete, Inc. of Pella, Iowa, in the amount of $554,055. One balancing change order was processed to reflect final as-built quantities, resulting in a net decrease of $3,730.80. **The final construction contract amount is $550,324.20.**

In addition to the contract work, City staff installed security lighting and a security camera at the airport entrance, funded by the Airport Improvements Fund at a cost of $21,824.41.

FUNDING SUMMARY:

Revenue Source	Amount	Expense Category	Amount
FY 2024/25 G.O. Bonds	$680,000.00	Design	$72,700.00
		Admin/Inspections	$21,183.10
		Construction (Base Bid and Bid Alternate)	$550,324.20
		Total G.O. Bond Expenses	$644,207.30
Airport Improvements Fund	$120,000.00	Security Lighting and Camera (City Installed)	$21,824.41
Total Revenues	**$800,000.00**	**Total Expenses**	**$666,031.71**

The remaining G.O. Bond balance of $35,792.70 will be available for other capital improvement projects. The unused Airport Improvements Fund balance of $98,175.59 will be returned to the Airport Improvements Fund.

ALTERNATIVES:

1. Accept the 2024/25 Airport Entryway Improvements (Entry Road) project as completed by TK Concrete, Inc., of Pella, IA, in the amount of $550,324.20.

2. Direct staff to make changes to the project.

CITY MANAGER'S RECOMMENDED ACTION:

The Airport Entryway Project has been completed in accordance with the approved plans and specifications and has significantly improved the condition, appearance, and functionality of the roadway leading to the airport Terminal Building. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

Item No. 25

MEMO

To: Mayor & City Council

From: Justin Clausen, P.E., CPWP-M Public Works Director

Date: November 10, 2026

Subject: Harrison Pointe Subdivision - Letter of Credit Release

Please see attached documentation for partial release of financial security on file with the City.

ATTACHMENT(S):
Harrison Pointe LOC Release.docx

CITY OF Ames

Smart Choice

Public Works Department
515 Clark Avenue, Ames, Iowa 50010
Phone 515-239-5160 ♦ Fax 515-239-5404

November 2, 2026

Honorable Mayor and Council Members
City of Ames
Ames, Iowa 50010

RE: Harrison Pointe Subdivision Letter of Credit Reduction

Mayor and Council Members:

I hereby certify that all public improvements including sanitary sewer infrastructure, water main infrastructure, and sidewalk required as a condition for approval of the final plat of **Harrison Pointe,** have been completed in an acceptable manner by **Various Contractors.** The above-mentioned improvements have been inspected by the Engineering Division of the Public Works Department of the City of Ames, Iowa and found to meet City specifications and standards. No improvements are outstanding.

As a result of this certification, it is recommended that the financial security for public improvements on file with the City for this subdivision be **fully released.**

Sincerely,

Justin Clausen, P.E, CPWP-M
Public Works Director

JC/MB

cc: Finance, Developer, Planning & Housing, Subdivision file

Harrison Pointe Subdivision
November 2, 2026

Items completed as part of this release of financial security for Harrison Pointe Subdivision.

ITEM	UNIT	QTY
Sanitary Sewer Main, 8-inch	LF	545
Sanitary Sewer Manhole, SW-401	EA	6
Cleaning and Televising	LF	545
Water Main, 8-inch	LF	610
Hydrant Assembly, 6-inch	EA	3
8” Tapping Valve and Sleeve	EA	1
4” PCC Sidewalk	SY	34
Sidewalk Ramps, 5” PCC with Detectable Warning	SY	15

MEMO

To: Mayor and City Council Members

From: Scheila Schofer, Library Director

Date: November 10, 2026

Subject: Request from Library Board of Trustees to establish closed hours for Library grounds

At the City Council's meeting on October 27, 2026, the Council referred to a future agenda a letter from the Ames Public Library Board of Trustees. The letter requested the adoption of an ordinance setting closed hours for Library grounds (request letter attached).

The City Attorney's Office has advised City staff that the Library Board has “charge, control and supervision of the public library, its appurtenances and fixtures, and rooms containing the same, directing and controlling all affairs of such library.” Ames Municipal Code section 15.7(2). **However, establishing hours on the library grounds beyond the building would require a City ordinance. This item is being placed on the agenda for discussion to seek Council direction on next steps.**

Library staff have contacted several other larger Iowa cities to learn what practices are in place- it is outlined below:

- Des Moines - The land outside Central Library (downtown Des Moines) is considered a park, so hours are governed by the Des Moines Municipal Code (6 AM – Midnight only). Enforcement is possible/handled by the Des Moines Police Department.

- Council Bluffs - The City has an ordinance about no overnight parking or camping on City property, which covers the grounds of the library.

- Ankeny - The City code addresses overnight parking/camping, abandoning property on City grounds.

- Cedar Rapids - The City code addresses camping overnight on public property. The Police Department gives a warning the first time they have to

talk to someone about camping and it is not an instant trespass ticket like it is on other city facilities; however, if there is a repeat offense, they get a trespass.

- Omaha Public Library - Outdoor spaces are open to all library patrons only during regular library hours.

If the Council desires to support the request of the Library Board of Trustee to establish closed hours for Library grounds, it would be appropriate to direct the City Attorney's Office to prepare an ordinance for Council consideration.

The City Council may recall that in January 2025, it requested a memo from the City Attorney outlining "options that could be considered by the City Council that will create parity among public spaces (for example library, public streets, sideways, and alleys) with City parks which have a curfew of 10:30 p.m.” The memo responsive to that request, dated February 7, 2025, is attached for the City Council's reference.

ATTACHMENT(S):
APL trustees request for city ordinance 10.26.pdf
Memo on street-sidewalk closures.pdf

Ames Public Library Board of Trustees
Ames Public Library
515 Douglas Ave.
Ames, IA 50010

Oct. 15, 2026

Dear Ames City Council members:

The Ames Public Library (APL) Board of Trustees requests the City Council adopt an ordinance to establish closed hours for library grounds, similar to existing regulations for city parks. While our facility welcomes thousands of patrons each week for research, literacy programs and community support, we are experiencing dramatic growth in overnight safety and health concerns on the exterior grounds that cannot be managed by library staff alone.

As trustees, we witness the high quality of service and marvel at the expertise, time and care the library staff provides its guests 70 hours per week. And on occasion, we take pause when we learn of the difficult situations these dedicated professionals tackle, increasingly often, with both dignity and compassion for patrons.

These challenges focus on increased disruptive behaviors fueled by mental health issues, substance abuse struggles, emotional dysregulation, housing instability, and poverty.

A Person in Charge (PIC) team of high-level library staffers formed several years ago to help frontline staff members manage these incidents while also maintaining a safe and welcoming environment for all visitors. These team members have undergone extensive training and use an online reporting system to document several aspects of these disruptive behaviors. In addition, outdoor cameras have been updated and repaired, signage now designates staff-only areas, graffiti has been removed, and benches have been repaired.

Still, troublesome activities outside the library during its closed hours continue to mount. In recent weeks and months, these behaviors have included individuals:

- sleeping at night behind the library's dumpster, in the dumpster, behind the electric transformers, or near book drop-offs. On occasion, these individuals, startled upon awakening, have pulled knives on staff members coming to work in the morning or have followed those employees to the library's doors.

- following employees on the street after staffers leave work.
- on-ground partying, drinking, suspected drug use and dealing, fights, climbing on library statues and ripping up landscaping.
- abusing library grounds via defecation and urination, vandalism and presence of garbage, food, cigarette butts, drug paraphernalia, needles, etc.
- stashing or abandoning personal belongings on grounds, posing potential hazards to staff members who need to retrieve them. Items have included filled shopping carts, backpacks, bicycles, bicycle trailer bags, sleeping bags, etc.
- stealing bikes.

Regardless of how unpleasant PIC team members' findings are during their daily morning cleanup walks on the outdoor grounds, these staffers remain courteous and respectful when dealing with offenders. If behaviors continue after repeated conversations, these offenders can be barred from the library for a specific amount of time.

Always searching for solutions, APL Director Sheila Schofer has met frequently with staff members from the Ames Police Department, City of Ames legal staff and city administration to seek support on these challenges. It is with the full backing of the APL Board of Trustees that Schofer, and we, request a city ordinance to set closed hours for library grounds. Our recommendation is that library grounds close from 10 p.m. to 8 a.m. daily, except for staff working during those hours or library patrons returning materials in the designated areas without loitering.

We thank you in advance for your consideration of this request. As aways, please feel free to contact Sheila Schofer or any trustee with further questions.

Sincerely,
Ames Public Library Board of Trustees

Richard Johnson, President
Monica Gordillo, Vice President
Debra Gibson, Secretary
Zoya Arora
Jill Daiker
Morganne Dennis
Erica Genise
Stephanie Marsau
Carolyn Myers

CITY OF ames

Caring People ◆ Quality Programs ◆ Exceptional Service

MEMO

Legal Department

To: Mayor Haila and Ames City Council

From: Mark O. Lambert, City Attorney

Date: February 7, 2025

Subject: Memo on 10:30 street/sidewalk closures

On January 28, 2025, the Council adopted the following motion:

"Request staff bring back a memo that outlines options that could be considered by the City Council that will create parity among public spaces for example library, public streets, sideways, and alleys with City parks which have a curfew of 10:30 p.m."

City parks are facilities of the City, and therefore the 10:30 p.m. closing time can be viewed as closing a facility. It is not a curfew.

It is difficult if not impossible to apply the same logic to City streets, sidewalks, and alleys. Streets, sidewalks and alleys are public thoroughfares. They are not the same as a City park. Essentially, prohibiting people from utilizing streets, sidewalks and alleys after 10:30 p.m. would likely be found to be an unconstitutional curfew, as inhibiting the right to travel and the right to engage in First Amendment activity. Most curfew laws passed around the country have only affected minors, and some of those have been upheld if they contain exceptions for minors engaging in First Amendment activity.[1] The case law is

[1] E.g., *Schleifer v. City of Charlottesville,* 159 F. 3d 843(1998) upholding a minor curfew. Also, *Hutchins v. District of Columbia,* 188 F.3d 531 (DC Cir. 1999), striking down a minor curfew law as unconstitutional. The Iowa Supreme Court

mixed, with such ordinances affecting minors being upheld in instances and struck down in instances. It is likely that a curfew for adults could not be imposed except in emergency situations such as disasters.

The City, and the State of Iowa, do not have loitering laws. Likely, this is because loitering laws repeatedly have been found to be unconstitutional by courts.[2] So I would not recommend passing a loitering ordinance.

Additionally, an ordinance that shuts down the City's sidewalks at 10:30 p.m. seems to potentially create a host of problems from a practical standpoint. First, people can have good reason to be going places after 10:30 at night. For example, any businesses are open after 10:30 at night. Secondly, any consistent enforcement could require substantial resources and might be impractical.

Rather than an ordinance prohibiting people from being on the sidewalks and streets after 10:30 p.m., an alternative might be for the Council to consider a prohibition on camping on public property. The City of Des Moines and the City of Waukee have recently passed such ordinances, but not without controversy. These ordinances are attached.

Finally, ASSET Funders (inclusive of the City of Ames) have contracted with a consultant, Analytic Insight, to develop an action plan around addressing homelessness using evidence-based practices to inform the development of the plan. Prohibition on camping will be a practice that could be recommended, or not, by the consultant through their work. The plan is expected to be developed

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upheld Panora's curfew law for minors in *City of Panora v. David Simmons*, 445 N.W. 2d 363 (1989); the Iowa Supreme later held that the City of Maquoketa's minor-curfew ordinance was unconstitutionally overbroad. *City of Maquoketa v. Russell and Campbell*, 484 N.W. 2d 179 (1992).

[2] *Papachristou v. City of Jacksonville*, 405 U.S. 156 (1972); *City of Chicago v. Morales*, 527 U.S. 41 (1999).

by the end of April 2025. I would recommend deferring any action on considering such an ordinance until after April 2025.

#

APPENDIX C - ELECTRIC FRANCHISE
APPENDIX D - GAS FRANCHISE
APPENDIX E - TAX INCREMENT ORDINANCES
APPENDIX F - HOTEL AND MOTEL TAX
APPENDIX G - SEWER DISTRICTS
APPENDIX H - CABLE FRANCHISE AGREEMENT
APPENDIX I - IOWA REINVESTMENT DISTRICTS
CODE COMPARATIVE TABLE - 1991 CODE
CODE COMPARATIVE TABLE - ORDINANCES
STATE LAW REFERENCE TABLE

‹ Secs. 102-380—102-405. - Reserved.
ARTICLE VII. - USE OF STREETS AND SIDEWALKS FOR BUSINESS PURPOSES ›

ARTICLE VI. - PROHIBITED CAMPING[3]

Footnotes:

*--- (**3**) ---*

Editor's note— *Prior to reenactment by Ord. No. 16,382, Ord. No. 16,005, § 1, adopted April 19, 2021, repealed Art. VI, §§ 102-406—102-430, which pertained to benches and derived from Code 1942, §§ 88-27—88-29, 88-32—88-35, 88-38—88-42; Code 1954, §§ 54-199, 54-201, 54-208, 54-211; Code 1962, §§ 54-194—54-212, 54-212.01—54-212.03, 54-212.05, 54-212.06; Code 1975; Code 1979; Code 1985, §§ 23-175, 23-184, 23-185, 23-187, 23-189, 23-194; Code 1991, §§ 23-175—23-199; Ord. No. 4976; Ord. No. 5650; Ord. No. 8454; Ord. No. 8558; Ord. No. 11,406; Ord. No. 11,548; Ord. No. 11,583; Ord. No. 12,048; Ord. No. 14,095; Ord. No. 14,174; Ord. No. 14,935.*

Sec. 102-406. - Definitions.

Unless the context requires otherwise the following definitions apply to this article:

Campsite means any place where bedding, sleeping bag, or other material used for bedding purposes, or any stove or fire is placed, established, or maintained for the purpose of maintaining a temporary place to live, whether or not such place incorporates the use of any tent, lean-to, shack, or any other structure, or any vehicle or part thereof.

Local agency means an organization skilled and experienced in services to the homeless and associated human services. The city is not restricted to working with one local agency.

Personal property means any item reasonably recognizable as belonging to a person and having apparent utility or monetary value.

To camp means to set up or to remain in or at a campsite.

(O.16,382)

Sec. 102-407. - Sleeping on sidewalks, streets, alleys or doorways prohibited.

(a) No person may sleep on public sidewalks, streets, alleys, doorways at any time as a matter of individual and public safety.

(b) No person may sleep in any pedestrian or vehicular entrance to public or private property abutting a public sidewalk.

(c) In addition to any other remedy provided by law, any person found in non-compliance of this section may be immediately removed from the premises.

(O.16,382)

Sec. 102-408. - Camping prohibited.

No person may occupy a campsite in or upon any sidewalk, street, alley, lane, public right of way, park, bench, or any other publicly owned property or under any bridge or viaduct, unless authorized by the city manager or their designee or otherwise specifically authorized by section 74-101.

(O.16,382)

Sec. 102-409. - Removal of campsite on public property.

Upon discovery of a campsite on public property, removal of the campsite by the city may occur under the following circumstances:

(a) Prior to removing the campsite, the city shall post a notice at the campsite. The notice shall state the name, address and telephone number of the department director; that the campsite is in violation of the requirements of this article; that the owner or user is ordered to cause immediate removal from the public property, which date of removal shall be no less than 24-hours after the date the notice was posted.

(b) At the time a 24-hour notice is posted, the city shall inform a local agency of the location of the campsite.

(c) After the 24-hour notice period has passed, the city is authorized to remove the campsite and all personal property related thereto.

Sec. 102-410. - Offense and fine.

(a) It is the city council's intent that this article shall be utilized for compliance purposes to discourage non-compliant behavior and not as a general enforcement mechanism.

(b) A person who is not a minor and who fails to comply with sections 102-407 or 102-408 commits a simple misdemeanor, punishable by a fine of $15.00 and specifically excludes imprisonment.

(c) For any criminal offense under sections 102-407 or 102-408, it shall be an affirmative defense if space is unavailable or impracticable in a shelter within the City of Des Moines or the person cannot afford the fine.

(d) For any person who fails to comply with sections 102-407 or 102-408, prior to carrying out those sections, a police officer shall offer a one-time transport as time allows to the shelter location or provide directions to the shelter location. A person who refuses to accept the shelter space offered and fails to comply with this article shall be deemed to be in non-compliance of sections 102-407 or 102-408 as applicable.

(O.16,382)

Sec. 102-411. - Disposition and release of personal property.

(a) At the time of removal, items having no apparent utility or monetary value and items in an unsanitary condition may be immediately discarded. Weapons, drug paraphernalia, items appearing to be stolen, and evidence of a crime may be retained as evidence by the city until an alternate disposition is determined.

(b) All personal property removed from the campsite which is not disposed of, or retained as evidence pursuant to subsection (a) above, shall be stored by the city for no less than 30 days in accordance with city policy.

(c) The owner of personal property which is not disposed of or retained as evidence pursuant to subsection (a) above, may request return of the property in accordance with city policy. The owner of personal property may appeal a decision by the city not to return property stored pursuant to subsection (b) above pursuant to the administrative appeal process set forth in chapter 3 of this Code by filing a written notice of appeal with the city clerk within 30 days commencing on the date of posting the notice of removal of the personal property. Failure to timely file a written notice of appeal shall constitute a waiver of any right to contest such decision. The administrative hearing officer's authority on appeal shall be limited to ordering personal property that is stored pursuant to subsection (b) above to be provided to the appellant.

Secs. 102-412—102-455. - Reserved.

‹ Secs. 102-380—102-405. - Reserved.

ARTICLE VII. - USE OF STREETS AND SIDEWALKS FOR BUSINESS PURPOSES ›

ORDINANCE NO. 3105

AN ORDINANCE ADDING CHAPTER 47, CAMPING, OF THE MUNICIPAL CODE OF THE CITY OF WAUKEE, IOWA

WIIEREAS, pursuant to Iowa Code Chapters 364.1 and 364.12 (2023), the City of Waukee, Iowa, is authorized to preserve and improve the property of the City and the peace, safety, health, welfare, comfort and convenience of its residents and shall keep all public grounds, streets, sidewalks, trails, alleys, bridges, culverts, overpasses, underpasses, grade crossing separations and approaches, public ways, squares, and commons, open, in repair and free from nuisance; and

WHEREAS, public property is intended to be used by the public for public purposes, including daily City operations, park recreational use, pedestrian, bicycle and vehicular transportation, and other public uses; and

WHEREAS, camping without adequate sanitation services, including but not limited to bathrooms, showers, sewer, water, and garbage, presents a public health and safety concern to members of the public; and

WHEREAS, it is important to maintain public property consistent with its intended use; and

WHEREAS, the City Council of the City of Waukee hereby finds the requirements established by this Ordinance are necessary for the preservation of the public peace, health, safety, and welfare; and

WHEREAS, the City Council of the City of Waukee, Iowa, has considered this matter during a regular public meeting, has given careful review and consideration to the matter, and deems it necessary and proper to adopt a new chapter 47, "Camping", as a part of the Code of Ordinances of the City of Waukee, Iowa.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Waukee:

Section 1: That the Code of Ordinances of the City of Waukee, Iowa, is hereby amended to adopt the following underlined language:

CHAPTER 47 CAMPING

47.01 UNLAWFUL CAMPING.

1. It shall be unlawful for any person to camp, occupy camp facilities or use camp paraphernalia in the following areas:

A. Any park, unless expressly authorized by the Waukee Director of Parks and Recreation or designee;

Public Records Portal

B. Any publicly-owned property to which the public is not ordinarily allowed access, including but not limited to, public buildings, water storage tank sites, well sites, storm water ponds and facilities, and other secured properties;

C. That portion of any street or sidewalk that is expressly reserved for vehicular or pedestrian travel;

D. Portions of any street right-of-way that is not expressly reserved for vehicular or pedestrian travel; and

E. Any other publicly-owned parking lot or publicly-owned property, improved or unimproved.

47.02 STORAGE OF PERSONAL PROPERTY IN PUBLIC PLACES.

1. It shall be unlawful for any person to store personal property, including camp facilities and camp paraphernalia, in the following areas:

A. Any park;

B. Any publicly-owned property to which the public is not ordinarily allowed access, including but not limited to, public buildings, water storage tank sites, well sites, storm water ponds and facilities, and other secured properties;

C. That portion of any street or sidewalk that is expressly reserved for vehicular or pedestrian travel;

D. Portions of any street right-of-way that is not expressly reserved for vehicular or pedestrian travel; and

E. Any other publicly-owned parking lot or publicly-owned property, improved or unimproved.

47.03 PENALTY FOR VIOLATIONS.

1. Violation of any of the provisions of this Chapter is a simple misdemeanor punishable by a fine but not imprisonment. Notwithstanding, the maximum fine imposed for a first conviction for a violation of this Chapter shall be no more than one hundred and five dollars ($105.00).

2. Prior to imposing any fine for violation of this Chapter, the Court shall make an inquiry into a person's ability to pay. In the event that a defendant is

Public Records Portal

ITEM #: 27

DEPT: FIRE

Staff Report

RADON REQUIREMENTS FOR RENTAL PROPERTIES

November 10, 2026

BACKGROUND:

At the September 22, 2026 Council Meeting, the City Council reviewed a letter from Jessica Baker (attached) regarding elevated radon levels in the rental property that her daughter is living in. The City Council directed that staff place the item on a future agenda. Staff responded to the Council with a memo describing an example of a radon ordinance in place in Iowa City (attached). The City Council moved on October 13, 2026 to place this memo on a future agenda for discussion.

An email was sent to all rental housing contacts notifying them of the Council's intent to discuss the possibility of an ordinance regarding radon. That email invited them to the Council meeting scheduled for November 10, 2026. It also directed them to email the City Council if they had thoughts to share about this topic prior to the meeting.

OPTIONS:

1. Direct staff to draft an ordinance that would regulate radon testing or testing and mitigation in rental housing units.

2. Delay any action regarding this initiative until the City Council has received feedback from the rental property owners.

3. Refer this item to staff to perform additional research regarding this topic.

4. Take no action.

STAFF COMMENTS:

Radon is a naturally occurring odorless, colorless, radioactive gas. According to the U.S. Environmental Protection Agency, Iowa is at high risk for exposure to radon gas in homes. Radon is the first leading cause of lung cancer in nonsmokers and the second leading cause of lung cancer in smokers. Awareness of radon prevalence and the importance of mitigation has increased in recent years. The State of Iowa adopted new building codes this year that require passive radon mitigation to be installed in every new single-family and two-family structure.

The City of Ames does not currently have any requirement for radon testing or mitigation in homes. There are examples of such requirements in other communities. It should be noted that the Council has not yet to received any feedback from the rental property owners. However, if the City Council wishes to proceed with establishing a radon mitigation testing program, or a testing and mitigation program, for rental housing, it would be appropriate for the Council to direct staff to prepare an ordinance modifying the Rental Housing Code to initiate it.

ATTACHMENT(S):
Radon_Memo.docx
7._J._Baker_-_Radon_Safety_in_Rental_Properties__1_.pdf

CITY OF ames INSPECTIONS

MEMO

To: Mayor and City Council

From: Sara Van Meeteren, Building Official

Date: September 30, 2026

Subject: Radon Requirements for Rental Properties

At the September 22, 2026 Council Meeting, the City Council reviewed a letter from Jessica Baker (attached) regarding elevated radon levels in the rental property that her daughter is living in. Direction from the City Council was to place the item on a future agenda.

As the letter stated, the Ames Rental Code does not regulate the testing or mitigation of radon in rental units. Additionally, there are no regulations for radon testing or mitigation in non-rental units through the Ames Municipal Code. There are no federal or state level requirements for radon testing.

Iowa City adopted an ordinance pertaining to radon mitigation in rental properties in 2021. This ordinance requires all single-family and duplex units to be tested for radon by a radon measurement specialist certified by the State of Iowa. The test results determine the next steps:

- If the test is less than 4 picoCurries per liter (pCi/L), the unit shall be retested in 8 years. If there is a habitable room in the basement it must be tested every 4 years.
- If the test is greater than 4 pCi/L, a radon mitigation system shall be installed and the unit tested within 90 days after installation. The system then requires testing every 8 years after installation.
- If the unit has an existing radon mitigation system, the unit shall be tested within 8 years of the date of the last radon test.
- Prior radon tests with a performance date in the last two years would be accepted.

A review of other states shows that the testing intervals vary from every two to every ten years. Additionally, most others do not exclude multi-family units from testing. Some require all units to be tested and others require, for example, only 25% of the ground floor units to be tested. Some states/jurisdictions not requiring testing require a disclosure of the most recent test to tenants prior to lease signing.

Hall, Renee

From: MJ B <jesimikebaker@gmail.com>
Sent: Wednesday, September 16, 2026 11:45 AM
To: City Council and Mayor
Cc: VanMeeteren, Sara
Subject: Urgent Request - Radon Safety in Rental Properties
Attachments: 9875.jpg; 9943.jpg; 9641.jpg; 9941.jpg; 9643.jpg; file_0000000095348211b5405f3026599177.jpg; LETTER OF COMPLIANCE.PDF.pdf

Some people who received this message don't often get email from jesimikebaker@gmail.com. Learn why this is important

[External Email]

Dear Mayor Haila and Members of the Ames City Council,

I am a graduate and the parent of multiple Iowa State University students, one of which is currently living in an Ames rental home. I am asking the Council to address what we have discovered is a serious safety gap in the Ames Rental Code.

Elevated radon readings were detected in my daughter's rental home at 2513 Hunt Street, which includes a basement bedroom recognized in City inspection records. While we used a personal radon detection device for the initial readings and understand these can be innacurate, we notified the property manager in writing, MTR Properties, and requested professional testing.

MTR refused.

In writing, MTR stated that it would not accept the radon findings, would not act on them, and "will not be authorizing testing or entry."

MTR specifically cited the City's inspections and Letter of Compliance in asserting that the property is "safe and habitable."

We therefore contacted the City Building Official Sara Van Meeteren who was nice enough to clarify in writing:
"Radon testing and mitigation is not addressed in the Code so the LOC does not represent any sort of radon compliance/non-compliance. A compliant radon level is not required to occupy a basement."

That is the gap I am asking the Council to address.

Iowa has a cancer problem, we all know this. Iowa also has an extraordinary radon problem.

According to Iowa HHS, the Iowa Radon Survey found 71.6% of Iowa homes above the EPA action level of 4 pCi/L—the largest percentage in the nation. Radon is a known cause of lung cancer and, according to the EPA, is the leading cause of lung cancer among nonsmokers. I personally know several people diagnosed with stage 4 lung cancer due to radon exposure and it is heartbreaking. I know we can do better for our kids now that we know the dangers radon poses.

And, with a little hurt Cyclone pride, I have to point out that Iowa City is already ahead of us on this. Iowa City requires radon testing for single-family and duplex rentals and requires mitigation when levels reach 4.0 pCi/L or higher—with special attention to homes with basement bedrooms. If the Hawkeyes can figure this one out, surely the Cyclones can do it better. Let's make Ames a leader in protecting the students and families who call our community home.

Therefore, I respectfully ask the Council to consider whether Ames rental regulations should require radon testing, disclosure of results to tenants, and appropriate follow-up when elevated levels are confirmed, particularly in rental properties containing basement sleeping rooms.

This is bigger than one rental house or one landlord.

Thousands of young people come to Ames for an education, and students and their parents may reasonably believe that a City-inspected rental carrying a Letter of Compliance has been evaluated for major health and safety hazards. We now know that radon is not part of that determination.

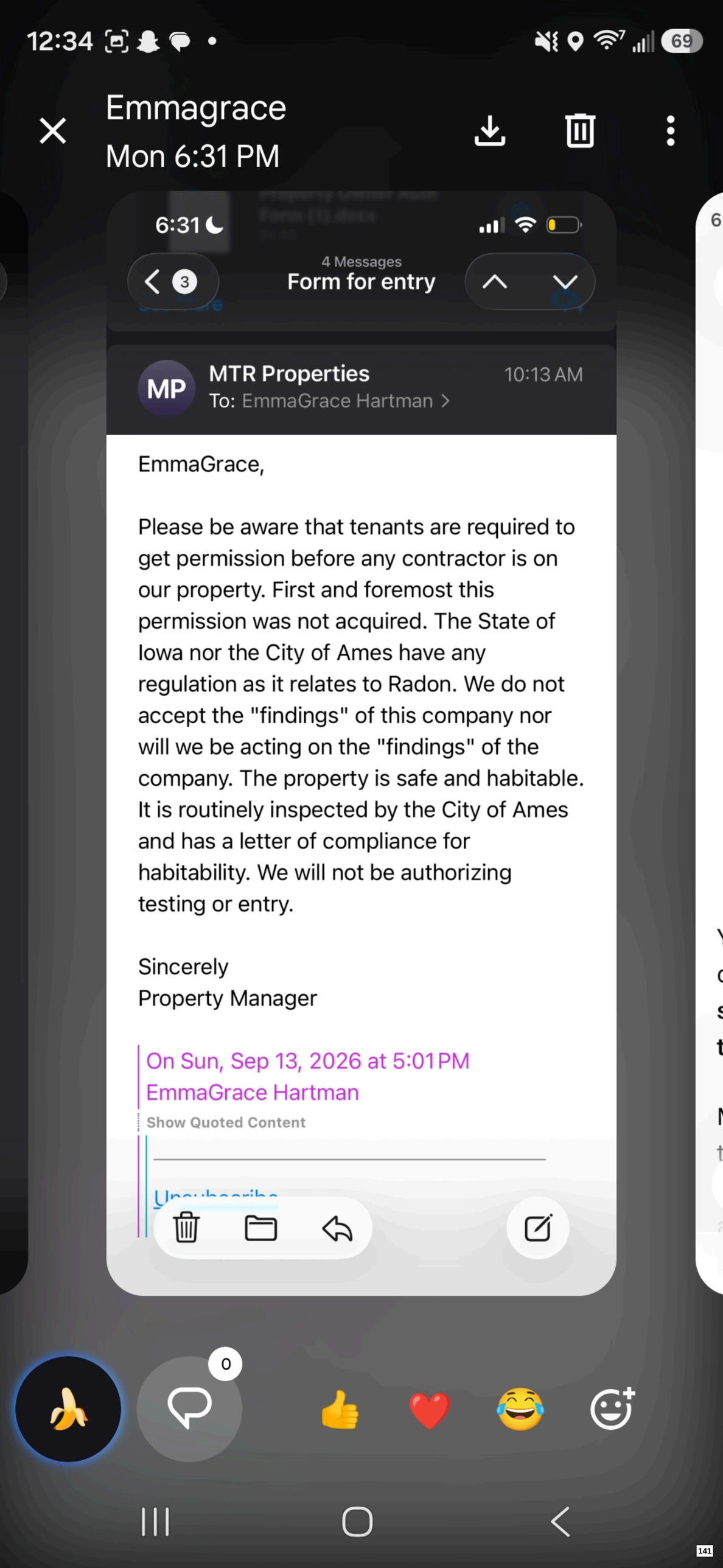
These are our kids.

We simply want to know that the air our children are sleeping in is safe and to be allowed to correct the problem if it isn't. In a state with Iowa's documented radon risk, protecting students from a known carcinogen deserves serious consideration.

I would welcome the opportunity to speak with the Council and provide the documentation surrounding our experience. I have attached the relevant City inspection records, MTR correspondence, radon information, and the City's clarification regarding the Letter of Compliance.

Thank you for your time and consideration.

Jessica Baker
ISU Grad '95
Parent of 2 Iowa State University students (1 more in 2030!)
(319)800-5591
Jesimikebaker@gmail.com


12:34
69
Emmagrace
Mon 6:31 PM
6:31
4 Messages
Form for entry
MP
MTR Properties
10:13 AM
To: EmmaGrace Hartman
EmmaGrace,
Please be aware that tenants are required to get permission before any contractor is on our property. First and foremost this permission was not acquired. The State of Iowa nor the City of Ames have any regulation as it relates to Radon. We do not accept the "findings" of this company nor will we be acting on the "findings" of the company. The property is safe and habitable. It is routinely inspected by the City of Ames and has a letter of compliance for habitability. We will not be authorizing testing or entry.
Sincerely
Property Manager
On Sun, Sep 13, 2026 at 5:01 PM
EmmaGrace Hartman
Show Quoted Content
0

9:00 5G 80

On Tue, Sep 15, 2026, 1:32 PM VanMeeteren, Sara <sara.vanmeeteren@cityofames.org> wrote:

> Jessica,
>
> The Letter of Compliance (LOC) states that the property is in compliance with the Ames Rental Code. Radon testing and mitigation is not addressed in the Code so the LOC does not represent any sort of radon compliance/non-compliance. A compliant radon level is not required to occupy a basement.
>
> I would recommend sending a letter to the Ames City Council (mayorcouncil@amescitycouncil.org) if you believe radon regulations should be added to the Rental Code. The Council will determine if they are interested in an ordinance change. If they are, they will refer the matter back to staff. If not, they will

9:00 5G 80

The Council will determine if they are interested in an ordinance change. If they are, they will refer the matter back to staff. If not, they will let you know that they are not interested in changing the Code at this time.

Let me know if you have any questions.

Thanks!

Sara Van Meeteren

Building Official

Inspection Division

City of Ames

Phone: 515.239.5255

Address: City Hall, 515 Clark Ave. | Ames, IA 50010

Website: www.CityOfAmes.org

Short on time? Try Generative summary

INSPECTION WORKSHEET (RENTII-SF-086131-2024)

City of Ames, Iowa
515 Clark Avenue, P.O. Box 811, Ames, IA 50010 I www.CityOfAmes.org

Case Number:	0000002402 SF	**Case Module:**	Permit
Inspection Date:	Mon Jan 13, 2025	**Inspection Status:**	Re-inspection required
Inspector:	Kuehl, Noah	**Inspection Type:**	Rental Initial Inspection - Single-Family

Job Address:	2513 HUNT ST AMES, IA, 50014	**Parcel Number:**	0909128140

Contact Type	Company Name	Name
Property Manager	MTR PROPERTIES	NEHRING, JOSH
Owner	MTR PROPERTIES	ROBINSON, MATT
Property Manager	MTR PROPERTIES	ROBINSON, MATT

Checklist Item	Status
Number of Bedrooms - Number of Bedrooms	Passed
1 main floor 1 basement 3 upstairs	
Number of Off-Street Parking - Number of Off-Street Parking	Passed
Existing gravel parking - snow covered	
OTHER - General Comments - Comments, notes or reminders not specifically listed	Failed

Fire extinguisher ok
Furnace 2017
Water heater 2019 ok
Fire place blocked off ok

South outlets in kitchen have no power
Outlet left of kitchen sink won't test
Main floor bath outlet won't test

Basement egress window 20x42 sill 38 ok

Kuehl, Noah

5:04

Sep 10 ›
5:54 AM

DASHBOARD DATA

4.8 pCi/L

Recommend Fixing Home

High Radon Levels?

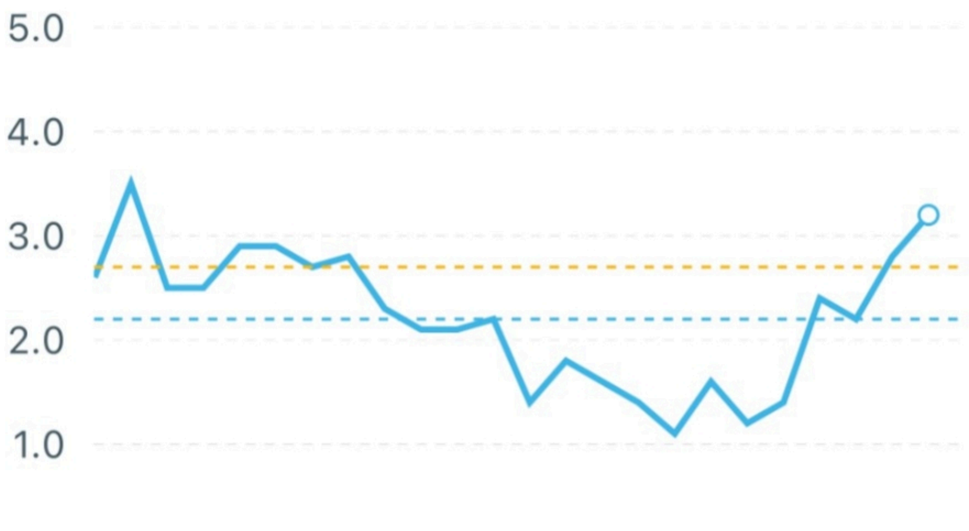
Let us help fix the problem.

NATIONAL RADON DEFENSE

New

Star
Rad

Sep 09 - 10, 2026
2.2 pCi/L - Day Average



Share Edit Add to Trash


4:42
1
2 Messages
Hello, I am contacting you about my...
MP
MTR Properties
To: EmmaGrace Hartman >
4:31 PM
EmmaGrace,
Please be aware that tenants are required to get permission before any contractor is on our property. First and foremost this permission was not acquired. The State of Iowa nor the City of Ames have any regulation as it relates to Radon. We do not accept the "findings" of this company nor will we be acting on the "findings" of the company. The property is safe and habitable. It is routinely inspected by the City of Ames and has a letter of compliance for habitability.
Sincerely
Property Manager
On Thu, Sep 10, 2026 at 7:14 AM
EmmaGrace Hartman
Re: Radon Detection- 2513 Hunt St

ITEM #:	**28**
DATE:	**11-10-26**
DEPT:	**PW**

COUNCIL ACTION FORM

SUBJECT: ACQUISITION BY EMINENT DOMAIN FOR 13TH STREET AND GRAND AVENUE INTERSECTION IMPROVEMENTS PROJECT

BACKGROUND:

The 2024-26 Traffic System Capacity Improvement Program includes improvements to the intersection of 13th Street and Grand Avenue. The project includes dedicated left-turn lanes, a new traffic signal with a leading pedestrian interval (LPI) to improve pedestrian safety, and a shared use path along the west side of Grand Avenue through the project corridor.

The City retained WHKS & Co., of Ames, IA, in August 2024 to design the improvements. Following preliminary design, JCG Land Services, a subconsultant to WHKS & Co., began property acquisition efforts in November 2025. These efforts have included researching property ownership, establishing fair market values, and negotiating with affected property owners to acquire the property interests necessary for construction.

The project impacts 22 parcels, including 19 requiring temporary easements, 20 requiring permanent easements, and two requiring full property acquisitions. Since negotiations began, City staff and JCG Land Services have worked with affected property owners to secure voluntary acquisition agreements.

On July 28, 2026, the City Council approved acquisition agreements for 10 of the 22 parcels. An additional six agreements were approved on October 27, 2026, bringing the total to **16 approved acquisitions, or approximately 73% of the impacted parcels. Table 1 summarizes the acquisition status of all 22 parcels, with the six properties where no agreement has yet been reached shaded in yellow.** The properties are also identified on the attached property acquisition map.

Table 1: Overall Property Acquisition Status

Parcel #	Landowner	Subject Property Address	Begin Neg. (Date)	Completed
1	Chakraborty, Shayonee	703 12th St.	4/7/2026	Previously Approved
2	McGuire, Sean M	1209 Grand Ave.	3/23/2026	
3	Crippen, Melvin & Christine	1213 Grand Ave	3/18/2026	Previously Approved
4	Paula S. Vandewater Trust	1217 Grand Ave.	3/17/2026	
5	Harold D. Pike Rev. Trust	1221 Grand Ave.	3/25/2026	
6	Holcomb, Todd	1202 Grand Ave.	3/18/2026	Previously Approved
7	Moreno, Joshua	1208 Grand Ave.	4/7/2026	Previously Approved
8	White, Robert & Gail	1212 Grand Ave.	3/13/2026	Previously Approved
9	Hanssen, Donna & Mark	1218 Grand Ave.	3/24/2026	Previously Approved
10	1228 Grand LLC	1228 Grand Ave.	3/23/2026	Previously Approved
11	Iowa Seventh Day Adventist Association	1303 Grand Ave.	12/16/2025	
12	Grau, Roger & Garunee	1311 Grand Ave.	3/17/2026	Previously Approved
13	Hovick, Joseph	1317 Grand Ave.	3/17/2026	
14	Staiert, Lavonne	1323 Grand Ave.	3/17/2026	Previously Approved
15	Baumgarten, Michael & Ashley	1329 Grand Ave.	11/25/2025	Previously Approved
16	Haubrich, Matthew Scott	1314 Grand Ave.	4/8/2026	Previously Approved
17	Haubrich, Matthew Scott	1320 Grand Ave.	4/8/2026	Previously Approved
18	Haubrich, Matthew Scott	1324 Grand Ave.	4/8/2026	Previously Approved
19	Schoenrock, Robert & Suzanne	1330 Grand Ave.	5/22/2026	Previously Approved
20	Brown Family Trust	803 13th St 805	3/19/2026	
21	Trudy Paulson Irrevocable Trust	1302 Harding Ave.	11/13/2025	Previously Approved - Full Acquisition
22	625 13th Street LLC	625 13th Street	5/12/2026	Previously Approved

Despite continued efforts by City staff and the consultant team to reach voluntary agreements for all the properties, the property interests necessary for construction have not yet been secured for six remaining parcels. **To continue making progress toward construction, the City must take the necessary steps to allow for acquisition through eminent domain if voluntary agreements cannot be reached.**

The next step is to establish a public hearing date of December 8, 2026, to consider authorizing the use of eminent domain for the remaining acquisitions. This date provides time to complete the required notifications to affected property owners.

The attached resolution also provides for final voluntary acquisition offers and the required notifications associated with the proposed proceedings. In the meantime, City staff and the consultant team will continue efforts to reach voluntary acquisition agreements with the remaining property owners, as negotiations may continue during the initial stages of the condemnation process.

ALTERNATIVES:

1. Adopt the attached resolution setting December 8, 2026 as the date for Public Hearing on Acquisition by Eminent Domain for the 13th Street and Grand Avenue Intersection Improvements Project, and authorizing the associated acquisition and notification procedures.

   Taking this action does not obligate the City to acquire the properties by eminent domain as negotiations may continue during the initial stages of the condemnation process.

2. Do not proceed with preparations for the use of eminent domain if necessary to acquire the remaining property rights for this project.

CITY MANAGER'S RECOMMENDED ACTION:

Although City staff and the consultant team have made extensive efforts to secure voluntary agreements for all necessary property acquisitions, six properties representing approximately 27% of the parcels impacted by the project remain without approved agreements . **Establishing a public hearing date to consider authorizing the use of eminent domain is the next step in securing the remaining property interests necessary to advance the 13th Street and Grand Avenue Intersection Improvements Project toward construction.**

It should be noted that it remains possible to enter into voluntary acquisition agreements with any of the subject properties during the initial stages of the condemnation process. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

ATTACHMENT(S):
Parcel Acquisition Status Map 11-10-26 CC.pdf
Resolution setting PH, authorizing final offer, and 14-day notice.pdf

GRAND AVE. AND 13TH ST.
PARCEL ID MAP

Previously Approved

Unacquired

13TH ST

13TH ST.

HARDING AVE

GRAND AVE.

GRAND AVE

GRAND AVE

01 SHAYONEE CHAKRABORTY 703 13TH ST PERMANENT EASEMENT: 59.6 SY TEMPORARY EASEMENT: 55.3 SY

02 SEAN MCGUIRE & DIANE TRAN 1209 GRAND AVE PERMANENT EASEMENT: 63.4 SY TEMPORARY EASEMENT: 37.5 SY

03 MELVIN & CHRISTINE CRIPPEN 1213 GRAND AVE PERMANENT EASEMENT: 69.2 SY TEMPORARY EASEMENT: 33.6 SY

04 PAULA S VANDEWATER 1217 GRAND AVE PERMANENT EASEMENT: 68.7 SY TEMPORARY EASEMENT: 127.5 SY

05 HAROLD PIKE REVOCABLE TRUST 705 13TH ST PERMANENT EASEMENT: 71 SY TEMPORARY EASEMENT: 670.8 SY

06 TODD HOLCOMB 1209 GRAND AVE PERMANENT EASEMENT: 19.3 SY TEMPORARY EASEMENT: 30.6 SY

07 JOSHUA MORENO 1208 GRAND AVE PERMANENT EASEMENT: 35.9 SY TEMPORARY EASEMENT: 28.1 SY

08 ROBERT AND GAIL WHITE 1212 GRAND AVE PERMANENT EASEMENT: 33.3 SY TEMPORARY EASEMENT: 33.2 SY

09 DONNA BRITTEN 1218 GRAND AVE PERMANENT EASEMENT: 33.2 SY TEMPORARY EASEMENT: 35.1 SY

10 1224 GRAND LLC 1224 GRAND AVE PERMANENT EASEMENT: 127.4 SY TEMPORARY EASEMENT: 259.7 SY

11 IOWA SEVENTH DAY ADVENTIST ASSOC. 1303 GRAND AVE PERMANENT EASEMENT: 366.1 SY TEMPORARY EASEMENT: 0 SY

12 ROGER & GARLINEE GRAU 1311 GRAND AVE PERMANENT EASEMENT: 75.2 SY TEMPORARY EASEMENT: 30.1 SY

13 JOSEPH HOVICK 1317 GRAND AVE PERMANENT EASEMENT: 87.0 SY TEMPORARY EASEMENT: 33.8 SY

14 LAVONNE STAIERT 1323 GRAND AVE PERMANENT EASEMENT: 66.4 SY TEMPORARY EASEMENT: 26.4 SY

15 MICHAEL & ASHLEY BAUMGARTEN 1329 GRAND AVE PERMANENT EASEMENT: 36.6 SY TEMPORARY EASEMENT: 29.8 SY

16 MATTHEW SCOTT HAUBRICH 1314 GRAND AVE PERMANENT EASEMENT: 68.7 SY TEMPORARY EASEMENT: 79.0 SY ELECTRIC FACILITIES EASEMENT: 104.5 SY AERIAL ELECTRIC EASEMENT: 27.8 SY

17 MATTHEW SCOTT HAUBRICH 1320 GRAND AVE PERMANENT EASEMENT: 51.7 SY TEMPORARY EASEMENT: 50.0 SY

18 MATTHEW SCOTT HAUBRICK 1324 GRAND AVE PERMANENT EASEMENT: 38.1 SY TEMPORARY EASEMENT: 34.7 SY

19 ROBERT SUZANNE 1330 GRAND AVE PERMANENT EASEMENT: 30.9 SY TEMPORARY EASEMENT: 67.0 SY

20 BROWN FAMILY TRUST 703 13TH ST PERMANENT EASEMENT: 67.7 SY TEMPORARY EASEMENT: 7 SY

21 1300 HARDING AVE TRUST ANTICIPATED FULL ACQUISITION PERMANENT EASEMENT: 156.7 SY

22 625 13TH STREET LLC 625 13TH STREET ELECTRIC FACILITIES EASEMENT: 72.8 SY AERIAL ELECTRIC EASEMENT: 66.6 SY

FILE NO.	ENGLISH	DESIGN TEAM	SHEET TITLE	CITY	PROJECT NUMBER	SHEET NUMBER	

10:29:23 AM 2/27/2026 ncollins pw:\\whks-pw.bentley.com:whks-pw-01\Documents\Projects\10147\41 CAD\Design\CADD_Files\Sheet_Files\SHT_H_10147.dgn

RESOLUTION NO. _____

RESOLUTION FIXING DATE FOR HEARING ON ACQUISITION BY EMINENT DOMAIN FOR THE 13TH AND GRAND INTERSECTION IMPROVEMENTS PROJECT AND AUTHORIZING FINAL OFFERS AND 14-DAY NOTICES

WHEREAS, the City of Ames (the "City") has previously approved construction of certain public improvements known as the 13th and Grand Intersection Improvements Project ("Project"); and

WHEREAS, the Project is generally described as follows:

the improvements including adding dedicated left-turn lanes and a new traffic signal at the intersection of 13th and Grand, a shared use path along the west side of Grand Avenue through the project corridor , and a leading pedestrian interval (LPI) programmed into the traffic signal to improve pedestrian safety when crossing the intersection; and

WHEREAS, the City requires certain property interests to carry out said Project, including the following described property:

Parcel 2 - 1209 Grand Avenue (Tax Parcel No. 09-03-229-040).

Permanent Easement

A PARCEL OF LAND LOCATED IN LOT 4 AND THE NORTH 10' OF LOT 5 IN BLOCK 1 OF IRWIN'S ADDITION IN THE CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 00°53'27" EAST, 65.00' ALONG THE WEST RIGHT OF WAY LINE OF GRAND AVENUE TO A POINT ON THE SOUTH LINE OF THE NORTH 10' OF SAID LOT 5; THENCE SOUTH 89°06'34" WEST, 7.74' ALONG THE SOUTH LINE OF THE NORTH 10' OF SAID LOT 5; THENCE NORTH 03°19'13" WEST, 65.06' TO A POINT ON THE NORTH LINE OF SAID LOT 4; THENCE NORTH 89°06'34" EAST, 10.50' ALONG THE NORTH LINE OF SAID LOT 4 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAIN 593 SQUARE FEET OR 0.014 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA REGIONAL COORDINATE SYSTEM ZONE 8, US SURVEY FOOT.

Temporary Construction Easement

A PARCEL OF LAND LOCATED IN LOT 4 AND THE NORTH 10' OF LOT 5 IN BLOCK 1 OF IRWIN'S ADDITION IN THE CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 89°06'34" WEST, 10.50' ALONG THE NORTH LINE OF SAID LOT 4 TO THE POINT

OF BEGINNING; THENCE SOUTH 03°19’13” EAST, 65.05’ TO A POINT ON TH SOUTH LINE OF THE NORTH 10’ OF SAID LOT 5; THENCE SOUTH 89°06’34” WEST, 6.01’ ALONG THE SOUTH LINE OF THE NORTH 10’ OF SAID LOT 5; THENCE NORTH 00°40’21” WEST, 65.00’ TO A POINT ON THE NORTH LINE OF SAID LOT 4; THENCE NORTH 89°06’34” EAST, 3.00’ ALONG THE NORTH LINE OF SAID LOT 4 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 293 SQUARE FEET OR 0.007 ACRES MORE OF LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA REGIONAL COORDINATE SYSTEM ZONE 8, US SURVEY FOOT.

Parcel 4 - 1217 Grand Avenue (Tax Parcel No. 09-03-229-020).

Permanent Easement

A PARCEL OF LAND LOCATED IN LOT 2 IN BLOCK 1 OF IRWIN’S ADDITION IN THE CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00°53’27” EAST, 55.00’ ALONG THE WEST RIGHT OF WAY LINE OF GRAND AVENUE; THENCE SOUTH 89°06’34” WEST, 10.50’ ALONG THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 02°27’11” WEST, 55.02’ TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE NORTH 89°06’34” EAST, 12.00’ ALONG THE NORTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 619 SQUARE FEET OR 0.014 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD 83(2011) IA REGIONAL COORDINATE SYSTEM ZONE 8, US SURVEY FOOT.

Temporary Construction Easement

A PARCEL OF LAND LOCATED IN LOT 2 IN BLOCK 1 OF IRWIN’S ADDITION IN THE CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89°06’34” WEST, 12.50’ ALONG THE NORTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING; THENCE SOUTH 02°27’11” EAST, 55.02’ TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 89°06’34” WEST, 2.00’ ALONG THE SOUTH LINE OF SAID LOT 2: THENCE NORTH 02°27’11” WEST, 55.02’ TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE NORTH 89°06’34” EAST, 2.00’ ALONG THE NORTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 110 SQUARE FEET OR 0.003 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA REGIONAL COORDINATE SYSTEM ZONE 8, US SURVEY FOOT.

Parcel 5 –704/706 13th Street (Tax Parcel No. 09-03-229-005)

Permanent Easement

A PARCEL OF LAND LOCATED IN PARCEL A & PARCEL B IN LOT 1 IN BLOCK 1 OF IRWIN'S ADDITION IN THE CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°06'34" WEST, 12.00' ALONG THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 00°53'27" WEST, 92.13'; THENCE SOUTH 76°55'45" WEST, 2.05'; THENCE NORTHWESTERLY 46.11' ALONG A 42.00 RADIUS CURVE, CONCAVE SOUTHWESTERLY, WITH A CHORD LENGTH OF 43.83' AND CHORD BEARING OF NORTH 46°39'04" WEST TO WAY LINE OF 13TH STREET; THENCE SOUTHEASTERLY 25.61' ALONG A 33.00' RADIUS CURVE, CONCAVE SOUTHWESTERLY, WITH A CHORD LENGTH OF 24.97' AND CHORD BEARING OF SOUTH 67°46'07" EAST ;THENCE SOUTH 25°10'00" EAST, 24.98' ALONG THE SOUTH RIGHT OF WAY LINE OF 13TH STREET; THENCE SOUTH 00°53'27" EAST, 89.50' ALONG THE WEST RIGHT OF WAY LINE OF GRAND AVENUE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,528 SQUARE FEET OR 0.035 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA REGIONAL COORDINATE SYSTEM ZONE 8, US SURVEY FOOT.

Temporary Construction Easement

A PARCEL OF LAND LOCATED IN PARCEL A & PARCEL B IN LOT 1 IN BLOCK 1 OF IRWIN'S ADDITION IN THE CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°06'34" WEST, 12.00' ALONG THE SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°06'34" WEST, 2.00' ALONG THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 00°53'27" WEST, 91.70'; THENCE NORTH 76°55'45" EAST, 2.05'; THENCE SOUTH 00°53'27" EAST, 92.13' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 184 SQUARE FEET OR 0.004 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA REGIONAL COORDINATE SYSTEM ZONE 8, US SURVEY FOOT.

Parcel 11 – 1303 Grand Avenue (Tax Parcel No. 05-34-479-60)

Fee Title (Total) Acquisition

LOT 1 & LOT 2 EXCEPT THE NORTH 3.2' AND EXCEPT THE ROW IN C.J. CHRISTENSEN'S ADDITION IN THE CITY OF AMES, STORY COUNTY, IOWA.

Parcel 13 –1317 Grand Avenue (Tax Parcel No. 05-34-479-140)

Permanent Easement

A PARCEL OF LAND LOCATED IN LOT 6 IN GRAND PARK ADDITION IN THE CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 89°46'03" WEST, 10.43' ALONG THE SOUTH LINE OF SAID LOT 6; THENCE NORTH 00°32'08" EAST, 79.13' TO A POINT ON THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 89°57'37" EAST, 9.37' ALONG THE NORTH LINE OF SAID LOT 6 TO A POINT ON THE WEST RIGHT OF WAY LINE OF GRAND AVENUE; THENCE SOUTH 00°13'57" EAST, 79.08' ALONG SAID WEST RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 783 SQUARE FEET OR 0.018 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA REGIONAL COORDINATE SYSTEM ZONE 8, US SURVEY FOOT.

Temporary Construction Easement

A PARCEL OF LAND LOCATED IN LOT 6 IN GRAND PARK ADDITION IN THE CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 89°46'03" WEST, 10.43' ALONG THE SOUTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°46'03" WEST, 4.57' ALONG THE SOUTH LINE OF SAID LOT 6; THENCE NORTH 01°40'07" EAST, 79.18' TO A POINT ON THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 89°57'37" EAST, 3.00 ALONG THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 00°32'08" WEST, 79.13' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 300 SQUARE FEET OR 0.007 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA REGIONAL COORDINATE SYSTEM ZONE 8, US SURVEY FOOT.

Parcel 20 –803/805 13th Street (Tax Parcel No. 05-34-478-140)

Permanent Easement

A PARCEL OF LAND LOCATED IN LOT 8 IN BLOCK 2 OF GRAND PARK 2ND ADDITION IN THE CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 89°54'00" WEST, 51.13' ALONG THE NORTH RIGHT OF WAY LINE OF 13TH STREET; THENCE NORTH 85°21'55" EAST, 10.03'; THENCE NORTH 75°37'54" EAST, 13.26'; THENCE NORTH 87°02'44" EAST, 27.30'; THENCE NORTH 00°09'42" EAST, 5.60'; THENCE NORTH 13°55'32" EAST, 4.08' TO A POINT ON THE WEST RIGHT OF WAY LINE OF HARDING AVENUE; THENCE SOUTH 00°06'00" EAST, 14.98' ALONG THE WEST RIGHT OF WAY LINE OF HARDING AVENUE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 177 SQUARE FEET OR 0.004 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA REGIONAL COORDINATE SYSTEM ZONE 8, US SURVEY FOOT.

Temporary Construction Easement

A PARCEL OF LAND LOCATED IN LOT 8 IN BLOCK 2 OF GRAND PARK 2ND ADDITION IN THE CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 89°54'00" WEST, 51.13' ALONG THE NORTH RIGHT OF WAY LINE OF 13TH STREET TO THE POINT OF BEGINNING; THENCE NORTH 03°54'30" WEST, 1.00'; THENCE NORTH 85°21'55" EAST, 9.93'; THENCE NORTH 75°37'54" EAST, 13.28';T HENCE NORTH 87°02'44" EAST, 26.45'; THENCE NORTH 00°09'42" EAST, 4.65'; THENCE NORTH 13°55'32" EAST, 8.21' TO A POINT ON THE WEST RIGHT OF WAY LINE OF HARDING AVENUE; THENCE SOUTH 00°06'00" EAST, 4.01' ALONG THE WEST RIGHT OF WAY LINE OF HARDING AVENUE; THENCE SOUTH 13°55'32" WEST, 4.08'; THENCE SOUTH 00°09'42" WEST, 5.60'; THENCE SOUTH 87°02'44" WEST, 27.30'; THENCE SOUTH 75°37'54" WEST, 13.26'; THENCE SOUTH 85°21'55" WEST, 10.03' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 61 SQUARE FEET OR 0.001 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA REGIONAL COORDINATE SYSTEM ZONE 8, US SURVEY FOOT.

(the “necessary property interest”)

which may be subject to taking by means of proceedings in eminent domain in connection with the Project; and

WHEREAS, an appraisal or fair market value determination has been sent to the private property owners and the City has engaged in good faith negotiations to acquire the necessary property interests for the Project, and

WHEREAS, the City deems it necessary and proper to acquire the necessary property interest by the exercise of eminent domain, and

WHEREAS, before such authority may be exercised, a hearing should now be set and notice sent to the property owners, contract purchasers of record, and any tenants known to be occupying the property that is subject to acquisition by eminent domain.

NOW THEREFORE BE IT RESOLVED by the CITY COUNCIL OF AMES, IOWA:

Section 1. The prior negotiations between the City's acquisition agent and the property owners for the acquisition of the necessary property interests are found to have been based upon the just compensation established by the City, and such negotiations are hereby approved, ratified, and confirmed as good faith negotiations for the necessary property interests.

Section 2. A final offer for the voluntary purchase of the necessary property interests is hereby authorized.

Section 3. That the City Council shall conduct a public hearing at:

Date: December 8, 2026
Time: 6:00 p.m.
Location: Council Chambers, Ames City Hall, 515 Clark Avenue, Ames, Iowa

for the purpose of receiving comments and objections to the proposed acquisition of the necessary property interests from the affected property owners, contract purchasers of record of the property, and any tenants known to be occupying the premises.

Section 4. The City Clerk or designee is hereby directed to publish notice of said public hearing no less than 4 nor more than 20 days before the date of said hearing, and to mail notice of said hearing along with the proposed resolution authorizing acquisition of property by eminent domain to the record owners, contract purchasers of record, and any tenants occupying the premises at least 14 days prior to the hearing.

Section 5. The notices and proposed resolution hereby ordered shall be in substantially the forms attached hereto.

DATED this 10th day of November, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

Attachments:

Notice of Intent to Approve Acquisition of Property by Eminent Domain
Notice of Public Hearing
Resolution Authorizing Acquisition of Land through Use of Eminent Domain

NOTICE OF INTENT TO APPROVE ACQUISITION OF PROPERTY BY EMINENT DOMAIN

To: Property Owners, Contract Purchasers & Tenants Occupying the Premises

You are hereby notified that the City Council of the City of Ames, Iowa ("City") will meet on the **8th day of December, 2026, at 6:00 p.m**. at the Council Chambers, 515 Clark Avenue, Ames, Iowa, to consider adoption of a resolution authorizing the use of eminent domain to acquire necessary property interests for the 13th and Grand Intersection Improvements Project, as set forth in the enclosed Exhibit A.

You have the right to attend the meeting and to voice objection to the proposed acquisition of the property.

Just as the law grants certain entities the right to acquire private property, you as the owner of the property have certain rights. You have the right to:

1. Receive just compensation for the taking of property.

2. An offer to purchase which may not be less than the lowest appraisal of the fair market value of the property.

3. Receive a copy of the appraisal, if an appraisal is required, upon which the acquiring agency's determination of just compensation is based not less than ten days before being contacted by the acquiring agency's acquisition agent.

4. An opportunity to accompany at least one appraiser of the acquiring agency who appraises your property when an appraisal is required.

5. Participate in good-faith negotiations with the acquiring agency before the acquiring agency begins condemnation proceedings.

6. A determination of just compensation by an impartial compensation commission and the right to appeal its award to the district court if you cannot agree on a purchase price with the acquiring agency.

7. A review by the compensation commission of the necessity for the condemnation if your property is agricultural land being condemned for industry.

8. Payment of the agreed upon purchase price or, if condemned, a deposit of the compensation commission award before you are required to surrender possession of the property.

9. Reimbursement for expenses incidental to transferring title to the acquiring agency.

10. Reimbursement of certain litigation expenses: (a) if the award of the compensation commissioners exceeds 110 percent of the acquiring agency's final offer before condemnation; and (b) if the award on appeal in court is more than the compensation commissioners' award.

11. At least 90 days' written notice to vacate occupied property.

12. Relocation services and payments, if you are eligible to receive them, and the right to appeal your eligibility for and amount of the payments.

The rights set out in this statement are not claimed to be a full and complete list or explanation of an owner's rights under the law. They are derived from Iowa Code chapters 6A, 6B and 316. For a more thorough presentation of an owner's rights, you should refer directly to the Iowa Code or contact an attorney of your choice.

This Notice is given by authority of the Ames City Council.

NOTICE OF PUBLIC HEARING

You are hereby notified that the City Council of the City of Ames, Iowa ("City") will meet on the 8th day of December, 2026, at 6:00 p.m. at the Council Chambers, 515 Clark Avenue, Ames, Iowa, to consider adoption of a resolution authorizing the use of eminent domain to acquire necessary private property interests for the 13th and Grand Intersection Improvements Project. If the City is unable to acquire property interests needed by negotiation, the City will acquire those interests by condemnation.

At said meeting, each property owner whose property is proposed to be acquired by eminent domain, any contract purchaser of record of the property, and any tenant known to be occupying the property, shall have a right to voice objection to the proposed acquisition of the property.

The proposed property interests to be acquired are shown on acquisition plats on file in the office of the Ames City Clerk, 515 Clark Avenue, Ames, Iowa.

This Notice is given by authority of the Ames City Council.

RESOLUTION AUTHORIZING ACQUISITION OF LAND THROUGH USE OF EMINENT DOMAIN

WHEREAS, the City of Ames (the "City") has previously approved construction of certain public improvements known as 13th and Grand Intersection Improvements Project ("Project"); and

WHEREAS, to complete the Project, it is necessary for the City Council to authorize the acquisition of private property by eminent domain; and

WHEREAS, in accordance with Iowa Code sec. 6B.2D, notice of intent to approve the acquisition of property by eminent domain has been sent to each property owner, contract purchaser of record, and any tenant known to be occupying the property proposed to be acquired for the project.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JOHNSTON, IOWA:

Section 1. That all objections and endorsements having been fully reviewed and considered, the hearing providing the opportunity for input from affected property owners, contract purchasers, and tenants on the question of acquisition or condemnation of private property for the 13th and Grand Intersection Improvements Project is now concluded and closed.

Section 2. That the location of the Project as determined by the City's public works department is hereby approved; there is a reasonable expectation the City will be able to achieve its public purpose, comply with all applicable standards, and obtain the necessary permits; and the City Council hereby approves the use of condemnation to acquire the necessary property interests for the project.

Section 3. As part of the Project, the City hereby determines it is reasonable and necessary to acquire the necessary property interest located in Polk County, Iowa, to wit:

Parcel 2 - 1209 Grand Avenue (Tax Parcel No. 09-03-229-040).

Permanent Easement

A PARCEL OF LAND LOCATED IN LOT 4 AND THE NORTH 10' OF LOT 5 IN BLOCK 1 OF IRWIN'S ADDITION IN THE CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 00°53'27" EAST, 65.00' ALONG THE WEST RIGHT OF WAY LINE OF GRAND AVENUE TO A POINT ON THE SOUTH LINE OF THE NORTH 10' OF SAID LOT 5; THENCE SOUTH 89°06'34" WEST, 7.74' ALONG THE SOUTH LINE OF THE NORTH 10' OF SAID LOT 5; THENCE NORTH 03°19'13" WEST, 65.06' TO A POINT ON THE NORTH LINE OF SAID LOT 4; THENCE NORTH 89°06'34" EAST, 10.50' ALONG THE NORTH LINE OF SAID LOT 4 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAIN 593 SQUARE FEET OR 0.014 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA REGIONAL COORDINATE SYSTEM ZONE 8, US SURVEY FOOT.

Temporary Construction Easement

A PARCEL OF LAND LOCATED IN LOT 4 AND THE NORTH 10' OF LOT 5 IN BLOCK 1 OF IRWIN'S ADDITION IN THE CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 89°06'34" WEST, 10.50' ALONG THE NORTH LINE OF SAID LOT 4 TO THE POINT OF BEGINNING; THENCE SOUTH 03°19'13" EAST, 65.05' TO A POINT ON TH SOUTH LINE OF THE NORTH 10' OF SAID LOT 5; THENCE SOUTH 89°06'34" WEST, 6.01' ALONG THE SOUTH LINE OF THE NORTH 10' OF SAID LOT 5; THENCE NORTH 00°40'21" WEST, 65.00' TO A POINT ON THE NORTH LINE OF SAID LOT 4; THENCE NORTH 89°06'34" EAST, 3.00' ALONG THE NORTH LINE OF SAID LOT 4 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 293 SQUARE FEET OR 0.007 ACRES MORE OF LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA REGIONAL COORDINATE SYSTEM ZONE 8, US SURVEY FOOT.

Parcel 4 - 1217 Grand Avenue (Tax Parcel No. 09-03-229-020).

Permanent Easement

A PARCEL OF LAND LOCATED IN LOT 2 IN BLOCK 1 OF IRWIN'S ADDITION IN THE CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00°53'27" EAST, 55.00' ALONG THE WEST RIGHT OF WAY LINE OF GRAND AVENUE; THENCE SOUTH 89°06'34" WEST, 10.50' ALONG THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 02°27'11" WEST, 55.02' TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE NORTH 89°06'34" EAST, 12.00' ALONG THE NORTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 619 SQUARE FEET OR 0.014 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD 83(2011) IA REGIONAL COORDINATE SYSTEM ZONE 8, US SURVEY FOOT.

Temporary Construction Easement

A PARCEL OF LAND LOCATED IN LOT 2 IN BLOCK 1 OF IRWIN'S ADDITION IN THE CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89°06'34" WEST, 12.50' ALONG THE NORTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING; THENCE SOUTH 02°27'11" EAST, 55.02' TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 89°06'34" WEST, 2.00' ALONG THE SOUTH LINE OF SAID LOT 2: THENCE NORTH 02°27'11" WEST, 55.02' TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE NORTH 89°06'34" EAST, 2.00' ALONG THE NORTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 110 SQUARE FEET OR 0.003 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA REGIONAL COORDINATE SYSTEM ZONE 8, US SURVEY FOOT.

Parcel 5 –704/706 13th Street (Tax Parcel No. 09-03-229-005)

Permanent Easement

A PARCEL OF LAND LOCATED IN PARCEL A & PARCEL B IN LOT 1 IN BLOCK 1 OF IRWIN'S ADDITION IN THE CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°06'34" WEST, 12.00' ALONG THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 00°53'27" WEST, 92.13'; THENCE SOUTH 76°55'45" WEST, 2.05'; THENCE NORTHWESTERLY 46.11' ALONG A 42.00 RADIUS CURVE, CONCAVE SOUTHWESTERLY, WITH A CHORD LENGTH OF 43.83' AND CHORD BEARING OF NORTH 46°39'04" WEST TO WAY LINE OF 13TH STREET; THENCE SOUTHEASTERLY 25.61' ALONG A 33.00' RADIUS CURVE, CONCAVE SOUTHWESTERLY, WITH A CHORD LENGTH OF 24.97' AND CHORD BEARING OF SOUTH 67°46'07" EAST ;THENCE SOUTH 25°10'00" EAST, 24.98' ALONG THE SOUTH RIGHT OF WAY LINE OF 13TH STREET; THENCE SOUTH 00°53'27" EAST, 89.50' ALONG THE WEST RIGHT OF WAY LINE OF GRAND AVENUE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,528 SQUARE FEET OR 0.035 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA REGIONAL COORDINATE SYSTEM ZONE 8, US SURVEY FOOT.

Temporary Construction Easement

A PARCEL OF LAND LOCATED IN PARCEL A & PARCEL B IN LOT 1 IN BLOCK 1 OF IRWIN'S ADDITION IN THE CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°06'34" WEST, 12.00' ALONG THE SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°06'34" WEST, 2.00' ALONG THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 00°53'27" WEST, 91.70'; THENCE NORTH 76°55'45" EAST, 2.05'; THENCE SOUTH 00°53'27" EAST, 92.13' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 184 SQUARE FEET OR 0.004 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA REGIONAL COORDINATE SYSTEM ZONE 8, US SURVEY FOOT.

Parcel 11 – 1303 Grand Avenue (Tax Parcel No. 05-34-479-60)

Fee Title (Total) Acquisition

LOT 1 & LOT 2 EXCEPT THE NORTH 3.2’ AND EXCEPT THE ROW IN C.J. CHRISTENSEN’S ADDITION IN THE CITY OF AMES, STORY COUNTY, IOWA.

Parcel 13 –1317 Grand Avenue (Tax Parcel No. 05-34-479-140)

Permanent Easement

A PARCEL OF LAND LOCATED IN LOT 6 IN GRAND PARK ADDITION IN THE CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 89°46'03" WEST, 10.43' ALONG THE SOUTH LINE OF SAID LOT 6; THENCE NORTH 00°32'08" EAST, 79.13' TO A POINT ON THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 89°57'37" EAST, 9.37' ALONG THE NORTH LINE OF SAID LOT 6 TO A POINT ON THE WEST RIGHT OF WAY LINE OF GRAND AVENUE; THENCE SOUTH 00°13'57" EAST, 79.08' ALONG SAID WEST RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 783 SQUARE FEET OR 0.018 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA REGIONAL COORDINATE SYSTEM ZONE 8, US SURVEY FOOT.

Temporary Construction Easement

A PARCEL OF LAND LOCATED IN LOT 6 IN GRAND PARK ADDITION IN THE CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 89°46'03" WEST, 10.43' ALONG THE SOUTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°46'03" WEST, 4.57' ALONG THE SOUTH LINE OF SAID LOT 6; THENCE NORTH 01°40'07" EAST, 79.18' TO A POINT ON THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 89°57'37" EAST, 3.00 ALONG THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 00°32'08" WEST, 79.13' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 300 SQUARE FEET OR 0.007 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA REGIONAL COORDINATE SYSTEM ZONE 8, US SURVEY FOOT.

Parcel 20 –803/805 13th Street (Tax Parcel No. 05-34-478-140)

Permanent Easement

A PARCEL OF LAND LOCATED IN LOT 8 IN BLOCK 2 OF GRAND PARK 2ND ADDITION IN THE CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 89°54'00" WEST, 51.13' ALONG THE NORTH RIGHT OF WAY LINE OF 13TH STREET; THENCE NORTH 85°21'55" EAST, 10.03'; THENCE NORTH 75°37'54" EAST, 13.26'; THENCE NORTH 87°02'44" EAST, 27.30'; THENCE NORTH 00°09'42" EAST, 5.60'; THENCE NORTH 13°55'32" EAST, 4.08' TO A POINT ON THE WEST RIGHT OF WAY LINE OF HARDING AVENUE; THENCE SOUTH 00°06'00" EAST, 14.98' ALONG THE WEST RIGHT OF WAY LINE OF HARDING AVENUE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 177 SQUARE FEET OR 0.004 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA REGIONAL COORDINATE SYSTEM ZONE 8, US SURVEY FOOT.

Temporary Construction Easement

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COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 89°54'00" WEST, 51.13' ALONG THE NORTH RIGHT OF WAY LINE OF 13TH

STREET TO THE POINT OF BEGINNING; THENCE NORTH 03°54'30" WEST, 1.00'; THENCE NORTH 85°21'55" EAST, 9.93'; THENCE NORTH 75°37'54" EAST, 13.28';T HENCE NORTH 87°02'44" EAST, 26.45'; THENCE NORTH 00°09'42" EAST, 4.65'; THENCE NORTH 13°55'32" EAST, 8.21' TO A POINT ON THE WEST RIGHT OF WAY LINE OF HARDING AVENUE; THENCE SOUTH 00°06'00" EAST, 4.01' ALONG THE WEST RIGHT OF WAY LINE OF HARDING AVENUE; THENCE SOUTH 13°55'32" WEST, 4.08'; THENCE SOUTH 00°09'42" WEST, 5.60'; THENCE SOUTH 87°02'44" WEST, 27.30'; THENCE SOUTH 75°37'54" WEST, 13.26'; THENCE SOUTH 85°21'55" WEST, 10.03' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 61 SQUARE FEET OR 0.001 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA REGIONAL COORDINATE SYSTEM ZONE 8, US SURVEY FOOT.

(the "necessary property interest")

Section 4. Notice of this proposed action authorizing acquisition of property by eminent domain has been provided to each and every property owner, contract purchaser, and tenant of the property interests set forth in Section 3 at least fourteen (14) days prior to the date of the City Council meeting. Said property interest holders have also received a statement of individual rights as required by Iowa Code section 6B.2A.

Section 5. The law firm of Ahlers & Cooney, P.C., 100 Court Avenue, Suite 600, Des Moines, Iowa, 50309, is hereby directed to institute proceedings in eminent domain on behalf of the City to acquire the necessary property interest.

PASSED AND APPROVED this date: _____.

_____
Mayor

ATTEST:

_____
City Clerk

4903-2886-3705-1\17407-021

ITEM #:	**29**
DEPT:	**P&H**

Staff Report

PLANNED UNIT DEVELOPMENT (PUD) FRONT DOOR COMPATIBILITY STANDARD

November 10, 2026

BACKGROUND:

At the request of the developers of the Ontario/Scholl project (Ontario Townes and Yukon Valley), on September 22, 2026, City Council directed staff to put on an agenda a discussion of the Planned Unit Development (PUD) Overlay standard for front door design standards in relation to the front of a house.

The developers are requesting that front doors be allowed to be set back more than 12 feet from the front of the house, which the current PUD standards do not permit. The current standard is intended to minimize the appearance of garage doors proportionally to the house front facade.

In the case of the subject developments, the developers presented house plans where 6 of the 7 types of house plans have doors setback between 17 feet to 21 feet 5 inches from the garage. Each project also includes a row of rear loaded homes along Ontario that meet the standard because the front faces Ontario and garage face the internal street.

City Council first considered revising residential standards to increase housing variety on June 23, 2020. **Ultimately, after a review of options and developer input, Council reviewed a Planned Unit Development (PUD) Overlay District ordinance on May 11, 2021, and adopted the ordinance on June 8, 2021. Council created the PUD Overlay to offer more flexibility in design in order to facilitate housing variety with certain open space and design compatibility standards.** This was considered an implementation measure of *Plan 204*0.

The PUD ordinance allows for certain deviations from code (lot area, lot width, lot frontage, setbacks, site coverage) in exchange for set standards related to building design for front doors and garages, including the minimum distance the front door can be from the front of the dwelling.

When the PUD Overlay was initially adopted, garages could not protrude in front of the front entrance. However, in 2024, City Council amended the standard in response to the development community request from the "Short Term Housing Taskforce" to create more flexibility for the PUD standard.

The current Compatibility Standards per the 2024 amendments (Ord. 4541)

(a) Garages and Driveways. Garages and off-street parking areas must be located so that they do not define the front facade of the dwelling. ***This standard is met with a garage does not protrude forward from the front facade or the front entry is setback typically no more than 12 feet to the front door and includes the required entrance design requirements. City Council may approve a development on through-lots without meeting this standard when it is determined to be impracticable for the home design and street types.***

The development must include adequate right-of-way and driveway spacing to accommodate parking and street trees. The width of driveways may need to be reduced and garages setback an adequate distance to accommodate these elements. Shared driveways are encouraged to address street design goals. Alley or private rear lane access is also an option.

(b) Entrances. Main entrances to dwelling units must be clearly identifiable and accessible to the owner and visitors. The main entrance must be demarcated by one of the following: covered porch or stoop; sidelight windows; or other significant architectural treatment that emphasizes main entrances. Main entrances shall be directly connected to the pedestrian circulation system of the development.

The 2024 change to allow the front door to be no more than 12 feet back from the front of the house was made in conjunction with other modifications designed to ease development regulations in response to the Short Term Housing Taskforce request. The requirement that front doors be set back no more than 12 feet in the PUD matches the requirement for duplexes in single-family neighborhoods. The Council Action Form makes clear that the 12 feet are to be measured to the front door, not to a front porch.

At the time of the original PUD adoption in 2021, staff reasoned that the compatibility standards (including front door location) were necessary to mitigate the impacts of the denser development that was anticipated to be facilitated by PUDs. This was part of the *Plan 2040* emphasis on design requirements related to density increases.

Staff sought direction on priorities for flexibility and design with the original 2021 PUD Overlay. With smaller lots, staff felt that having a street with a line of protruding garages was not desirable. On larger, standard single-family residential lots, the greater width and setbacks give adequate room and homes are therefore not designed with the garage as the most prominent feature. **The garage protrusion standard was specifically identified at that time as an interest by the Council after reviewing home designs that had primarily garage doors as the front facade.**

HOME DESIGN EXAMPLES:

City Council has approved a variety of small lot home and townhome-type projects since 2021. As a result, there are examples of houses within various zoning districts that help provide visual context to the front door standard when it has been applied and when it was not required. Attached to the report is visual presentation of homes with notes about the homes.

Staff believes that the issue of front entrance design is most significant for the narrower lots, which is consistent with staff's original analysis when creating the PUD Overlay. **By making**

narrower lots, generally less than 50 feet in width, it leads builders to allocate a greater percentage of the front facades to garages and have less area to the side for living space, thereby pushing the living area to the rear of the home. This is exactly the situation for the subject development of Yukon Valley with 43-foot foot lots where most of the homes have no living area abutting the garage.

For single-family attached development, both the new PUD development at 400 S. 4th Street and the PUD Harrison development at Harrison Road and Welbeck Drive have units that comply with the requirement that the front door be no more than 12 feet setback from the front of the structure. In both cases, the lots are the same width or narrower than what is proposed on Yukon Valley and Ontario Townes. The units are all comparable in width.

For single-family detached development, Domani is comparable to Yukon Valley. The Domani lots are wider than what is proposed at Yukon Valley with correspondingly wider houses. Many of the homes have doors setback no more than 12 feet, while others exceed 12 feet. As a Planned Residence District (PRD), the same PUD standard does not apply.

Staff is aware of desire for the upcoming Hayden's Preserve to utilize the PUD Overlay to make narrow lots of potentially only 40 feet of width for detached homes. Staff identified the front door standard to them as well and they referenced some homes that have been built in Waukee as likely being able to achieve the standard.

Luke Jensen, representing Ontario Townes, provided a cost estimate for how they would modify two plans to meet the requirements. He assumed a construction cost of $200 a square foot. Staff can not verify the per square foot cost for the small additional area, but $200 a foot is reasonable cost estimate for whole house construction.

The cost estimates assume extension of basements if the plan has a basement or just extension of habitable area on a slab if there is no basement. The developer states that additional space would provide a larger entry way and storage area, but no other additional habitable floor area due to the narrowness of the house plan. (See attached information, and elevations of buildings within Ontario Towns and Yukon Valley.)

OPTIONS:

1. Direct staff to modify the PUD compatibility standards to allow for front door setbacks greater than 12 feet as a design guideline.

With this option, Council could make modifications to provide more flexibility to the standard and make it a case-by-case decision with each PUD. The change would make the standard a guideline for Council approval of the PUD Plan. This option would make the most sense if there was a rationale on why the standard could not be achieved and the expectation would be that more projects or homes would still achieve the guideline.

2. Direct staff to modify the PUD Compatibility standards in relation to public vs. private streets or as a percentage of houses along a street.

This approach attempts to allow some additional flexibility to developers. The emphasis would be on public streets or that a substantial amount of the homes (75%) within PUD achieve the standard. If City Council adopted a public vs. private street expectation, the Ontario Townes

townhomes would meet the requirement but the Yukon Valley project would still need to meet the standard. Alternatively, Yukon Valley could propose a private street to match the narrow lots that they propose for the development.

3. Direct staff to delete the 12-foot setback standard in its entirety and only require the design elements of a front entrance.

Staff believes there is no reason to adjust the 12-foot distance to different value, instead under this option the setback standard would be deleted. This approach has no distance requirement, but would still require a covered entry and windows to provide some visual significance to the house entrance. This option would meet the developers' interest.

4. Take no action.

With no action, the current standard will apply. Ontario Townes and Yukon Valley will need to utilize house plans that comply with the standard.

STAFF COMMENTS:

Other than Des Moines, which relies upon a form-based code, cities generally do not have single-family design standards and review each proposal on a case by case basis with a PUD request. Initially, the standard was added to the PUD overlay to avoid case-by-case discussion and to have an efficient and set expectation. From staff's review of projects in Ames, it appears that compliance has been driven mostly by the developer's lot size and house plan choices rather than trying to create customized house plans for the PUDs.

There are examples within Ames of new housing with single-family detached or single-family attached, in Ames that meet the maximum of 12 feet setback requirement. However, developers indicate that the additional costs of developing different floor plans or to construct additional square footage are not desirable.

This is the third instance that City Council has discussed the design expectations for PUDs over the past five years. Staff is looking for either affirmation of Council's expectations for the current standards, Option 4, or to provide direction on its preferences of either deleting the requirement or modifying again.

ATTACHMENT(S):
Ames Housing Examples.pdf
Cost Analysis for SandpiperTownhome.pdf
Cost Analysis Hummingbird Duplex.pdf
Yukon Valley - Home Types.pdf

Ames Housing Examples

Housing with front door 12 feet back or less





Housing with front door 12 feet back or less





Housing with front door set back 12 feet+





Housing with front door set back 12 feet+





Housing with front door set back 12 feet+





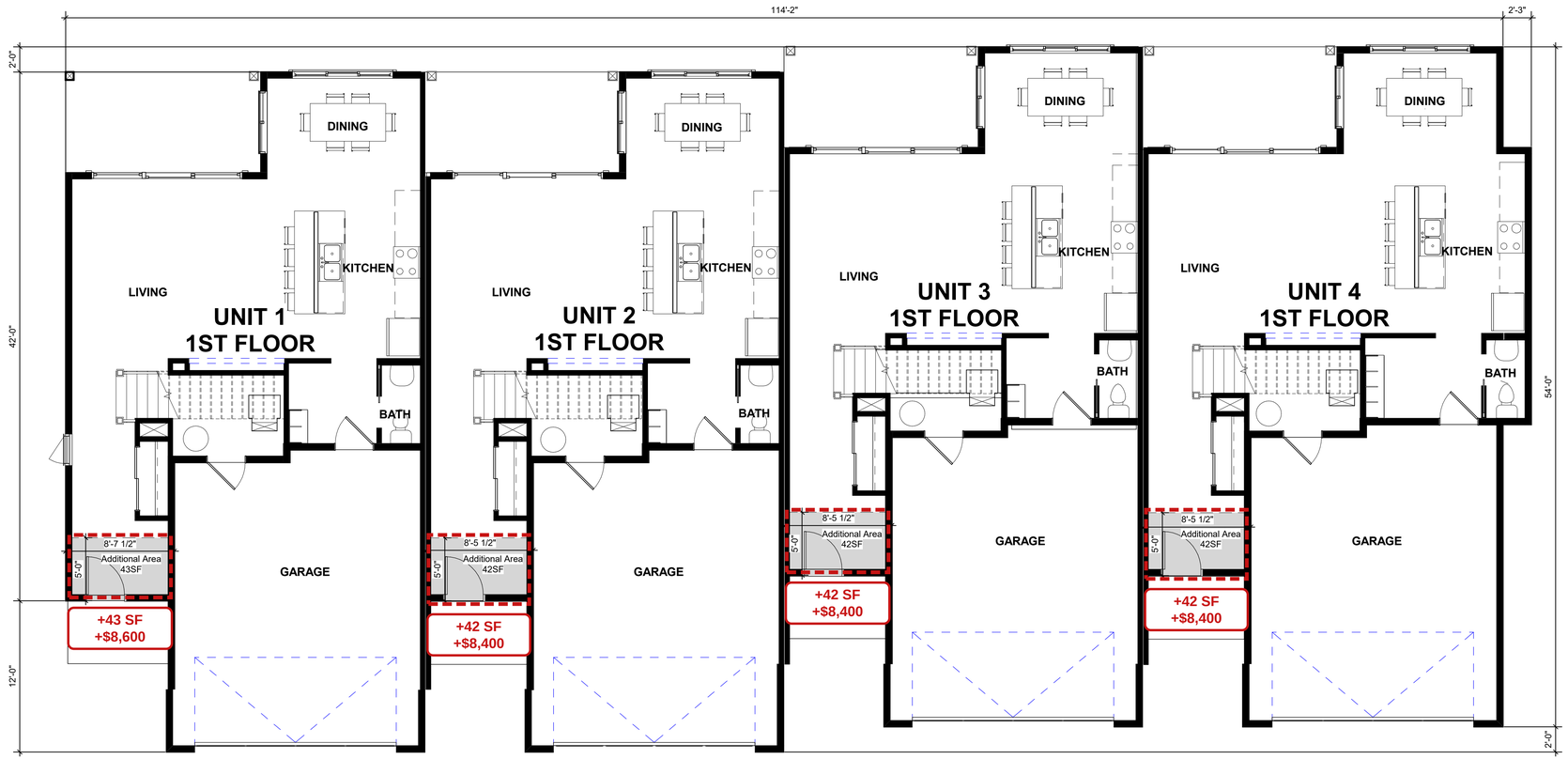
Housing with front door set back 12 feet+







2 **2ND FLOOR PLAN**
SCALE: 3/16" = 1'-0"



1 **1ST FLOOR PLAN**
SCALE: 3/16" = 1'-0"

PUD STANDARD: 12' SETBACK COST IMPACT

Gray shaded areas show the added square footage needed to meet the new PUD setback standard, compared to what was built previously at Hayden's Ridge. Priced at ~$200/SF.

Location	Added SF	Cost @ $200/SF
Unit 1	43 SF	$8,600
Unit 2	42 SF	$8,400
Unit 3	42 SF	$8,400
Unit 4	42 SF	$8,400
TOTAL (4 units)	**169 SF**	**$33,800**

Why the benefit is minimal:

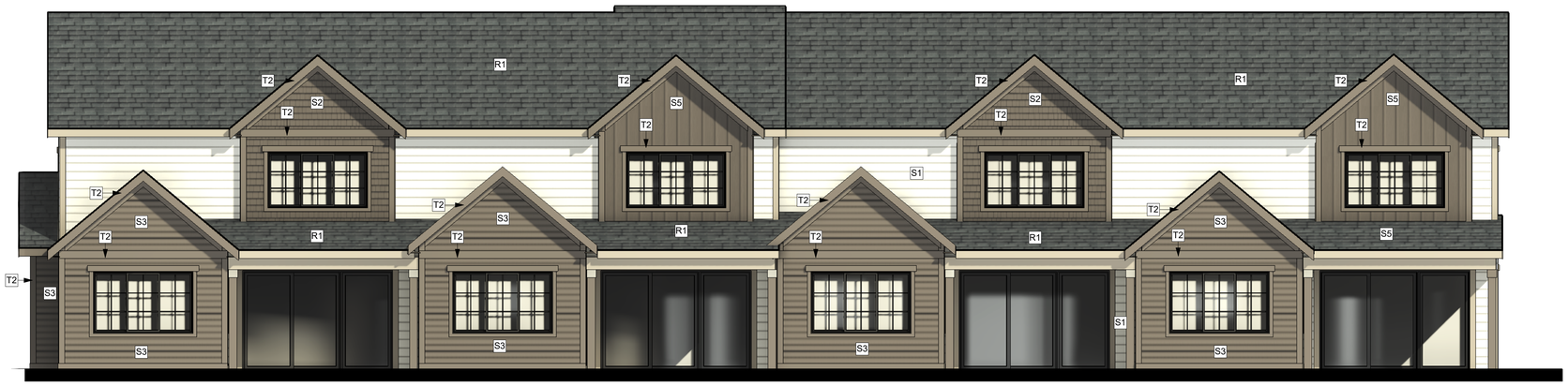
- Each added area is only about 5'-0" x 8'-5" at the garage-to-house entry.
- The door swing takes up much of it, so it works as a pass-through, not livable or storage space.
- No added bedroom, closet, or living area; it is cost without a meaningful gain in function.

Bottom line: ~$33,800 in added cost for this building, with little gain in space buyers can actually use.

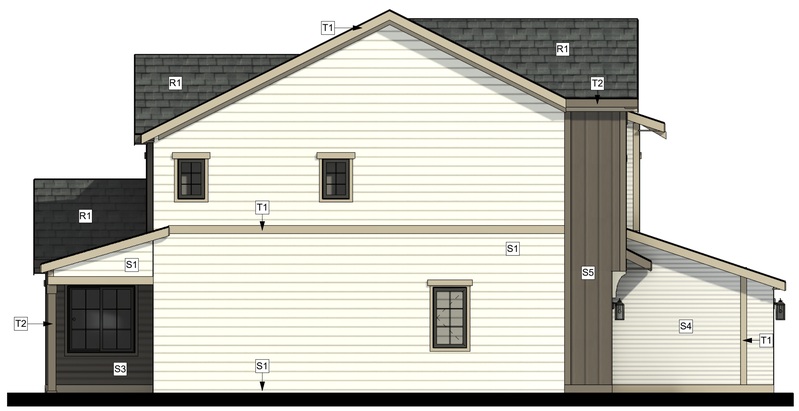
SQUARE FOOTAGE		
Name	Comments	Area
UNIT 1	First Floor	844 SF
UNIT 1	Second Floor	1014 SF
		1859 SF
UNIT 2	First Floor	838 SF
UNIT 2	Second Floor	1009 SF
		1847 SF
UNIT 3	First Floor	838 SF
UNIT 3	Second Floor	1009 SF
		1847 SF
UNIT 4	First Floor	892 SF
UNIT 4	Second Floor	1014 SF
		1907 SF



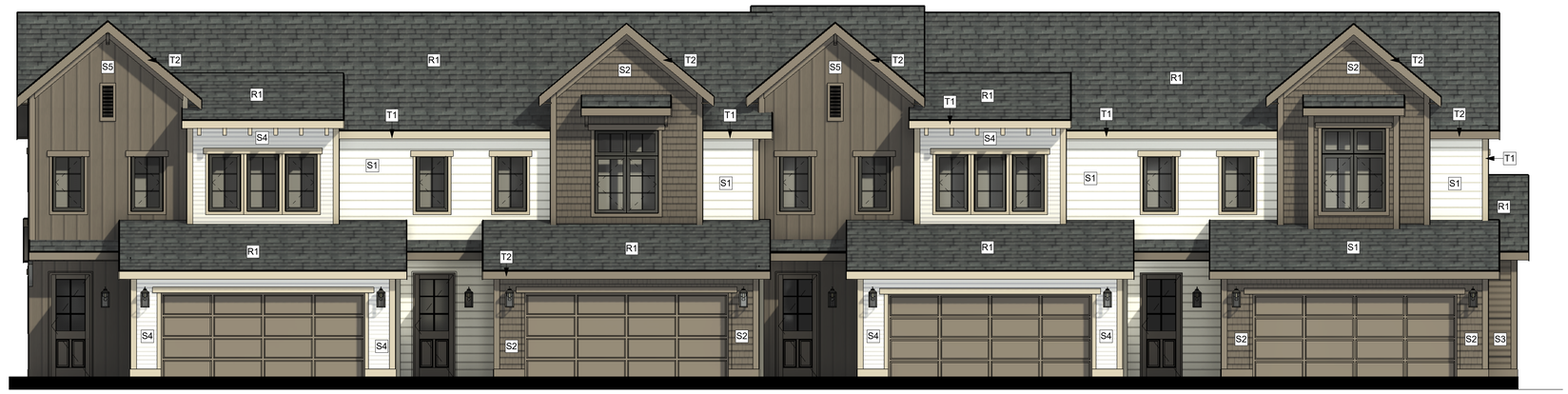
4 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



2 REAR ELEVATION
SCALE: 3/16" = 1'-0"



3 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

Material Schedule

R1	ARCHITECTURAL ASPHALT SHINGLES - BLACK
S1	FIBER CEMENT 7" REVEAL LAP - SNOWBOUND SW 7004
S2	FIBER CEMENT SHAKE SIDING - BLACK FOX SW 7020
S3	FIBER CEMENT 7" REVEAL LAP - BLACK FOX SW 7020
S4	FIBER CEMENT 4" REVEAL LAP - SNOWBOUND SW 7004
S5	FIBER CEMENT BOARD AND BATTEN SIDING - BLACK FOX 7020
T1	TRIM - LOGGIA SW 7506
T2	TRIM - BLACK FOX SW 7020

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3611 NE Otterview Circle #42 Ankeny, IA 50021
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Hayden's Ridge - Sandpiper

3D Views
10 / 21 / 2026

PUD STANDARD: 12' SETBACK COST IMPACT | HUMMINGBIRD DUPLEX

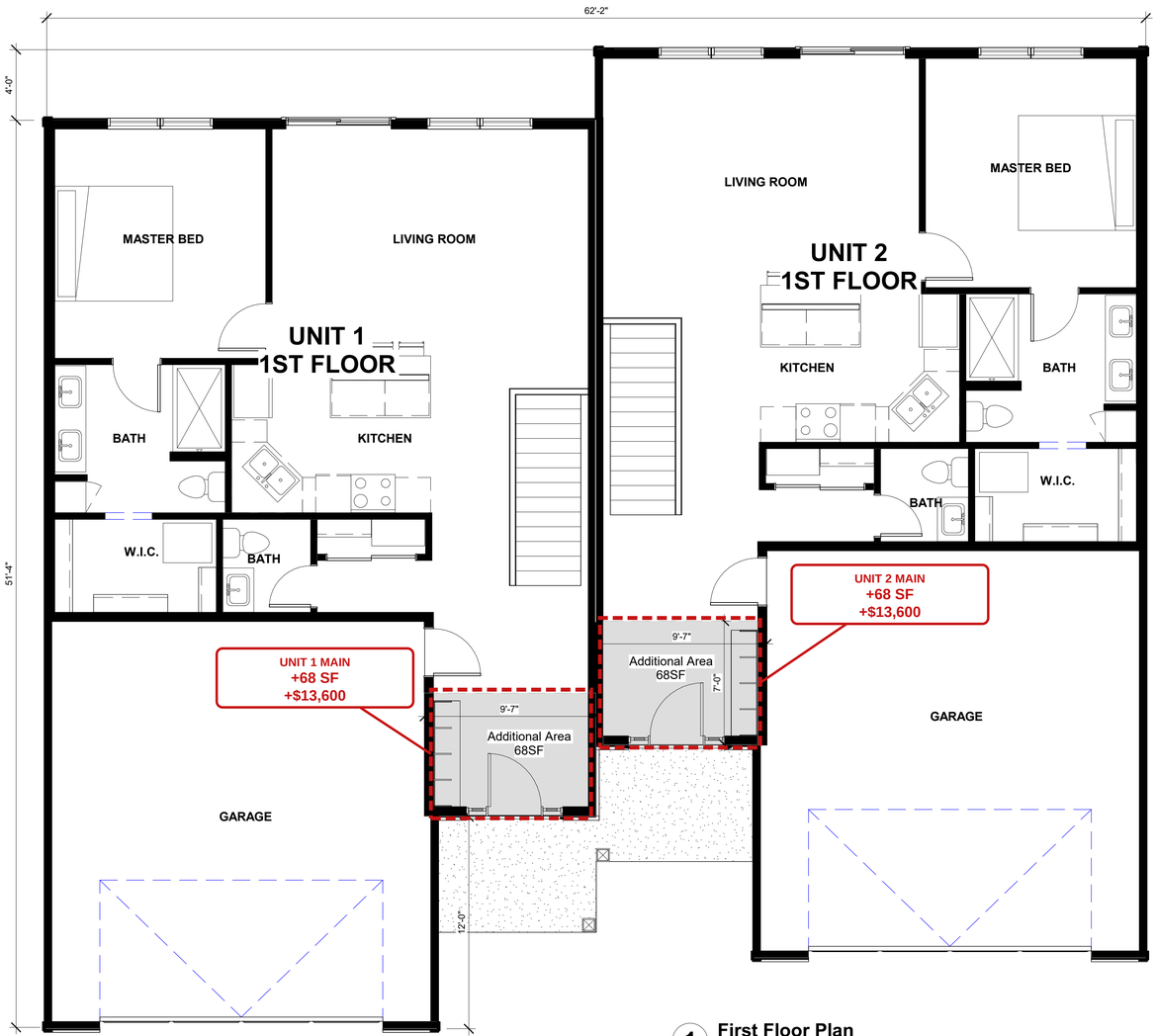
Location	Added SF	Cost @ $200/SF
Unit 1 - 1st Floor	68 SF	$13,600
Unit 2 - 1st Floor	68 SF	$13,600
Unit 1 - Basement	61 SF	$12,200
Unit 2 - Basement	61 SF	$12,200
TOTAL (2 units, 129 SF each)	**258 SF**	**$51,600**

Gray shaded areas show the added square footage needed to meet the new PUD setback standard. Priced at ~$200/SF.

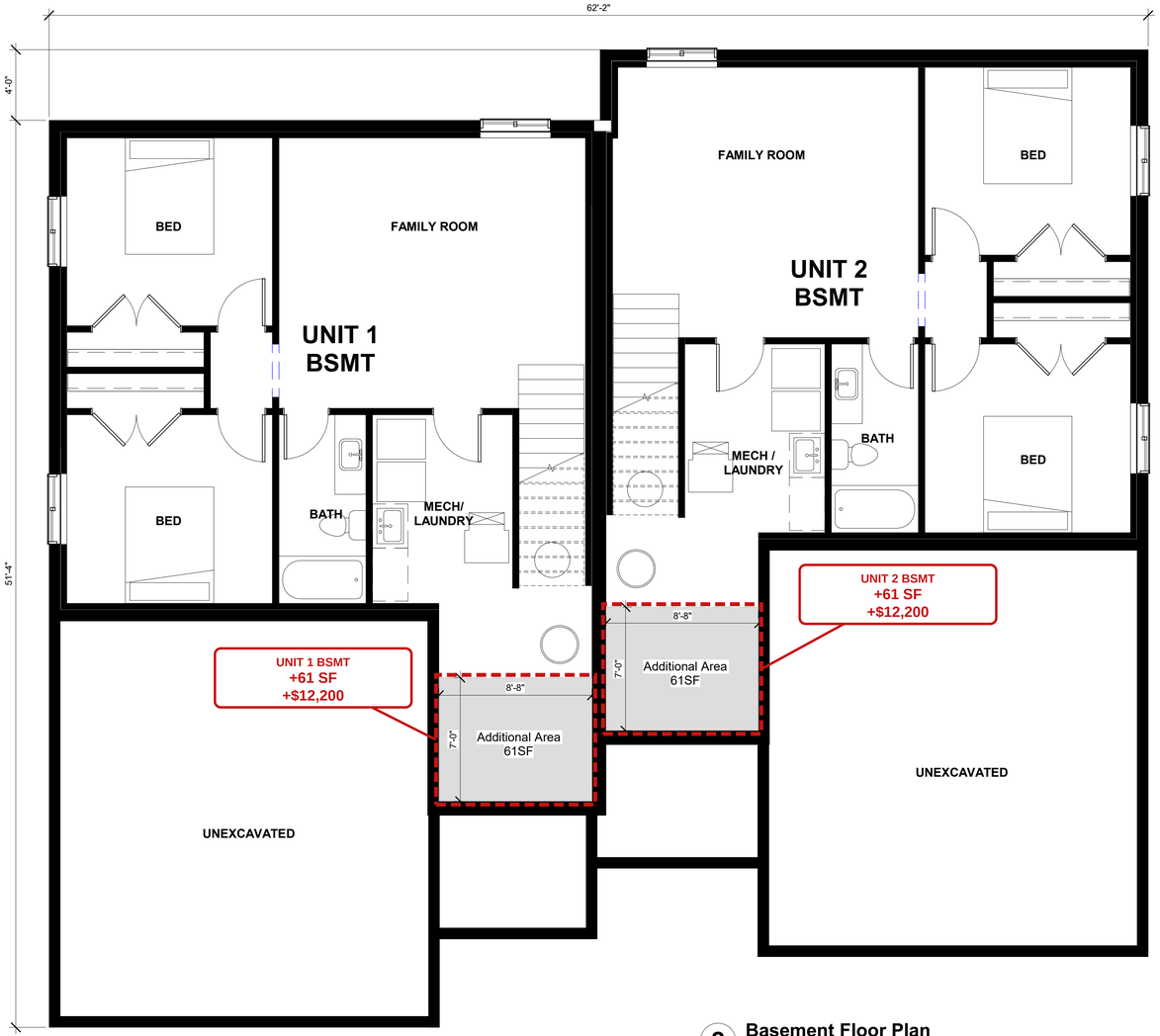
Why the benefit is minimal:

- Main-floor added area is about 9'-7" x 7'-0" at the front entry; the entry door swing occupies much of it.
- Basement added area is about 8'-8" x 7'-0" beside the stair and mechanical space, with no added bedroom or living area.
- Per unit: 129 SF = ~$25,800 added cost for space that mainly serves as circulation.

Bottom line: ~$51,600 in added cost for this building, with little gain in space buyers can actually use.



1 **First Floor Plan**



2 **Basement Floor Plan**

SQUARE FOOTAGE	
Area	989 SF
Basement Finished	852 SF
Grand total	1,841 SF

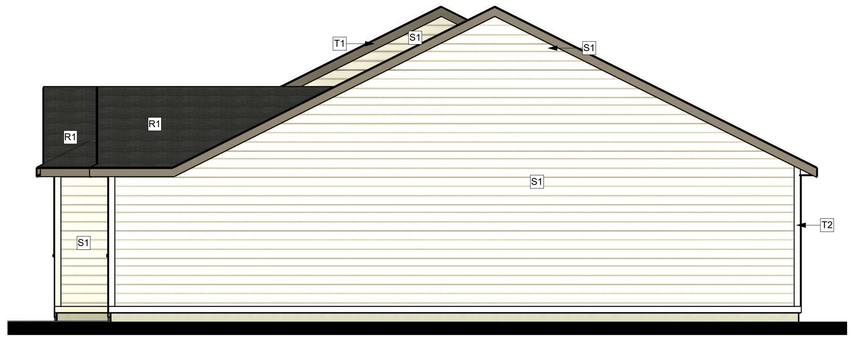
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3 Left Elevation
SCALE: 3/16" = 1'-0"



2 Rear Elevation
SCALE: 1/4" = 1'-0"



4 Right Elevation
SCALE: 3/16" = 1'-0"



1 Front Elevation
SCALE: 1/4" = 1'-0"

MATERIAL SCHEDULE

R1 ARCHITECTURAL ASPHALT SHINGLES
S1 7" REVEAL HORIZONTAL LAP SIDING
S2 SHAKE SIDING - STRAIGHT EDGE
S3 CULTURED STONE
T1 TRIM (2)
T2 TRIM (1)

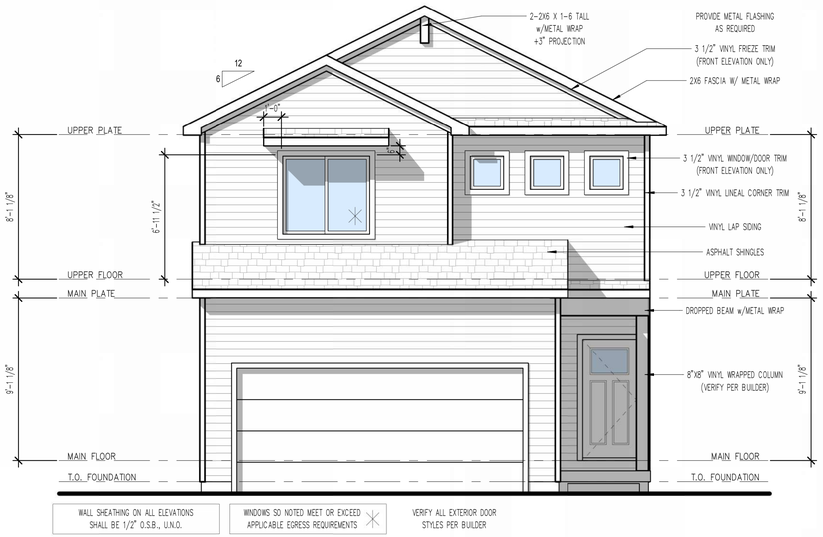
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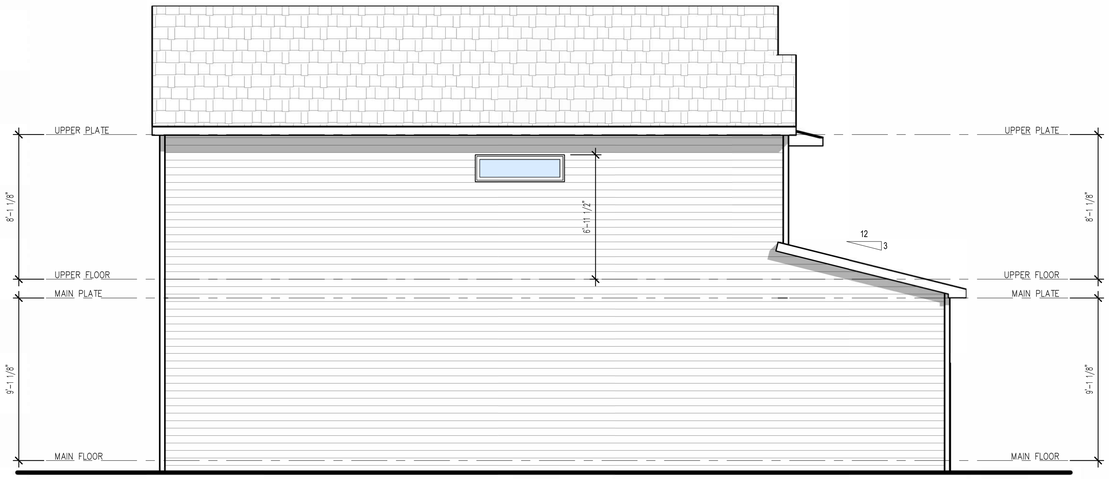


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1 FRONT ELEVATION
1/4" = 1'-0"



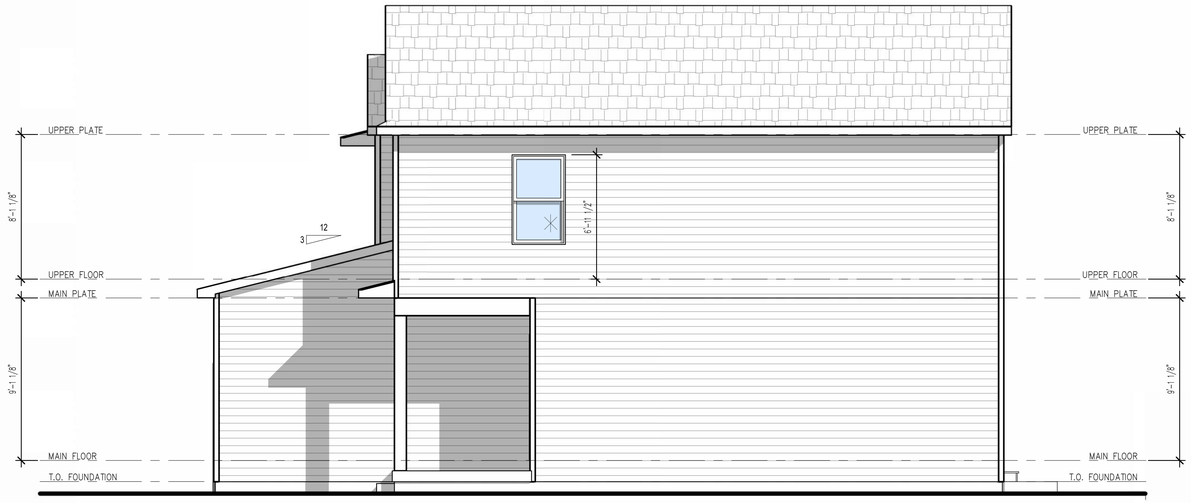
2 LEFT ELEVATION
1/4" = 1'-0"



Front Door
Setback
More than
12 Feet



3 REAR ELEVATION
1/4" = 1'-0"



4 RIGHT ELEVATION
1/4" = 1'-0"

ESTIMATED AREA - MATERIAL			
MATERIAL TYPE	MATERIAL SF	MATERIAL %	MATERIAL ELEVATION
Lap Siding - 6"	2027 SF	100.0%	
Lap Siding - 6"	337 SF	100.0%	Front

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS.
   - B. CEILING:
     FRAMING 16" O.C.. = 1/2" GYPSUM WALL BOARD
     FRAMING 24" O.C.. = 5/8" GYPSUM WALL BOARD
   - C. EXTERIOR SIDING WALL CONSTRUCTION:
     SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW.
     1/2" OSB SHEATHING ON ALL ELEVATIONS
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - D. EXTERIOR MASONRY WALL CONSTRUCTION:
     STONE VENEER w/ HOUSE WRAP ON
     1/2" PLYWOOD WALL SHEATHING
     INTERIOR: 1/2" GYPSUM WALL BOARD
   - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
     4" CONCRETE SLAB (MIN) ON 6 MIL POLY VAPOR BARRIER ON COMPACTED STRUCTURAL FILL
   - F. FRAME FLOOR CONSTRUCTION:
     FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G FLOOR SHEATHING ON 11 7/8" I-JOIST, U.O.N. (SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR
     CEILING: 5/8" GYPSUM WALL BOARD
     FRAMING 24" O.C.. : 5/8" GYPSUM WALL BOARD
     FRAMING 16" O.C.. : 1/2" GYPSUM WALL BOARD
2. WINDOWS:
   ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURE)
   - A. CASEMENT WINDOWS:
     WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
     BI-FOLD DOOR ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BI-PASS DOOR ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
   - B. GYPSUM WALL BOARD OPENINGS:
     ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 6" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZES NOTED WAS NOT ENGINEERED AND OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNERS AND OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND THE RESPONSIBILITY OF THE BUILDER.

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PROJECT PHASE:

Bourne Plan - Basement - 2 Car - GL

PROJECT ADDRESS REQUIRED FOR PERMIT

BUILDER
Destiny Homes

PROJECT NO.
302200123

ISSUE DATE
06. 26. 25

DRAWN
NT/SP

SHEET NAME
EXTERIOR ELEVATIONS

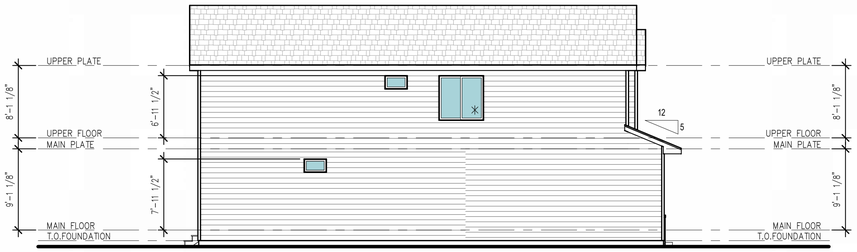
SHEET NO.
A3.1



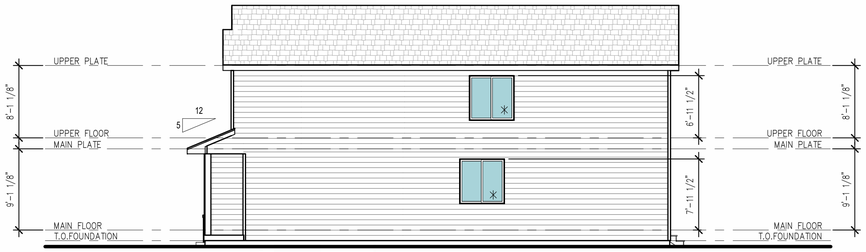


4 REAR ELEVATION
1/8" = 1'-0"

ESTIMATED AREA - MATERIAL			
MATERIAL TYPE	MATERIAL SF	MATERIAL %	MATERIAL ELEVATION
Lap Siding - 8"	2371 SF	100.0%	
Lap Siding - 8"	515 SF	97.5%	Front
Stone Veneer	13 SF	2.5%	Front

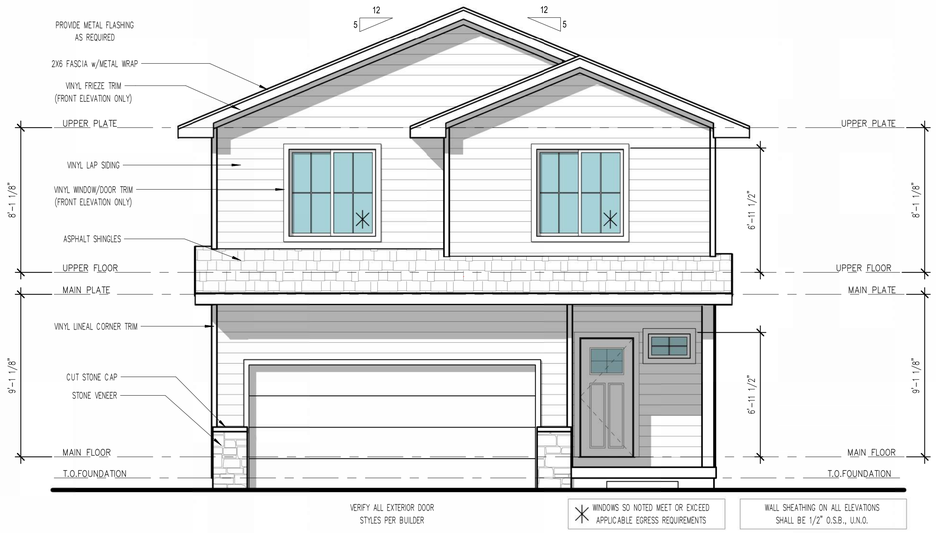


3 RIGHT ELEVATION
1/8" = 1'-0"



2 LEFT ELEVATION
1/8" = 1'-0"

Front Door Compliant with Maximum 12-Foot Setback



1 FRONT ELEVATION
1/4" = 1'-0"

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
   - A. ROOF CONSTRUCTION:
     COMPOSITION ROOF SHINGLES ON 30# FELT (U.O.N.)
     1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS.
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     NOTED ON PLANS AS CSMT
   - B. SLIDING WINDOWS:
     NOTED ON PLANS AS SL
   - C. SINGLE HUNG WINDOWS:
     NOTED ON PLANS AS SH
   - D. DOUBLE HUNG WINDOWS:
     NOTED ON PLANS AS DH
   - E. FIXED WINDOWS:
     NOTED ON PLANS AS FX
3. DOORS:
   DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
   TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
   - A. WOOD JAMBS AND CASING:
     HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS.
     BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
     BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
   - B. GYPSUM WALL BOARD OPENINGS:
     ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
     ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM

HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM

ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.

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PROJECT PHASE:

Nash Plan - 2 Car - GL

PROJECT ADDRESS
REQUIRED FOR PERMIT

BUILDER
Destiny Homes

PROJECT NO.
30214423

ISSUE DATE
10. 18. 23

DRAWN
NT / LM / SP

REVISION DATE

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NO.
A2.0

ITEM #:	**30**
DATE:	**11-10-26**
DEPT:	**P&H**

COUNCIL ACTION FORM

SUBJECT: URBAN RENEWAL AREA AND PLAN APPROVALS

BACKGROUND:

On September 9th, City Council reviewed a specific report regarding strategies to address changes to Tax Increment Financing (TIF) within Urban Renewal Areas (URA) as a result of recent state legislative approval of SF 2472. City Council determined on the 9th that it desired to proceed with creation of new URAs along with amendments to existing URAs before January 1, 2027 when additional limitations on TIF go into effect.

On October 13th, City Council reviewed ten draft URA Plans and directed staff to proceed with the process to approve the Plans consistent with the requirements of Chapter 403 of the Code of Iowa. City staff refined the draft plans in preparation for their final review approval with minor changes to right-of-way areas of URAs and proposed projects. However, there is no change in the overall amount of proposed TIF compared to the October 13th meeting. The changes are detailed below. The ten proposed Urban Renewal Areas and Plans are attached to this report.

Four steps must occur for approval of a Plan:

1. City Council directs staff to hold a consultation meeting with affected taxing entities,

2. Planning and Zoning Commission provide a determination to the City Council regarding a proposed URA Plan “as to its conformity with the general plan for the development of the municipality
   as a whole.” Ames Plan 2040 is the City’s general plan for this purpose,

3. City Council adopts a resolution of necessity for a Urban Renewal Area, and

4. City Council holds a public hearing, scheduled for November 10th, to adopt the URA Plans.

CONSULTATION:

City staff provided notice to Story County, Gilbert School District, Nevada School District, Ames Community School District of a consultation meeting held on October 23rd. Two Story County Board of Supervisors attended and one member of the Nevada School Board. City staff answered questions about details of the plans. No written comments were received by the City. No formal written responses to comments are required as referenced within Iowa Code 403 before the scheduled public hearing. The requirement for consultation has been fulfilled.

PLANNING AND ZONING COMMISSION:

The Commission reviewed all ten of the updated proposed Plans at their meeting on November 4th. Staff presented an overview of the Plans and identified that each Plan includes references to conformity to the City's general plan. The Commission voted 5-0 to determine that each of the proposed 10 Plans is in conformance with the City's general Plan. The requirement for a Planning and Zoning Commission determination has been completed.

RESOLUTION OF NECESSITY:

Before approving an Urban Renewal Plan, the City Council must first determine that an area is appropriate for urban renewal by adopting a Resolution of Necessity. An URA must be for economic development purposes, removal of slum and blight, or both. Additionally, the City Council must find that "The rehabilitation, conservation, redevelopment, development, or a combination thereof, of the area is necessary in the interest of the public health, safety, or welfare of the residents of the municipality."

Each of the proposed Plans includes a declaration of the type of Plan. The Downtown Reinvestment District URA and the Campustown URA include findings for both economic development and for slum and blight. The other eight Plans are for economic development purposes. **City Council is being asked on November 10th, to adopt a Resolution of Necessity individually by resolution for each URA in conformance with the requirements of Iowa Code Chapter 403. Once this has occurred on the 10th, City Council may then hold a public hearing for approval of the Plans.**

URBAN RENEWAL PLANS:

On October 13th, City Council reviewed draft Urban Renewal Plans. Each proposed Plan identifies the detailed boundary of the URA, the objectives of the Plan, intended activities, proposed projects (including either or both public improvements and financial assistance for private development), maximum amounts of indebtedness related to Tax Increment Financing (TIF), and a description of conformity to Plan 2040 and other City Plans. The addendum includes the summary of the Plans.

It is critical to emphasize that no activity can be undertaken by the City under the authority of Urban Renewal (Iowa Code Chapter 403) unless it is included within the approved URA Plan. Additionally, the mere listing of the project or activity does not commit the City to undertake the project or activity. Specifically, no funding to a developer or for a public improvement occurs because of the Plan approval. A Plan can be amended after its adoption.

The final URA Plans included with this report have been updated since October 13th. The following is summary of significant changes.

The ISU Research Park URA right-of-way boundary description was modified in regards to the planned bridge replacement project along Lincoln Way and it now includes the City owned former well property on Lincoln Way adjacent to the bridge. The public improvement project list was modified to expand upon the type of Airport improvements projects that may be undertake to include runway and taxi areas.

The Barilla URA was modified to include more Lincoln Way right-of-way to include the already planned reconstruction of East Lincoln Way to the Skunk River. The original Plan include East Lincoln Way improvements, but did not include the full extent of the reconstruction project.

The East 13th Street URA boundary was expanded to include the JT Warehouse properties as directed by City Council on the 13th.

The Campustown boundary was expanded to include the whole Lincoln Way right-of-way from Sheldon to Beach Avenue. Accordingly, the public improvement project list was modified to include the reconstruction of Lincoln Way.

The South Bell URA description of right-of-way was updated to reflect the description of the Plan related to public improvements of Freel Drive, SE 5th, Dayton and East Lincoln Way.

City Council is asked after adoption of the Resolutions of Necessity to hold a public hearing for the proposed URA Plans and to approve each URA Plan by resolution.

ALTERNATIVES:

1. Approve the proposed Urban Renewal Areas by:
    a. Adopt a Resolution of Necessity for each of the ten proposed URAs

2. Direct staff to make modifications to a proposed URA or URA Plan and then adopt a resolution of necessity and resolution approving the Plan as applicable.

3. Hold a public hearing and request additional information or modifications for any or all of the proposed URAs.

CITY MANAGER'S RECOMMENDED ACTION:

In response to the significant changes to local government finance of SF2472, City Council requested the preparation of Urban Renewal Plans to help fund needed public improvements within the community and to potential facilitate economic development within the 10 proposed areas. With the adoption of the resolution of necessity and approval of the Plans, the City Council can move forward with the next steps of considering the establishment of new Tax Increment Financing Districts (TIF Districts). Establishing TIF Districts before January 1, 2027 will benefit from 25% more value in TIF collection than Districts created after January 1st. Staff believes the ten attached Plans are consistent with City Council' direction from October 13th and are in compliance with all requirements of the Iowa Code 403.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1.

ATTACHMENT(S):
North Growth URA Final.pdf
East 13 Street URA Final.pdf
ISURP URA Final.pdf
East Industrial URA Final.pdf
South Bell Urban Renewal Plan Amendment PZ.docx
Ontario-Scholl URA Final.docx
Downtown Reinvestment District URA Final.docx
North Dayton Industrial Subdivision URA Final.docx
Campustown URA Final.docx
Barilla URA Final.docx

NORTH GROWTH
URBAN RENEWAL PLAN

for the

NORTH GROWTH
URBAN RENEWAL AREA

Ames, IOWA

2026

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North Growth Urban Renewal *Plan for the North Growth Urban Renewal Area*
City of Ames, Iowa

A. INTRODUCTION

The North Growth Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the North Growth Urban Renewal Area ("Area" or "Urban Renewal Area") has been developed to help local officials promote economic development in the City of Ames, Iowa ("City"). The primary goal of the Plan is to stimulate, through public involvement and commitment, private investment in new housing and residential development as defined in the *Code of Iowa* Section 403.17(12).

In order to achieve this objective, the City intends to undertake urban renewal activities pursuant to the powers granted to it under Chapter 403 and Chapter 15A of the *Code of Iowa,* as amended.

B. DESCRIPTION OF THE URBAN RENEWAL AREA

The Urban Renewal Area is described in Exhibit "A" and illustrated in Exhibit "B." The Area includes 358.12 acres.

C. AREA DESIGNATION

With the adoption of this Plan, the City designates the Urban Renewal Area as an economic development area that is appropriate as appropriate for encouraging development related to commercial development and for housing and residential development.

D. BASE VALUE

If the Urban Renewal Area is legally established, a Tax Increment Financing (TIF) ordinance is adopted to establish a TIF district in the Area, and debt related to the Area is certified, the frozen "base value" will be the assessed value of the taxable property within that area covered by the TIF ordinance as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt related to the Area, in accordance with Iowa Code Section 403.19. The City may create one or more TIF areas within the URA.

E. DEVELOPMENT PLAN

Ames has a general plan for the physical development of the City as a whole outlined in the Ames Plan 2040, adopted December 2021. The area within the URA is identified as a Tier 1 growth area of the City as part of the North Growth area of the City. Development is anticipated to consist of a mix of neighborhood commercial, single-family housing and multi-family housing. Infrastructure and other public improvements area needed to serve the development and have been identified within the Comprehensive Plan and subsequent planning efforts. goals and objectives of this Urban Renewal Plan, including the urban renewal projects, are in conformity with the

City’s Comprehensive Plan.

The Guiding Principles for neighborhoods and housing in the Ames Plan 2040 Comprehensive Plan inform the goals of the City of Ames for housing policy. The following principles that guide development within the North Growth URA are:

- H1 Housing Choice and Attainability
- H3 New Development Areas That Build Community

The Mobility section in Ames Plan 2040 lays out the Transportation policies for the City. The following Sections apply to the North Growth URA:

- M5: Balanced Transportation Planning
- M6: Transportation-Economic Development Link

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan. As the Area develops, the timing and need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

F. RESIDENTIAL DEVELOPMENT

The City's primary objective for the Urban Renewal Area is to promote new housing and residential development. The City realizes that the availability of housing is an important component of attracting new business and industry, responding to new development, and retaining existing businesses.

In anticipation of expected economic development, the City has taken the position of supporting the creation of new housing opportunities, including increasing the number of lots available for the construction of new houses. Providing incentives to developers may ease the cost of extending necessary infrastructure and other factors that can make residential development more risky and less profitable.

G. PLAN OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites for new residential development within the Urban Renewal Area. More specific objectives for the development, redevelopment and rehabilitation within the Urban Renewal Area are as follows:

1. To increase the availability of housing opportunities, which may in turn attract and retain local industries and commercial enterprises that will strengthen and revitalize the economy of the State of Iowa and the City of Ames.

2. To stimulate, through public action and commitment, private investment in new housing and residential development, and neighborhood commercial development.

3. To plan for and provide sufficient land for residential development in a manner that is efficient from the standpoint of providing municipal services.

4. To help finance the cost of constructing street, water, sanitary sewer, storm water drainage, public utilities, street lighting, trails, parks, and other public improvements in support of new housing development.

5. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.

H. TYPES OF RENEWAL ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the City intends to utilize the powers conferred under Chapter 403 and any other provisions of the *Code of Iowa* including, but not limited to, tax increment financing. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.

2. To arrange for or cause to be provided the construction or repair of public improvements, including but not limited to infrastructure for streets, curbs and gutters, water, sanitary sewer, trails, storm water, parks, public utilities, Public Safety Facilities or other facilities in connection with urban renewal projects.

3 To finance programs that will directly benefit housing conditions and promote the availability of housing in the community.

4. To make loans, forgivable loans, grants, tax rebate payments, or other types of economic development grants or incentives to private developers or incentivize the development of housing within the Area, on such terms as may be determined by the City Council.

5. To borrow money and to provide security therefore.

6. To acquire or dispose of property.

7. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.

8. To use tax increment financing for a number of objectives, including, but not limited to, financing the construction of public improvements and to provide economic incentives to developers in order to eliminate obstacles to the provision of housing and neighborhood commercial development with necessary physical improvements and infrastructure.
.

9. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

I. ELIGIBLE URBAN RENEWAL PROJECTS

Although certain project activities may occur over a period of years, the Eligible Urban Renewal Projects under this Urban Renewal Plan include:

1. Table #1

Project	Estimated Project Date	Estimated Cost	Rationale
Construction of multi-modal corridor and intersection improvements for Cameron School Road and George Washington Carver Avenue. Improvements may consist of a roundabout or traditional widening and signal improvements.	2027-2036	$2,000,000	Improving multi-modal traffic capacity and providing safe traffic flow at an existing intersection to accommodate traffic growth in the area.
Construction of new Culvert crossing with a residential collector street improvement near 190th Street and Hyde Avenue. Utilize development TIF rebate for financing.	2027-2036	$750,000	Facilitate enhanced connections for vehicles, bicyclists, and pedestrians for improved convenience and safety.
Construction of a Fire House	2029-2036	$800,000	To provide increased fire and medical response coverage in north Ames.
Commercial Economic Development TIF Rebate	2030	$900,000	To provide a financial incentive for economic development activities in the Bluffs and Greenbriar Subdivisions to support neighborhood commercial development and or for infrastructure improvements
Park Improvements, Greenways and Trails, including trail crossing of railroad.	2028-2050	$6,000,000	Provide needed recreational facilities to support a healthy residential living environment and to make connections with other existing and planned trails.

Arterial Street Oversizing and roundabouts	2027-2036	$900,000	To assist with increasing the capacity of arterial streets and managing safe travel.
	TOTAL	11,345,000	

1A. Public Building Financing Other Improvements

The City has identified a need for expanded public safety facilities within the URA of a Fire House as identified above. The Fire House is an essential facility to meet public safety needs related to fire and medical response services related to growth in the north part of the City. The Fire House is a temporary facility to house one company of fire fighters and is not a complete fire station.

The City recently approved a general obligation bond of $10.5 million dollars for the reconstruction of Fire Station No. 2 within the existing central area of Ames. All funding from this bond measure is allocated to Fire Station No. 2 and no other funding is available for expanding service to meet the growing needs to the north. Utilizing TIF generated from development in the North Growth URA to support a facility serving this growth is an essential project within the Plan and it allows for financing the construction and equipping of the facility as development occurs to meet the needs of the area.

Iowa Code 403.5 (1) (b) requires a review of alternatives and a finding that use of TIF for a public building is more feasible with use of TIF.

Lack of certainty and additional costs could inhibit achieving the goals of the Plan. Use of the General Funds to directly finance new facilities is not feasible with recent caps on General Fund Growth to 2%. The Cost of the facilities could consume the entire allowed growth in general fund expenditures before accounting for any other general fund cost increases of needs in the community. General Obligation bonds for public safety facilities are not an essential corporate purpose, meaning the voter approval may be required. Voters recently approved General Obligation Bonds for Fire Station No. 2 reconstruction and the City does not believe that with property tax limitations and concerns about property taxes that additional Bonds for public safety will not occur while making debt service payments for the reconstruction of Station No.2.

Providing public safety improvements are essential improvement to support the desired housing investment in this area, which will increase the overall tax base for the City, County, and Gilbert School District. Adding housing generates additional students for the Gilbert Schools. Utilizing TIF revenue from development within the URA is the most predictable and best option to pay for improvements as they are needed to serve the URA because of the unknown of timing, phasing, and demands with development of the area.

2. DEVELOPMENT AGREEMENTS

Future Development Agreements: The City expects to consider, in the City's sole discretion, requests for development agreements for projects that are consistent with, and advance the objectives of, this Plan. Such agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by this Plan. Will not exceed $8,000,000 The cost of such agreements are not known because future decisions about future city initiated projects and developer rebates for infrastructure are not known. Any commitments to Development Agreements with TIF rebates will include a non-appropriation clause.

J. FINANCIAL DATA

1.	Current Constitutional Debt Limit	$364,431,710
2.	Current outstanding general obligation debt	$119,520,000

3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:	$11,345,000 (This amount does not include costs related to financing.)

K. URBAN RENEWAL FINANCING

The City intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing.

Under Section 403.19 of the *Code of Iowa,* urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives, or other urban renewal projects. The City may issue Tax Increment Revenue Bonds for these purposes. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

The Iowa Urban Renewal Law also allows a municipality the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements and facilities within the Area, including but not limited to the Fire House facility.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

L. PROPERTY ACQUISITION/DISPOSITION

The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

M. RELOCATION

The City does not expect there to be any relocation required as part of the eligible urban renewal projects; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

N. AGRICULTURAL LAND

Because the Urban Renewal Area contains land that is defined as "agricultural land" by Iowa Code Section 403.17(3), the City must have consent from the owners of the agricultural land prior to including such land in the Urban Renewal Area. The City has requested consent from the owners of agricultural land proposed to be included in the Urban Renewal Area. A copy of the agricultural landowner agreements are attached hereto as Exhibit "C." The original signed agreements will be placed on file in the City Clerk's office.

O. STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform to state and local laws will be complied with by the City and the developer in implementing this Urban Renewal Plan and its supporting documents.

P. URBAN RENEWAL PLAN AMENDMENTS

This Urban Renewal Plan may be amended from time to time for a variety of reasons, including but not limited to, a change in the Area, to add or change land use controls and regulations, to modify goals or types of renewal activities, to add or change urban renewal projects, or to amend property acquisition and disposition provisions. The City Council may amend this Plan in accordance with applicable state law.

Q. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect as a Plan until it is repealed by the City Council.

With respect to property included within the Urban Renewal Area, which is also included in an ordinance which designates that property as a tax increment district(s) (TIF district) and is designated based on an economic development finding, to provide or to assist in the provision of public improvements related to housing and residential development, the use of incremental property tax revenues or the "division of revenue," as those words are used in Chapter 403 of the *Code of Iowa,* is limited to 23 years beginning with the second fiscal year following the year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the incremental property tax revenues attributable to that property within the Urban Renewal Area.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the *Code of Iowa)* by the City for activities carried out under the Urban Renewal Area shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

R. SEVERABILITY CLAUSE

If any part of the Plan is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Plan as a whole, or any part of the Plan not determined to be invalid or unconstitutional.

EXHIBIT A
LEGAL DESCRIPTION OF NORTHWEST
URBAN RENEWAL AREA

A (50) FOOT WIDE ACQUISITION LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER IN SECTION 20, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY IOWA, DESCRIBING AS FOLLOWS:
THE SOUTH (50) FEET OF THE EAST (916.55) FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, T84N, R24W OF THE 5TH P.M., STORY COUNTY, IOWA, EXCEPT THE EAST (60) FEET THEREOF, CONTAINING .98 ACRES MORE OR LESS INCLUDING THE PRESENT ESTABLISHED ROADWAY.

OWNER OF RECORD, STORY COUNTY, IOWA.

AND

A (50) FOOT WIDE ACQUISITION LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 20, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY IOWA, DESCRIBING AS FOLLOWS:
THE NORTH (50) FEET OF THE EAST (916.55) FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, T84N, R24W OF THE 5TH P.M., STORY COUNTY, IOWA, EXCEPT THE EAST (60) FEET THEREOF, CONTAINING .98 ACRES MORE OR LESS INCLUDING THE PRESENT ESTABLISHED ROADWAY.

OWNER OF RECORD, CITY OF AMES, IOWA.

A (60) FOOT WIDE ROADWAY EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER IN SECTION 20, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY IOWA, DESCRIBING AS FOLLOWS:
THE EAST (60) FEET OF THE SOUTH (750) FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, T84N, R24W OF THE 5TH P.M., STORY COUNTY, IOWA, CONTAINING 1.03 ACRES MORE OR LESS INCLUDING THE PRESENT ESTABLISHED ROADWAY.

OWNER OF RECORD, CHRIST COMMUNITY CHURCH, AMES, IOWA.

AND

A (60) FOOT WIDE ROADWAY EASEMENT LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 21, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY IOWA, DESCRIBING AS FOLLOWS:
THE WEST (60) FEET OF THE SOUTH (750) FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, T84N, R24W OF THE 5TH P.M., STORY COUNTY, IOWA, CONTAINING 1.03 ACRES MORE OR LESS INCLUDING THE PRESENT ESTABLISHED ROADWAY.

OWNER OF EASEMENT, STORY COUNTY, IOWA.

AND

A (40) FOOT WIDE PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 21, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY IOWA, DESCRIBING AS FOLLOWS:
STREET LOT 'C', THE IRONS SUBDIVISION, STORY COUNTY, IOWA, CONTAINING 0.53 ACRES MORE OR LESS

OWNER OF RECORD, CITY OF AMES, IOWA.

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 20, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY IOWA, DESCRIBING AS FOLLOWS:

THE EAST (60) FEET OF THE SE 1/4 OF THE SE 1/4 IN SECTION 20, T84N, R24W, EXCEPT PARCEL "T" AND EXCEPT THE FOLLOWING DESCRIBED BOUNDARY RECORDED IN BOOK 589, PAGE 164, STORY COUNTY, IOWA;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 20; THENCE S00°44'39"E, 1314.42 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20 TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE POINT OF BEGINNING; THENCE N89°53'22"W, 430.86 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE S00°35'18"E, 418.01 FEET; THENCE S89°53'22"E, 432.00 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE N00°44'39"W, 418.03 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 4.14 ACRES, SUBJECT TO EXISTING PUBIC ROAD RIGHT OF WAY.

OWNER OF RECORD, CITY OF AMES, IOWA.

AND

THE EAST (40) FEET OF PARCEL "T" THE SE 1/4 OF THE SE 1/4 IN SECTION 20, T84N, R24W.

OWNER OF RECORD, J D S RENTAL PROPERTIES LLC, CITY OF AMES, IOWA.

AND

THE EAST (40) FEET, PART OF THE SE 1/4 OF THE SE 1/4 IN SECTION 20, T84N, R24W, DESCRIBED BOUNDARY RECORDED IN BOOK 589, PAGE 164, STORY COUNTY, IOWA;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 20; THENCE S00°44’39”E, 1314.42 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20 TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE POINT OF BEGINNING; THENCE N89°53’22”W,

430.86 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE S00°35’18”E, 418.01 FEET; THENCE S89°53’22”E, 432.00 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE N00°44’39”W, 418.03 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 4.14 ACRES, SUBJECT TO EXISTING PUBIC ROAD RIGHT OF WAY.

OWNER OF RECORD, RICK A HILKER, CITY OF AMES IOWA.

OUTLOT ’ZZ’ IN THE BLUFFS AT DANKBAR FARMS, FIRST ADDITION, OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 20, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY IOWA, DESCRIBING AS FOLLOWS:
THE BLUFFS, LOTS 1, 2, 3, 4, A, AND B IN SECTION 20, NE ¼ SE ¼, T84N, R24W, OF THE 5TH P.M., STORY COUNTY, IOWA.

OWNER OF RECORD, FRIEDRICH LAND DEVELOPMENT COMPANY LLC.

THE SOUTHWEST QUARTER IN SECTION 21, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY IOWA, DESCRIBING AS FOLLOWS:
THE SOUTHWEST QUARTER OF SECTION 21, EXCEPT PARCEL “G”, AND EXCEPT THE RIGHT-OF-WAY OF CHICAGO NORTHWESTERN TRANS CO., ALL IN T84N, R24W OF THE 5TH P.M., STORY COUNTY, IOWA.

OWNER OF RECORD, BORGMEYER TRUST, AMES, IOWA.

AND

PARCEL “G” OF THE SOUTHWEST QUARTER IN SECTION 21, IN T84N, R24W OF THE 5TH P.M., STORY COUNTY, IOWA.

OWNER OF RECORD, JORDAN & STEPHANIE MANDERNACH, AMES, IOWA.

ROSE PRAIRIE FINAL PLAT LOT:2

THAT PORTION OF THE CHICAGO & NORTHWESTERN TRANS CO RIGHT OF WAY LYING IN THE NE OF THE SW OF SECTION: 21 TOWNSHIP :84 RANGE: 24 AND THE NW OF THE SE OF SECTION 21.

EXHIBIT B
MAP OF URBAN RENEWAL AREA

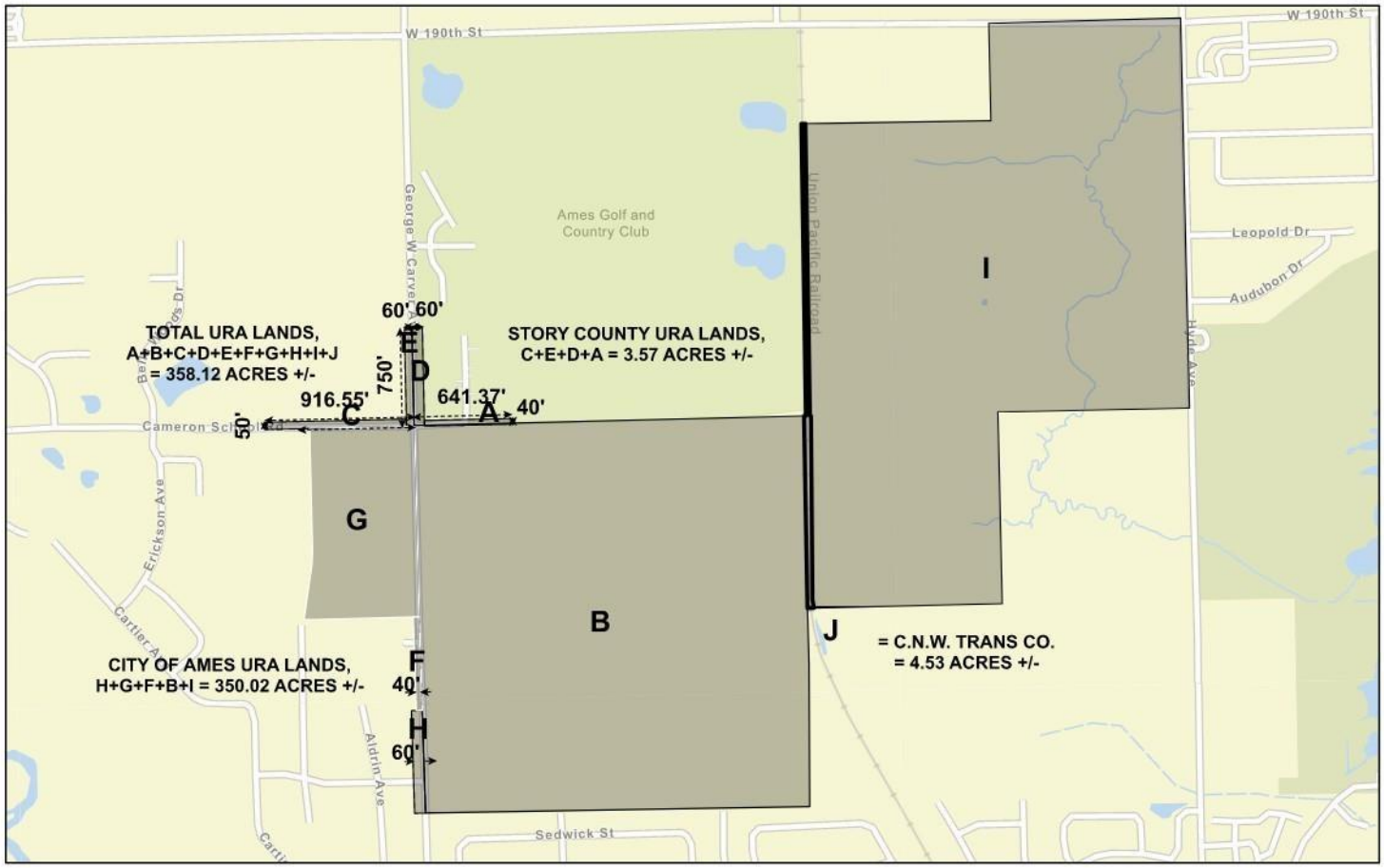


EXHIBIT C

AGREEMENT TO INCLUDE AGRICULTURAL LAND

AGREEMENT TO INCLUDE AGRICULTURAL LAND IN URBAN RENEWAL AREA

This Agreement under date of _____, 2026, is made and entered into by and between the City of Ames, Iowa, (hereinafter 'City') and the undersigned property owner (hereinafter 'Owner'), for the creation of an Urban Renewal Area to allow for tax increment financing to facilitate the construction of certain public improvements related to economic development.

WITNESSETH:

WHEREAS, the City has adopted or proposes to adopt an Urban Renewal Plan under Iowa Code Chapter 403 and has proceeded with activities authorized under said Chapter in the area described as the North Growth Urban Renewal Area, including but not limited to the *division of revenue – tax increment financing* under Iowa Code §403.19; and

WHEREAS, the Owner is the titleholder in fee simple to certain agricultural land (the Property) as that term is described in Iowa Code §403.17(3); and

WHEREAS, the Owner desires that the Property be included in the North Growth Urban Renewal Area; and

WHEREAS, a description of the Property to be included within the North Growth Urban Renewal Area is attached hereto as Exhibit 'A' and made a part of this Agreement; and

NOW THEREFORE, be it agreed between the parties hereto as follows:

1. The undersigned Owner(s) agree that the City may include the Owner's Property identified in Exhibit 'A' attached hereto within the North Growth Urban Renewal Area, including any portions thereof which may be defined as agricultural land under the provision of Iowa Code §403.17(3).
2. The undersigned Owner(s) represent that they are authorized to consent to the inclusion of the Property in said Urban Renewal Area by their signatures below and that all parties with an interest in title to the Property have signed this Agreement.
3. The undersigned Owner(s) further authorize the City to pass any resolution or ordinance necessary to designate said property as an urban renewal area under Iowa Code Chapter 403.

Signed by: _____ Date: 9/29/2026
Property Owner(s)

Print Name(s):
Justin Dodge, Manager for Hunziker Development Group LLC

State of Iowa

County of Story

Signed and sworn to (or affirmed) before me on 9/29, 2026

by JUSTIN DODGE (name of person(s))

(signature of Notary Public)

[Notary seal here]

JILL M. ANDERSON
Commission Number 745875
My Commission Expires
3.19.28

LEGAL DESCRIPTION OF PROPERTY – EXHIBIT 'A'

THE SOUTHWEST QUARTER IN SECTION 21, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY IOWA, DESCRIBING AS FOLLOWS:

THE SOUTHWEST QUARTER OF SECTION 21, EXCEPT PARCEL "G", AND EXCEPT THE RIGHT-OF-WAY OF CHICAGO NORTHWESTERN TRANS CO., ALL IN T84N, R24W OF THE 5TH P.M., STORY COUNTY, IOWA.

OWNER OF RECORD, BORGMEYER TRUST, AMES, IOWA.

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This Agreement under date of _____, 2026, is made and entered into by and between the City of Ames, Iowa, (hereinafter 'City') and the undersigned property owner (hereinafter 'Owner'), for the creation of an Urban Renewal Area to allow for tax increment financing to facilitate the construction of certain public improvements related to economic development.

WITNESSETH:

WHEREAS, the City has adopted or proposes to adopt an Urban Renewal Plan under Iowa Code Chapter 403 and has proceeded with activities authorized under said Chapter in the area described as the North Growth Urban Renewal Area, including but not limited to the *division of revenue – tax increment financing* under Iowa Code §403.19; and

WHEREAS, the Owner is the titleholder in fee simple to certain agricultural land (the Property) as that term is described in Iowa Code §403.17(3); and

WHEREAS, the Owner desires that the Property be included in the North Growth Urban Renewal Area; and

WHEREAS, a description of the Property to be included within the North Growth Urban Renewal Area is attached hereto as Exhibit 'A' and made a part of this Agreement; and

NOW THEREFORE, be it agreed between the parties hereto as follows:

1. The undersigned Owner(s) agree that the City may include the Owner's Property identified in Exhibit 'A' attached hereto within the North Growth Urban Renewal Area, including any portions thereof which may be defined as agricultural land under the provision of Iowa Code §403.17(3).
2. The undersigned Owner(s) represent that they are authorized to consent to the inclusion of the Property in said Urban Renewal Area by their signatures below and that all parties with an interest in title to the Property have signed this Agreement.
3. The undersigned Owner(s) further authorize the City to pass any resolution or ordinance necessary to designate said property as an urban renewal area under Iowa Code Chapter 403.

Signed by: _____ Date: 9/29/2026
Property Owner(s)

Print Name(s):
Justin Dodge, Manager for Hunziker Development Group LLC

State of Iowa

County of Story

Signed and sworn to (or affirmed) before me on 5/29, 2026

by JUSTIN DODGE (name of person(s))

(signature of Notary Public)

[Notary seal here]

JILL M. ANDERSON
Commission Number 745875
My Commission Expires
3-19-28

LEGAL DESCRIPTION OF PROPERTY – EXHIBIT 'A'

THE SOUTHWEST QUARTER IN SECTION 21, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY IOWA, DESCRIBING AS FOLLOWS:

THE SOUTHWEST QUARTER OF SECTION 21, EXCEPT PARCEL "G", AND EXCEPT THE RIGHT-OF-WAY OF CHICAGO NORTHWESTERN TRANS CO., ALL IN T84N, R24W OF THE 5TH P.M., STORY COUNTY, IOWA.

OWNER OF RECORD, BORGMEYER TRUST, AMES, IOWA.

AGREEMENT TO INCLUDE AGRICULTURAL LAND IN URBAN RENEWAL AREA

This Agreement under date of _____, 2026, is made and entered into by and between the City of Ames, Iowa, (hereinafter 'City') and the undersigned property owner (hereinafter 'Owner'), for the creation of an Urban Renewal Area to allow for tax increment financing to facilitate the construction of certain public improvements related to economic development.

WITNESSETH:

WHEREAS, the City has adopted or proposes to adopt an Urban Renewal Plan under Iowa Code Chapter 403 and has proceeded with activities authorized under said Chapter in the area described as the North Growth Urban Renewal Area, including but not limited to the *division of revenue – tax increment financing* under Iowa Code §403.19; and

WHEREAS, the Owner is the titleholder in fee simple to certain agricultural land (the Property) as that term is described in Iowa Code §403.17(3); and

WHEREAS, the Owner desires that the Property be included in the North Growth Urban Renewal Area; and

WHEREAS, a description of the Property to be included within the North Growth Urban Renewal Area is attached hereto as Exhibit 'A' and made a part of this Agreement; and

NOW THEREFORE, be it agreed between the parties hereto as follows:

1. The undersigned Owner(s) agree that the City may include the Owner's Property identified in Exhibit 'A' attached hereto within the North Growth Urban Renewal Area, including any portions thereof which may be defined as agricultural land under the provision of Iowa Code §403.17(3).
2. The undersigned Owner(s) represent that they are authorized to consent to the inclusion of the Property in said Urban Renewal Area by their signatures below and that all parties with an interest in title to the Property have signed this Agreement.
3. The undersigned Owner(s) further authorize the City to pass any resolution or ordinance necessary to designate said property as an urban renewal area under Iowa Code Chapter 403.

Signed by: _____ Date: 10-6-26

Property Owner(s)

Print Name(s):

Terry Lutz, Manager

State of Iowa

County of Polk

Signed and sworn to (or affirmed) before me on Oct. 6, 2020

by Terry Lutz

(signature of Notary Public)

NOTARIAL SEAL IOWA
NICK HALFHILL
Commission Number 762227
My Commission Expires
3-18-23

URBAN RENEWAL PLAN
EAST 13th STREET URBAN RENEWAL AREA

CITY OF AMES, IOWA

November ___2026

I. INTRODUCTION

Chapter 403 of the Code of Iowa authorizes cities to establish areas within their boundaries known as "urban renewal areas," and to exercise special powers within these areas.

The process by which an urban renewal area may be created begins with the preparation of an urban renewal plan for a proposed geographic area. The proposed URA is part of the City's Planned Regional Commercial Area and East Growth Area, near the I-35 and East 13th Street interchange.

In addition to defining an area, Iowa Code requires preparation of a Plan identifying the purpose of the URA and the types of projects and activities that will occur within the URA.

This Plan designates the urban renewal area as an economic development area. Chapter 15A of the Code of Iowa declares that economic development is a "public purpose" and authorizes local governments to make grants, loans, guarantees, tax incentives and other financial assistance to private enterprise. The statute defines "economic development" as including public investment involving the creation of new jobs and income or the retention of existing jobs and income that would otherwise be lost.

A City's Planning and Zoning Commission must review the draft plan and inform the City Council if it is consistent with the City's general plan, for Ames this is Ames Plan 2040. Additionally, all affected taxing entities, such as counties and school districts, must be notified and given an opportunity to comment on the proposed plan. The City Council must hold a public hearing on the urban renewal plan, following which the Council may approve the plan and designate an area.

This document is intended to serve as the Urban Renewal Plan for an urban renewal area to be known as the East 13th Street Urban Renewal Area (the "Urban Renewal Area"). It is intended that this Urban Renewal Plan will guide the City in promoting economic development and for the construction of public improvements and facilities. This document is an Urban Renewal Plan within the meaning of Chapter 403 of the Code of Iowa, and it sets out proposed projects to be undertaken within the Urban Renewal Area.

II. DESCRIPTION OF THE URBAN RENEWAL AREA

The East Industrial Urban Renewal Area will include approximately 285 acres of land, plus right-of-way, located along East 13th Street as depicted in Attachment A. A legal description of the property is attached hereto as Exhibit B.

Agricultural Land

Code of Iowa Chapter 403.17.10 allows agricultural land (as defined by Code of Iowa Chapter 403.17(3)) to be included in an economic development area only with the consent of the owner of the land. The proposed urban renewal area includes 4 parcels that meet the definition of agricultural land, owned by R Pact Holdings and Jordan Elwell LLC. The fifth parcel in the URA does not meet the definition of agriculture land, even though it is under the same ownership. The property owners provided their consent to allow all of their parcels to be included in the urban renewal area, which can be found in Exhibit C.

III. AREA DESIGNATION

The URA is designated as an economic development area within the meaning of uses and activities authorized by Iowa Code 403.

IV. URBAN RENEWAL OBJECTIVES

The primary objectives for development within the Urban Renewal Area are:

1. To contribute to a diversified, well-balanced local economy, by creating job opportunities and strengthening the sales tax and property tax base with commercial development.

2. To stimulate private investment through public action and commitment.

3. To help finance the cost of constructing public facilities and infrastructure and improvements in support of development, including but not limited to roadways, water, sanitary sewer, stormwater drainage, and public utilities.

4. To provide economic development incentives for development of project(s) consistent with the goals of Ames Plan 2040 for expansion of the City to the east.

5. To promote development utilizing any other objectives allowed by Chapter 403 of the *Code of Iowa*.

V. CITY PLAN

Ames has a general plan for the physical development of the City named Ames Plan 2040, adopted December 2021. The goals and objectives of this Urban Renewal Plan, including the urban renewal projects described herein, are in conformity with the City's Comprehensive Plan for the expansion of the City.

Ames Plan 2040 identifies the area east of I-35 along East 13th Street as Tier I and Tier III growth within the East expansion area of the City to meet the commercial, industrial, and housing needs of the City. The East Expansion area includes a variety of uses and a preliminary evaluation of upgraded public facilities needed to serve growth. The URA area consists primarily of the Community Commercial Retail land use designation recognizing the primary need of the City for this area to support commercial development for the community as a whole and for the buildout of the East expansion area.

Development in this area will be consistent with the City's Comprehensive Plan and implementing zoning districts in place at the time of development.

VI. RENEWAL PROJECTS

The objectives and proposed projects outlined in this Urban Renewal Plan are consistent with the above goals and policies identified and adopted as part of the City's Comprehensive Plan. The precise timing of projects and development is not known at this time. The projects listed below can be implemented at any time during the life of the URA Plan.

Project	Estimated Date	Estimated Cost*	Rationale
East 13th Street Roadway Improvements, inclusive of all related street improvements such as the construction, reconstruction, and rehabilitation of paving, sidewalks, shared use paths, street lights, traffic signals, storm drainage, and any other related improvements within the right-of-way	2028-2050	$5,000,000	East 13th is an arterial street serving this area and connecting to the existing transportation system of the City and State. Improvements to its condition and capacity will be needed to support growth.
Water, Storm Sewer, and Sanitary Sewer Main, Extension and Oversizing	2028-2050	$2,500,000	To provide infrastructure necessary to support development of the area
570th Avenue Road improvements, paving of 570th and all related street	2028-2050	$3,000,000	570th Street is an unpaved gravel road. Development north of East 13th Street

improvements such as the construction, reconstruction, and rehabilitation of paving, sidewalks, shared use paths, street lights, traffic signals, storm drainage, and any other related improvements within the right-of-way			will necessitate improvements of 570th to City standards along with the intersection to E 13th.
Economic Development TIF Rebate to Developers	2028-2050	$12,000,000	To provide financial incentives as TIF reimbursement of infrastructure costs to spur development of the area consistent with the City's growth and economic development objectives
Planning, Engineering, and Attorney Fees and other related costs	2028-2050	$200,000	Support of Urban Renewal Projects and Planning that in turn support development of the area
Total		$21,700,000	

*All project activities are estimates and final costs may vary.

VII. TYPES OF RENEWAL ACTIVITIES

A. Tax Increment Financing

Review of the proposed projects by the City has resulted in a determination that financial assistance is likely required in order to make the projects financially viable through the use of Tax Increment Financing outlined in Chapter 403 of the Code of Iowa for public improvements and private development.

Under the Iowa Urban Renewal Law, in order to assist in the development of new private enterprises, the City may be requested to provide a property tax incentive in the form of an agreement that returns certain incremental property tax revenues to a developer as economic development payments. As part of the establishment of an urban renewal area, the City may adopt an ordinance to create a tax increment financing district(s) (the "TIF District"), within which the property taxes eventually paid by new private development will be used to pay costs of urban renewal projects, including economic development agreements. The use of these tax revenues in this manner is known as tax increment financing ("TIF").

Depending on the date on which a TIF District is legally established and the date on which debt is initially certified within a TIF District, an original taxable valuation is established for the property within a TIF District, which is known as the "base valuation." The "base valuation" is the assessed value of the taxable property in a TIF District as of January 1 of the calendar year preceding the calendar year in which a City first certifies the amount of any obligations payable from TIF revenues to be generated within that TIF District. When the value of the property inside a TIF District increases by virtue of new construction or any other reason, the difference between the base valuation and the new property value is the "tax increment" or "incremental value."

Procedurally, after tax increment debt has been incurred within a TIF District, property taxes levied by the city, the county, the school district and the area college against the incremental value, with the exception of taxes levied to repay debt incurred by those jurisdictions and the school district physical plant and equipment and instructional support levies, are allocated by state law to the City's tax increment fund rather than to each jurisdiction. These new incremental tax dollars are then used to repay any obligations incurred in the Urban Renewal Area.

The City may itself finance public facilities and improvements with TIF in accordance with the projects described above.

Additionally, the City intends to enter into a Tax Increment Financing (TIF) rebate agreement with private developers for projects that meet the objectives of the plan. This may include a rebate of up to 100 percent of eligible incremental property taxes for the maximum allowed number of years per project or a set maximum amount, whichever comes first. Any commitments to Development Agreements with TIF rebates will include a non-appropriation clause so as to not constitute debt to the City.

B. General Obligation Bonds

The Iowa Urban Renewal Law also allows a municipality the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements and facilities within the Area.

VIII. PROPERTY ACQUISTION/DISPOSITION

The City may acquire property within the area for purposes and objectives consistent with this Plan, which may include the use of eminent domain, as allowed under Chapter 403 and 6A. The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

IX. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect to the extent it is allowed by state law or until it is repealed by the City Council. State law allows the collection of incremental property taxes generated within the Urban Renewal Area for up to twenty-three years for each TIF area. Each project or activity to which incremental property tax revenues will be devoted will be subject to such restrictions as may be deemed necessary and appropriate by the City Council.

X. PLAN AMENDMENTS

This Urban Renewal Plan may be amended in accordance with the procedures set forth in Chapter 403 of the Code of Iowa in order to carry out any purposes consistent with state law.

XI. CITY DEBT INFORMATION

Chapter 403 of the Code of Iowa requires that any urban renewal plan include certain information with respect to City general obligation debt, ability to incur additional debt and the amount of proposed tax increment debt to be incurred.

A. FINANCIAL DATA

1.	Current Constitutional Debt Limit	$364,431,710
2.	Current outstanding general obligation debt	$119,520,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an	$22,700,000 (This amount does not include costs related to financing.)

	urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately $23,700,000 as stated in the next column:	

XII. SEVERABILITY CLAUSE

If any part of the Plan is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Plan as a whole, or any part of the Plan not determined to be invalid or unconstitutional.

EXHIBIT A

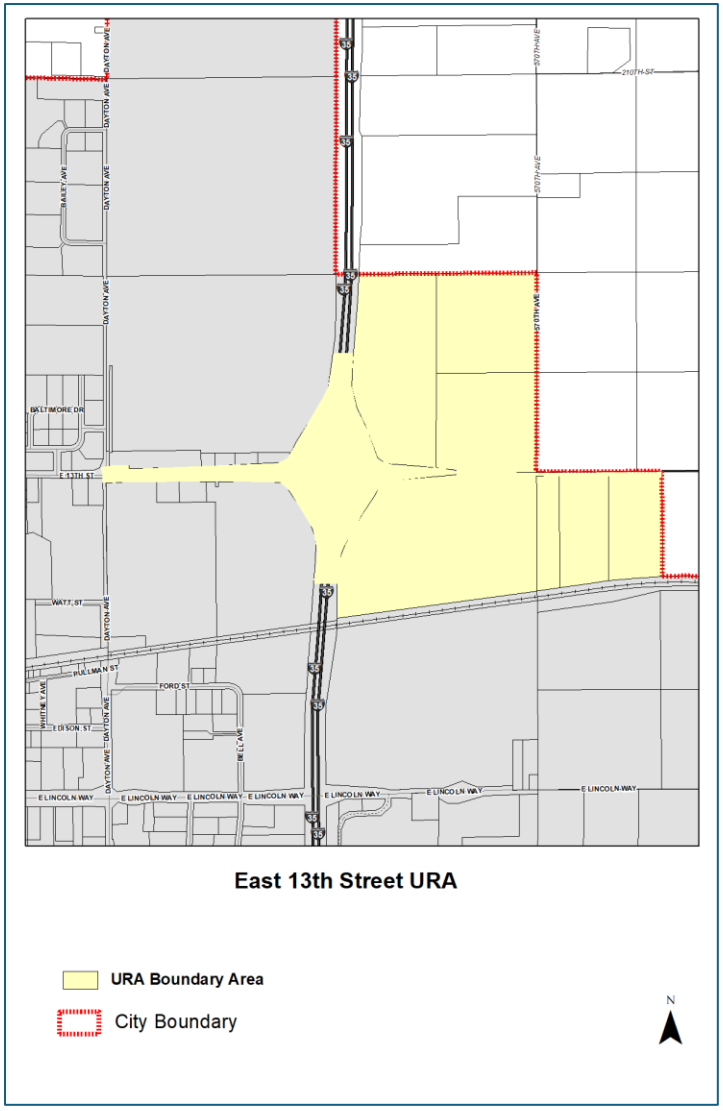

DAYTON AVE
BAKER AVE
BALTIMORE DR
E 13TH ST
WATT ST
PULLMAN ST
FORD ST
EDISON ST
WHITNEY AVE
E LINCOLN WAY
215TH AVE
215TH ST
E LINCOLN WAY
E LINCOLN WAY
E LINCOLN WAY

EXHIBIT B: LEGAL DESCRIPTION

That Part of the West 1/2 of the Southeast 1/4 of Section 31, Township 84 North, Range 23 West of the 5th P.M., Story County, Iowa, Lying East and North of the Interstate Highway 35 Right-Of-Way and Containing 59.72 Acres, More or Less, and the Interstate Highway 35 Right-Of-Way therein, Containing 21.12 Acres More or Less;

AND

That Part of the Southeast 1/4 of the Southeast 1/4 of Section 31, Township 84 North, Range 23 West of the 5th P.M., Story County, Iowa, Lying North of the Interstate Highway 35 Right-Of-Way and Containing 39.90 Acres, More or Less, and the Interstate Highway 35 Right-Of-Way therein, Containing 0.29 Acres More or Less;

AND

The Northeast 1/4 of the Southeast 1/4 of Section 31, Township 84 North, Range 23 West of the 5th P.M., Story County, Iowa And Containing 40.02 Acres, More Or Less;

AND

Parcel “C” in the East Fractional Half (E. Frl. 1/2) of Section Six (6), Township Eighty-Three (83) North, Range Twenty-Three (23) West of the 5th P.M., Story County, Iowa, as shown on the “Plat of Survey” Filed in the Office of the Recorder of Story County, Iowa, on the 22nd Day of July 1997, and Recorded in Book 15, Page 16, and Containing 96.61 Acres, More or Less;

AND

Part of the East Fractional 1/2 of Section 6, Township 83 North, Range 23 West of the 5th P.M., Story County, Iowa, lying in the Interstate Highway Right-Of-Way, Containing 10.09 Acres More or Less;

AND

Lot 2, Lot A, and Lot B of the JT Warehouse Subdivision, City of Ames, Story County, Iowa;

AND

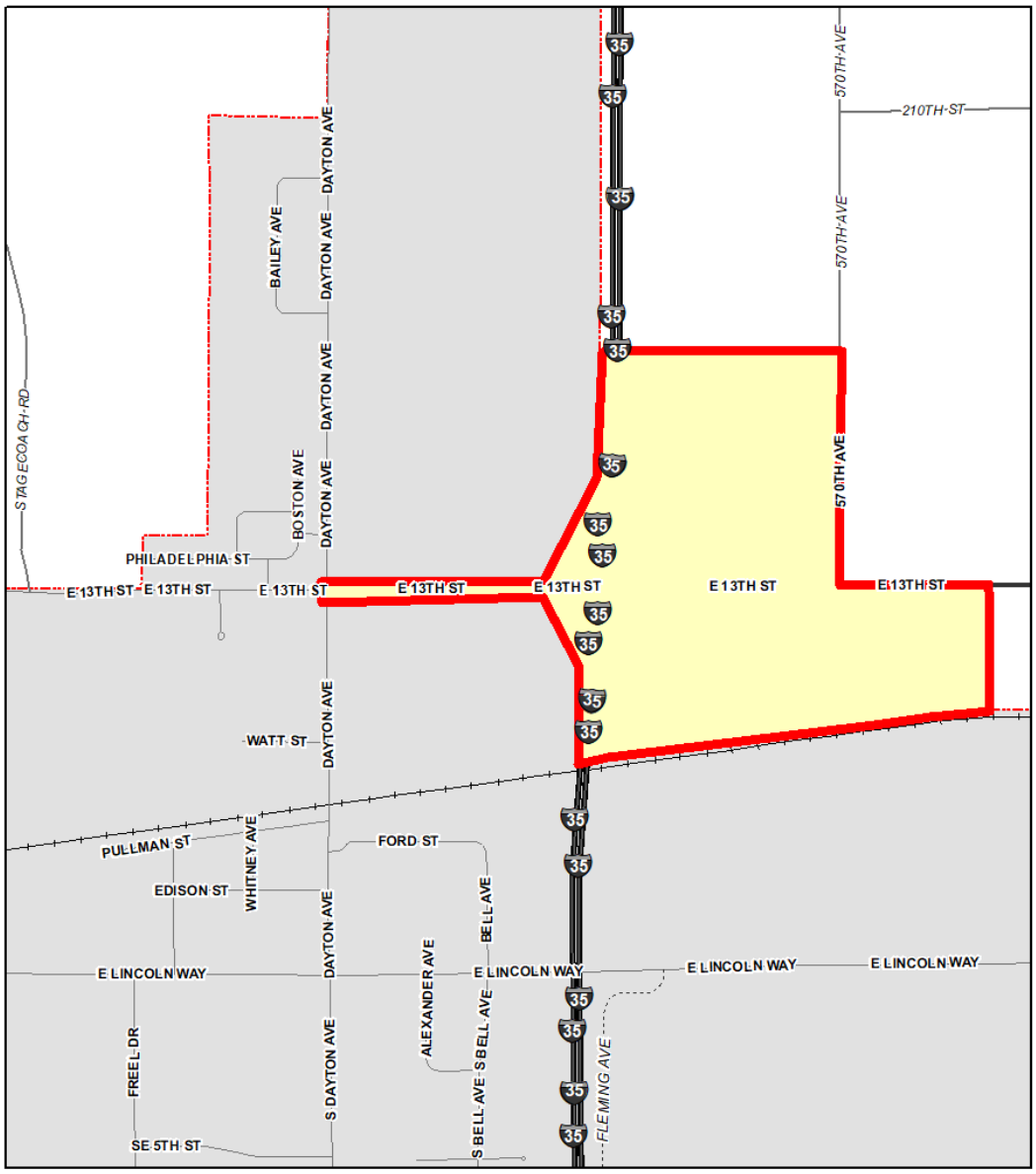
Lot 1, Lot 2, and Lot A of the JT Warehouse Subdivision, Plat 2, City of Ames, Story County, Iowa;

AND All City of Ames Right-Of-Way (acquired and easement) of East 13th Street between the northeast corner of Lot 2 of said JT Warehouse Subdivision and then

extending west approximately 6,000 feet to the west Right-Of-Way line of Dayton Avenue;

AND the Interstate Highway 35 Right-Of-Way extending approximately 1,320 feet north of the East 13th Street right-of-way and approximately 1,320 feet south of the East 13th Street right-of-way.

East 13th Street Urban Renewal Area Boundary



Legend

East 13th URA

N

EXHIBIT C: AGRICULTURAL LAND CONSENTS

AGREEMENT TO INCLUDE AGRICULTURAL LAND IN URBAN RENEWAL AREA

This Agreement under date of **October 7th, 2026**, is made and entered into by and between the City of Ames, Iowa, (hereinafter 'City') and the undersigned property owner (hereinafter 'Owner'), for the creation of an Urban Renewal Area to allow for tax increment financing to facilitate the construction of certain public improvements related to economic development.

WITNESSETH:

WHEREAS, the City has adopted or proposes to adopt an Urban Renewal Plan under Iowa Code Chapter 403 and has proceeded with activities authorized under said Chapter in the area described as the ~~E 13th St~~ Urban Renewal Area, including but not limited to the *division of revenue – tax increment financing* under Iowa Code §403.19; and

WHEREAS, the Owner is the titleholder in fee simple to certain agricultural land (the Property) as that term is described in Iowa Code §403.17(3); and

WHEREAS, the Owner desires that the Property be included in the E 13th St Urban Renewal Area; and

WHEREAS, a description of the Property to be included within the E 13th St Urban Renewal Area is attached hereto as Exhibit 'A' and made a part of this Agreement; and

NOW THEREFORE, be it agreed between the parties hereto as follows:

1. The undersigned Owner(s) agree that the City may include the Owner's Property identified in Exhibit 'A' attached hereto within the E 13th St Urban Renewal Area, including any portions thereof which may be defined as agricultural land under the provision of Iowa Code §403.17(3).
2. The undersigned Owner(s) represent that they are authorized to consent to the inclusion of the Property in said Urban Renewal Area by their signatures below and that all parties with an interest in title to the Property have signed this Agreement.
3. The undersigned Owner(s) further authorize the City to pass any resolution or ordinance necessary to designate said property as an urban renewal area under Iowa Code Chapter 403.

SIGNATURE PAGE

Signed by: _____ Date: _____
Property Owner(s) R-Pact Holdings, LLC
Print Name(s): _____

Signed by: _____ Date: 10-08-2026
Property Owner(s) Jordon Elwell Properties, LLC
Print Name(s): Jordon Elwell

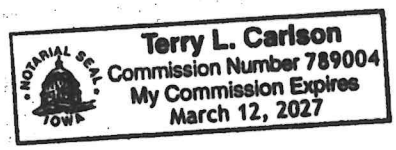
State of Iowa

County of Polk

Signed and sworn to (or affirmed) before me on October 8th, 2026

by JORDON ELWELL (name of person(s))

Terry L Carlson (signature of Notary Public)



State of Iowa

County of Polk

Signed and sworn to (or affirmed) before me on _____, 2026

by _____ (name of person(s))

_____ (signature of Notary Public)

SIGNATURE PAGE

Signed by: _____ Date: 10-7-26
Property Owner(s) R-Pact Holdings, LLC
Print Name(s): _____

Signed by: _____ Date: _____
Property Owner(s) Jordon Elwell Properties, LLC
Print Name(s): _____

State of Iowa

MELISSA K BARRETT
Commission Number 781930
My Commission Expires
12-27-28

County of ~~Polk~~ Greene

Signed and sworn to (or affirmed) before me on 10-7, 2026

by Todd Rueter (name of person(s))

Melissa K Barrett (signature of Notary Public)

State of Iowa

County of Polk

Signed and sworn to (or affirmed) before me on _____, 2026

by _____ (name of person(s))

_____ (signature of Notary Public)

LEGAL DESCRIPTION OF PROPERTY – EXHIBIT 'A'

Story County, IA / City of Ames

Results 5 Results

Click to Hide Photos

	Parcel ID	Owner	Property Address	City
	0631400115	R-PACT HOLDINGS, LLC (Deed) JORDON ELWELL PROPERTIES LLC (Deed)	3299 E 13TH ST	AMES
	0631400200	R-PACT HOLDINGS, LLC (Deed) JORDON ELWELL PROPERTIES LLC (Deed)	1699 570TH AVE	AMES
	0631400400	R-PACT HOLDINGS, LLC (Deed) JORDON ELWELL PROPERTIES LLC (Deed)	3699 E 13TH ST	AMES
	1005100115	R-PACT HOLDINGS, LLC (Deed) JORDON ELWELL PROPERTIES LLC (Deed)	3910 E 13TH ST	AMES
	1006200110	R-PACT HOLDINGS, LLC (Deed) JORDON ELWELL PROPERTIES LLC (Deed)	3312 E 13TH ST	AMES

URBAN RENEWAL PLAN
ISU RESEARCH PARK URBAN RENEWAL AREA

CITY OF AMES, IOWA

Approved November 10, 2014
Amended November __ 2026

I. INTRODUCTION

Chapter 403 of the Code of Iowa authorizes cities to establish areas within their boundaries known as "urban renewal areas," and to exercise special powers within these areas. The process by which an urban renewal area may be created begins with the preparation of an urban renewal plan for a proposed geographic area.

This Urban Renewal Plan for the Iowa State University Research Park (the Plan) was prepared at the direction of the Ames City Council and in conformance with the Code of Iowa Chapter 403 Urban Renewal in 2014. Since approval of the Plan, the City has undertaken certain public improvement projects to support economic development and the expansion of the ISU Research Park.

The City of Ames proposes to amend the Urban Renewal Plan to expand the Urban Renewal Area boundaries and to include additional projects and activities to support economic development and growth of the City.

This Plan designates the urban renewal area as an economic development area as defined in Chapter 403. The amendment maintains the economic development area designation.

Chapter 15A of the Code of Iowa declares that economic development is a “public purpose” and authorizes local governments to make grants, loans, guarantees, tax incentives and other financial assistance to private enterprise. The statute defines “economic development” as including public investment involving the creation of new jobs and income or the retention of existing jobs and income that would otherwise be lost.

A City's Planning and Zoning Commission must review the draft plan and inform the City Council if it is consistent with the City's general plan, for Ames this is Ames Plan 2040. Additionally, all affected taxing entities, such as counties and school districts, must be notified and given an opportunity to comment on the proposed plan. The City Council must hold a public hearing on the urban renewal plan, following which the Council may approve the plan and designate an area.

II. DESCRIPTION OF THE URBAN RENEWAL AREA

The ISU Research Park Urban Renewal Area was originally 285 acres. The amendment will include the original area plus right-of-way and additional property totaling approximately 460 acres. A legal description of the amended area and map is attached hereto Exhibit A and B. The area consists of a combination of developed industrial properties, vacant industrial and commercial land, airport property, and rights-of-way.

The original boundaries of the Plan included Board of Supervisors consent for area located outside of the City the extension of University Boulevard. Since that time, some of the area has been annexed. The amended Plan continues to include this original approval of county right-of-way generally south of the intersection with Cottonwood Road.

Agricultural Land

Code of Iowa Chapter 403.17.10 allows agricultural land (as defined by Code of Iowa Chapter 403.17(3)) to be included in an economic development area only with the consent of the owner of the land. The proposed urban renewal area comprises three parcels owned by the ISU Research Park and two parcels owned by Erben Hunziker and Margaret Hunziker Apartments, LLC. that meet the definition of agricultural land. The property owners provided their consent to allow their parcels to be included in the urban renewal area, which can be found in the Appendix. These consents were provided in 2014.

The City of Ames is the owner of the Ames Airport property and rents part of the property for agricultural purposes. Consent of including the Airport agricultural property within the amended Plan has been established by the City Council's approval of the Plan.

III. AREA DESIGNATION

The URA is designated as an economic development area within the meaning of uses and activities authorized by Iowa Code 403.

IV. URBAN RENEWAL OBJECTIVES

The primary objectives for development within the Urban Renewal Area are:

1. To contribute to a diversified, well-balanced local economy, by creating job opportunities and strengthening the sales tax and property tax base with new development.
2. To stimulate private investment through public action and commitment.
3. To help finance the cost of constructing public facilities and infrastructure and improvements in support of development, including but not limited to roadways,

water, sanitary sewer, stormwater drainage, and public utilities.
4. To facilitate airport site improvements in support of economic development.
5. To facilitate the expansion of the Iowa State University Research Park.
6. Establish the Research Park as a nationally recognized Innovation District.
7. Support employment uses with complementary commercial and service uses.
8. To provide employment opportunities in the high-tech research and industrial sector and increase the employment base of the community.
9. To promote development utilizing any other objectives allowed by Chapter 403 of the *Code of Iowa*.

V. CITY PLAN

Ames has a general plan for the physical development of the City named Ames Plan 2040, adopted December 2021. The goals and objectives of this Urban Renewal Plan, including the urban renewal projects described herein, are in conformity with the City's Comprehensive Plan for the expansion of the City. The Plan comprehensively address needs of the city related to growth, land use, environment, parks and open space, mobility, neighborhoods and housing, and community character.

Ames Plan 2040 identifies the ISU Research Park as an Employment designation. The zoning for Research Park emphasizes the unique nature of the area an Innovation District with a mix of uses and a goal for a high density of employment The Research Park is identified as a critical job center for the City supporting significant economic growth of the City.

The airport is a critical transportation resource for the City. It allows for private and commercial charter flights. The airport directly serves the needs of local businesses that have national and international facilities beyond Ames. The airport has its own approved Master Plan for development of the airport with new and improved facilities, and for complimentary development sites adjacent to the Research Park.

Development with the URA will be consistent with the City's Comprehensive Plan and other adopted Plan of the City, including implementing zoning districts in place at the time of development.

VI. RENEWAL PROJECTS

The objectives and proposed projects outlined in this Urban Renewal Plan are consistent with the above goals and policies identified and adopted as part of the City's Comprehensive Plan. The precise timing of projects and development is not known at this time. The projects listed below can be implemented at any time during the life of the URA Plan.

Project	Estimated Date	Estimated Cost*	Rationale
Roadway Improvements-University and Collaboration Way	Completed		Extension of roadways to access new industrial areas.
Cottonwood Drive Paving and related utilities inclusive of all related street improvements of paving, sidewalks, shared use paths, street lights, storm drainage, and any other related improvements within the right-of-way.	2026-2028	$400,000	Complete a missing collector street gap that connects the Research Park to residential neighborhoods for direct access to the site.
Roadway construction, reconstruction, and rehabilitation, inclusive of all related street improvements of paving, sidewalks, shared use paths, street lights, traffic signals, storm drainage, and any other related improvements within the right-of-way.	2026-2050	$4,200,000	To provide infrastructure necessary to support additional economic development and growth needs
Water, Storm Sewer, and Sanitary Sewer Main, Extension and Oversizing	2027-2050	$2,300,000	Utility extensions may be needed to facilitate additional development on vacant land.
Arterial Street Improvements for Lincoln Way Bridge Replacement inclusive of all related street improvements of paving, sidewalks, shared use paths, street lights, storm drainage, earthwork, and any other related improvements within the right-of-way and Ioway Creek.	2028-2031	$5,000,000	Lincoln Way is a primary arterial for east west circulation within the City and connects to University Boulevard that accesses the Research Park. Improvement of the facility is needed to respond to the growth of the community and meet economic development needs.
Airport site. runway taxi and apron paving, and other associated improvements.	2026-2050	$6,000,000	Provides for needed upgrades to meet economic development needs and growth of the community.

Economic Development TIF Rebate to Developers	2027-2050	$5,000,000	To provide financial incentives as TIF reimbursement of infrastructure costs to spur development of the area consistent with the City's growth and economic development objectives
Planning, Engineering, and Attorney Fees and other related costs	2026-2050	$200,000	Support of Urban Renewal Projects and Planning that in turn support development of the area.
Amended Total for listed projects		$23,100,000	

*All project activities are estimates and final costs may vary.

VII. TYPES OF RENEWAL ACTIVITIES

A. Tax Increment Financing

Review of the proposed projects by the City has resulted in a determination that financial assistance is likely required in order to make the projects financially viable through the use of Tax Increment Financing outlined in Chapter 403 of the Code of Iowa for public improvements and private development.

Under the Iowa Urban Renewal Law, in order to assist in the development of new private enterprises, the City may be requested to provide a property tax incentive in the form of an agreement that returns certain incremental property tax revenues to a developer as economic development payments. As part of the establishment of an urban renewal area, the City may adopt an ordinance to create a tax increment financing district(s) (the "TIF District"), within which the property taxes eventually paid by new private development will be used to pay costs of urban renewal projects, including economic development agreements. The use of these tax revenues in this manner is known as tax increment financing ("TIF").

Depending on the date on which a TIF District is legally established and the date on which debt is initially certified within a TIF District, an original taxable valuation is established for the property within a TIF District, which is known as the "base valuation." The "base valuation" is the assessed value of the taxable property in a TIF District as of January 1 of the calendar year preceding the calendar year in which a City first certifies the amount of any obligations payable from TIF revenues to be generated within that TIF District. When the value of the property inside a TIF District increases by virtue of new

construction or any other reason, the difference between the base valuation and the new property value is the "tax increment" or "incremental value."

Procedurally, after tax increment debt has been incurred within a TIF District, property taxes levied by the city, the county, the school district and the area college against the incremental value, with the exception of taxes levied to repay debt incurred by those jurisdictions and the school district physical plant and equipment and instructional support levies, are allocated by state law to the City's tax increment fund rather than to each jurisdiction. These new incremental tax dollars are then used to repay any obligations incurred in the Urban Renewal Area.

The City may itself finance public facilities and improvements with TIF in accordance with the projects described above.

Additionally, the City intends to enter into a Tax Increment Financing (TIF) rebate agreement with private developers for projects that meet the objectives of the plan. This may include a rebate of up to 100 percent of eligible incremental property taxes for the maximum allowed number of years per project or a set maximum amount, whichever comes first. Any commitments to Development Agreements with TIF rebates will include a non-appropriation clause so as to not constitute debt to the City.

B. General Obligation Bonds

The Iowa Urban Renewal Law also allows a municipality the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements and facilities within the Area.

VIII. PROPERTY ACQUISTION/DISPOSITION

The City may acquire property within the area for purposes and objectives consistent with this Plan, which may include the use of eminent domain, as allowed under Chapter 403 and 6A. The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

IX. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect to the extent it is allowed by state law or until it is repealed by the City Council. State law allows the collection of incremental property taxes generated within the Urban Renewal Area for up to twenty-three years for each TIF area. Each project or activity to which incremental property tax revenues will be devoted will be subject to such restrictions as may be deemed necessary and appropriate by the City Council.

X. PLAN AMENDMENTS

This Urban Renewal Plan may be amended in accordance with the procedures set forth in Chapter 403 of the Code of Iowa in order to carry out any purposes consistent with state law.

XI. CITY DEBT INFORMATION

Chapter 403 of the Code of Iowa requires that any urban renewal plan include certain information with respect to City general obligation debt, ability to incur additional debt and the amount of proposed tax increment debt to be incurred.

A. FINANCIAL DATA

1.	Current Constitutional Debt Limit	$364,431,710
2.	Current outstanding general obligation debt	$119,520,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects, past and future, as described above will be approximately $27,000,000 as stated in the next column:	$27,000,000 (This amount does not include costs related to financing.)

XII. SEVERABILITY CLAUSE

If any part of the Plan is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Plan as a whole, or any part of the Plan not determined to be invalid or unconstitutional.

EXHIBIT A

ISURP URA

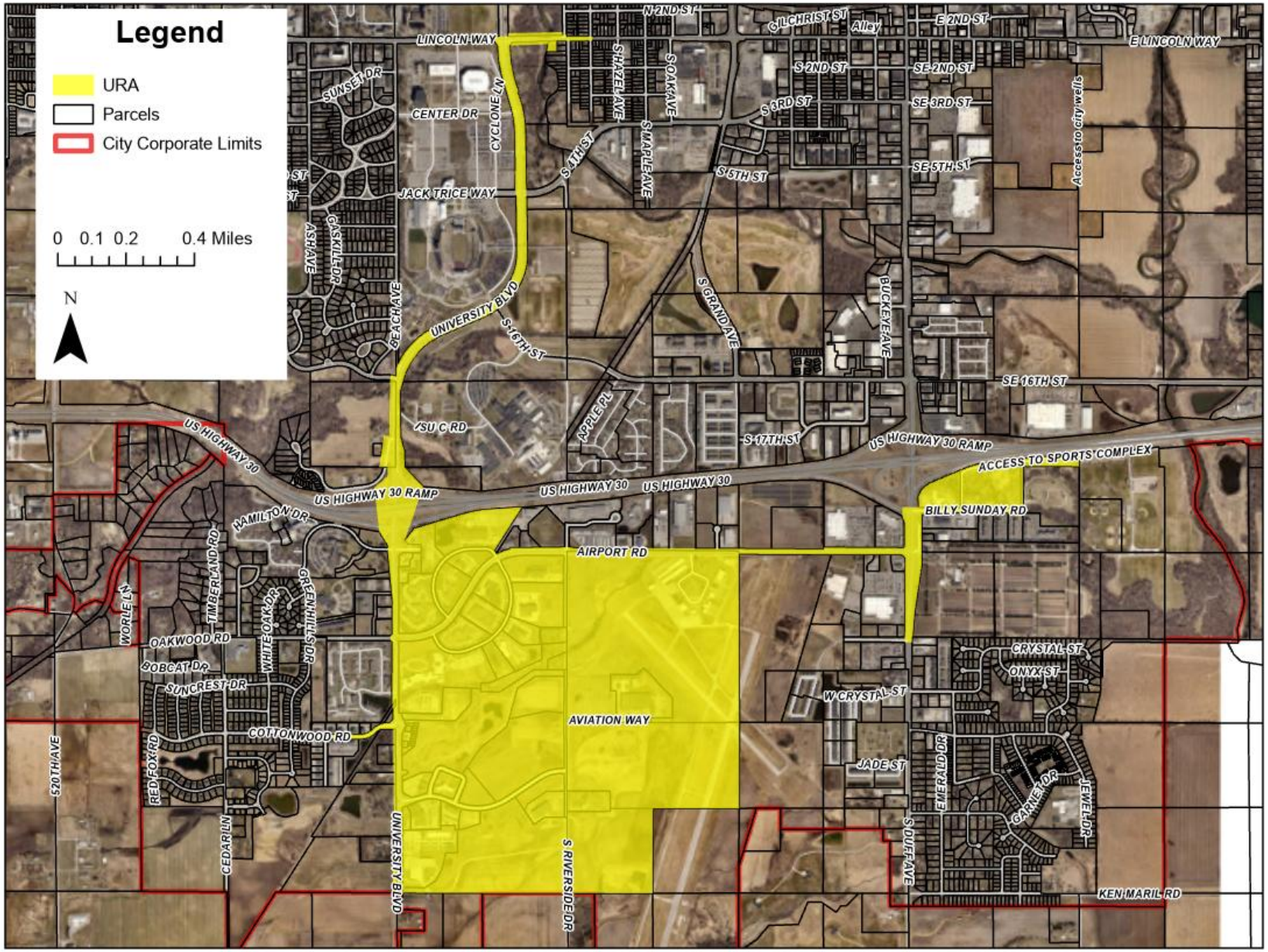


EXHIBIT B: LEGAL DESCRIPTION

2026 Amended Area

Beginning at the Southwest corner of the Northwest ¼ of Section 22, Township 83 North, Range 24 West of the 5th P.M., Story County, Iowa; thence west to the west Right-of-Way of University Boulevard; thence north on said west Right-of-Way to the south extended Right-of-Way of Cottonwood Road; thence west on the south said Right-of-Way to the northeast corner of Lot 17, Suncrest Subdivision 3rd Addition; thence north to the southeast corner of Lot 1, of said Subdivision; thence east on the north Right-of-Way of Cottonwood Road to the west Right-of-Way of University Boulevard; thence north on said west Right-of-Way to the north Right-of-Way of Lincoln Way; thence east on said north Right-of-Way to the southwest corner of Lot 1, Block 1, Read's Addition; thence south to the northwest corner of Lot 7, Block 2, Lincoln Place Addition; thence west on the south Right-of-way of Lincoln Way to the east Right-of-Way of University Boulevard; thence south on said east Right-of-Way to the extended north Right-of-Way line of Green Hills Drive; thence northeasterly to the most westerly corner of Lot 2, Iowa State University Research Park Second Addition; thence northeasterly on the north side of Lot 1 and Lot 2 of said Addition to the northeast corner of Lot 1 of said Addition; thence south on the east line of said Lot 1, approximately 795.51 feet to the southeast corner of said Lot 1; thence easterly on the north Right-of-Way line of North Loop Drive to the north Right-of-Way of Airport Road; thence east on the north Right-of-way of Airport Road to the west Right-of-Way of South Duff Avenue; thence north on said west Right-of-Way to the extended north Right-of-Way of Billy Sunday Road; thence east to the southwest corner of Lot 1, Billy Sunday Subdivision; thence north on the west line of said Lot 1, continuing on the north line of said Lot 1, Lot 2, and Lot 3 to the northeast corner of Lot 3; thence south on the east line of said Lot 3 approximately 204.11 feet; thence west on the boundary of said Lot 3 approximately 870.89 feet; thence south on the extended boundary of said Lot 3 to the south Right-of-Way line of Billy Sunday Road; thence west on said south Right-of-Way to the east Right-of-Way line of South Duff Avenue; thence south on said east Right-of-Way to the extended south Right-of-Way line of Kitty Hawk Drive; thence west to the northeast corner of Lot 4, Airport Road Subdivision; thence

north on the west Right-of-Way line of South Duff Avenue to the south Right-of-Way line of Airport Road; thence west on said south Right-of-Way to the east line of Southeast ¼ of Section 15 of said Township and Range; thence south on said east line of Southeast ¼ to the southeast corner of the said Southeast ¼ of said Section 15; thence south on the east line of the Northeast ¼ of the Northeast ¼ of Section 22 of said Township and Range to the southeast corner of said Northeast ¼ of the Northeast ¼; thence west on the south line of said Northeast ¼ of the Northeast ¼ to the southeast corner of the Northwest ¼ of the Northeast ¼ of said Section 22; thence south on the east line of the Southwest ¼ of the Northeast ¼ said Section 22 to the southeast corner of said Southwest ¼ of the Northeast ¼ of said Section 22; thence west on the south line of said Southwest ¼ of the Northeast ¼ of said Section 22 to the southeast corner of the Southeast ¼ of the Northwest ¼ of said Section 22; thence west on the south line of the Northwest ¼ of said Section 22 to the point of beginning.

Additionally, RIVERSIDE ADDITION LOT:1 AMES; and 75 feet of Iowa State University-Owned Land on either side of the Lincoln Way Right-Of-Way between University Boulevard and North Riverside Drive.

EXHIBIT C: AGRICULTURAL LAND CONSENTS

HUNZIKER & ASSOCIATES REALTORS®
www.HunzikerRealty.com

September 30, 2014

To Whom it May Concern:

As the owner of, The South Half of the Northwest Quarter of Section 22, Township 83 North, Range 24 West of the 5th P.M., Story County, Iowa, containing 79.72 acres, which includes 1.99 acres of existing public right of way, agree to the inclusion of this land in the urban renewal area.

Sincerely,

Dean Hunziker

Trustee

AMES
105 South 16th Street
Ames, Iowa 50010-8009
(515) 233-4450

ANKENY
1255 N. Ankeny Blvd., Suite 101
Ankeny, IA 50023
(515) 963-8618

BOONE
700 Story Street
Boone, Iowa 50036
(515) 432-8699

NEVADA
1104 6th Street
Nevada, Iowa 50201
(515) 382-5667

IOWA STATE UNIVERSITY
RESEARCH PARK

Building 4, Suite 4050
2711 South Loop Drive
Ames, IA 50010
515-296-PARK
www.isupark.org

October 1, 2014

Mr. Charles Kuester
Planner
City of Ames
515 Clark Avenue
Ames, IA 50010

RE: Urban Renewal Area

Dear Charlie:

The Iowa State University Research Park acquiesces in our inclusion into the City's proposed urban renewal area. The property is more particularly described as:

> Parcel L in the Southeast Quarter of the Southwest Quarter of Section 15 AND part of the North Half of the Northwest Quarter of Section 22, all in Township 83 North, Range 24 West of the 5th P.M., Story County, Iowa, all together being more particularly described as follows: Beginning at the Northwest Corner of said Section 22; thence S89°19'57"E, 1319.43 feet to the Northeast Corner of the Northwest Quarter of the Northwest Quarter of said Section 22, said point also being the Southwest Corner of said Parcel L; thence following the boundary of said Parcel L N00°1 1'l 8"E, 489.46 feet to the Northwest Corner thereof; thence S89°14'47"E, 296.62 feet; thence N56°46'25"E, 622.15 feet; thence N89°52'19"E, 512.38 feet to the Northeast Corner of said Parcel L; thence S00°10'26"W, 843.11 feet to the Southeast Corner thereof, said point also being the North Quarter Corner of said Section 22; thence S00°19'19"E, 241.41 feet along the East line of the Northwest Quarter of said Section 22 to the Northeast Corner of an existing parcel, described in a Quit Claim Deed filed at Inst. No. 94-05359; thence running coincident with the boundary of said existing parcel S89°36'll"W, 411.96 feet to the Northwest Corner thereof; thence S00°19'27"E, 272.09 feet to the Southwest Corner thereof; thence N89°35'28"E, 411.95 feet to the Southeast Corner thereof; thence S00°19'19"E, 793.23 feet along the East line of said Northwest Quarter to the Southeast Corner of the Northeast Quarter of the Northwest Quarter; thence N89°36'16'W, 2646.10 feet to the Southwest Corner of the Northwest Quarter of the Northwest Quarter; thence N00°23'42'W, 1319.25 feet to the point of beginning, containing 98.31 acres, which includes 2.42 acres of existing public right of way.

Please let us know if you have any questions or comments.

Sincerely,

IOWA STATE UNIVERSITY RESEARCH PARK

Steven T. Carter, President

U:\URA Letter.docx

Exhibit D

Board Of Supervisors Consent Unincorporated Land

RETURN TO:

SHELLY BELLILE
AUDITOR'S OFFICE

Instrument:2014- 00009668
Date:Oct 28,2014 02:53:32P
Rec Fee: .00 E-Com Fee: .00
Aud Fee: .00 Trans Tax: .00
Rec Management Fee: .00
Non-Standard Page Fee: .00
Filed for record in Story County, Iowa
Susan L. Vande Kamp, County Recorder

Prepared by: City of Ames, 515 Clark Ave., P.O. Box 511, Ames, IA 50010
Phone #515-239-5105

RESOLUTION #15-33

WHEREAS, the City of Ames, Iowa (the "City") has begun the process of establishing the Iowa State University Research Park Urban Renewal Area, pursuant to Chapter 403 of the Code of Iowa; and

WHEREAS, a portion of the property which is proposed to be included in the Iowa State University Research Park Urban Renewal Area is located outside the city limits and is legally described on Exhibit A hereto, (the "Property"); and

WHEREAS, in accordance with paragraph 4 of Section 403.17 of the Code of Iowa, a city may exercise urban renewal powers with respect to property which is located outside but within two miles of the boundary of a city only if the city obtains the consent of the county within which such property is located; and

WHEREAS, the City Council of the City has requested that the Board of Supervisors of Story County adopt a resolution giving its consent that the City may exercise urban renewal powers with respect to the Property;

NOW, THEREFORE, it is hereby resolved by the Board of Supervisors of Story County, Iowa, as follows:

Section 1. The Board of Supervisors of Story County hereby gives its consent that the City of Ames may exercise urban renewal powers pursuant to Chapter 403 of the Code of Iowa with respect to the Property.

Section 2. This Resolution shall be deemed to meet the statutory requirements of paragraph 4 of Section 403.17 of the Code of Iowa and shall be effective immediately following its approval and execution.

Passed and approved this 28th day of October, 2014.

Chairperson, Board of Supervisors
Paul Toot

Attest:

County Auditor Lucy Martin

EXHIBIT A

Legal Description

The East 33 feet of the Northeast Quarter (NE ¼) of Section 21, Township 83 North, Range 24 West of the 5th PM, Story County, Iowa, being the west half of the right-of-way of S 530th Avenue and lying within unincorporated Story County; and

The East 33 feet of Parcel "C" of the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of Section 16, Township 83 North, Range 24 West of the 5th PM, as described in a Plat of Survey recorded in the office of the Story County Recorder on October 12, 1998 on Slide 4 page 1 of the Recorder's Plat Cabinet as Instrument Number 98-14136, being the west half of the right-of-way of S 530th Avenue and lying within unincorporated Story County; and

The East 33 feet of that part of the Southeast ¼ of the Southeast ¼ of Section 16, Township 83 North, Range 24 West of the 5th PM, bounded as follows: On the Northeast by the East line of said Southeast ¼ of the Southeast ¼ of Section 16; On the Northwest by a line parallel with and distant 50 feet Northwesterly, measured at right angles, from the center line of the main track (now removed) of the Des Moines and Minnesota Railroad Company (now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Section 16; On the Southwest by the South line of said Southeast ¼ of Section 16; And on the Southeast by said above described original main track center line, as described in a Deed recorded in the office of the Story County Recorder on February 8, 1991 as Instrument Number 05678, being the west half of the right-of-way of S 530th Avenue and lying within unincorporated Story County; and

URBAN RENEWAL PLAN
EAST INDUSTRIAL URBAN RENEWAL AREA

CITY OF AMES, IOWA

November 2026

I. INTRODUCTION

Chapter 403 of the Code of Iowa authorizes cities to establish areas within their boundaries known as "urban renewal areas," and to exercise special powers within these areas.

The process by which an urban renewal area may be created begins with the preparation of an urban renewal plan for a proposed geographic area. The proposed URA is part of the City's designated East Industrial area, intended for future industrial development. The area has access to the railroad, Highway 30 and Interstate 35, the ability to extend City infrastructure to serve development, and the land is relatively flat and in large tracts that would be desirable for larger industrial development

In addition to defining an area, Iowa Code requires preparation of a Plan identifying the purpose of the URA and the types of projects and activities that will occur within the URA.

This Plan designates the urban renewal area as an economic development area. Chapter 15A of the Code of Iowa declares that economic development is a "public purpose" and authorizes local governments to make grants, loans, guarantees, tax incentives and other financial assistance to private enterprise. The statute defines "economic development" as including public investment involving the creation of new jobs and income or the retention of existing jobs and income that would otherwise be lost.

A City's Planning and Zoning Commission must review the draft plan and inform the City Council if it is consistent with the City's general plan, for Ames this is Ames Plan 2040. Additionally, all affected taxing entities, such as counties and school districts, must be notified and given an opportunity to comment on the proposed plan. The City Council must hold a public hearing on the urban renewal plan, following which the Council may approve the plan and designate an area.

This document is intended to serve as the Urban Renewal Plan for an urban renewal area to be known as the East Industrial Urban Renewal Area (the "Urban Renewal Area"). It is intended that this Urban Renewal Plan will guide the City in promoting economic development and the for the construction of public improvements and facilities. This document is an Urban Renewal Plan within the meaning of Chapter 403 of the Code of Iowa, and it sets out proposed projects to be undertaken within the Urban Renewal Area.

II. DESCRIPTION OF THE URBAN RENEWAL AREA

The East Industrial Urban Renewal Area will include approximately 992 acres of land and right-of-way located along East Lincoln Way and Teller Avenue as depicted in Exhibit A. A legal description of the property is attached hereto as Exhibit B.

Agricultural Land

Code of Iowa Chapter 403.17.10 allows agricultural land (as defined by Code of Iowa Chapter 403.17(3)) to be included in an economic development area only with the consent of the owner of the land. The proposed urban renewal area includes 24 total parcels that meet the definition of agricultural land, owned by Iowa Land & Building Company, Randy Brekke, LDY LLC, and ITC Midwest LLC. The property owners provided their consent to allow their parcels to be included in the urban renewal area, which can be found in Exhibit C.

III. AREA DESIGNATION

The URA is designated as an economic development area within the meaning of uses and activities authorized by Iowa Code 403.

IV. URBAN RENEWAL OBJECTIVES

The primary objectives for development within the Urban Renewal Area are:

1. To contribute to a diversified, well-balanced local economy by retaining and creating job opportunities and strengthening the property tax base by facilitating development of large-scale industrial development.

2. To stimulate private investment through public action and commitment.

3. To help finance the cost of constructing public facilities and infrastructure and improvements in support of industrial development, including but not limited to water, sanitary sewer, stormwater drainage, and public utilities.

4. To provide economic development incentives for development of a project consistent with the large scale industrial development goals.

5. To promote development utilizing any other objectives allowed by Chapter 403 of the *Code of Iowa*.

V. CITY PLAN

Ames has a general plan for the physical development of the City named Ames Plan 2040, adopted December 2021. The goals and objectives of this Urban Renewal Plan, including the urban renewal projects, are in conformity with the City's Comprehensive Plan.

Ames Plan 2040 designates the URA area as “Employment” (Emp). The Employment category policy goals, development guidelines and public actions support the proposed URA as it will support development as it is in alignment with the vision proposed in the Comprehensive Plan.

The Employment Designation supports general industrial areas and large-scale employment centers and planned facilities. It also supports high impact, heavy industrial uses appropriate for large-scale sites. The area is designated for industrial development, and specifically large industrial uses, due to its proximity to highways and rail lines. It also provides large tracts of land for development not available elsewhere in the City, helping to diversify Ames’ employment base.

Plan 2040 sets out City policy to focus most new large industrial development and industrial expansion east of I-35 in the URA.

The Plan includes Public Actions for implementation, including to implement infrastructure and transportation projects necessary to open the East Industrial area (URA).

The following goals are included in the Employment Category, and support the creation of the East Industrial Urban Renewal Area:

- Provide attractive and well-functioning settings for a range of industrial enterprises.

  Sites within the URA will be developed with planned infrastructure extensions according to City standards. Streets, sidewalks & shared use paths, water, sewer, storm sewer and electrical infrastructure are planned.

- Minimize impact and external effects on city neighborhoods.

  The URA will be located away from residential neighborhoods in an area designated for industrial growth.

Development in this area will be consistent with the City’s Comprehensive Plan and implementing zoning districts in place at the time of development.

VI. RENEWAL PROJECTS

The objectives and proposed projects outlined in this Urban Renewal Plan are consistent with the above goals and policies identified and adopted as part of the City's Comprehensive Plan. The precise timing of projects and development is not known at this time. The projects listed below can be implemented at any time during the life of the URA Plan.

Project	Estimated Date	Estimated Cost*	Rationale
East Lincoln Way and Teller Avenue Intersection Improvements, inclusive of all related street improvements such as the construction, reconstruction, and rehabilitation of paving, sidewalks, shared use paths, street lights, traffic signals, storm drainage, and any other related improvements within the right-of-way	2028-2050	$2,000,000	Improving traffic capacity and providing safe traffic flow at an existing intersection to accommodate traffic growth and especially heavy truck traffic in the area from new industrial development.
Water, Storm Sewer, and Sanitary Sewer Main Extension and Oversizing	2027-2050	$2,500,000	To provide infrastructure necessary to support development of the area
Sewer Lift Station to Serve areas south of Lincoln Way	2028-2050	$2,000,000	To provide infrastructure necessary to support development of the area, including for the southeastern portion of the URA along Teller Avenue where previously unincorporated development does not have access to City utilities
Improvements to at Grade Railroad Crossing of Teller	2030-2050	$10,000,000	Improving traffic capacity and providing safe traffic flow at the entrance to the URA to accommodate traffic growth and especially heavy truck traffic in the area from new industrial development.
Construction of a new one-million-gallon elevated tank (“water tower”) and related improvements to serve the area.	2028-2050	$12,000,000	Provide infrastructure necessary to meet water demands of heavy industrial users, stabilize pressures at eastern edge of the City for users, and provide necessary volume for firefighting purposes in what is envisioned as a moderate to heavy industrial area.
Economic Development Rebate to Developers	2028-2050	$ 22,000,000	To provide financial incentive to spur

			development of the area consistent with economic development policies of the City.
Planning, Engineering, and Attorney Fees and other related costs	2027-2050	$500,000	Support of Urban Renewal Projects and Planning that in turn support development of the area
Total		$51,000,000	

*All project activities are estimates and final costs may vary.

VII. TYPES OF RENEWAL ACTIVITIES

A. Tax Increment Financing

Review of the proposed projects by the City has resulted in a determination that financial assistance is likely required in order to make the projects financially viable through the use of Tax Increment Financing outlined in Chapter 403 of the Code of Iowa for public improvements and private development.

Under the Iowa Urban Renewal Law, in order to assist in the development of new private enterprises, the City may be requested to provide a property tax incentive in the form of an agreement that returns certain incremental property tax revenues to a developer as economic development payments. As part of the establishment of an urban renewal area, the City may adopt an ordinance to create a tax increment financing district(s) (the "TIF District"), within which the property taxes eventually paid by new private development will be used to pay costs of urban renewal projects, including economic development agreements. The use of these tax revenues in this manner is known as tax increment financing ("TIF").

Depending on the date on which a TIF District is legally established and the date on which debt is initially certified within a TIF District, an original taxable valuation is established for the property within a TIF District, which is known as the "base valuation." The "base valuation" is the assessed value of the taxable property in a TIF District as of January 1 of the calendar year preceding the calendar year in which a City first certifies the amount of any obligations payable from TIF revenues to be generated within that TIF District. When the value of the property inside a TIF District increases by virtue of new construction or any other reason, the difference between the base valuation and the new property value is the "tax increment" or "incremental value."

Procedurally, after tax increment debt has been incurred within a TIF District, property taxes levied by the city, the county, the school district and the area college against the incremental value, with the exception of taxes levied to repay debt incurred by those

jurisdictions and the school district physical plant and equipment and instructional support levies, are allocated by state law to the City's tax increment fund rather than to each jurisdiction. These new tax dollars are then used to repay any tax increment obligations incurred in the Urban Renewal Area.

The City may itself finance public facilities and improvements with Tax Increment Financing (TIF) in accordance with the projects described above.

Additionally, the City intends to enter into a Tax Increment Financing (TIF) rebate agreement with private developers for projects that meet the objectives of the plan. This may include a rebate of up to 100 percent of eligible incremental property taxes for the maximum allowed number of years per project or a set maximum amount, whichever comes first. Any commitments to Development Agreements with TIF rebates will include a non-appropriation clause so as to not constitute debt to the City.

B. General Obligation Bonds

The Iowa Urban Renewal Law also allows a municipality the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements and facilities within the Area.

VIII. PROPERTY ACQUISTION/DISPOSITION

The City may acquire property within the area for purposes and objectives consistent with this Plan, which may include the use of eminent domain, as allowed under Chapter 403 and 6A. The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

IX. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect to the extent it is allowed by state law or until it is repealed by the City Council. State law allows the collection of incremental property taxes generated within the Urban Renewal Area for up to twenty-three years for each TIF area. Each project or activity to which incremental property tax revenues will be devoted will be subject to such restrictions as may be deemed necessary and appropriate by the City Council.

X. PLAN AMENDMENTS

This Urban Renewal Plan may be amended in accordance with the procedures set forth in Chapter 403 of the Code of Iowa in order to carry out any purposes consistent with state law.

XI. CITY DEBT INFORMATION

Chapter 403 of the Code of Iowa requires that any urban renewal plan include certain information with respect to City general obligation debt, ability to incur additional debt and the amount of proposed tax increment debt to be incurred.

A. FINANCIAL DATA

1.	Current Constitutional Debt Limit	$364,431,710
2.	Current outstanding general obligation debt	$119,520,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as $51,000,000 described above will be approximately as stated in the next column:	$51,000,000 (This amount does not include costs related to financing.)

XII. SEVERABILITY CLAUSE

If any part of the Plan is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Plan as a whole, or any part of the Plan not determined to be invalid or unconstitutional.

EXHIBIT A
Location Map

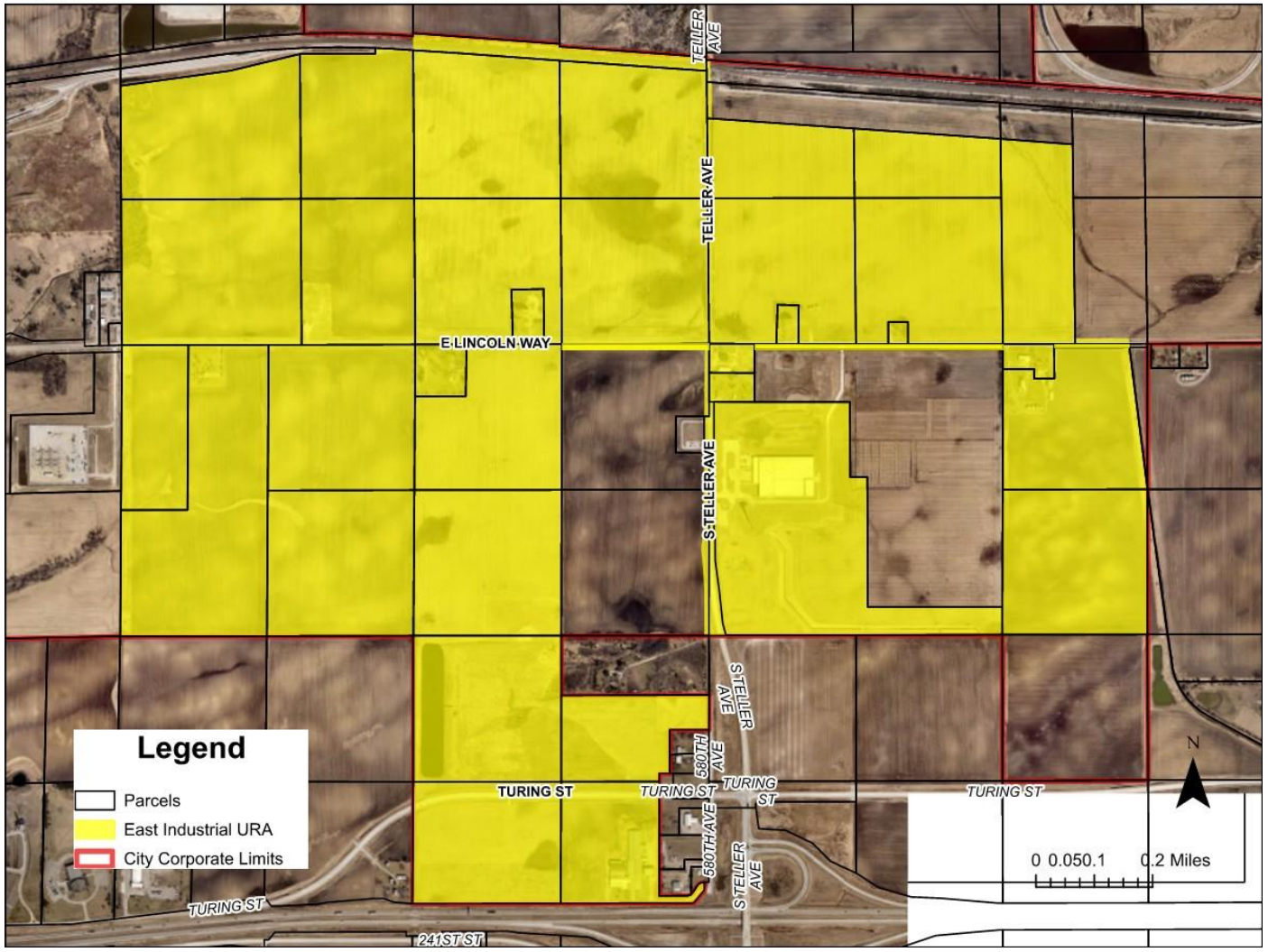


EXHIBIT B: LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 8, TOWNSHIP 83, RANGE 23, WEST OF THE 5TH P.M., STORY COUNTY, IOWA, BEING ALSO THE SOUTHWEST CORNER OF PARCEL K IN THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8 (INSTR. 2025-10004), THENCE NORTH APPROXIMATELY 2,642.6 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8, BEING ALSO THE NORTHWEST CORNER OF PARCEL J IN THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8 (INSTR. 2025-10004), BEING ALSO A POINT ON THE CENTERLINE OF E LINCOLN WAY, THENCE NORTH APPROXIMATELY 2,346.44 FEET ALONG THE WEST LINE OF SECTION 5, TOWNSHIP 83, RANGE 23, TO THE NORTHWEST CORNER OF PARCEL J IN SAID SECTION 5 (INSTR. 2018-04082), THENCE N82°07’23”E 1,007.81 FEET ALONG THE NORTH LINE OF SAID PARCEL J, THENCE N76°28’18”E 648.06 FEET TO THE NORTHEAST CORNER OF SAID PARCEL J, THENCE N89°54’52”E 680.87 FEET ALONG THE NORTH LINE OF PARCEL K IN SAID SECTION 5 (INSTR. 2018-04082), THENCE N00°17’09”W 53.26 FEET, THENCE ALONG A CURVE BEARING S87°13'29”E, A DISTANCE OF 138.84 FEET, WITH A CHORD DISTANCE OF 138.3 FEET, THENCE ALONG A CURVE BEARING S86°15'50”E A CHORD DISTANCE OF 209.87 FEET TO THE NORTHEAST CORNER OF SAID PARCEL K, BEING ALSO A POINT ON THE SOUTH RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY, THENCE NORTH APPROXIMATELY 150 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID CHICAGO AND NORTHWESTERN RAILWAY, THENCE CONTINUING SOUTHEAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 2,902 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE TELLER AVENUE, THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 540 FEET TO A POINT ON THE SOUTH LINE OF PARCEL A IN THE SOUTH HALF OF SECTION 4, TOWNSHIP 83, RANGE 23 (INSTR. 2008-00012997), THENCE SOUTHEAST APPROXIMATELY 3,276 FEET ALONG THE SOUTH LINE OF SAID PARCEL A TO THE SOUTHEAST CORNER OF SAID PARCEL A, THENCE SOUTH APPROXIMATELY 1,758 FEET ALONG THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 4 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST LINCOLN WAY, THENCE EAST APPROXIMATELY 489 FEET ALONG SAID RIGHT-OF-WAY LINE, THENCE SOUTH APPROXIMATELY 84 FEET TO THE NORTHEAST CORNER OF PARCEL K IN THE NORTHWEST CORNER OF THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 83, RANGE 23 (INSTR. 2024-08538), THENCE S07°20'18”E 1,294.25 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL K, THENCE

SOUTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST CORNER OF SAID SECTION 9 APPROXIMATELY 1,320 FEET TO THE SOUTHEAST CORNER THEREOF, THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER APPROXIMATELY 1,320 FEET TO THE SOUTHWEST CORNER THEREOF, THENCE S89°52'52”W 2,496.79 FEET TO THE SOUTHWEST CORNER OF PARCEL F IN THE NORTHWEST QUARTER OF SAID SECTION 9 (INSTR. 2024-04554), THENCE WEST APPROXIMATELY 200 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9 TO A POINT ON THE WEST S TELLER AVENUE RIGHT-OF-WAY, BEING ALSO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE NORTH APPROXIMATELY 2,598 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST LINCOLN WAY, THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE 1,307 FEET TO A POINT ON THE WEST LINE OF TO THE EAST HALF OF THE NORTHEAST CORNER OF SAID SECTION 8, THENCE SOUTH 2,649.47 FEET ALONG THE WEST LINE OF TO THE EAST HALF OF THE NORTHEAST CORNER OF SAID SECTION 8 TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, THENCE S00°01'17”W 544.59 FEET TO THE SOUTHWEST CORNER OF PARCEL B IN SAID SECTION 8 (INSTR. 2017-07631), THENCE N89°41'21”E 1,335.88 FEET ALONG THE SOUTH LINE OF SAID PARCEL B, THENCE S00°07'32”E 313.82 FEET ALONG THE EAST LINE OF PARCEL F IN SAID SECTION 8 (INSTR. 2018-00794), THENCE S89°53'41”W 354.38 FEET ALONG THE BOUNDARY LINE OF SAID PARCEL F, THENCE S00°07'11”E 394.44 FEET ALONG THE BOUNDARY LINE OF SAID PARCEL F, THENCE S89°32'59”W 95.65 FEET ALONG THE BOUNDARY LINE OF SAID PARCEL F, THENCE S00°18'30”E 74.31 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL F ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF TURING STREET, THENCE SOUTH APPROXIMATELY 197.5 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8 EXCEPT THE EAST 450 FEET THEREOF TO A POINT ON THE SOUTH LINE OF THE TURING STREET RIGHT-OF-WAY, THENCE SOUTH APPROXIMATELY 838 FEET ALONG THE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8 EXCEPT THE EAST 450 FEET THEREOF TO THE SOUTHWEST CORNER OF LOT 2 OF THE JDA SUBDIVISION (INSTR. 2012-00002981), THENCE N89°49'17”E 249.62 FEET ALONG THE BOUNDARY LINE OF SAID JDA SUBDIVISION, THENCE N89°49'17”E 249.62 FEET ALONG THE BOUNDARY LINE OF SAID JDA SUBDIVISION, THENCE NORTHEASTERLY ALONG A 67.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY AN ARC DISTANCE OF 66.08 FEET (THE LONG CHORD BEARS N61°32'59"E, 63.43 FEET), THENCE N33°24'10"E 69.96 FEET,

THENCE NORTHEASTERLY ALONG A 79.33 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY AN ARC DISTANCE OF 78.34 FEET (THE LONG CHORD BEARS N61°37'36"E 75.20 FEET) TO A POINT ON THE WEST LINE OF THE 580TH AVENUE RIGHT-OF-WAY, THENCE SOUTH 71.91 FEET ALONG THE 580TH AVENUE RIGHT-OF-WAY, THENCE SOUTHWEST 154.3 FEET ALONG THE 580TH AVENUE RIGHT-OF-WAY TO A POINT ON THE NORTH LINE OF THE HIGHWAY 30 RIGHT-OF-WAY, THENCE WEST APPROXIMATELY 2,546 FEET ALONG SAID NORTH LINE OF THE HIGHWAY 30 RIGHT-OF-WAY TO A POINT BEING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER NORTH OF HIGHWAY 30 OF SAID SECTION 8, THENCE NORTH APPROXIMATELY 2,429 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8 TO A POINT BEING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, THENCE WEST 2,666.56 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER IN SAID SECTION 8 TO THE POINT OF BEGINNING.

EXCEPT

PARCEL G IN THE NORTHWEST QUARTER OF SECTION 9 TOWNSHIP 83 RANGE 23 NW (INSTR. 2024-04554)

EXHIBIT C: AGRICULTURAL LAND CONSENTS

AGREEMENT TO INCLUDE AGRICULTURAL LAND IN URBAN RENEWAL AREA

This Agreement under date of October 2nd, 2026, is made and entered into by and between the City of Ames, Iowa, (hereinafter 'City') and the undersigned property owner (hereinafter 'Owner'), for the creation of an Urban Renewal Area to allow for tax increment financing to facilitate the construction of certain public improvements related to economic development.

WITNESSETH:

WHEREAS, the City has adopted or proposes to adopt an Urban Renewal Plan under Iowa Code Chapter 403 and has proceeded with activities authorized under said Chapter in the area described as the East Industrial Urban Renewal Area, including but not limited to the *division of revenue – tax increment financing* under Iowa Code §403.19; and

WHEREAS, the Owner is the titleholder in fee simple to certain agricultural land (the Property) as that term is described in Iowa Code §403.17(3); and

WHEREAS, the Owner desires that the Property be included in the East Industrial Urban Renewal Area; and

WHEREAS, a description of the Property to be included within the East Industrial Urban Renewal Area is attached hereto as Exhibit 'A' and made a part of this Agreement; and

NOW THEREFORE, be it agreed between the parties hereto as follows:

1. The undersigned Owner(s) agree that the City may include the Owner's Property identified in Exhibit 'A' attached hereto within the East Industrial Urban Renewal Area, including any portions thereof which may be defined as agricultural land under the provision of Iowa Code §403.17(3).
2. The undersigned Owner(s) represent that they are authorized to consent to the inclusion of the Property in said Urban Renewal Area by their signatures below and that all parties with an interest in title to the Property have signed this Agreement.
3. The undersigned Owner(s) further authorize the City to pass any resolution or ordinance necessary to designate said property as an urban renewal area under Iowa Code Chapter 403.

Signed by: Charles E Winkleblack Date: Oct 2nd, 2026
Property Owner(s)

Print Name(s):
Charles E Winkleblack, Manager, CPY LLC

State of Iowa

County of Story

Signed and sworn to (or affirmed) before me on Oct 2, 2026

by Charles E Winkleblack (name of person(s))

Lynnette Swenson (signature of Notary Public)

[Notary seal here]



LEGAL DESCRIPTION OF PROPERTY – EXHIBIT 'A'

Parcel ID	Owner Name	Address	Legal
1004300230	IOWA LAND & BUILDING COMPANY	5899 E LINCOLN WAY	SECTION:04 TOWNSHIP:83 RANGE:23 NE SW S RY EX PARCEL"A" SLIDE 344 PG 2
1004300130	IOWA LAND & BUILDING COMPANY	700 TELLER AVE	SECTION:04 TOWNSHIP:83 RANGE:23 NW SW S RY EX PARCEL"A" SLIDE 344 PG 2
1005300405	IOWA LAND AND BUILDING COMPANY	4321 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 SE SW EX W300'
1005300225	IOWA LAND AND BUILDING COMPANY	4399 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 PARKCEL K 5-83-23 SW LYING S OF RR ROW & S1/2 NW LYING S OF RR ROW SLIDE 604 PG 6
1008400300	LDY LLC		SECTION:08 TOWNSHIP:83 RANGE:23 SW SE EX RD AND EX ROW B 26-00476
1008200110	IOWA LAND & BUILDING COMPANY	4696 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 NW NE EX BEG NW COR E464' S470.9' W461' N TO BEG
1005400205	IOWA LAND AND BUILDING COMPANY	799 TELLER AVE	SECTION:05 TOWNSHIP:83 RANGE:23 NE SE S OF RY
1008400220	LDY LLC		SECTION:08 TOWNSHIP:83 RANGE:23 NE SE PARCEL F SLIDE 596 PG 5
1005400305	IOWA LAND AND BUILDING COMPANY	4709 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 SW SE EX COMM S1/4 COR E883' TO BEG

			N484' E270' S484' W270' TO BEG
1004300305	IOWA LAND & BUILDING COMPANY	5405 E LINCOLN WAY	SECTION:04 TOWNSHIP:83 RANGE:23 SW SW EX BEG 609.9' E SW COR N353.3' E193.2' S347.98' W200.4' TO BEG
1005400105	IOWA LAND AND BUILDING COMPANY	4799 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 NW SE EX RY & E1/2 S1/2 N 1/2 S OF RR
1004300405	IOWA LAND & BUILDING COMPANY	5815 E LINCOLN WAY	SECTION:04 TOWNSHIP:83 RANGE:23 SE SW EX W179' E1040' S197'
1008100200	IOWA LAND AND BUILDING COMPANY	4400 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 NE NW
1008100125	ITC MIDWEST LLC	4100 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 SW NW PARCEL K 25-10004
1008100400	IOWA LAND AND BUILDING COMPANY	4498 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 SE NW
1008100105	ITC MIDWEST LLC	3900 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 NW NW PARCEL J 25-10004
1005400400	IOWA LAND AND BUILDING COMPANY	5199 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 SE SE
1008200300	IOWA LAND & BUILDING COMPANY	4698 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 SW NE
1008400100	LDY LLC		SECTION:08 TOWNSHIP:83 RANGE:23 NW SE
1005300120	IOWA LAND AND BUILDING COMPANY	4199 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 PARCEL J 5-83-23 SW LYING S OF RR ROW & S1/2 NW LYING S OF RR ROW SLIDE 604 PG 6
1005300305	IOWA LAND AND BUILDING COMPANY	4105 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23

			SW SW & W300' SE SW
1009200115	BREKKE, RANDY DEAN REVOCABLE TRUST 1/2 BREKKE, SUZANNE MARIE REVOCABLE TRUST 1/2	6210 E LINCOLN WAY	SECTION:09 TOWNSHIP:83 RANGE:23 NW NE PARCEL K 24-08538
1009200300	BREKKE, RANDY DEAN REVOCABLE TRUST 1/2 BREKKE, SUZANNE MARIE REVOCABLE TRUST 1/2	6196 E LINCOLN WAY	SECTION:09 TOWNSHIP:83 RANGE:23 SW NE
1004400140	IOWA LAND & BUILDING COMPANY	6101 E LINCOLN WAY	SECTION:04 TOWNSHIP:83 RANGE:23 W1/2 W1/2 SE S OF RY EX PARCEL"A" SLIDE 344 PG 2 LYING IN SE1/4

AGREEMENT TO INCLUDE AGRICULTURAL LAND IN URBAN RENEWAL AREA

This Agreement under date of October 2nd, 2026, is made and entered into by and between the City of Ames, Iowa, (hereinafter 'City') and the undersigned property owner (hereinafter 'Owner'), for the creation of an Urban Renewal Area to allow for tax increment financing to facilitate the construction of certain public improvements related to economic development.

WITNESSETH:

WHEREAS, the City has adopted or proposes to adopt an Urban Renewal Plan under Iowa Code Chapter 403 and has proceeded with activities authorized under said Chapter in the area described as the East Industrial Urban Renewal Area, including but not limited to the *division of revenue – tax increment financing* under Iowa Code §403.19; and

WHEREAS, the Owner is the titleholder in fee simple to certain agricultural land (the Property) as that term is described in Iowa Code §403.17(3); and

WHEREAS, the Owner desires that the Property be included in the East Industrial Urban Renewal Area; and

WHEREAS, a description of the Property to be included within the East Industrial Urban Renewal Area is attached hereto as Exhibit 'A' and made a part of this Agreement; and

NOW THEREFORE, be it agreed between the parties hereto as follows:

1. The undersigned Owner(s) agree that the City may include the Owner's Property identified in Exhibit 'A' attached hereto within the East Industrial Urban Renewal Area, including any portions thereof which may be defined as agricultural land under the provision of Iowa Code §403.17(3).
2. The undersigned Owner(s) represent that they are authorized to consent to the inclusion of the Property in said Urban Renewal Area by their signatures below and that all parties with an interest in title to the Property have signed this Agreement.
3. The undersigned Owner(s) further authorize the City to pass any resolution or ordinance necessary to designate said property as an urban renewal area under Iowa Code Chapter 403.

Signed by: Randy Brekke Date: 10-2-26
Property Owner(s)

Print Name(s): Randy Brekke

State of Iowa

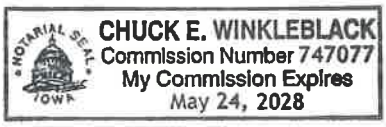
County of Story

Signed and sworn to (or affirmed) before me on October 2nd, 2026

by Randy Brekke (name of person(s))

Chuck E Winkleblack (signature of Notary Public)

[Notary seal here]



LEGAL DESCRIPTION OF PROPERTY – EXHIBIT 'A'

Parcel ID	Owner Name	Address	Legal
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1004300130	IOWA LAND & BUILDING COMPANY	700 TELLER AVE	SECTION:04 TOWNSHIP:83 RANGE:23 NW SW S RY EX PARCEL"A" SLIDE 344 PG 2
1005300405	IOWA LAND AND BUILDING COMPANY	4321 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 SE SW EX W300'
1005300225	IOWA LAND AND BUILDING COMPANY	4399 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 PARKCEL K 5-83-23 SW LYING S OF RR ROW & S1/2 NW LYING S OF RR ROW SLIDE 604 PG 6
1008400300	LDY LLC		SECTION:08 TOWNSHIP:83 RANGE:23 SW SE EX RD AND EX ROW B 26-00476
1008200110	IOWA LAND & BUILDING COMPANY	4696 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 NW NE EX BEG NW COR E464' S470.9' W461' N TO BEG
1005400205	IOWA LAND AND BUILDING COMPANY	799 TELLER AVE	SECTION:05 TOWNSHIP:83 RANGE:23 NE SE S OF RY
1008400220	LDY LLC		SECTION:08 TOWNSHIP:83 RANGE:23 NE SE PARCEL F SLIDE 596 PG 5
1005400305	IOWA LAND AND BUILDING COMPANY	4709 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 SW SE EX COMM S1/4 COR E883' TO BEG

			N484' E270' S484' W270' TO BEG
1004300305	IOWA LAND & BUILDING COMPANY	5405 E LINCOLN WAY	SECTION:04 TOWNSHIP:83 RANGE:23 SW SW EX BEG 609.9' E SW COR N353.3' E193.2' S347.98' W200.4' TO BEG
1005400105	IOWA LAND AND BUILDING COMPANY	4799 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 NW SE EX RY & E1/2 S1/2 N 1/2 S OF RR
1004300405	IOWA LAND & BUILDING COMPANY	5815 E LINCOLN WAY	SECTION:04 TOWNSHIP:83 RANGE:23 SE SW EX W179' E1040' S197'
1008100200	IOWA LAND AND BUILDING COMPANY	4400 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 NE NW
1008100125	ITC MIDWEST LLC	4100 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 SW NW PARCEL K 25-10004
1008100400	IOWA LAND AND BUILDING COMPANY	4498 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 SE NW
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1005400400	IOWA LAND AND BUILDING COMPANY	5199 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 SE SE
1008200300	IOWA LAND & BUILDING COMPANY	4698 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 SW NE
1008400100	LDY LLC		SECTION:08 TOWNSHIP:83 RANGE:23 NW SE
1005300120	IOWA LAND AND BUILDING COMPANY	4199 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 PARCEL J 5-83-23 SW LYING S OF RR ROW & S1/2 NW LYING S OF RR ROW SLIDE 604 PG 6
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			SW SW & W300' SE SW
1009200115	BREKKE, RANDY DEAN REVOCABLE TRUST 1/2 BREKKE, SUZANNE MARIE REVOCABLE TRUST 1/2	6210 E LINCOLN WAY	SECTION:09 TOWNSHIP:83 RANGE:23 NW NE PARCEL K 24-08538
1009200300	BREKKE, RANDY DEAN REVOCABLE TRUST 1/2 BREKKE, SUZANNE MARIE REVOCABLE TRUST 1/2	6196 E LINCOLN WAY	SECTION:09 TOWNSHIP:83 RANGE:23 SW NE
1004400140	IOWA LAND & BUILDING COMPANY	6101 E LINCOLN WAY	SECTION:04 TOWNSHIP:83 RANGE:23 W1/2 W1/2 SE S OF RY EX PARCEL"A" SLIDE 344 PG 2 LYING IN SE1/4

AGREEMENT TO INCLUDE AGRICULTURAL LAND IN URBAN RENEWAL AREA

This Agreement under date of October 5, 2026, is made and entered into by and between the City of Ames, Iowa, (hereinafter 'City') and the undersigned property owner (hereinafter 'Owner'), for the creation of an Urban Renewal Area to allow for tax increment financing to facilitate the construction of certain public improvements related to economic development.

WITNESSETH:

WHEREAS, the City has adopted or proposes to adopt an Urban Renewal Plan under Iowa Code Chapter 403 and has proceeded with activities authorized under said Chapter in the area described as the East Industrial Urban Renewal Area, including but not limited to the *division of revenue – tax increment financing* under Iowa Code §403.19; and

WHEREAS, the Owner is the titleholder in fee simple to certain agricultural land (the Property) as that term is described in Iowa Code §403.17(3); and

WHEREAS, the Owner desires that the Property be included in the East Industrial Urban Renewal Area; and

WHEREAS, a description of the Property to be included within the East Industrial Urban Renewal Area is attached hereto as Exhibit 'A' and made a part of this Agreement; and

NOW THEREFORE, be it agreed between the parties hereto as follows:

1. The undersigned Owner(s) agree that the City may include the Owner's Property identified in Exhibit 'A' attached hereto within the East Industrial Urban Renewal Area, including any portions thereof which may be defined as agricultural land under the provision of Iowa Code §403.17(3).
2. The undersigned Owner(s) represent that they are authorized to consent to the inclusion of the Property in said Urban Renewal Area by their signatures below and that all parties with an interest in title to the Property have signed this Agreement.
3. The undersigned Owner(s) further authorize the City to pass any resolution or ordinance necessary to designate said property as an urban renewal area under Iowa Code Chapter 403.

Signed by: _____ Date: 10-5-2026
Property Owner(s)

Print Name(s): Dusky Terry, President, ITC Midwest LLC

State of Iowa

County of ~~Story~~ Polk ges

Signed and sworn to (or affirmed) before me on October 5th, 2026

by Dusky Terry, President, ITC Midwest LLC (name of person(s))

(signature of Notary Public)

[Notary seal here]

JASON E. SMITH
Commission Number 756710
My Commission Expires
1-26-2027

LEGAL DESCRIPTION OF PROPERTY – EXHIBIT 'A'

Parcel ID	Owner Name	Address	Legal
1004300230	IOWA LAND & BUILDING COMPANY	5899 E LINCOLN WAY	SECTION:04 TOWNSHIP:83 RANGE:23 NE SW S RY EX PARCEL"A" SLIDE 344 PG 2
1004300130	IOWA LAND & BUILDING COMPANY	700 TELLER AVE	SECTION:04 TOWNSHIP:83 RANGE:23 NW SW S RY EX PARCEL"A" SLIDE 344 PG 2
1005300405	IOWA LAND AND BUILDING COMPANY	4321 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 SE SW EX W300'
1005300225	IOWA LAND AND BUILDING COMPANY	4399 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 PARKCEL K 5-83-23 SW LYING S OF RR ROW & S1/2 NW LYING S OF RR ROW SLIDE 604 PG 6
1008400300	LDY LLC		SECTION:08 TOWNSHIP:83 RANGE:23 SW SE EX RD AND EX ROW B 26-00476
1008200110	IOWA LAND & BUILDING COMPANY	4696 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 NW NE EX BEG NW COR E464' S470.9' W461' N TO BEG
1005400205	IOWA LAND AND BUILDING COMPANY	799 TELLER AVE	SECTION:05 TOWNSHIP:83 RANGE:23 NE SE S OF RY
1008400220	LDY LLC		SECTION:08 TOWNSHIP:83 RANGE:23 NE SE PARCEL F SLIDE 596 PG 5
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1005400105	IOWA LAND AND BUILDING COMPANY	4799 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 NW SE EX RY & E1/2 S1/2 N 1/2 S OF RR
1004300405	IOWA LAND & BUILDING COMPANY	5815 E LINCOLN WAY	SECTION:04 TOWNSHIP:83 RANGE:23 SE SW EX W179' E1040' S197'
1008100200	IOWA LAND AND BUILDING COMPANY	4400 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 NE NW
1008100125	ITC MIDWEST LLC	4100 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 SW NW PARCEL K 25-10004
1008100400	IOWA LAND AND BUILDING COMPANY	4498 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 SE NW
1008100105	ITC MIDWEST LLC	3900 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 NW NW PARCEL J 25-10004
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AGREEMENT TO INCLUDE AGRICULTURAL LAND IN URBAN RENEWAL AREA

This Agreement under date of October 07, 2026, is made and entered into by and between the City of Ames, Iowa, (hereinafter 'City') and the undersigned property owner (hereinafter 'Owner'), for the creation of an Urban Renewal Area to allow for tax increment financing to facilitate the construction of certain public improvements related to economic development.

WITNESSETH:

WHEREAS, the City has adopted or proposes to adopt an Urban Renewal Plan under Iowa Code Chapter 403 and has proceeded with activities authorized under said Chapter in the area described as the East Industrial Urban Renewal Area, including but not limited to the *division of revenue – tax increment financing* under Iowa Code §403.19; and

WHEREAS, the Owner is the titleholder in fee simple to certain agricultural land (the Property) as that term is described in Iowa Code §403.17(3); and

WHEREAS, the Owner desires that the Property be included in the East Industrial Urban Renewal Area; and

WHEREAS, a description of the Property to be included within the East Industrial Urban Renewal Area is attached hereto as Exhibit 'A' and made a part of this Agreement; and

NOW THEREFORE, be it agreed between the parties hereto as follows:

1. The undersigned Owner(s) agree that the City may include the Owner's Property identified in Exhibit 'A' attached hereto within the East Industrial Urban Renewal Area, including any portions thereof which may be defined as agricultural land under the provision of Iowa Code §403.17(3).
2. The undersigned Owner(s) represent that they are authorized to consent to the inclusion of the Property in said Urban Renewal Area by their signatures below and that all parties with an interest in title to the Property have signed this Agreement.
3. The undersigned Owner(s) further authorize the City to pass any resolution or ordinance necessary to designate said property as an urban renewal area under Iowa Code Chapter 403.

Signed by: Jeffrey J. Knier Date: October 07, 2026
Property Owner(s)

Print Name(s):
Jeffrey J. Knier

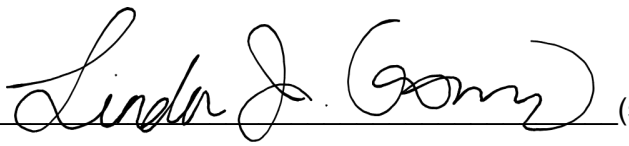
Vice President, Operations Support, Alliant Energy (Iowa Land & Building Company)

State of Wisconsin

County of Dane

Signed and sworn to (or affirmed) before me on October 07, 20 26

by Jeffrey J. Knier (name of person(s))


(signature of Notary Public)

[Notary seal here]

Notarized online using audio-video communication technology

Linda J. Gomez
Electronic Notary Public
State of Wisconsin
Commission #: 217109
Commission Expires: 02/06/2030

LEGAL DESCRIPTION OF PROPERTY – EXHIBIT 'A'

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South Bell Avenue Urban Renewal Area also known as Urban Renewal Area No. Five

URA Plan Amendment

The **South Bell Avenue Urban Renewal Area** Amendment increases the area and modifies the projects. All other aspects of the Plan will remain in effect.

1) Additional Area.

The boundaries are being increased to include rights-of-way South Bell Avenue, Southeast 16th Street, South Dayton Avenue, Dayton Avenue, Southeast 5th Street, Freel Drive, and East Lincoln Way. street Right-of-way. Exhibit A includes a map of the additional area and a description of the added area. The expanded area is for economic development purposes.

2) Projects.

The projects that may be undertaken within the Urban Renewal Area are expanded to include public improvements serving the development of the area. The projects may be undertaken by the City as public improvements. The costs stated are estimates for the projects, but actual costs will vary. Final dates and cost may vary based upon timing and actual project scope. By virtue of the identified projects below, the allowable urban renewal projects with the Plan are modified to include:

a. South Dayton Avenue Corridor

South Dayton Avenue is planned to accommodate additional traffic with the growth and expansion of the City. The City is studying corridor improvement for the Hwy 30 Interchange, Southeast 16th Street, Isaac Newton, and South Dayton Avenue. Development will require improvements to serve increased traffic in this area. Improvements may include the reconstruction, rehabilitation, or widening of streets and sidewalks/shared use paths and any other related improvements, such as traffic signals, lighting, and storm drainage. The project may be funded with TIF to reimburse the City for internal loans or other indebtness for the improvements. The timing and cost of the project are unknown at this time as the corridor study has not yet been completed, the estimated cost of the project funded by TIF is $2.0 million.

b. Freel Drive and SE 5th

Freel Drive and SE 5th are planned to accommodate additional traffic with the growth and expansion of the City. Public improvements will be needed to serve the increased traffic in this area. Improvements may include the construction, reconstruction, rehabilitation, or widening of streets and sidewalks/shared use paths and any other related improvements, such as lighting and storm drainage. The project may be funded with TIF to reimburse the City for internal loans or other indebtness for the improvements. An initial phase of improving Freel Drive has been approved to start in FY2026-27, the timing of additional phases is unknown. The total estimated cost of the project funded by TIF is $2.5 million.

c. East Lincoln Way

East Lincoln Way is planned to accommodate additional traffic with the growth and expansion of the City. Public improvements will be needed to serve the increased traffic in this area. Improvements may include the reconstruction, rehabilitation, or widening of streets and sidewalks/shared use paths and any other related improvements, such as traffic signals, lighting and storm drainage. The project may be funded with TIF to reimburse the City for internal loans or other indebtness for the improvements. The timing of the improvement is anticipated to begin in FY2027-28. The estimated cost of the project funded by TIF is $1.5 million.

3) Required Financial Information

The following information is required per Section 403.17 of the Code of Iowa

Constitutional debt limit of the City: $ $364,431,710

Outstanding General Obligation debt of the City: $ $119,520,000

Additional debt to be incurred with the proposed Amendment: $6,000,000*

*as noted with the original Plan, any or all of the incurred debt may be subject to a non-appropriation clause on an annual basis. Financing costs are not included.

Exhibit A- Urban Renewal Area Amendment Description

The original area remains, adding:

Certain real property situated in the City of Ames, Story County, State of Iowa described as follows:

All of the public right-of-way for South Bell Avenue between the starting point at the southeast corner of Lot 1 in the Ames Community Development Park 4th Addition and extending south to Southeast 16th Street.

Additionally, all of the public right-of-way of Southeast 16th Street between the intersection with South Bell Avenue and continuing west through the intersection with South Dayton Avenue to the west intersection with Isaac Newton Drive.

Additionally, all of the public right-of-way of South Dayton Avenue between the starting point 350 feet south of the Southeast 16th Street south right-of-way line and then going north to a point along Dayton Avenue approximately 500 feet north of the intersection with East Lincoln Way, inclusive of the right of way and frontage road area extending approximately 400 feet east and west along Isaac Newtown drive,

Additionally, all of the public right-of-way of East Lincon Way between the intersection with Alexander Avenue and extending to a point approximately 2,100 feet to the west.

Additionally, all of the public right-of-way of Southeast 5th Street between the intersection South Dayton Avenue and the intersection with Freel Drive.

Additionally, all of the public right-of-way of Freel Drive including and between the intersection with East Lincoln Way and a point 700 feet south of the intersection with Southeast 5th Street.

South Bell URA Amended Boundary Exhibit

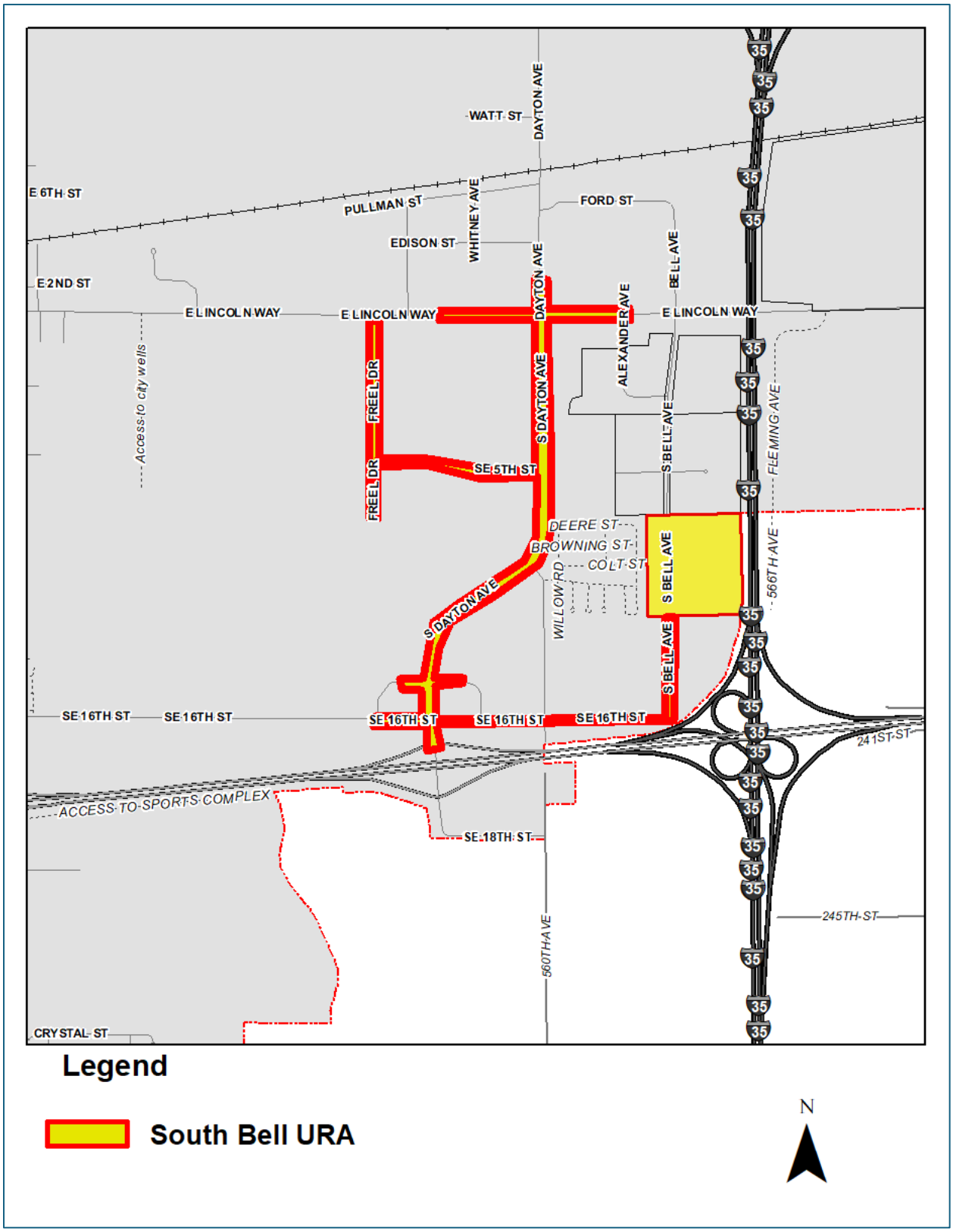


EXHIBIT I

ONTARIO-SCHOLL
URBAN RENEWAL PLAN

for the

ONTARIO-SCHOLL
URBAN RENEWAL AREA

Ames, IOWA

2026

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I. ELIGIBLE URBAN RENEWAL PROJECTS
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P. STATE AND LOCAL REQUIREMENTS
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B. MAP OF ONTARIO-SCHOLL URBAN RENEWAL AREA

Ontario-Scholl Urban Renewal Plan for the

Ontario-Scholl Urban Renewal Area

City of Ames, Iowa

A. INTRODUCTION

The Ontario-Scholl Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Ontario-Scholl Urban Renewal Area ("Area" or "Urban Renewal Area") has been developed to help local officials promote economic development in the City of Ames, Iowa ("City"). The primary goal of the Plan is to stimulate, through public involvement and commitment, private investment in new housing and residential development as defined in the *Code of Iowa* Section 403.17(12).

In order to achieve this objective, the City intends to undertake urban renewal activities pursuant to the powers granted to it under Chapter 403 and Chapter 15A of the *Code of Iowa,* as amended.

B. DESCRIPTION OF THE URBAN RENEWAL AREA

The Urban Renewal Area is described in Exhibit "A" and illustrated in Exhibit "B." The Area includes approximately 17.4 acres.

C. AREA DESIGNATION

With the adoption of this Plan, the City designates the Urban Renewal Area as an economic development area that is appropriate for housing and residential development.

D. BASE VALUE

If the Urban Renewal Area is legally established, a Tax Increment Financing (TIF) ordinance is adopted to establish a TIF district in the Area, and debt related to the Area is certified, the frozen "base value" will be the assessed value of the taxable property within that area covered by the TIF ordinance as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt related to the Area, in accordance with Iowa Code Section 403.19. The City may create one or more TIF areas within the URA.

E. DEVELOPMENT PLAN

Ames has a general plan for the physical development of the City as a whole outlined in the *Ames Plan 2040*, adopted December 2021.

The proposed land use is residential. The property was recently sold by Iowa State

University to local developers with the intention of residential development. The land was previously used for row crops and for growing a prairie for teaching purposes.

The *Ames Plan 2040* Future Land Use Map designates this land, and the ISU property north of the railroad tracks, Civic – University. In the Redirection section of *Ames Plan 2040*, the development guidelines state: "[c]ivic or public land designations will require a Future Land Use Map amendment prior to rezoning for any use other than RN-3 with single-family zoning." The RN-3 (Expansion) land use designation includes rezoning to FS-RL, which is the proposed base zoning district for the subject property along with the PUD Overlay. As such, the land use designation for this property does not need to be changed to accommodate the residential use.

The proposed residential use is therefore in compliance with the comprehensive plan.

The proposed development aligns with the following policies in *Ames Plan 2040*:

Contiguous Greenfield Development:

Ames will accommodate much of its projected population growth in areas contiguous to the existing built-up city.

- G2-1. Provide a choice in the residential market and reduce the distance to major employment and activity centers by distributing growth in multiple directions.

Infill That Enhances Urban Fabric:

Ames will take advantage of infill sites within the existing urbanized area to increase both the efficiency and quality of its urban environment.

- G3-1. Identify infill properties and areas within the existing built-up area, focusing on sites that are 1) vacant and buildable; 2) underutilized or sporadically developed; 3) occupied by unnecessary parking, storage yards, or other paved areas; and 4) blighting influences in neighborhoods.
- G3-2. Coordinate infill development with the capacity of existing infrastructure.
- G3-3. Use prevailing density as the guide for redevelopment but allow for building variations to meet infill objectives. Make smooth transitions in scale and intensity of use from pre-existing context to higher intensity development. Support high-density redevelopment only in planned or targeted land use redirection areas.
- G3-4. Establish design standards and guidelines for individual infill sites that are compatible with the scale of surrounding neighborhoods or other urban design factors. In specific areas, planned increases in intensity of use will determine increased height and an urban form, but still include architectural design quality.
- G3-5. Include within infill projects missing transportation and trail links necessary to complete system continuity.

Quality Urban Experience:

New development areas will support a healthy and safe urban environment to be enjoyed by all residents.

- G4-1. Within new development areas, provide public spaces that promote positive interaction (e.g., parks, gardens, trails) and private amenity spaces that support social engagement and interaction (e.g., commercial plazas, outdoor space, clubhouses, walking trails).

Planning for Equity:

The city will work to include the diverse voices, opinions, and needs of the range of residents who call Ames home.

- G6-1. Use the land use map and housing policies to support low income and diverse housing choices. Consider options for integration of housing choices within new developments, such as inclusionary housing standards and incentives in zoning that encourage builders and developers to develop a range of housing types, occupancy forms, and price points.

F. RESIDENTIAL DEVELOPMENT

The City's primary objective for the Urban Renewal Area is to promote new housing and residential development. The City realizes that the availability of housing is an important component of attracting new business and industry, responding to new development, and retaining existing businesses.

In anticipation of expected economic development, the City has taken the position of supporting the creation of new housing opportunities, including increasing the number of lots available for the construction of new houses. Providing incentives to developers may ease the cost of extending necessary infrastructure and other factors that can make residential development more risky and less profitable.

G. PLAN OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites for new residential development within the Urban Renewal Area. More specific objectives for the development, redevelopment and rehabilitation within the Urban Renewal Area are as follows:

1. To increase the availability of housing opportunities, which may in turn attract and retain local industries and commercial enterprises that will strengthen and revitalize the economy of the State of Iowa and the City of Ames.
2. To stimulate, through public action and commitment, private investment in new housing and residential development.
3. To plan for and provide sufficient land for residential development in a manner that is efficient from the standpoint of providing municipal services.
4. To help finance the cost of constructing street, water, sanitary sewer, storm water drainage, public utilities, street lighting, trails, parks, and other public improvements in support of new housing development.

H. TYPES OF RENEWAL ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the City intends to utilize the powers conferred under Chapter 403 and any other provisions of the *Code of Iowa* including, but not limited to, tax increment financing. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To arrange for or cause to be provided the construction or repair of public improvements, including but not limited to infrastructure for streets, curbs and gutters, water, sanitary sewer, trails, storm water, parks, public utilities, Public Safety Facilities or other facilities in connection with urban renewal projects.
3. To finance programs that will directly benefit housing conditions and promote the availability of housing in the community.
4. To make loans, forgivable loans, grants, tax rebate payments, or other types of economic development grants or incentives to private developers or o incentivize the development of housing within the Area, on such terms as may be determined by the City Council.
5. To borrow money and to provide security therefore.
6. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
7. To use tax increment financing for a number of objectives, including, but not limited to, financing the construction of public improvements and providing economic incentives to developers in order to eliminate obstacles to the provision of housing and neighborhood commercial development with necessary physical improvements and infrastructure.
8. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

I. ELIGIBLE URBAN RENEWAL PROJECTS

Although certain project activities may occur over a period of years, the Eligible Urban Renewal Projects under this Urban Renewal Plan include:

1. Table #1

Project	Estimate Project Date	Estimate Cost	Rationale
Reconstruction of Scholl Road between Ontario Street and the Union Pacific Railroad Tracks, with all related improvements	2027-2030	$870,000	The existing Scholl Road had been a private road owned and maintained by Iowa State University. The road currently has no curb or storm sewer. The Urban Renewal funds will help pay to bring the road up to commercial standards, beyond the normal residential standards required of the surrounding residential project.

2. Development Agreements

Future Development Agreements: The City expects to consider, at the City's sole discretion, requests for development agreements for projects that are consistent with, and advance the objectives of, this Plan. Any commitments to Development Agreements with TIF rebates will include a non-appropriation clause.

J. FINANCIAL DATA

1.	Current Constitutional Debt Limit	$364,431,710
2.	Current outstanding general obligation debt	$119,520,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project	$870,000 (This amount does not include costs related to financing.)

	proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:	

K. URBAN RENEWAL FINANCING

The City intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing.

Under Section 403.19 of the Code of Iowa, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives, or other urban renewal projects. The City may issue Tax Increment Revenue Bonds for these purposes. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

The Iowa Urban Renewal Law also allows a municipality the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements and facilities within the Area, including but not limited to the Fire House facility.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

L. PROPERTY ACQUISITION / DISPOSITION

The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

M. RELOCATION

The City does not expect there to be any relocation required as part of the eligible urban renewal projects; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

N. AGRICULTURAL LAND

The property in this development contains land that was formerly used by Iowa State University for agricultural teaching purposes. With the sale of the land by ISU to property developers, the land is intended to be developed for residential use and the agricultural use will cease. The site did not meet the definition of Iowa Code 403 of containing 10 acres of farmed land.

O. STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform to state and local laws will be complied with by the City and the developer in implementing this Urban Renewal Plan and its supporting documents.

P. URBAN RENEWAL PLAN AMENDMENTS

This Urban Renewal Plan may be amended from time to time for a variety of reasons, including but not limited to, a change in the Area, to add or change land use controls and regulations, to modify goals or types of renewal activities, to add or change urban renewal projects, or to amend property acquisition and disposition provisions. The City Council may amend this Plan in accordance with applicable state law.

Q. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect as a Plan until it is repealed by the City Council.

With respect to property included within the Urban Renewal Area, which is also included in an ordinance which designates that property as a tax increment district(s) (TIF district) and is designated based on an economic development finding, to provide or to assist in the provision of public improvements related to housing and residential development, the use of incremental property tax revenues or the “division of revenue,” as those words are used in Chapter 403 of the *Code of Iowa,* is limited to 23 years beginning with the second fiscal year following the year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds which

qualify for payment from the incremental property tax revenues attributable to that property within the Urban Renewal Area.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the *Code of Iowa)* by the City for activities carried out under the Urban Renewal Area shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

R. SEVERABILITY CLAUSE

If any part of the Plan is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Plan as a whole, or any part of the Plan not determined to be invalid or unconstitutional.

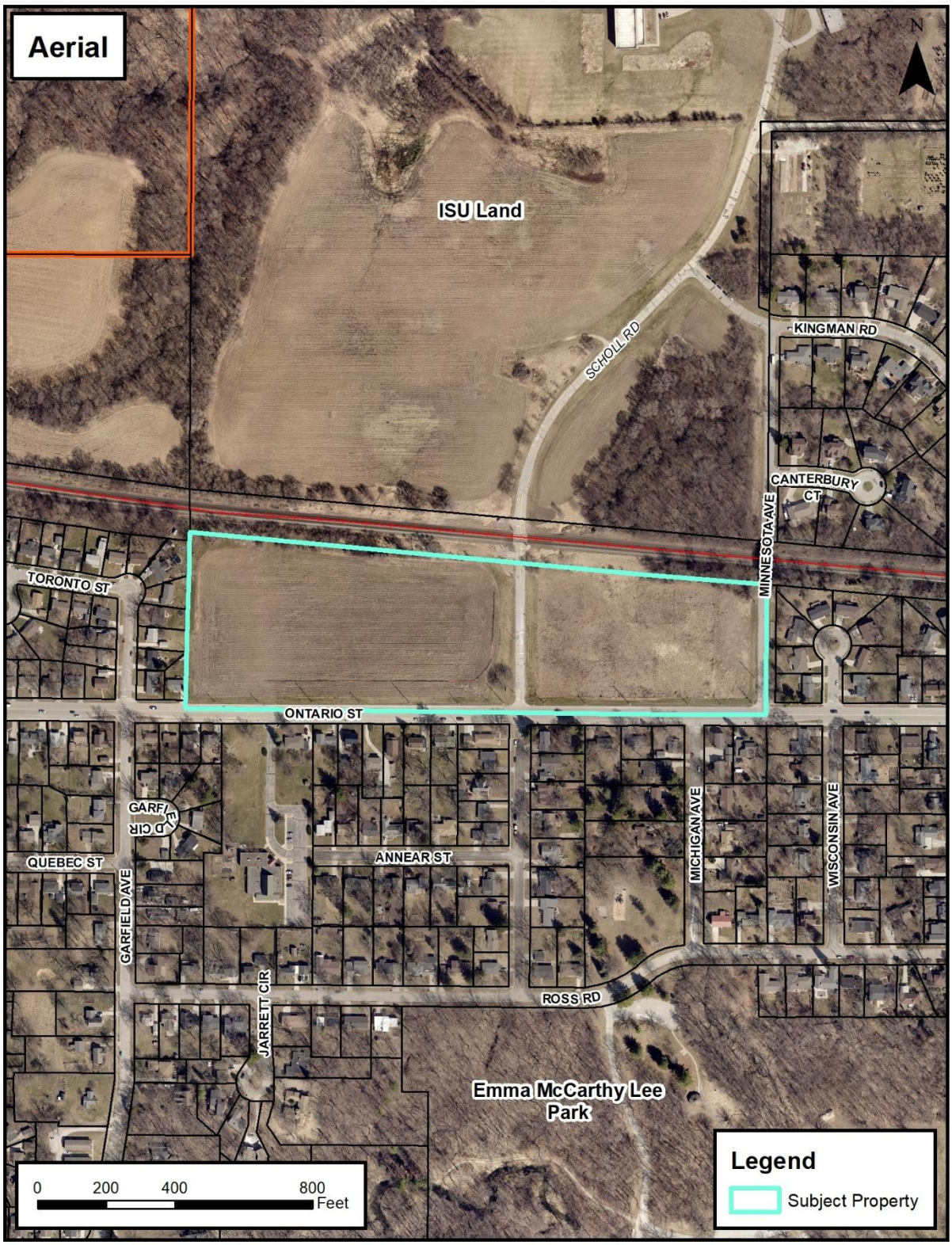
EXHIBIT A

LEGAL DESCRIPTION OF ONTARIO-SCHOLL URBAN RENEWAL AREA

A part of the South half of the Southeast Quarter of Section 32, Township 84 North, Range 24 West of the 5th P.M., City of Ames, Story County, Iowa, being more particularly described as follows: Beginning at the South Quarter Corner of said Section 32; thence N01°37'44"E, 524.18 feet along the east line of University Heights First and Second Additions to the south right of way line of the Chicago & Northwesterly Transportation Company; thence following said line 185.31 feet along a curve having a radius of 11534.20 feet, concave Northerly, a central angle of 0°55'14 and being subtended by a chord bearing S84°20'07”E, 185.30 feet; thence S84°47'43"E, 1498.41 feet; thence departing said right of way line S00°36'09"W, 377.82 feet to the south line of said Section 32; thence N89°43'37"W, 1687.58 feet to the point of beginning, containing 17.40 acres, including 2.38 acres of existing right of way.

EXHIBIT B

MAP OF ONTARIO-SCHOLL URBAN RENEWAL AREA



URBAN RENEWAL PLAN
DOWNTOWN REINVESTMENT DISTRICT URBAN RENEW AL AREA

CITY OF AMES, IOWA

July 27, 2021
Amended November -- 2026

I. INTRODUCTION

Chapter 403 of the Code of Iowa authorizes cities to establish areas within their boundaries known as "urban renewal areas," and to exercise special powers within these areas. The City of Ames (the "City") applied to the state for a Reinvestment District designation for which the state program requires an Urban Renewal Area as a prerequisite for awarding funding to the City. The purposes of a Reinvestment District overlaps with the intent of Urban Renewal Areas in support of city actions for removal of slum and blight and for economic development purposes.

The process by which an urban renewal area may be created begins with the preparation of an urban renewal plan for a proposed geographic area. Initially the boundaries of the URA were designed to coincide with the 75-acre size limitation of the State's Reinvestment District program. The proposed amendment is necessitated by the continued needs to address improvements to the Lincoln Way Corridor and Downtown Area within a broader area than originally contemplated along with additional projects.

In addition to defining an area, Iowa Code requires preparation of a Plan identifying the purpose of the URA and the types of projects and activities that will occur within the URA. All affected taxing entities, such as counties and school districts, must be notified and given an opportunity to comment on the proposed plan. The City Council must hold a public hearing on the urban renewal plan, following which, the Council may approve the plan and designate an area.

This document as amended is intended to serve as the Urban Renewal Plan for an urban renewal area to be known as the Downtown Reinvestment District Urban Renewal Area (the "Urban Renewal Area"). It is intended that this Urban Renewal Plan will guide the City in promoting economic development and the construction of public improvements and facilities. These combined efforts will assist in the removal of slum and blight as originally described as the purpose of this Urban Renewal Area. This document is an Urban Renewal Plan within the meaning of Chapter 403 of the Code of Iowa, and it sets out proposed projects to be undertaken within the Urban Renewal Area.

II. DESCRIPTION OF URBAN RENEWAL AREA

The Urban Renewal Area will be expanded from 75 acres to approximately 131 acres. Attachment A depicts the amended boundaries of the URA. Exhibit B is a legal description of the area.

III. AREA DESIGNATION

The Urban Renewal Area has been designated with a mixed designation. The URA is designated as both an economic development area appropriate for the promotion of commercial development and as an area in which blighted conditions exist and is suitable for remediation activities.

Appropriateness for commercial development is based upon the City's Comprehensive Plan and zoning designations that support commercial, residential, and mixed-use development.

Blight conditions apply to a subset of properties within the overall area that meet the Code of Iowa definition of blight. Properties located between Oak Street and Grand Avenue and Lincoln Way and the railroad tracks consist of outdated, deteriorated, and nonconforming buildings and site improvements. Properties between Clark Avenue and Kellogg Avenue north of Lincoln Way and south of the railroad tracks that are primarily vacant land and include lot layouts that are not conducive on their own to development allowed by zoning. Properties between Kellogg Avenue and Duff Avenue are a mix of outdated, deteriorated, and nonconforming buildings and site improvements as well as properties with limited street access or substandard alley access for purposes permitted in the zoning district.

IV. BASE VALUE

If the Urban Renewal Area is legally established, and a Tax Increment Financing (TIF) ordinance is adopted, then the "base value" of the Area will be the assessed value of the taxable property within the TIF Ordinance area as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt to the Area pursuant to Iowa Code Section 403.19. The base value will be determined independently for each Tax Increment Financing Ordinance adopted to implement the Plan.

V. URBAN RENEWAL OBJECTIVES

The primary objectives for development within the Urban Renewal Area are:

1. To protect the health, safety, and general welfare of City residents through the removal or elimination of substandard conditions that exist in the Area.

2. To contribute to a diversified, well-balanced local economy by retaining and creating job opportunities and strengthening the property tax base, sales tax base, and hotel/motel tax base.

3. To stimulate private investment in Downtown and the Lincoln Way Corridor through public action and potential use of various incentives.

4. To help finance the cost of constructing public facilities and infrastructure and improvements in support of commercial development.

5. To provide tax increment financing incentives in the form of economic development payments or other methods authorized by state law.

6. To improve recreational, tourism, and cultural opportunities.

7. To promote development utilizing any other objectives allowed by Chapter 403 of the *Code of Iowa*.

VI. RENEWAL PROJECTS AND ACTIVITES

The purpose of this Urban Renewal Plan is to facilitate and complement redevelopment in the Urban Core of Ames and other future redevelopment and infill projects consistent with City plans and zoning. To this end the City may engage in planning and design studies, acquire property, provide private development incentives of grants, property tax rebates, or loans,apply or implement building and property maintenance programs for remediation of or prevention of blight, and finance and construct, repair, or rehabilitate public improvements. Nothing in this section should be construed as limiting the range or types of activities or powers granted to the City under Chapter 403 or any other provisions of the Code of Iowa in furtherance of the Urban Renewal Plan.

Within the Urban Renewal Area, the Plan includes a publicly owned indoor aquatics center; improvements to public gathering space and a downtown plaza; construction or replacement of public parking, public infrastructure improvements for pedestrians and bicyclists; construction of or replacement of facilities for water, sewer, stormwater, streetscapes, and roads; Lincoln Way Mixed Use Development, Downtown Housing and Mixed Use Projects, removal of or enhancement of blighted building conditions, and other commercial, entertainment, or hospitality private redevelopment projects.

The City's Comprehensive Plan, Ames Plan 2040 identifies the area as a Core and Redirection Area land use designation. The area along Lincoln Way is also included within the Lincoln Way Corridor Plan identifying a desire for the area to redevelop into a gateway for the community and to Downtown. The City of Ames also participated with Downtown Ames in the creation of a Guiding Vision highlighting potential investment opportunities through the Urban Renewal Area. Plan 2040 includes integrated and comprehensive policies regarding land use, growth, mobility, community character, and housing that all related to the URA.

The City's Growth and Land Use Element of Plan 2040 includes Goals 3 and Goal 4 of Enhancing the Urban Fabric and improving Quality of the Urban Experience. G3-1 recognizes the need to address blight and underperforming infill area to reinvigorate

and sustain areas of the City. G1-8 describes a goal to invest in additional commercial opportunities, highlight Downtown and Lincoln Way.

The Land Use Element also includes land use designation descriptions for Core and Redirection Areas that describe desired goals, design guidelines, and public action to support reinvestment and expansion of commercial and housing opportunities, update parking facilities, and improved multi-modal facilities. Community Character Element policy C4 identifies a priority of recognizing and reinforcing the sense of place for Downtown.

The Downtown Gateway Focus Area is part of the 2018 Lincoln Way Corridor Plan and the primary area planned for new development, including the Lincoln Way Mixed Use Development project. This area is intended to foster redevelopment with a commercial focus that may include residential development. It has been identified as a priority redevelopment area. The Corridor Plan also identifies the area between Oak Avenue and Grand Avenue, the location of the Indoor Aquatics Center as focus area for encouraging redevelopment.

The character and vision of Downtown Gateway area should be complimentary to the existing downtown character. The Downtown Gateway Area includes opportunity for collective parking, reduced parking, increased design scrutiny in order to create appealing massing and height through building materials, architectural features, etc., minimizing automotive service-oriented uses, wide sidewalks and improved streetscape along Lincoln Way. This would include uses like, but not limited to, boutique hotel, entertainment and retail, outdoor open space for events and commercial uses, office and employment. Kellogg Avenue is to be the focal point providing a strong connection to the heart of Downtown at Main Street.

The combination of projects and consistency with the City’s Comprehensive Plan will address the objectives and purposes of the URA and Plan. The objectives and proposed projects outlined in this Urban Renewal Plan are consistent with the above goals and policies identified and adopted as part of the City's planning process and identified below:

Public Improvement Projects:

Project	Estimated Costs*	Rationale
Two-story Indoor Aquatics Center, completed 2026	Completed	
Reconstruction or construction of roadways and public parking facilities, including adjacent landscaping and public sidewalks. Near term improvements may include 6th Street, various intersection, and Duff Avenue.	The City is currently evaluating the feasibility of a parking garage within the CBD Lot X. The cost of the project is undetermined and may vary based upon final design and timing. An estimate of $20,000,000 may apply to the parking project. Estimate of $3 million for roadways. Other improvements may occur as early as FY2027-28, but final timing and costs are unknown.	The City is anticipating the need to improve the access and function of roadways for vehicular traffic routes with reconfiguration of intersections, on-street and off-street parking, and streetscapes throughout the Area. This includes improvements to public parking lots located both to the south of the railroad tracks and north of the railroad tracks.
Downtown Public Space and Amenities – Construct new 1-acre plaza located at 5th Street and Clark Avenue, and other smaller plazas or public spaces and amenities within the Area.	Undetermined timing. Costs may vary based upon final design and timing with an initial estimate of $3 million to $5 million.	A main plaza is located at Clark and 5th in the heart of downtown with water features and ice skating to attract visitors. Other smaller plaza types public spaces, e.g. Tom Evans, may be expanded and improved over the life of the plan as future redevelopment occurs.

Pedestrian and bicycle new and enhanced facilities, including a potential pedestrian bridge crossing of the railroad tracks.	Undetermined Costs may vary based upon final design and timing with an initial estimate of $2million to $5 million.	Improved connectivity is needed for the area and it is goal of the City to support enhanced multi-modal transportation options. Improved connections will facilitate commerce between retailers. These improvements may be built in conjunction with a development project or as a standalone project.
Other Infrastructure Modification and Improvements Rehabilitation, extension, and relocation of water, sanitary sewer, storm water, trash and recycling, electric, communication, gas utility infrastructure, and other similar private/public infrastructure.	Undetermined Costs may vary based upon final design and timing with an initial estimate of $1million to $3 million.	The City is anticipating the need for any or all of these utilities and other similar private and public utilities to require changes in location and capacity are needed in order to support redevelopment.

Other Projects and Development Agreements:

Project	Estimated Incentive	Rationale
The City expects to enter a Development Agreement(s) for private redevelopment projects throughout the URA. Notably the planned mixed-use site between Clark and Kellogg on Lincoln Way, known as The Linc, is planned to have a Master Developer, which the City would provide economic development support using tax increment financing. The Linc project is anticipated to consist of offices, retail, restaurants, apartments, hotel, and conference space. This development is expected to start construction in FY 26-27. Additional phases of redevelopment are anticipated between Kellogg and Duff Avenue. Other redevelopment projects will occur throughout the expanded URA.	Incentives will be negotiated on an individual basis with a developer based upon a financial need analysis and consistency with development goals for the area. The actual amount is unknown at this time as the specific project has not been finalized, for planning purposes the amount of TIF in total for all development agreements could be up to $56,000,000, depending on the size and scale of a final proposal. This amount of TIF would be for all potential types of redevelopment projects.	Office, residential, and mixed-use development are needed to provide a urban live and work opportunity not presently in Ames to retain workforce. A full service hotel and event space would promote increased tourism and visitors downtown and meet existing needs of the business community. Additional office space is needed for new and existing businesses to grow or relocate.

Economic Development Grants (examples include, but not limited to, façade improvement grants and loans for private small businesses and redevelopments, including but not limited blight elimination, vacant ground commercial storefront business improvements, building rehabilitation and construction, and site improvements)	Individual grant awards or loan amounts would determined at a later date and utilize a matching investment concept. TIF could be a source of funding for this program with an estimated value of $3 million.	To spur property improvements and remove blight the City may need to provide direct assistance to businesses seeking to make improvements to buildings or to occupy underutilized and vacant space. This activity supports economic development focused on business start-ups, primarily for small business consistent with the character of the area.
Property Acquisition and Site Clearance	The City may acquire property to address conditions of blight. The City may also acquire property for economic development purposes. Specific properties and costs are unknown, but not to exceed $6,000,000 utilizing TIF.	To spur property improvements and remove blight, the City may need to acquire properties. The City in some cases may acquire facilitate land assemblage for economic development purposes.
Planning and Design Studies and Surveys	Improvements to the area will require studies and design that may be undertaken by the City or by consultants directed by the City. The City is currently in the process of completing a planning feasibility study for a Downtown parking garage. Actual costs and timing of other studies are unknown, but may be funded by TIF for up to $1million.	

*****All project activities are estimates and final costs may vary.

The City may also determine to use tax increment financing to provide other incentives such as loans or tax rebates to developers in connection with blight remediation and/or

commercial development or other urban renewal projects. The City may determine to use tax increment financing to reimburse the City for any obligation or advances.

If the City determines that construction of a parking facility is a public building as defined by Chapter 403 and it determines the need to utilize TIF, the City will consider an amendment to the Plan as necessary to address findings of feasibility regarding use of TIF for a public building.

Nothing herein shall be construed as a limitation on the power of the city to exercise any lawful power granted to the City under Chapter 403.

VII. TYPES OF RENEWAL ACTIVITIES

A. Tax Increment Financing

Review of the proposed projects by City has resulted in a determination that financial assistance is likely required in order to make the projects financially viable through the use of Tax Increment Financing outlined in Chapter 403 of the Code of Iowa for public improvements and private development.

Under the Iowa Urban Renewal Law, in order to assist in the development of new private enterprises, the City may be requested to provide a property tax incentive in the form of an agreement that returns certain incremental property tax revenues to a developer as economic development payments. As part of the establishment of an urban renewal area, the City may adopt an ordinance to create a tax increment district(s) (the "TIF District"), within which the property taxes eventually paid by new private development will be used to pay costs of urban renewal projects, including economic development agreements. The use of these tax revenues in this manner is known as tax increment financing ("TIF").

Depending on the date on which a TIF District is legally established and the date on which debt is initially certified within a TIF District, an original taxable valuation is established for the property within a TIF District, which is known as the "base valuation." The "base valuation" is the assessed value of the taxable property in a TIF District as of January 1 of the calendar year preceding the calendar year in which a City first certifies the amount of any obligations payable from TIF revenues to be generated within that TIF District. When the value of the property inside a TIF District increases by virtue of new construction or any other reason, the difference between the base valuation and the new property value is the "tax increment" or "incremental value."

Procedurally, after tax increment debt has been incurred within a TIF District, property taxes levied by the city, the county, the school district and the area college against the incremental value, with the exception of taxes levied to repay debt incurred by those jurisdictions and the school district physical plant and equipment and instructional support levies, are allocated by state law to the City's tax increment fund rather than to each jurisdiction. These new tax dollars are then used to repay any tax increment obligations incurred in the Urban Renewal Area.

Review of the proposed urban renewal projects by City has resulted in a determination that financial assistance is likely required in order to make the projects financially viable through the use of Tax Increment Financing outlined in Chapter 403 of the Code of Iowa for public improvements and private development.

The City may itself finance public facilities and improvements with Tax Increment Financing (TIF) in accordance with the projects described above.

Additionally, the City intends to enter into a Tax Increment Financing (TIF) rebate agreement with property owners, business owners, or private developers for projects that meet the objectives of the plan. This may include a rebate of up to 100 percent of eligible incremental property taxes for the maximum allowed number of years. or an amount not to exceed $56,000,000, whichever comes first. A TIF agreement will be structured such that the amount of the TIF rebate will not be included as debt subject to the state mandated debt limitation.

Additionally, studies and surveys, property acquisition, public improvement, and economic development grants and loans utilizing TIF may also be used to eliminate blight and facilitate redevelopment, building, and site rehabilitation with a total funding estimate of up to $26,000,000.

B. General Obligation Bonds

The Iowa Urban Renewal Law also allows a municipality the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements and facilities within the Area, including but not limited to the indoor aquatics facility and parking garage.

VIII. PROPERTY ACQUISTION/DISPOSITION

The City may acquire property within the area for purposes and objectives consistent with this Plan, which may include the use of eminent domain, as allowed under Chapter 403 and 6A. The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

IX. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect until it is repealed by the City Council. State law allows the collection of incremental property taxes generated within the Urban Renewal Area to continue with no statutory sunset when an Urban Renewal Area's purpose is to address slum and blighted areas along with promoting economic development for commercial development. Each project or activity to which incremental property tax revenues

will be devoted will be subject to such restrictions as may be deemed necessary and appropriate by the City Council.

X. PLAN AMENDMENTS

This Urban Renewal Plan may be amended in accordance with the procedures set forth in Chapter 403 of the Code of Iowa in order to carry out any purposes consistent with state law.

XI. CITY DEBT INFORMATION

Chapter 403 of the Code of Iowa requires that any urban renewal plan include certain information with respect to City general obligation debt, ability to incur additional debt and the amount of proposed tax increment debt to be incurred.:

1.	FY 2021-22 Constitutional Debt Limit	$364,431,710 *
2.	Current Outstanding General Obligation Debt:	$119,520,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for all of the Eligible Urban Renewal Projects has not yet been determined. This document is merely for planning purposes. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area or the issuance of General Obligation Bonds through referendum. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately $82,000,000 of TIF. (This total does not include financing costs related to debt issuance, which will be incurred over the life of the Area).	Maximum TIF 82,000,000

*Preliminary; subject to change

EXHIBIT A: URBAN RENEWAL AREA BOUNDARY

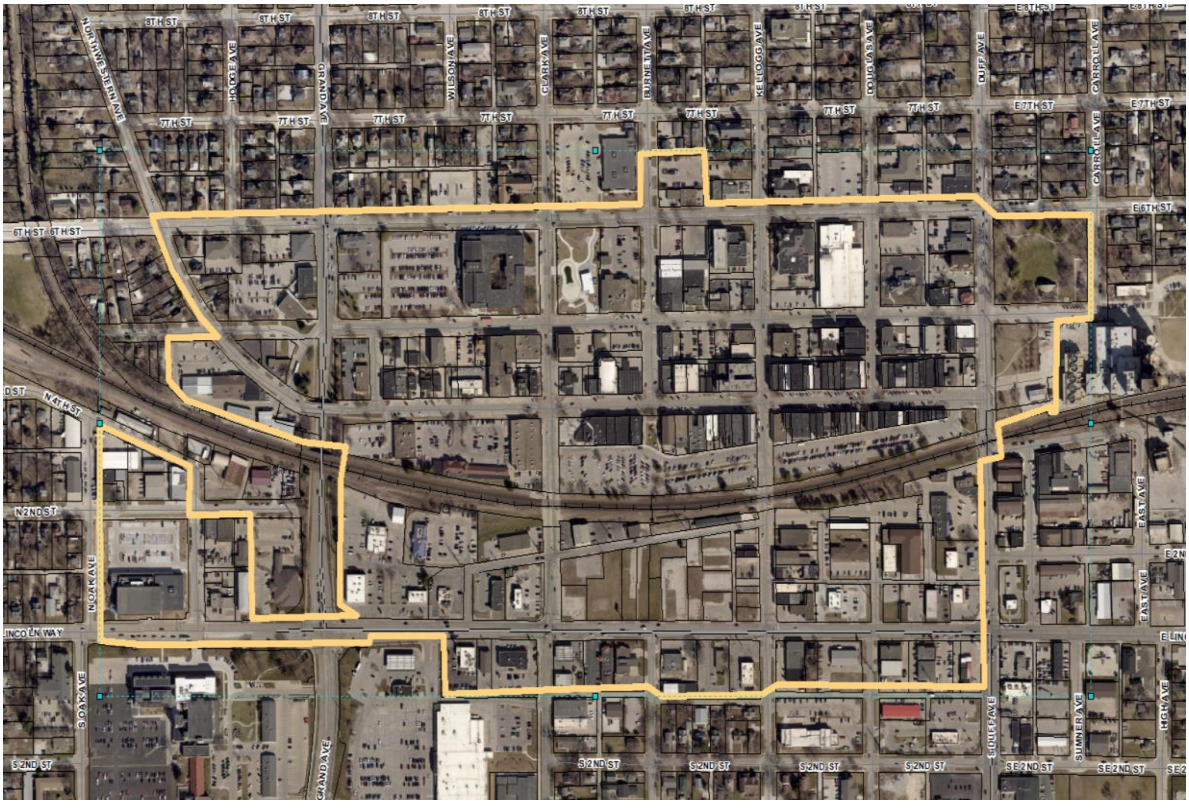


EXHIBIT B: LEGAL DESCRIPTION

The original district boundary is being restated in whole with that additional areas of the 2026 Amendment, see also map of boundaries.

Beginning at the southeast corner of Block 23, College Park Addition First North; thence east on the north Right-of-Way of 6th Street to the southeast corner of Parcel B, Block 22, Blair's Addition; thence north on the west right-of-way of Burnett avenue to the extended north lot line of Lot 8, Block 4, Original Town; thence east on said extended north line to east Right-of-Way of the north-south alley in said Block 4; thence south on the alley east line to the southwest corner of Lot 5 of said Block 4; thence east on the north Right-of-Way line of 6th Street to the center of Duff Avenue; thence southeasterly to the northwest corner of Block 37 , Blair's 2nd Addition; thence east on the north line of said Block 37 to the northeast corner thereof; thence south on the east line of said Block 37, also being the west Right-of-Way line of Carroll Avenue, extended to the south Right-of-Way line of East 5th Street; thence west on said south Right-of-Way line, 132 feet; thence due south to the north railroad Right-of-Way line of Chicago and Northwestern Transportation Company; thence westerly on said north Right-of-Way line to a point on the east Right-of-Way line of Duff Avenue; thence south on said east Right-of-Way line to a point 12 feet north of the northeast corner of Lot 1, Borne's addition; thence westerly to the centerline of Duff Avenue and the south Right-of-Way line of said railroad; thence southwesterly on said railroad south Right-of-Way to the northeast corner of Lot 1, Duff Centre Subdivision; thence south on the west Right-of-Way line of Duff Avenue to the southeast corner of Lot 1, Block 1, Black's Addition; thence west on the north line of the alley in said Block 1 and Block 2 of said Black's Addition on the extended north line of said alley to the west Right-of-Way of South Kellogg Avenue; thence south on said west Right-of-Way line to the southeast corner of Lot 1, Block 3 of said Black's Addition; thence west on the north line of alley to the southwest corner of Lot 4, Block 3 of said Black's Addition; thence northwesterly to the southeast corner of Lot 1, Block 4, of said Black's Addition; thence west on the north alley line to the southwest corner of Lot 6, Block 4, of said Black's Addition; thence southwesterly to the northeast corner of Lot 8, Block A, Black's 3rd Addition; thence west on the north line of

Lot 7 and Lot 8 to the northwest corner of Lot 7, Block A, of said Black's 3rd Addition; thence north on the west line of Lot 6 of said Block A to the south Right-of-Way line of Lincoln Way; thence west on said south Right-of-Way 298.9 feet; thence southwesterly on said south Right-of-Way 31.24 feet; thence west on said south Right-of-Way line to a point of intersection with the extended east Right-of-Way line of North Oak Avenue; thence north on said east Right-of-Way line to the northwest corner of Lot 6, Block 4, College Park Addition; thence southeasterly on the north line of said Block 4 to the northeast corner of Lot 1 of said Block 4; thence south to the northeast corner of Lot 1, Block 3, of said College Park Addition; thence east on the south Right-of-Way of North 2nd Street to a point of intersection with the extended east line of Lot 2, Block 2, of said College Park Addition; thence south on the said east line to the southeast corner of Lot 7 of said Block2; thence east on the north Right-of-Way line of Lincoln Way, 420 feet to a point on the south line of Lot 1, Grand Junction Subdivision , 2nd Addition; thence northwesterly 77.31 feet, point being on the east Right-of-Way line of Grand Avenue; thence north on said east Right-of-way to the northwest corner of said Lot 1, Grand Junction Subdivision , 2nd Addition; thence north to the southwest corner of Parcel A, Instrument number 94-06868, point being on the north Right-of-Way of said Railroad; thence west on said north Right-of-way of railroad to the southeast corner of lot 5, Block 29, College Park Addition Second North; thence north on the east line of said Lot 5 to the south Right-of-Way of 5th Street; thence east on the north line of said Block 29 to a point of intersection with the west Right-of-Way line of Northwestern Avenue; thence northwesterly on the said west Right-of-Way of Northwestern Avenue to the point of beginning.

North Dayton Industrial Subdivision Urban Renewal Area Amendment

The North Dayton Industrial Subdivision Urban Renewal Area Amendment increases the area and modifies the projects within the URA. All other aspects of the Plan will remain in effect.

1) Additional Area.

The boundaries are being increased to include the Dayton Avenue right-of-way and E. 13th street Right-of-way. Exhibit A includes a map of the additional area and a description of the added area. The expanded area is for economic development purposes.

2) Projects.

The projects that may be undertaken within the Urban Renewal Area are expanded to include public improvements serving the development of the area. The costs stated are estimates for the projects, but actual costs will vary. Final dates and cost may vary based upon timing and The projects may be undertaken by the City as public improvements or in conjunction with private development. By virtue of the identified projects below, the allowable urban renewal projects with the Plan are modified to include:

a. Dayton Avenue

Dayton Avenue is planned to accommodate additional traffic with the growth and expansion of the City. Development will require improvements to serve increased traffic in this area. Improvements may include the reconstruction, rehabilitation, or widening and any other related improvements, such as lighting and storm drainage. The project may be funded with TIF to reimburse the City for internal loans or other indebtedness for the improvements. The timing and cost of the project are unknown at this time, the estimated cost of the project funded by TIF is $3.0 million.

b. Shared Use Path and Sidewalks

The City endeavors to expand multi-modal transportation facilities to serve east Ames. Shared Use Path improvements may occur along E 13th Street and Dayton Avenue. This includes the construction, reconstruction, and rehabilitation of shared use paths and sidewalks along with other associated streetscape improvements.

The project may be funded with TIF to reimburse the City for internal loans or other indebtedness for the improvements. The timing and cost of the project are unknown at this time, the estimated cost of the project funded by TIF is $1.5 million.

c. E. 13th Street

East 13th Street is planned to accommodate additional traffic with the growth and expansion of the City. Public improvements to East 13th street will be needed to serve the increased traffic in this area. Improvements may include the reconstruction, rehabilitation, or widening and any other related roadway improvements, such as lighting and storm drainage. The project may be funded with TIF to reimburse the City for internal loans or other indebtedness for the improvements. The timing and cost of the project are unknown at this time, the estimated cost of the project funded by TIF is $2.5 million.

d. North Dayton Industrial Subdivision Developer Rebate

The current North Dayton Industrial Subdivision developer rebate project approved with the original Plan is already underway. The original TIF maximum was for the project. Due to cost increases, the maximum value is amended to $3.2 million

3) Required Financial Information

The following information is required per Section 403.17 of the Code of Iowa

Constitutional debt limit of the City: $364,431,710

Outstanding General Obligation debt of the City: $119,520,000

Additional debt to be incurred with the proposed Amendment: $7,231,736*

*as noted with the original Plan, any or all of the incurred debt may be subject to a non-appropriation clause on an annual basis. Financing costs are not included.

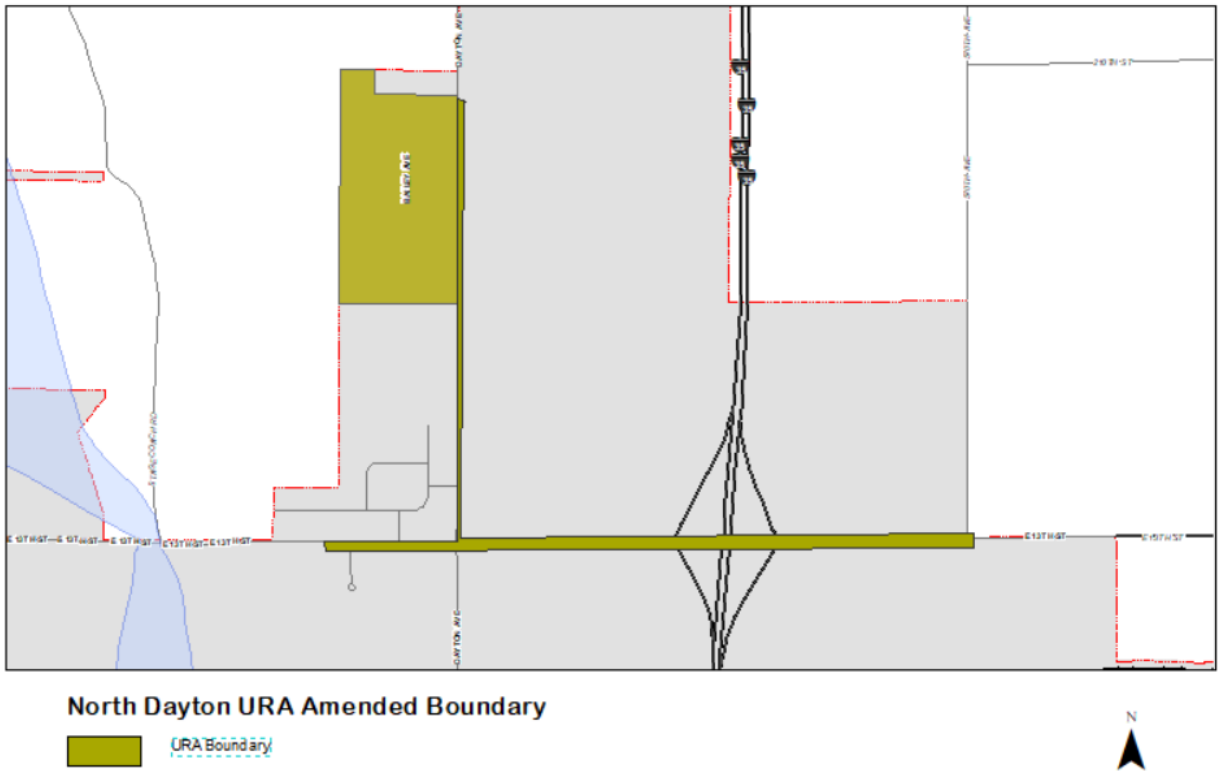
Exhibit A- Urban Renewal Area Amendment Description

Certain real property situated in the City of Ames, Story County, State of Iowa described as follows:

All of the public right-of-way for Dayton Avenue between the starting point at the Northeast Corner of Lot 6 in the North Dayton Industrial Subdivision 1st Addition extending south approximately 500 feet south of the intersection with East 13th street

Additionally, all of the public right-of-way of East 13th Street between the point starting 500 feet west of the McCormick Avenue intersection and extending east to a point 800 feet beyond the intersection with Dayton Avenue.

All original area will remain within the URA.



URBAN RENEWAL PLAN
CAMPUSTOWN URBAN RENEWAL AREA

CITY OF AMES, IOWA

November 12, 2013

Amended November__ 2026

I. INTRODUCTION

Chapter 403 of the Code of Iowa authorizes cities to establish areas within their boundaries known as "urban renewal areas," and to exercise special powers within these areas.

The process by which an economic development urban renewal area may be created begins with the preparation of an urban renewal plan for a proposed geographic area. An amendment to the URA and Plan shall follow the same procedures.

In addition to defining an area, Iowa Code requires preparation of a Plan identifying the purpose of the URA and the types of projects and activities that will occur within the URA. An amendment to the URA and Plan shall follow the same procedures.

Initially, the Campustown Urban Renewal Area (URA) was established at the request of a developer for economic development purposes. The URA is proposed to be expanded in area and purpose through the amendment. The amendment is necessitated to include sites for new housing opportunities near Iowa State University that create the need for additional improvements that were not included in the original Plan. The Campustown URA is also expanded to include commercial areas that make up the historical Campustown business district. The purpose of the Campustown Urban Renewal Area is being expanded beyond solely economic development purposes to also include removal of slum and blight. The combination of facilitating redevelopment to remediate Slum and Blight and to expand housing opportunities for economic development purposes will better align with the City's objectives and better serve the area's growing population.

Chapter 15A of the Code of Iowa declares that economic development is a "public purpose" and authorizes local governments to make grants, loans, guarantees, tax incentives and other financial assistance to private enterprise. The statute defines "economic development" as including public investment involving the creation of new jobs and income or the retention of existing jobs and income that would otherwise be lost.

A City's Plan and Zoning Commission must review the plan and inform the City Council if it is consistent with the City's general plan, for Ames this is Ames Plan 2040. All affected counties and school districts must be notified and given an opportunity to comment on the plan. The City Council must hold a public hearing on the urban renewal plan, following which, the Council may approve the plan.

This document is intended to serve as the Urban Renewal Plan for an urban renewal area to be known as the Campustown Urban Renewal Area (the "Urban Renewal Area"). It is intended that this Urban Renewal Plan will guide the City in promoting economic development by private enterprises and the construction of public improvements and facilities. These combined activities will assist in the removal of slum and blight and further the City's economic development goals, including the provision of housing. This document is an Urban Renewal Plan within the meaning of Chapter 403 of the Code of Iowa, and it sets out the proposed projects to be undertaken within the Urban Renewal Area.

II. DESCRIPTION OF URBAN RENEWAL AREA

The Campustown Urban Renewal Area will include approximately 64 acres of land. The area is located south of the Iowa State University Campus and approximately 1 mile to the northwest along Ontario Street, connected by the Lincoln Way, Hyland, and Ontario/E 13th Street rights-of-way, as depicted in Attachment A. A legal description of the property is attached hereto as Exhibit B.

III. AREA DESIGNATION

The Urban Renewal Area is being designated with a mixed designation. The URA is designated as both an economic development area appropriate for the promotion of commercial and residential development and as an area in which blighted conditions exist and is suitable for remediation activities.

Appropriateness for commercial and residential development is based upon the City's Comprehensive Plan and zoning designations.

Blight conditions apply to a subset of properties within the overall area that meet the Code of Iowa definition of blight. Properties along Chamberlain, Lincoln Way, Stanton, Welch and Hayward, consist of outdated and deteriorated buildings and deteriorated and nonconforming site improvements. Several properties on Welch Avenue and Lincoln Way are vacant and/or abandoned. Properties along Sheldon face redevelopment issues due to their configuration versus contemporary building requirements.

IV. BASE VALUE

If the Urban Renewal Area is legally established, and a Tax Increment Financing (TIF) ordinance is adopted, then the "base value" of the Area will be the assessed value of the taxable property within the TIF Ordinance area as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt to the Area pursuant to Iowa Code Section 403.19. The base value will be determined independently for each Tax Increment Financing Ordinance adopted to implement the Plan.

V. URBAN RENEWAL OBJECTIVES

The primary objectives for development within the Urban Renewal Area are:

1. To contribute to a diversified, well-balanced local economy by creating job opportunities and strengthening the property tax base.

2. To stimulate private investment in the area known as Campustown through public action and commitment, and to encourage job retention, growth and expansion through the use of various incentives.

3. To provide tax increment incentives in the form of economic development payments or other methods authorized by state law.

4. To help finance the cost of constructing public facilities and infrastructure and improvements in support of commercial and residential development, including but not limited to road projects, water, sanitary sewer, public space, parking, stormwater drainage, and public utilities.

5. To promote development utilizing any other objectives allowed by Chapter 403 of the *Code of Iowa*.

6. To increase the availability of housing opportunities, which may in turn attract and retain local industries and commercial enterprises that will strengthen and revitalize the economy of the State of Iowa and the City of Ames.

7. To stimulate, through public action and commitment, private investment in new housing and residential development, and nearby commercial development.

8. To plan for and provide sufficient land for residential development in a manner that is efficient from the standpoint of providing municipal services.

VI. RENEWAL PROJECTS AND ACTIVITES

The purpose of this Urban Renewal Plan is to facilitate and complement redevelopment in the Urban Core of Ames and other future redevelopment and infill projects consistent with City plans and zoning. To this end the City may engage in planning and design studies, acquire property, provide private development incentives of grants, property tax rebates, or loans, apply or implement building and property maintenance programs for remediation of or prevention of blight, and finance and construct, repair, or rehabilitate public improvements. Nothing in this section should be construed as limiting the range or types of activities or powers granted to the City under Chapter 403 or any other provisions of the Code of Iowa in furtherance of the Urban Renewal Plan.

The original purpose of the Urban Renewal Plan was a response by the City to a request from a developer known as Kingland Systems related to the construction of a facility for retail and office uses on property located within the Urban Renewal Area. Review of the proposed project by the developer and City staff has determined that financial assistance is required to make the project economically viable. The Kingland Systems project has since been completed, however additional projects are needed to achieve the overall purpose of the Urban Renewal Area.

Projects and Activities	Estimated Date*	Estimated Cost*	Rationale
Chamberlain Street Public Infrastructure and Reconstruction, for all associated improvements within the right-of-way	2027-2040	$1,400,000	To provide infrastructure necessary to support development of the area including reconstruction/ rehabilitation to restore the structural integrity of the roadway and sidewalks. May include related utility upgrades as well.
Hyland and 13th Street Intersection Public Improvements for Reconstruction generally from Hyland to the Union	2027-2040	$900,000	To provide infrastructure necessary to support development of the area including reconstruction/rehabilitatio

Pacific Railroad Bridge for all associated improvements within the right-of-way			n to improve the conditions and operations of the intersection
Lincoln Way Public Infrastructure and Reconstruction for all associated improvements within the right-of-way	2027-2029	3,800,000	To provide infrastructure necessary to support development of the area including reconstruction/ rehabilitation to restore the structural integrity of the roadway and sidewalks. May include related utility upgrades as well.
Developer Rebate for Scholl Road Public Improvements of Reconstruction North of 13th Street to the South edge of the Railroad Right-of-way	2027-2040	$870,000	To provide infrastructure necessary to support development of the area including reconstruction/ rehabilitation to restore the structural integrity of the roadway
Campustown Other Public Improvements (construction, reconstruction and rehabilitation of public improvements and enhancements such as paving, streetscape, lighting, trash and recycling, sidewalks, parking, public space, storm water, other similar	2027-2040	$3,000,000 - $5,200,000	To provide enhancements to the environment to spur investment in and redevelopment of the area

private/public infrastructure)			
Economic Development Grants (examples include, but not limited to, improvement grants and loans for private small businesses and redevelopments, including but not limited blight elimination, vacant ground commercial storefront business improvements, building rehabilitation and construction, and site improvements)	2027-2050	$250,000 – $2,000,000	To provide financial incentive to spur business investment and existing building improvements in the area
Economic Development Rebate to Developers for redevelopment of properties within the Campustown area south of Lincoln Way.	2027-2050	$19,000,000	To provide financial incentives to spur building improvements and redevelopment of commercial, mixed use, and high density residential development.
Planning and Engineering Studies; Attorney Fees; and other related costs of planning for and implementing projects.	2027-2050	$1,000,000	Support of Urban Renewal Projects and Planning that in turn support improvements of the area
Total		$34,170,000*	

*Final Dates and Cost may vary based upon timing and actual project scope.

VII. CITY DEVELOPMENT PLANS AND POLICIES

The City has a general plan for the physical development of the City, as outlined in a comprehensive plan, Ames Plan 2040, adopted December 2021. The goals and objectives of this Urban Renewal Plan, including the urban renewal projects, are in conformity with the City's Comprehensive Plan.

Ames Plan 2040 designates the portion of the URA south of Lincoln Way as Core, a designation that applies to the City's two central districts, downtown and Campustown. The goals for this designation reinforce the goals of the URA, to maintain their status as central districts and support their growth:

- Maintain status as significant centers of public life and community.
- Continue to provide opportunities for business innovation and small business.
- Expand with a variety of new uses, including living environments, into underutilized surrounding areas, while reinforcing adjacent neighborhoods.

The Plan further states that to meet these goals, the Development Guidelines support redevelopment and public investment in these areas:

- Continued investment and updating of the public environment as community destinations.
- Improvement of routes and facilities for alternative transportation, including bicycle infrastructure and parking; and comfortable and direct connections to the city shared use path system.
- Support for continued urban commercial and mixed-use development.
- Support high intensity floor area ratios and minimum development intensity standards.
- Avoid prominent surface parking lots and plan for structured parking with new development and redevelopment.

Specific Public Actions the Plan outlines towards these goals include allowing high intensity infill development options that meet street level design objectives.

Ames Plan 2040 includes Redirection areas, or areas where changes in use or development patterns are anticipated over the next 20 years and that are opportunities for major redevelopment. While the portion of the URA north of Ontario is designated as Civic – University by Ames Plan 2040 as it was previously owned by Iowa State University, the Plan states that the Redirection area goals and policies apply to government-owned lands that are no longer used for government

purposes. Change in these areas to urban uses that address housing and development goals of the City are supported by the Comprehensive Plan.

Specific Public Actions identified by the Plan for Redirection areas that supports the URA designation are to:

- Identify potential development incentives necessary to realize the goal for redevelopment areas, including public improvements, assistance with land assembly where possible and site preparation, and tax increment financing for redirection projects that meet city development priorities.

- Monitor infrastructure quality and availability with potential redevelopment in redirection areas. Evaluate infrastructure to determine capacity to support land use intensification.

VIII. TAX INCREMENT FINANCING PROCEDURES

Under the Iowa Urban Renewal Law, in order to assist in the development of new private enterprises, the City may be requested to provide a property tax incentive in the form of an agreement that returns certain incremental property tax revenues to a developer as economic development payments. As part of the establishment of an urban renewal area, the City will adopt an ordinance to create a tax increment district (the "TIF District"), within which the property taxes eventually paid by new private development will be used to pay costs of urban renewal projects, including economic development agreements. The use of these tax revenues in this manner is known as tax increment financing ("TIF").

Depending on the date on which a TIF District is legally established and the date on which debt is initially certified within a TIF District, an original taxable valuation is established for the property within a TIF District, which is known as the "base valuation." The "base valuation" is the assessed value of the taxable property in a TIF District as of January 1 of the calendar year preceding the calendar year in which a City first certifies the amount of any obligations payable from TIF revenues to be generated within that TIF District. When the value of the property inside a TIF District increases by virtue of new construction or any other reason, the difference between the base valuation and the new property value is the "tax increment" or "incremental value."

Procedurally, after tax increment debt has been incurred within a TIF District, property taxes levied by the city, the county, the school district and the area college against the incremental value, with the exception of taxes levied to repay debt incurred by those jurisdictions and the school district physical plant and equipment and instructional support levies, are allocated by state law to the City's tax increment fund rather than to each jurisdiction. These new tax dollars are then used to repay any tax increment obligations incurred in the Urban Renewal Area.

Review of the proposed projects by City has resulted in a determination that financial assistance is likely required in order to make the projects financially viable through the use of Tax Increment Financing outlined in Chapter 403 of the Code of Iowa for public improvements and private development.

The City may itself finance public facilities and improvements with Tax Increment Financing (TIF) in accordance with the projects described above.

Additionally, the City intends to enter into a Tax Increment Financing (TIF) rebate agreement with private developers for projects that meet the objectives of the plan. This may include a rebate of up to 100 percent of eligible incremental property taxes for the maximum allowed number of years per project Any commitments to Development Agreements with TIF rebates will include a non-appropriation clause so as to not constitute debt to the City. Use of TIF may also be a loan or forgivable loan.

IX. General Obligation Bonds

The Iowa Urban Renewal Law also allows a municipality the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements and facilities within the Area.

X. PROPERTY ACQUISTION/DISPOSITION

The City may acquire property within the area for purposes and objectives consistent with this Plan, which may include the use of eminent domain, as allowed under Chapter 403 and 6A. The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

XI. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect until it is repealed by the City Council. State law allows the collection of incremental property taxes generated within the Urban Renewal Area for the existing TIF Area for 20 years and for new TIF Areas created to address slum and blight for the life of the Plan. State law allows the collection of incremental property taxes generated within the Urban Renewal Area to continue with no statutory sunset when an Urban Renewal Area's purpose is to address slum and blighted areas. Each project or activity to which incremental property tax revenues will be devoted will be subject to such restrictions as may be deemed necessary and appropriate by the City Council

XII. PLAN AMENDMENTS

This Urban Renewal Plan may be amended in accordance with the procedures set forth in Chapter 403 of the Code of Iowa in order to carry out any purposes consistent with state law.

XIII. CITY DEBT INFORMATION

Chapter 403 of the Code of Iowa requires that any urban renewal plan include certain information with respect to City general obligation debt, ability to incur additional debt and the amount of proposed tax increment debt to be incurred.

1.	Current Constitutional Debt Limit	$364,431,710
2.	Current outstanding general obligation debt	$119,520,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately $34,170,000 as stated in the next column:	$34,170,000 (This amount does not include costs related to financing.)

XIV. SEVERABILITY CLAUSE

If any part of the Plan is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Plan as a whole, or any part of the Plan not determined to be invalid or unconstitutional.

EXHIBIT A
Legal Description

CAMPUSTOWN URBAN RENEWAL AREA

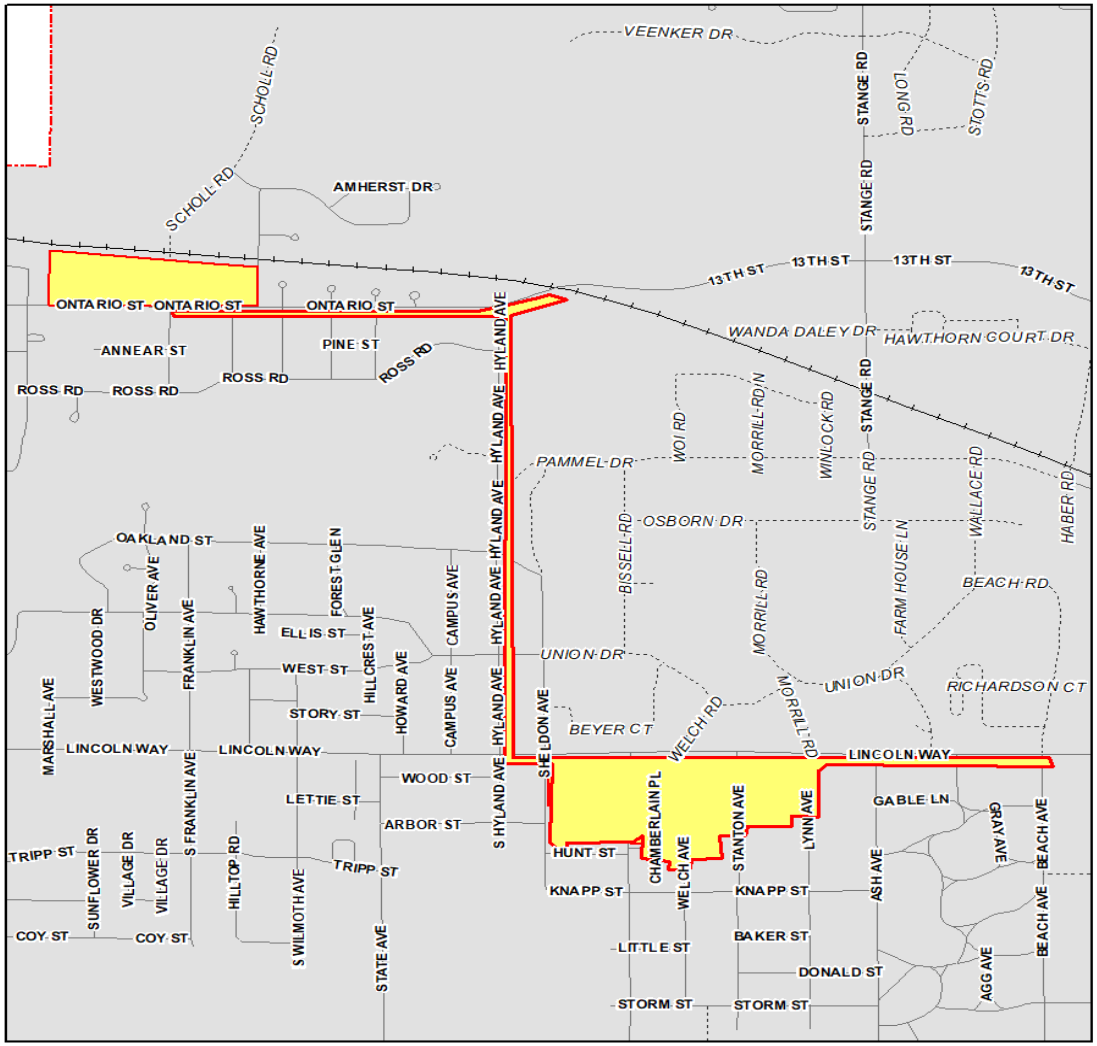
BEGINNING AT A POINT AT THE INTERSECTION OF LINCOLN WAY AND LYNN AVENUE, BEING ALSO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 83, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, THENCE EAST ALONG SAID NORTH LINE 10 FEET, THENCE SOUTH APPROXIMATELY 534 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID LYNN AVENUE, THENCE WEST APPROXIMATELY 50 FEET TO THE SOUTHEAST CORNER OF THE NORTH 45 FEET OF SUBLOT 5, GREER'S SUBDIVISION OF LOT 24, PARKER'S ADDITION SUBDIVISION (BOOK 533, PAGE 314), THENCE S89°24'05"W 153.58 FEET TO THE SOUTHWEST CORNER OF THE NORTH 46 FEET OF SAID SUBLOT 5, THENCE S00°46'07"E 10.9 FEET TO THE SOUTHEAST CORNER OF SAID SUBLOT 5, THENCE N89°40'05"W 18.46 FEET TO THE NORTHWEST CORNER OF THE EAST 172 FEET OF LOT 17, PARKER'S ADDITION (BOOK 533, PAGE 314), ALSO BEING THE NORTHWEST CORNER OF PARCEL Y, PARKER'S ADDITION (INSTR. 2007-00004895), THENCE S00°51'07"E 73.85 FEET TO THE SOUTHWEST CORNER OF SAID EAST 172 FEET OF LOT 17, THENCE S89°32'49"W ON THE SOUTH LINE OF PARCEL S (SLIDE 110 PAGE 1) APPROXIMATELY 330 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STANTON AVENUE, THENCE SOUTH APPROXIMATELY 95 FEET ALONG SAID EAST RIGHT-OF-WAY LINE, THENCE WEST APPROXIMATELY 64 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF THE TERRA FIRMA SUBDIVISION, SECOND ADDITION (INSTR. 2002-08726), THENCE N89°46'08"W APPROXIMATELY 189.41 FEET TO A POINT ALONG THE EAST LINE OF LOT 8, BLOCK 1, BEARDSHEAR'S ADDITION, THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8 AND THE EAST LINE OF LOT 9, BLOCK 1, OF SAID BEARDSHEAR'S ADDITION, APPROXIMATELY 106 FEET TO THE SOUTHEAST CORNER OF THE NORTH 60 FEET OF SAID LOT 9, THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 60 FEET OF LOT 9, BLOCK 1, OF SAID BEARDSHEAR'S ADDITION, APPROXIMATELY 190 FEET TO A POINT ALONG THE EAST RIGHT-OF-WAY LINE OF THE WELCH AVENUE RIGHT-OF-WAY, THENCE SOUTH APPROXIMATELY 200 FEET ALONG SAID EAST RIGHT-OF-WAY LINE, THENCE WEST APPROXIMATELY 66 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, OF SAID BEARDSHEAR'S ADDITION, THENCE WEST APPROXIMATELY 200 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO A POINT ALONG THE WEST LINE OF THE NORTH SOUTH ALLEY IN BLOCK 2 OF SAID BEARDSHEAR'S ADDITION, THENCE NORTH APPROXIMATELY 156 FEET ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 3, OF BEARDSHEAR'S ADDITION AND WALTERS SUBDIVISION, BEING ALSO A POINT ALONG THE NORTH RIGHT-OF-WAY LINE OF HUNT STREET, THENCE WEST APPROXIMATELY 247.75 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ALONG THE WEST RIGHT-OF-WAY LINE OF HAYWARD AVENUE, THENCE NORTH APPROXIMATELY 90 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF PARCEL H OF THE

NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 83, RANGE 24 (INSTR. 2011-01578), THENCE N89°49’44”W 396.4 FEET ALONG THE SOUTH LINE OF SAID PARCEL H, THENCE S0°18’59”E 8 FEET ALONG THE SOUTH LINE OF SAID PARCEL H, THENCE N89°49’44”W 121.44 FEET ALONG THE SOUTH LINE OF SAID PARCEL H, THENCE S0°18’59”E 84 FEET ALONG THE SOUTH LINE OF SAID PARCEL H, THENCE N89°49’43”W 88.15 FEET ALONG THE SOUTH LINE OF SAID PARCEL H TO THE SOUTHWEST CORNER THEREOF, THENCE WEST APPROXIMATELY 63 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S SHELDON AVENUE, THENCE NORTH APPROXIMATELY 564 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ALONG THE SOUTH LINE OF PARCEL M, NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9 AND LEE’S SUBDIVISION (INSTR. 2017-02490), THENCE N89°56’40”W 87 FEET ALONG THE SOUTH LINE OF SAID PARCEL M, THENCE N00°14’58”W 7.00 FEET ALONG THE SOUTH LINE OF SAID PARCEL M, THENCE N89°55’42”W 199.76 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL M, THENCE WEST APPROXIMATELY 60 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH HYLAND AVENUE, THENCE NORTH APPROXIMATELY 323 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF LOT 30, ATHLETIC PARK ADDITION, BEING ALSO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LINCOLN WAY, THENCE NORTH ALONG THE WEST HYLAND AVENUE RIGHT-OF-WAY LINE APPROXIMATELY 4,229 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ONTARIO STREET, BEING ALSO THE NORTHEAST CORNER OF LOT 3, BLOCK 1, HYLAND HEIGHTS ADDITION, THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF ONTARIO STREET APPROXIMATELY 3,552 FEET TO THE NORTHEAST CORNER OF LOT 2 OF THE DEL SUBDIVISION, THENCE NORTH APPROXIMATELY 42 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, THENCE WEST APPROXIMATELY 43 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, THENCE NORTH APPROXIMATELY 513 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING SOUTH OF THE RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, THENCE EAST APPROXIMATELY 1,713 FEET ALONG THE SOUTH LINE OF SAID RAILWAY RIGHT-OF-WAY TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MINNESOTA AVENUE, THENCE SOUTH APPROXIMATELY 342 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ONTARIO STREET, ALSO BEING THE SOUTHWEST CORNER OF LOT 23 OF THE ORCHARD VILLAGE 1ST ADDITION, THENCE EAST APPROXIMATELY 2,422 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ONTARIO STREET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID CHICAGO AND NORTHWESTERN RAILWAY COMPANY, THENCE EAST APPROXIMATELY 241 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 13TH STREET, THENCE WEST APPROXIMATELY 701 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 13TH STREET TO A POINT ALONG THE EAST HYLAND AVENUE RIGHT-OF-WAY LINE, THENCE SOUTH ALONG SAID HYLAND AVENUE EAST RIGHT-OF-WAY LINE APPROXIMATELY 4,234 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LINCOLN WAY, THENCE SOUTH APPROXIMATELY 33 FEET TO A POINT ON THE CENTERLINE OF SAID LINCOLN WAY, THENCE EAST ALONG THE CENTERLINE OF

SAID LINCOLN WAY APPROXIMATELY 2,460 FEET TO A POINT AT THE INTERSECTION OF LINCOLN WAY AND LYNN AVENUE, BEING ALSO THE POINT OF BEGINNING.

Lincoln Way Right extending from the west edge of Sheldon Avenue 4,400 feet to the east past the intersection with Beach Avenue, inclusive of intersections with Lincoln Way

Exhibit B URA Boundary



Legend

Campustown Expansion

N

The **Barilla Urban Renewal Area** Amendment increases the area and modifies the projects. All other aspects of the original Plan remain in effect.

1) Additional Area.

The boundaries are being increased to include rights-of-way of East Lincon Way, I-35, and East 13th Street. Exhibit A includes a map of the additional area and a description of the added area. The expanded area is for economic development purposes.

2) Projects.

The projects that may be undertaken within the Urban Renewal Area are expanded to include public improvements serving the development of the area. The projects may be undertaken by the City as public improvements. The costs stated are estimates for the projects, but actual costs will vary. Final dates and cost may vary based upon timing and actual project scope. By virtue of the identified projects below, the allowable urban renewal projects with the Plan are modified to include:

a. East 13th Street

East 13th and I-35 are planned to accommodate additional traffic with the growth and expansion of the City. Public improvements will be needed to serve the increased traffic in this area. Improvements may include the reconstruction, rehabilitation, or widening of streets and sidewalks/shared use paths and any other related improvements, such as traffic signals, lighting, and storm drainage. The project may be funded with TIF to reimburse the City for internal loans or other indebtness for the improvements. Improvements to East 13th generally in the area of the I-35 interchange are planned to begin in FY2026-27. Additional phases of improvements are unknown at this, and the final costs are not known. The estimated cost of the improvements related to E. 13th Street funded by TIF is $3.5 million.

b. Lincoln Way

East Lincoln Way and Lincoln way are planned to accommodate additional traffic with the growth and expansion of the City. Improvements include work within intersections with Lincoln Way, including but not limited to Dayton Avenue and Duff Avenue. Public improvements will be needed to serve the increased traffic in this area. Improvements may include the reconstruction, rehabilitation, or widening of streets and sidewalks/shared use paths and any other related improvements, such as traffic signals, lighting and storm drainage. The project may be funded with TIF to reimburse the City

for internal loans or other indebtness for the improvements. The timing of the improvement is anticipated to begin in FY2026-27. The estimated cost of the project funded by TIF is $2.5 million.

3) Required Financial Information

The following information is required per Section 403.17 of the Code of Iowa

Constitutional debt limit of the City: $ $364,431,710

Outstanding General Obligation debt of the City: $ $119,520,000

Additional debt to be incurred with the proposed Amendment: $6,000,000*

*as noted with the original Plan, any or all of the incurred debt may be subject to a non-appropriation clause on an annual basis. Financing costs are not included.

Exhibit A- Urban Renewal Area Amendment Description

Certain real property situated in the City of Ames, Story County, State of Iowa described as follows:

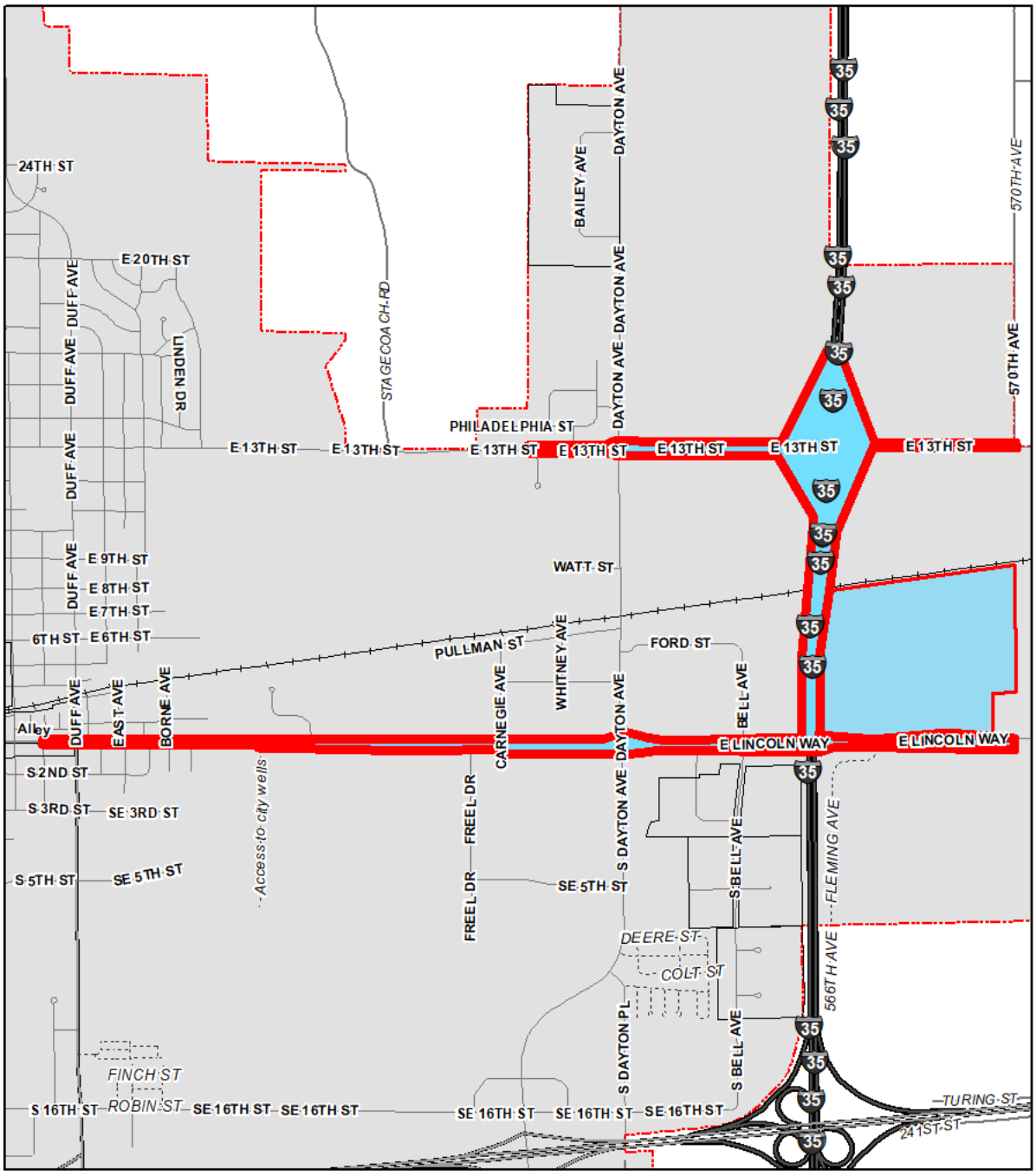
All of the public right-of-way and associated easements for East Lincoln Way/Lincoln Way, including intersections, between the starting point at the northeast corner of Lot 1 of the Prairie View Industrial Subdivision 1st Addition and then extending to the west to the intersection with Sherman Avenue, approximately 14,005 feet.

Additionally, all of the public right-of-way of Interstate 35 and associated interchange ramps between the starting point located along the south right-of-way line of East Lincoln Way approximately 2815 feet west of the northeast corner of Lot 1 of the Prairie View Industrial Subdivision 1st Addition and then extending north to northeasterly approximately 5700 feet.

Additionally, all of the public right-of-way of East 13th Street, including intersections, between the intersection of McCormick Avenue and the corporate limits of the City of Ames at the intersection of 570th Street.

The original area of the URA is otherwise not modified.

Barilla URA Amended Boundary Exhibit



Legend

Barilla URA

N

ITEM #:	**31**
DATE:	**11-10-26**
DEPT:	**P&H**

COUNCIL ACTION FORM

SUBJECT: ZONING TEXT AMENDMENT TO MODIFY NEIGHBORHOOD COMMERCIAL (NC) STANDARDS AND PARKING STANDARDS FOR APARTMENTS WITHIN CORE LAND USE DESIGNATION

BACKGROUND:

In May, City Council reviewed a request from Luke Jensen of RES Development to amend the Neighborhood Commercial (NC) zoning standards to facilitate an infill apartment project planned for 708 Burnett Avenue. The developer's narrative describes an interest in advancing the Downtown Guiding Vision with new downtown housing.

RES has submitted a text amendment that specifically asks for a change to the NC standards governing maximum allowed Height, Floor Area Ratio (FAR) and the Parking Requirement for apartment uses located in the Core Land Use designation of Ames Plan 2040. City Council agreed to consider changes to the NC zoning as proposed by the applicant (See attached initial request and a concept rendering of the CityLight project).

NC zoning is unique hybrid zoning district accommodating existing commercial and residential properties located within or adjacent to residential areas. These areas have a legacy of commercial uses and residential uses. NC properties are scattered across the City (see attached), with one significant concentration of properties on the north edge of Downtown between 6th Street and 7th Street, from Duff Avenue to Clark Avenue. This area acts as a transition between the Downtown commercial area to the south and the historic residential district to the north.

Because of the wide variety of uses and locations in the city, NC zoning includes many requirements intended to address compatibility of new uses and to accommodate older buildings and uses. The zoning district includes standards requiring Special Use Permits for sites over 20,000 square feet, development standards for height and building size, minimal to no setbacks, parking location restrictions, and a full set of design guidelines regarding building design. The addendum included with the report provides more specific analysis of these requirements in consideration of the proposed text amendment.

PROPOSED CHANGES:

When considering the proposed changes that would increase overall building size, the applicant is aware that the planned CityLight project will require a Special Use Permit to evaluate the project's conformance to the design requirements and guidelines. **Staff has assumed the Special Use Permit process applies to the applicant's project in the context of the proposed changes.** A Special Use Permit requires a Zoning Board of Adjustment approval and includes additional qualitative compatibility criteria that do not apply to administrative site plan review.

Additionally, staff is able to distinguish the proposal in the Downtown area from having city-wide implications by the Plan 2040 Land Use Designation of Core. **The Core Land Use includes the Downtown and Lincoln Way area along with the NC area that encompasses the land from Grand Avenue to Duff Avenue and south from 7th Street to Lincoln Way.**

Maximum Height

The request proposes to extend the maximum height allowed in the NC zone from the current 35 feet to a new maximum height of 45 feet. This would extend the maximum allowed height by 10 additional feet. The intent of this change is to allow for four-story buildings where three stories is effectively allowed by the current 35-foot height limit. For comparison three stories is the height limit in low density residential zones where commercial areas have maximum height limits that generally equate to 5-8 stories.

Floor Area Ratio (FAR)

Floor Area Ratio is an overall building bulk regulation where the floor area of a building is divided by the land area of the site. A 1.0 ratio means the land area equals the building area, while a ratio greater than 1.0 means the total building floor area exceeds the land area. Within Ames, a parking structure is exempt from this calculation.

The current Maximum Floor Area Ratio (FAR) is .70 FAR. **The request proposes to eliminate the maximum FAR and have no maximum.** This would allow FAR of any number. The FAR is designed to limit the total floor space of a building compared to the size of the land it sits on and a 70% ratio approximates a 2-3 story building with surface parking. Smaller lots commonly have larger value FARs and larger lots have lower value FARs. Based upon the developer's CityLight project the FAR would be over 1.0.

Parking Ratio

The proposals change the parking ratio requirement for apartments within area of Ames located in the Core land use designation from the current one parking stall per bedroom to one parking stall per dwelling unit when proposed with two bedrooms or less. This change would be made in Section 29.406(2). This change would only apply to properties within the Core land use designation area. The Core land use is the area that encompasses the land from Grand Avenue to Duff Avenue and south from 7th Street to Lincoln Way.

The applicant's request for a text amendment only references the Core Land Use designation in regards to the proposed change to the Parking Ratio standards for apartments.

PLANNING & ZONING COMMISSION:

The Planning & Zoning Commission considered the proposed text amendment at its September 2 meeting. Staff described the intent of the NC regulations and the projected outcome of the proposed changes and the applicant described his goals for the project**. At the hearing, five residents from the area immediately along and north of 7th Street and to the east of the site spoke.** The comments generally related to concerns involving the

potential size of buildings and allowing for an increase in height and FAR in an area that has been a buffer area between the residential zone north of 7th Street and the Downtown Service Center Zone south of 6th Street.

Concerns were focused on that safeguards related to the intensity of use with FAR, height, and parking were all being removed making it possible for much larger projects that previously were not possible in this area that was designed around smaller scale residential compatibility. Many of the speakers supported new housing investment, but were concerned with building size and presence in the existing neighborhood areas would not be compatible. Many comments focused on the potential changes in other parts of the area beyond the proposed CityLight project, many referencing 7th Street.

The Commission discussed the competing interests for Downtown-adjacent development and compatibility with Old Town. Some discussion related to the context sensitivity of properties fronting on 7th Street and that the current homes and scale were a buffer and transition to the Historic District. During this discussion it was noted that with 7th Street being the boundary between the NC zone and the residential zones and Historic District to the north, some projects could require greater scrutiny for compatibility with Old Town. The Commission also discussed the minimum lot size required for a Special Use Permit where a project is proposed. The Commission discussed what alternatives might allow for CityLight to move forward, but also address the public input received.

Staff offered that if there were concerns about small projects, besides CityLight, being overwhelming in size, they could be required to also obtain a Special Use Permit. **The Commission decided that in addition to the applicant's requested changes, they would recommend that the City Council reduce the threshold for a Special Use Permit from 20,000 square feet to 10,000 square feet.**

At that time, the Commission was unsure of what other changes could be made without affecting the timeline of CityLight. While the Planning & Zoning Commission did not offer any additional recommendations to City Council regarding 7th Street beyond the minimum lot size required for a Special Use Permit, staff has had time to reflect on the public comment and has included in the Alternatives an option to include additional standards for properties that abut 7th Street, which include maintaining the 35-foot building height and maintaining a traditional residential appearance to the building.

The Planning & Zoning Commission voted 4-0 to recommend that the City Council approve the text amendment to NC standards in the Core Land Use Area as proposed with the addition of reducing the minimum lot size required for a Special Use Permit from 20,000 square feet to 10,000 square feet.

ALTERNATIVES:

1. Approve an amendment to the NC Development Standards in Section 29.801(3) and the Parking Ratio Standards in Table 29.406(2) for apartments in the Core Land Use designation in Ames Plan 2040 as recommended by the Planning and Zoning Commission. (The attached ordinance)

2. Direct staff to incorporate additional language, described below, into the ordinance and return for approval of the ordinance to amend NC Development Standards in Section 29.801(3) and the Parking Ratio Standards in Table 29.406(2) for apartments in the Core Land Use designation in Ames Plan 2040 with standards that include:
    a. Properties fronting on 7th Street maintain a 35-foot height limit and require a traditional residential appearance compatible with single family homes.

3. Approve an amendment to the NC Development Standards in Section 29.801(3) and the Parking Ratio Standards in Table 29.406(2) for uses in the Core Land Use Area as designated in Ames Plan 2040 with different standards than what the applicant has proposed in their Text Amendment request.

4. Do not amend the NC Development Standards in Section 29.801(3) and the Parking Ratio Standards in Table 29.406(2) on the basis that the City Council believes the proposed text amendment is not appropriate and does not meet the goals of Ames Plan 2040 or the Ames Municipal Code.

5. Defer action on this item and request more information from staff.

CITY MANAGER'S RECOMMENDED ACTION:

The NC zoned area north of downtown between 6th and 7th Streets is different than the other smaller NC zoned areas elsewhere in the community. The character of the area within the zone and in the surrounding areas can be seen to be appropriate to allow the text amendment changes as proposed as applying only to this area with the Core Land Use designation area as identified in Ames Plan 2040, rather than applying citywide. Allowing for larger massed buildings with greater height and parking flexibility is more appropriate in this block of NC zoned area as opposed to other areas across the City that are zoned NC.

The parking reduction request follows a recent trend of reducing parking for smaller apartment sizes in walkable areas. Downtown has no required parking for small projects containing less than 18 units, while one space is required per dwelling unit for larger projects. One space is also permissible in Campustown and the O-WUPED area. Staff believes the Core area is similar to the Downtown and development in this area can have access to on-street parking within the Downtown area with overnight parking passes if needed to address parking capacity issues.

The proposed zoning text amendments do not guarantee that the CityLight project will be approved as shown. The Special Use Permit process will have to evaluate the design features, height, and mass against all of the design guidelines and standards.

Staff believes that conceptually the compatibility of these changes is true in the Core area and that the Special Use Permit process will be critical to address the varying

location and site sizes in this area. For example, staff believes the south half of this area closer to 6th Street has a much higher degree of connection to Downtown and its commercial district than the north side that fronts 7th Street. The 7th Street frontage should be treated as a more limited residential area transitioning to the North while the remaining area is likely to have more opportunities for intensification and redevelopment, which will be an issue of Special Use Permit Review.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 2, as described above. This alternative was developed after resident feedback was received at the Planning and Zoning Commission and, therefore, does not reflect the attached ordinance. If this recommendation is supported, a revised ordinance will be required with Council approval at a future meeting.

ATTACHMENT(S):
DRAFT Zoning Text Amendment for Neighborhood Commercial Standards.pdf
Addendum.pdf
Attachments A-E.pdf

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY AMENDING THE TABLE IN SECTION 29.406(2) AND OFF-STREET PARKING STANDARDS FOR APARTMENT DWELLINGS IN SECTION 29.801(3) THEREOF, FOR THE PURPOSE OF AMENDING AND ESTABLISHING USES FOR DEVELOPMENT STANDARDS IN THE NEIGHBORHOOD COMMERCIAL (NC) ZONES, REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by amending Sections 29.406(2) and 29.801(3) as follows:

"

Sec. 29.406. OFF-STREET PARKING.

***

Table 29.406(2)
Minimum Off-Street Parking Requirements Excerpt

PRINCIPAL LAND USE	ALL ZONES EXCEPT DOWNTOWN AND CAMPUS TOWN SERVICE CENTER ZONES	DOWNTOWN AND CAMPUS TOWN SERVICE CENTER ZONES
RESIDENTIAL DWELLINGS		
***		
Apartment Dwellings	1.5 space/RU; for one-bedroom units 1 space/bedroom for units of 2 bedrooms or more 1.25 space/bedroom for units of 2 bedrooms or more in University Impacted (O-UIE and O-UIW) 1 space/residential unit for an Independent Senior Living Facility Townhome 5 Units or less (See §29.410(3)) 1 Space/RU in NC Zone in Core Land Use Area- Only if 2 bedrooms or less	*DSC* Developments with up to 18 units: 0-2 bedrooms units: NONE 3+ bedroom units: 1 space/RU Developments with more than 18 units: 1 space/RU *CSC* – All Developments 1 space/RU
***		

***

Sec. 29.801. "NC" NEIGHBORHOOD COMMERCIAL ZONING STANDARDS.
****

Table 29.801(3)
Neighborhood Commercial (NC) Zone Development Standards

DEVELOPMENT STANDARDS	NC ZONE
Maximum FAR	0.70 For Areas Outside Core Land Use No Limit For Commercial and Multi-Family Uses Inside Core Land Use
Maximum Site Development Size	~~20,000 sf. Greater than 20,000 sf requires a Special Use Permit according to Sec. 29.1503~~ 10,000 sf. Greater than 10,000 sf requires Special use Permit according to Section 29.1503.
***	
Maximum Height	35 ft. Areas Outside Core Land Use 45 ft. Areas Inside Core Land Use
***	

****
"

Section Two. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Three. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, 2026.

_____ _____
John A. Haila, Mayor

First Reading:

Second Reading:

Third Reading:

Passed on:

I, Renee Hall, City Clerk of the City of Ames, Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. _____, passed by the City Council of said City at the meeting held on _____and signed by the Mayor on _____, and published in the Ames Tribune on _____.

_____
Renee Hall, City Clerk

Addendum

NEIGHBORHOOD COMMERCIAL DESIGN STANDARDS ANALYSIS

The NC zone has a purpose statement and associated design standards that govern things such as architectural design. Within this sphere the presence and feel of development is guided by these standards. The NC zone is intended and expected in or near residential neighborhoods. The intent is to accommodate neighborhood style businesses and small to mid-sized mixed use or apartment buildings.

Uniquely the NC zoning does not require traditional setbacks because of the varied types of existing buildings. Normally, apartment development would require a 25-foot front yard setback and 10-12 feet of side yard setbacks in medium density residential zoning. Within NC, it allows for zero setback in some situations if it meets the design standards and guidelines. The proposed changes for height and mass increases do need to be considered within this context of setback reductions and design requirements.

This proposed text amendment can be seen to help accommodate additional housing in this area as a result of increasing the allowed building mass and height.

The specific design standards in NC call for architectural designs these include but are not limited to:

Exterior Materials
- Clay Brick
- Stone
- Precast Panels

Mass & Orientation
- Modulation
- Variation in Textures
- Windows
- Front setback reduction with Front Entrance facing Street

Roof Form Variation
- Gabled roofs
- Varying roofline design for flat roofs

The proposed text amendment will not change any of the design standards in the NC zone.

Relation of Text Amendment to FAR & Height in the NC Standards

Making changes to the Height and FAR standards can be seen to alter the way a development within the NC zoned areas is anticipated to look and feel. The FAR limit specifically is designed to control the mass of a building relative to the size of the lot it is located on.

Eliminating FAR would allow for larger massed buildings on a given lot. This compatibility factor with the NC zone standards is complex across the community as the NC zone contains existing development and sits adjacent to various areas of varying development styles. Additionally, this change is compounded by allowing a 10' increase in height limit from 35' currently to 45'. Right now a building could typically not exceed 3-stories in the NC zone. At 45' it is possible a 4-story building could be constructed.

For example, from Clark Avenue to Duff Avenue between 6th and 7th Streets the NC zone is positioned between the Old Town Historic District to the north and the Downtown Service Center (DSC) zone to the south. A mix of building types are located within the NC zone here which include Fareway, small to medium sized businesses and offices, small apartments and churches. To the south is the Downtown Service Center (DSC) zone which could contain taller buildings that cover an entire lot such as large mixed use or office buildings. The DSC standards could accommodate buildings up to 100 feet.

In general the area has some larger scale buildings such as churches, the post office and the Sheldon Munn. North and east of Burnett there are two older high rise buildings which exceed 4 -stories.

In other areas of the community the NC zone is on smaller clusters of land and located within or adjacent to mostly single-family residential homes and lower density residential zoned area surrounding the NC zone. Allowing for greater mass of new buildings could impact the intended look and feel of the NC zone in the context of an existing low density residential neighborhood.

In many respects, most areas across the City zoned NC were not intended to accommodate larger massed buildings of the height and unlimited FAR such proposed in this text amendment request. Staff finds that the proposed changes don't generally fit many NC zoned areas across the city. **However, the area between 6th and 7th streets is a larger block of zoned land and different than the smaller clusters found across the City.**

Core Land Use Designation

Between Grand and Duff as well as 6th and 7th Streets the NC zone is located within Core Land Use designation of Ames Plan 2040 which provides support for higher densities of mixed development. The DSC zoned area to the south of 6th street encompassing downtown is also within the Core Land Use area. This is unique to other areas of the City where NC zoning is located as this area is the only area Core Land Use designation underlies the NC zone. (Core Land Use Excerpt Attached in this report as Attachment C).

The Core Land Use designation has a goal of supporting development that expands a variety of new uses, living environments into underutilized surrounding areas while

reinforcing adjacent neighborhoods. It also endeavors to provide opportunities for business, innovation and small business while maintaining status as significant centers of public life. Additionally, the Core areas expect Mixed Use Districts near downtown, accommodating a variety of uses including medium and high density residential and being pedestrian oriented often with enhanced streetscapes. No new zoning has been written to implement the Core designation and we currently rely on the NC zoning and DSC zoning to implement its concepts.

The existing and nearby buildings within the NC zone and to the south in the DSC zone can be found to be compatible in various circumstances and the construction of a 45' larger massed building in this area, subject to review of a Special Use Permit could be harmonious and in character with the surroundings. This also reflects the uniqueness of the NC zone and its locations across the City.

Parking Standards Amendment

The proposal to allow for 1 parking stall per unit when a project proposes 2 bedrooms or less per unit, for apartments in the Core Land Use area reflects this areas nature adjacent to downtown and adjacent to city owned properties with public parking located nearby as reflecting the character of the emerging development pattern in the immediate area. There are existing public parking areas in the neighborhood to the south and east with some capacity to accommodate vehicles related to any future development in this area.

In areas outside the Core Land Use designation parking ratios for apartments will remain the same as they are now. By comparison this would mean the following hypothetical examples:

- A 30-unit multi-family residential project of 2 bedrooms per unit (60 bedrooms) would require 60 parking stalls on site to meet parking standards. In the Core Land Use in NC a multi-family project would only require 30 stalls on site to meet the standard under the proposed amendment. This effectively would half the number of required stalls on site.

- If that same project contained only 1 bedroom units, the current standard and standard outside the Core Land Use would require 1.5 stalls per unit. This would require 45 stalls on site. Under the new standards this would require 30 stalls on site in the Core Land Use area.

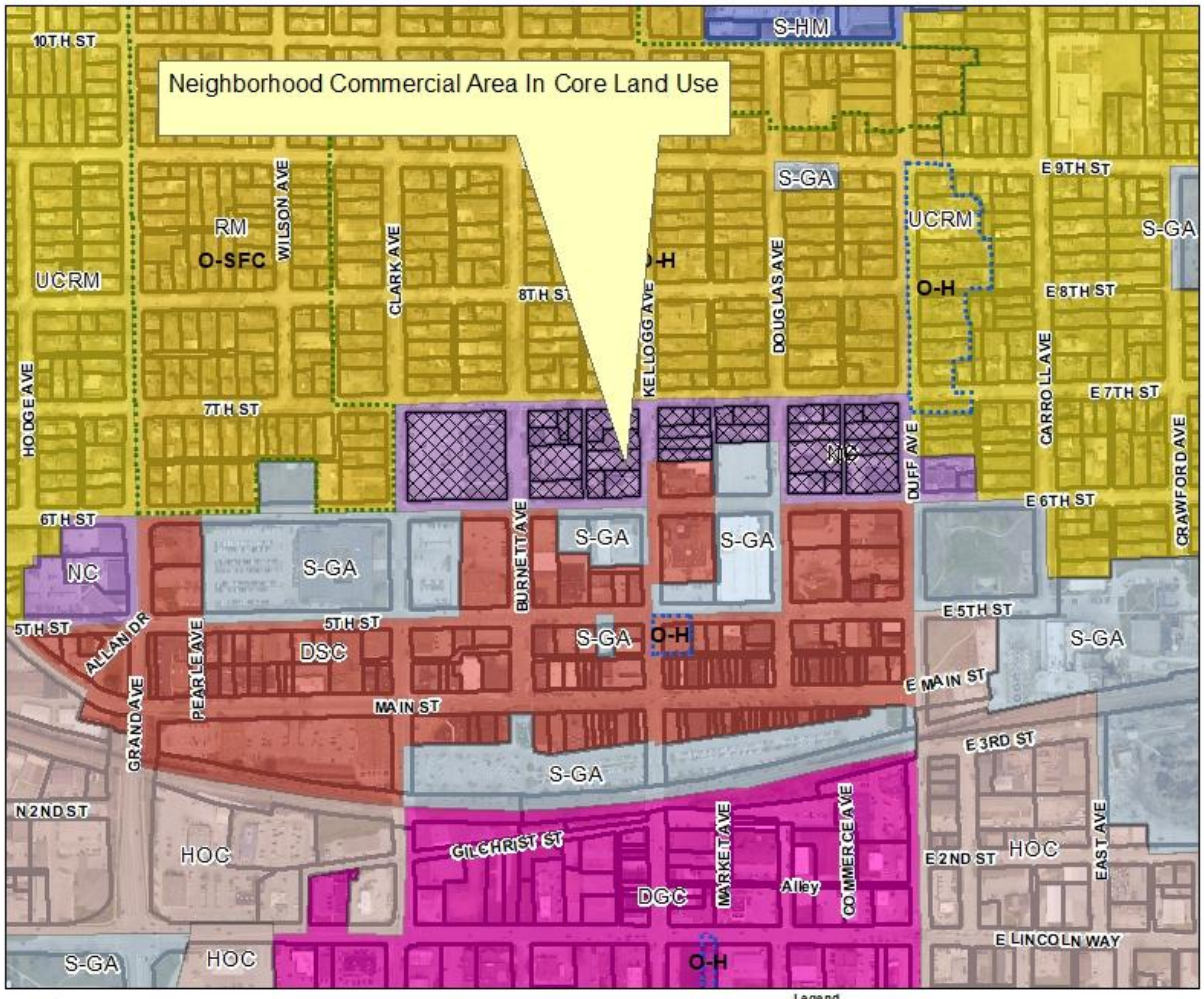
Staff believes that in the Core Land Use Area adjacent to downtown the reduction in parking requirement for apartments is acceptable as it meets the intent of the Core Land Use areas promoting walkability and unique livable environments.

Special Use Permits

Special Use Permits are required for development of NC zoned sites when the site size exceeds 20,000 square feet in area. This means if a lot size is 19,000 square feet, then a Special Use Permit is not required as part of the approval process. A Special Use Permit requires that a specific project be found to be harmonious and compatible with the surrounding environment and neighborhood. The proposed project mentioned earlier this report on Burnette is on a site exceeding 20,000 square feet and will require approval of a Site Plan with a Special Use Permit at the Zoning Board of Adjustment. It is possible moderately sized project in the NC zone just under 20,000 square feet would never need a Special Use Permit as part of Site Development review. Staff believes this makes the restriction of allowing the text amendment to apply to the Core Land Use Area designation in the NC zone near Downtown the most appropriate.

The Planning & Zoning Commission did recommend to City Council to reduce the threshold for when a project requires a Special Use Permit to a new threshold of 10,000 square feet or larger. This recommendation is drafted into the proposed Text Amendment.

Attachment A- Zoning Map of Affected Area

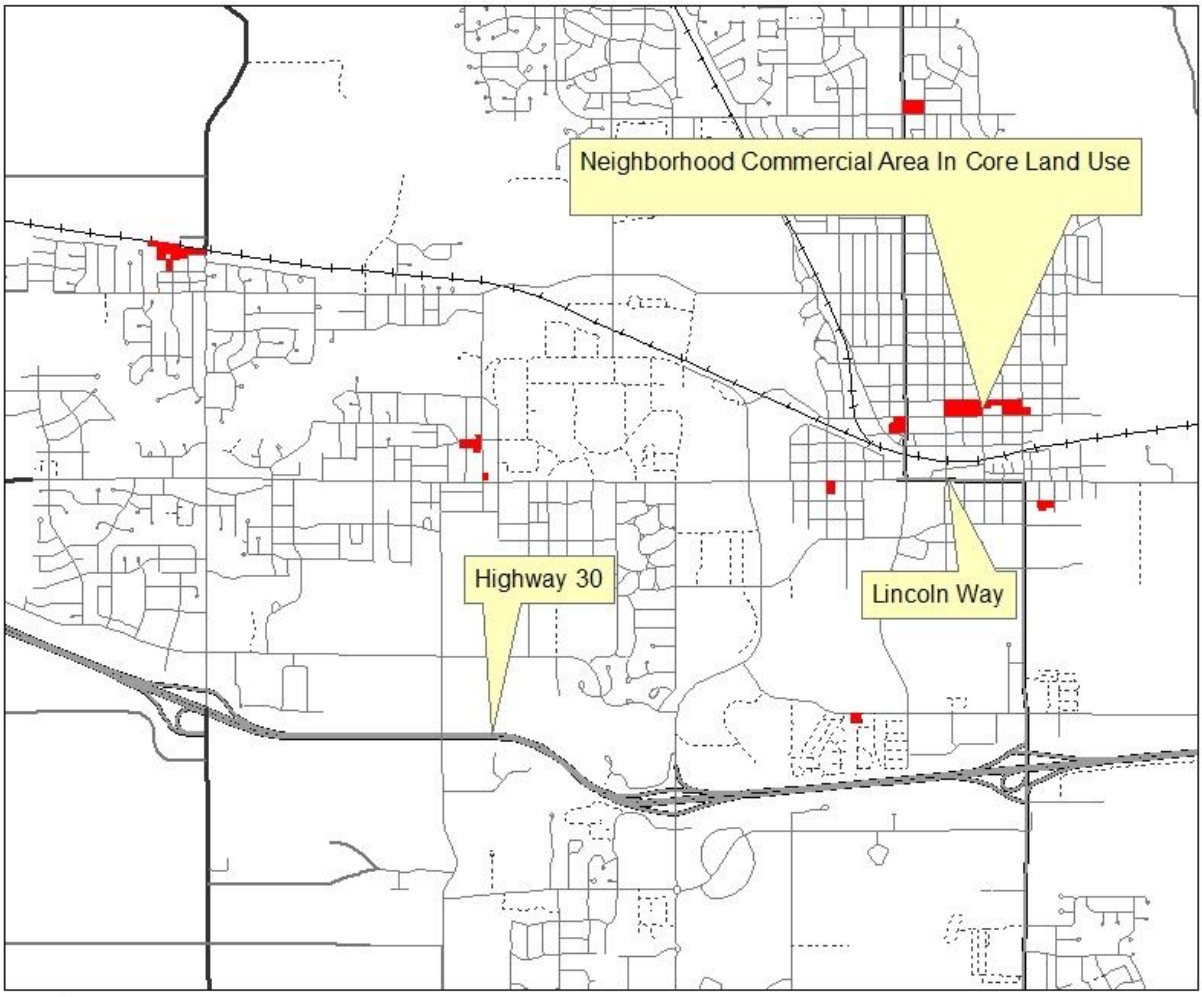




Zoning Map NC Zone
Shaded Properties Affected



Attachment B- Citywide NC Zone Locations



N

NC Zoned Sites City Wide
(In Red)

Legend

- Zoning District selection
- Private
- ISU Road
- City Road
- County Secondary
- County Hwy
- State Hwy
- US Hwy
- US Interstate Hwy

Attachment C- Core Land Use Excerpt & Map

LAND USE: CATEGORIES

Core

- Principal mixed-use central districts and identifiable image centers for Ames: Downtown and Campustown.
- Variety of uses, with a focus on street-oriented "main street" retail, food and beverage establishments, civic and public facilities, offices, services, medium and high-density residential.
- Pedestrian orientation, with well-developed sidewalk environments, often with enhanced streetscapes.
- Parking provided on-street or in public lots or structures, rather than by individual businesses.
- Major transit centers.
- Often includes locations that host special events, festivals, or other civic activities for the district or larger community.

APPLICABLE EXISTING ZONING CATEGORIES

- DSC Downtown Service Center
- S-GA Government
- CSC Campustown Service Center
- DGC Downtown Gateway Commercial

GOALS

- Maintain status as significant centers of public life and community.
- Continue to provide opportunities for business innovation and small business.
- Expand with a variety of new uses, including living environments, into underutilized surrounding areas, while reinforcing adjacent neighborhoods.



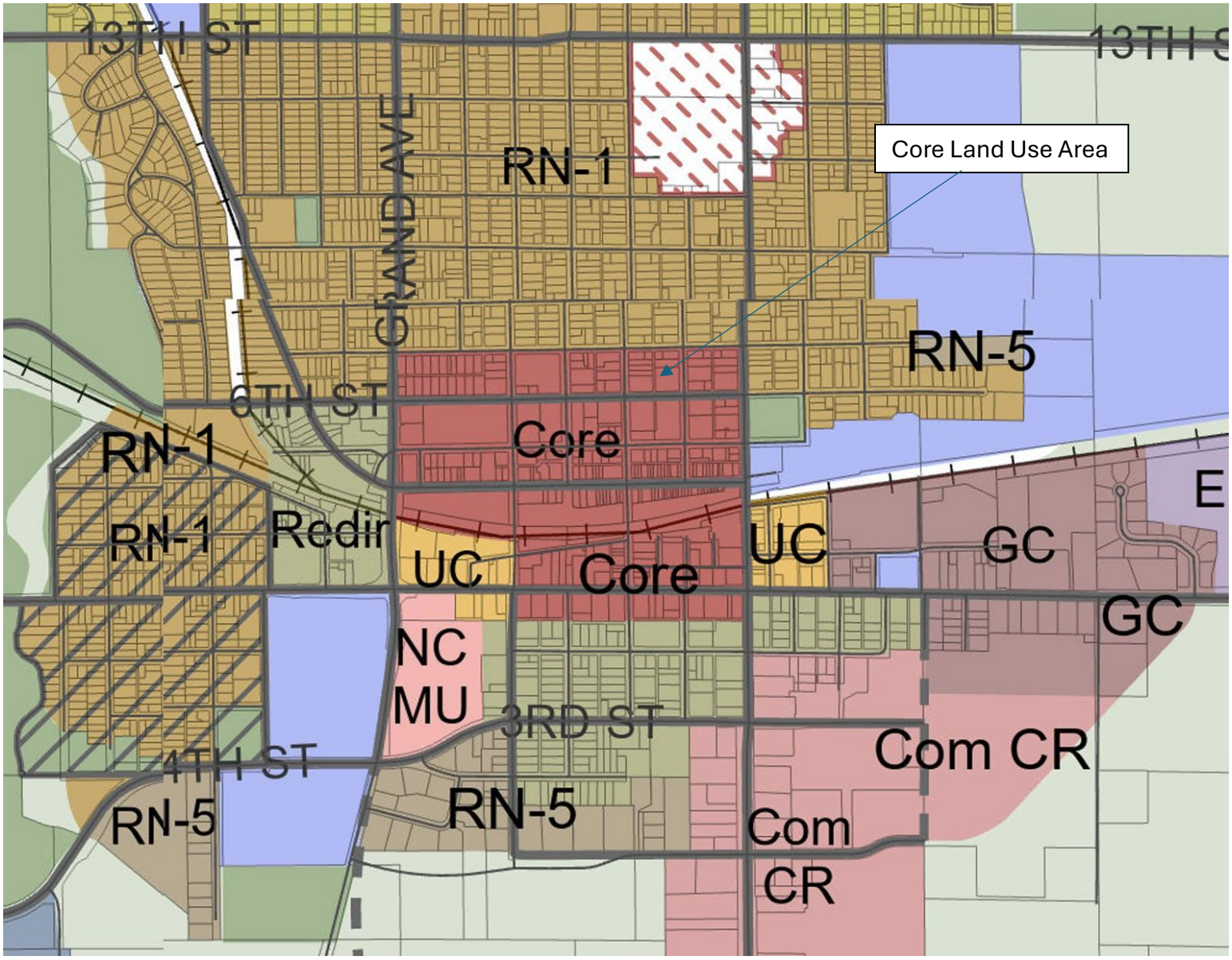
DEVELOPMENT GUIDELINES

- Continued investment and updating of the public environment as community destinations.
- Recognize areas as employment and activity areas, including support for nightlife.
- Reinforce design standards and goals with enhanced building materials, large windows, pedestrian orientation, and design articulation.
- Improvement of routes and facilities for alternative transportation, including bicycle infrastructure and parking; and comfortable and direct connections to the city shared use path system.
- Support for continued urban commercial and mixed-use development.
- Support high intensity floor area ratios and minimum development intensity standards.
- Avoid prominent surface parking lots and plan for structured parking with new development and redevelopment.

PUBLIC ACTIONS

- Support marketing and management programs for maintenance, event programming, and district promotion.
- Update specific district development plans and design guidelines.
- Evaluate street sections to retain customer convenience including on-street parking availability to serve the broader community. Emphasize use by pedestrians and plan for bicyclists and users of micro-mobility modes.
- Allow high intensity infill development options that meet street level design objectives.
- Support Historic District design character for Downtown.
- Consider district expansion opportunities south of Main Street in Downtown and in carefully designated areas adjacent to Campustown. Establish a sharp edge to this redevelopment activity.
- Evaluate commercial options in light of changing online retail environment.
- Review existing ordinances and right-of-way use to maximize potential for outdoor dining as appropriate.

Attachment D- Land Use Map- Core Land Use Area



Attachment D- Applicants Text Amendment Request Letter and Project Rendering

Hall, Renee

From: Diekmann, Kelly
Sent: Friday, April 10, 2026 2:11 PM
To: Hall, Renee
Subject: Non-Agenda Luke Jensen Burnett Site Referral

Renee, please include in the Non-Agenda Packet this week.

On Wed, Apr 8, 2026 at 2:49 PM Luke Jensen <luke@resgi.com> wrote:

Mayor and Council,

I'm reaching out regarding the Downtown Ames vision plan presented and CC (maybe) adopted last year. I'm interested in bringing forward a high-density, urban multifamily project that supports the goal of creating a true "18-hour downtown." Increasing downtown residents to support retail, restaurants, and activity makes total sense. We need more people living downtown to build on the current energy.

I have identified a development site at 608 Burnett which is currently a .5 acre parking lot. My plan includes roughly 38 modern rental units comprising studios, 1 beds and 2 bed units. There would be some amenity space for residents along with both structured and surface parking. The property would be geared towards urban dwellers who appreciate and value the location and proximity to the urban core area along with employment and entrepreneurial opportunities. Additionally, the draw is strong towards cultural and civic opportunities in the area.

The property is located in the Neighborhood Commercial zoning district. This zoning needs some modernization to meet the goals of the Downtown Ames vision plan. Specifically, we need to look at the following (I think can be achieved in a text amendment):

- Building height/stories-I need to go taller to create some density given the scarcity of the available land. I am proposing a 4 story building with a flat roof. Roughly 42'-45' tall.
- Parking: parking ratios are outdated and far too automobile dependent. As the parking requirements stand today I am ~20 spaces short of meeting the standard. I'm trying to supply adequate parking of 1 space per unit. Many of the residents will choose this area as there are far more multimodal transportation opportunities being in the urban core.

- Updated and competitive Development Toolkit
    - Urban Revitalization Tax Abatement
        - At today's land and construction costs and market rents, a project that meets the City's urban design expectations does not financially pencil without meaningful economic tools in place.
        - I am proposing a 10 year 75% tax abatement program. This would get some immediate revenue to the city and not wait 7-10 years like some of the other communities programs.

I believe Ames is ready to see downtown momentum and I believe we need one project to "go" to give courage and confidence in market support and viability.
I'm ready to move a high quality project forward. I request the council and staff support on zoning modifications as well as tax incentives and support for the Iowa Workforce Housing Tax Credit Application.

Lastly, timing-I have a 120 day due diligence timeline from March 1st. I need to move quickly and decisively to get confidence in the project's viability. The Workforce Housing Tax Credit application due date is June 10, 2026.

Thanks,
Luke

Kelly Diekmann
Planning and Housing Director

main
kelly.diekmann@cityofames.org
www.CityofAmes.org

Attachment E- Project Rendering



ITEM #:	**32**
DATE:	**11-10-26**
DEPT:	**P&H**

COUNCIL ACTION FORM

SUBJECT: **URBAN RENEWAL PLAN APPROVAL**

BACKGROUND:

On September 9th, City Council reviewed a specific report regarding strategies to address changes to Tax Increment Financing (TIF) within Urban Renewal Areas (URA) as a result of recent state legislative approval of SF 2472. City Council determined on the 9th that it desired to proceed with creation of new URAs along with amendments to existing URAs before January 1, 2027 when additional limitations on TIF go into effect.

On October 13th, City Council reviewed ten draft URA Plans and directed staff to proceed with the process to approve the Plans consistent with the requirements of Chapter 403 of the Code of Iowa. City staff refined the draft plans in preparation for their final review approval with minor changes to right-of-way areas of URAs and proposed projects. However, there is no change in the overall amount of proposed TIF compared to the October 13th meeting. The changes are detailed below. The ten proposed Urban Renewal Areas and Plans are attached to this report.

Four steps must occur for approval of a Plan:

1. City Council directs staff to hold a consultation meeting with affected taxing entities,

2. Planning and Zoning Commission provide a determination to the City Council regarding a proposed URA Plan “as to its conformity with the general plan for the development of the municipality
   as a whole.” Ames Plan 2040 is the City’s general plan for this purpose,

3. City Council adopts a resolution of necessity for a Urban Renewal Area, and

4. City Council holds a public hearing, scheduled for November 10th, to adopt the URA Plans.

CONSULTATION:

City staff provided notice to Story County, Gilbert School District, Nevada School District, Ames Community School District of a consultation meeting held on October 23rd. Two Story County Board of Supervisors attended and one member of the Nevada School Board. City staff answered questions about details of the plans. No written comments were received by the City. No formal written responses to comments are required as referenced within Iowa Code 403 before the scheduled public hearing. The requirement for consultation has been fulfilled.

PLANNING AND ZONING COMMISSION:

The Commission reviewed all ten of the updated proposed Plans at their meeting on November 4th. Staff presented an overview of the Plans and identified that each Plan includes references to conformity to the City's general plan. The Commission voted 5-0 to determine that each of the proposed 10 Plans is in conformance with the City's general Plan. The requirement for a Planning and Zoning Commission determination has been completed.

RESOLUTION OF NECESSITY:

Before approving an Urban Renewal Plan, the City Council must first determine that an area is appropriate for urban renewal by adopting a Resolution of Necessity. An URA must be for economic development purposes, removal of slum and blight, or both. Additionally, the City Council must find that "The rehabilitation, conservation, redevelopment, development, or a combination thereof, of the area is necessary in the interest of the public health, safety, or welfare of the residents of the municipality."

Each of the proposed Plans includes a declaration of the type of Plan. The Downtown Reinvestment District URA and the Campustown URA include findings for both economic development and for slum and blight. The other eight Plans are for economic development purposes. **City Council is being asked on November 10th, to adopt a Resolution of Necessity individually by resolution for each URA in conformance with the requirements of Iowa Code Chapter 403. Once this has occurred on the 10th, City Council may then hold a public hearing for approval of the Plans**.

URBAN RENEWAL PLANS:

On October 13th, City Council reviewed draft Urban Renewal Plans. Each proposed Plan identifies the detailed boundary of the URA, the objectives of the Plan, intended activities, proposed projects (including either or both public improvements and financial assistance for private development), maximum amounts of indebtedness related to Tax Increment Financing (TIF), and a description of conformity to Plan 2040 and other City Plans. The addendum includes the summary of the Plans.

It is critical to emphasize that no activity can be undertaken by the City under the authority of Urban Renewal (Iowa Code Chapter 403) unless it is included within the approved URA Plan. Additionally, the mere listing of the project or activity does not commit the City to undertake the project or activity. Specifically, no funding to a developer or for a public improvement occurs because of the Plan approval. A Plan can be amended after its adoption.

The final URA Plans included with this report have been updated since October 13th. The following is summary of significant changes.

The ISU Research Park URA right-of-way boundary description was modified in regards to the planned bridge replacement project along Lincoln Way and it now includes the City owned former well property on Lincoln Way adjacent to the bridge. The public improvement project list was modified to expand upon the type of Airport improvements projects that may be undertake to include runway and taxi areas.

The Barilla URA was modified to include more Lincoln Way right-of-way to include the already planned reconstruction of East Lincoln Way to the Skunk River. The original Plan include East Lincoln Way improvements, but did not include the full extent of the reconstruction project.

The East 13th Street URA boundary was expanded to include the JT Warehouse properties as directed by City Council on the 13th.

The Campustown boundary was expanded to include the whole Lincoln Way right-of-way from Sheldon to Beach Avenue. Accordingly, the public improvement project list was modified to include the reconstruction of Lincoln Way.

The South Bell URA description of right-of-way was updated to reflect the description of the Plan related to public improvements of Freel Drive, SE 5th, Dayton and East Lincoln Way.

City Council is asked after adoption of the Resolutions of Necessity to hold a public hearing for the proposed URA Plans and to approve each URA Plan by resolution.

ALTERNATIVES:

1. Approve the proposed Urban Renewal Areas and Plans by:
    a. Adopt a Resolution approving each of the ten individual URA Plans.

2. Direct staff to make modifications to a proposed URA or URA Plan and then adopt a resolution of necessity and resolution approving the Plan as applicable.

3. Hold a public hearing and request additional information or modifications for any or all of the proposed URAs.

CITY MANAGER'S RECOMMENDED ACTION:

In response to the significant changes to local government finance of SF2472, City Council requested the preparation of Urban Renewal Plans to help fund needed public improvements within the community and to potential facilitate economic development within the 10 proposed areas. With the adoption of the resolution of necessity and approval of the Plans, the City Council can move forward with the next steps of considering the establishment of new Tax Increment Financing Districts (TIF Districts). Establishing TIF Districts before January 1, 2027 will benefit from 25% more value in TIF collection than Districts created after January 1st. Staff believes the ten attached Plans are consistent with City Council's direction from October 13th and are in compliance with all requirements of the Iowa Code 403.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1.

ATTACHMENT(S):
East 13 Street URA Final.pdf
ISURP URA Final.pdf
North Growth URA Final.pdf
East Industrial URA Final.pdf
Barilla URA Final.docx
Campustown URA Final.docx
North Dayton Industrial Subdivision URA Final.docx
Downtown Reinvestment District URA Final.docx
Ontario-Scholl URA Final.docx
South Bell Urban Renewal Plan Amendment PZ.docx

URBAN RENEWAL PLAN
EAST 13th STREET URBAN RENEWAL AREA

CITY OF AMES, IOWA

November ___2026

I. INTRODUCTION

Chapter 403 of the Code of Iowa authorizes cities to establish areas within their boundaries known as "urban renewal areas," and to exercise special powers within these areas.

The process by which an urban renewal area may be created begins with the preparation of an urban renewal plan for a proposed geographic area. The proposed URA is part of the City's Planned Regional Commercial Area and East Growth Area, near the I-35 and East 13th Street interchange.

In addition to defining an area, Iowa Code requires preparation of a Plan identifying the purpose of the URA and the types of projects and activities that will occur within the URA.

This Plan designates the urban renewal area as an economic development area. Chapter 15A of the Code of Iowa declares that economic development is a "public purpose" and authorizes local governments to make grants, loans, guarantees, tax incentives and other financial assistance to private enterprise. The statute defines "economic development" as including public investment involving the creation of new jobs and income or the retention of existing jobs and income that would otherwise be lost.

A City's Planning and Zoning Commission must review the draft plan and inform the City Council if it is consistent with the City's general plan, for Ames this is Ames Plan 2040. Additionally, all affected taxing entities, such as counties and school districts, must be notified and given an opportunity to comment on the proposed plan. The City Council must hold a public hearing on the urban renewal plan, following which the Council may approve the plan and designate an area.

This document is intended to serve as the Urban Renewal Plan for an urban renewal area to be known as the East 13th Street Urban Renewal Area (the "Urban Renewal Area"). It is intended that this Urban Renewal Plan will guide the City in promoting economic development and for the construction of public improvements and facilities. This document is an Urban Renewal Plan within the meaning of Chapter 403 of the Code of Iowa, and it sets out proposed projects to be undertaken within the Urban Renewal Area.

II. DESCRIPTION OF THE URBAN RENEWAL AREA

The East Industrial Urban Renewal Area will include approximately 285 acres of land, plus right-of-way, located along East 13th Street as depicted in Attachment A. A legal description of the property is attached hereto as Exhibit B.

Agricultural Land

Code of Iowa Chapter 403.17.10 allows agricultural land (as defined by Code of Iowa Chapter 403.17(3)) to be included in an economic development area only with the consent of the owner of the land. The proposed urban renewal area includes 4 parcels that meet the definition of agricultural land, owned by R Pact Holdings and Jordan Elwell LLC. The fifth parcel in the URA does not meet the definition of agriculture land, even though it is under the same ownership. The property owners provided their consent to allow all of their parcels to be included in the urban renewal area, which can be found in Exhibit C.

III. AREA DESIGNATION

The URA is designated as an economic development area within the meaning of uses and activities authorized by Iowa Code 403.

IV. URBAN RENEWAL OBJECTIVES

The primary objectives for development within the Urban Renewal Area are:

1. To contribute to a diversified, well-balanced local economy, by creating job opportunities and strengthening the sales tax and property tax base with commercial development.

2. To stimulate private investment through public action and commitment.

3. To help finance the cost of constructing public facilities and infrastructure and improvements in support of development, including but not limited to roadways, water, sanitary sewer, stormwater drainage, and public utilities.

4. To provide economic development incentives for development of project(s) consistent with the goals of Ames Plan 2040 for expansion of the City to the east.

5. To promote development utilizing any other objectives allowed by Chapter 403 of the *Code of Iowa*.

V. CITY PLAN

Ames has a general plan for the physical development of the City named Ames Plan 2040, adopted December 2021. The goals and objectives of this Urban Renewal Plan, including the urban renewal projects described herein, are in conformity with the City's Comprehensive Plan for the expansion of the City.

Ames Plan 2040 identifies the area east of I-35 along East 13th Street as Tier I and Tier III growth within the East expansion area of the City to meet the commercial, industrial, and housing needs of the City. The East Expansion area includes a variety of uses and a preliminary evaluation of upgraded public facilities needed to serve growth. The URA area consists primarily of the Community Commercial Retail land use designation recognizing the primary need of the City for this area to support commercial development for the community as a whole and for the buildout of the East expansion area.

Development in this area will be consistent with the City's Comprehensive Plan and implementing zoning districts in place at the time of development.

VI. RENEWAL PROJECTS

The objectives and proposed projects outlined in this Urban Renewal Plan are consistent with the above goals and policies identified and adopted as part of the City's Comprehensive Plan. The precise timing of projects and development is not known at this time. The projects listed below can be implemented at any time during the life of the URA Plan.

Project	Estimated Date	Estimated Cost*	Rationale
East 13th Street Roadway Improvements, inclusive of all related street improvements such as the construction, reconstruction, and rehabilitation of paving, sidewalks, shared use paths, street lights, traffic signals, storm drainage, and any other related improvements within the right-of-way	2028-2050	$5,000,000	East 13th is an arterial street serving this area and connecting to the existing transportation system of the City and State. Improvements to its condition and capacity will be needed to support growth.
Water, Storm Sewer, and Sanitary Sewer Main, Extension and Oversizing	2028-2050	$2,500,000	To provide infrastructure necessary to support development of the area
570th Avenue Road improvements, paving of 570th and all related street	2028-2050	$3,000,000	570th Street is an unpaved gravel road. Development north of East 13th Street

improvements such as the construction, reconstruction, and rehabilitation of paving, sidewalks, shared use paths, street lights, traffic signals, storm drainage, and any other related improvements within the right-of-way			will necessitate improvements of 570th to City standards along with the intersection to E 13th.
Economic Development TIF Rebate to Developers	2028-2050	$12,000,000	To provide financial incentives as TIF reimbursement of infrastructure costs to spur development of the area consistent with the City's growth and economic development objectives
Planning, Engineering, and Attorney Fees and other related costs	2028-2050	$200,000	Support of Urban Renewal Projects and Planning that in turn support development of the area
Total		$21,700,000	

*All project activities are estimates and final costs may vary.

VII. TYPES OF RENEWAL ACTIVITIES

A. Tax Increment Financing

Review of the proposed projects by the City has resulted in a determination that financial assistance is likely required in order to make the projects financially viable through the use of Tax Increment Financing outlined in Chapter 403 of the Code of Iowa for public improvements and private development.

Under the Iowa Urban Renewal Law, in order to assist in the development of new private enterprises, the City may be requested to provide a property tax incentive in the form of an agreement that returns certain incremental property tax revenues to a developer as economic development payments. As part of the establishment of an urban renewal area, the City may adopt an ordinance to create a tax increment financing district(s) (the "TIF District"), within which the property taxes eventually paid by new private development will be used to pay costs of urban renewal projects, including economic development agreements. The use of these tax revenues in this manner is known as tax increment financing ("TIF").

Depending on the date on which a TIF District is legally established and the date on which debt is initially certified within a TIF District, an original taxable valuation is established for the property within a TIF District, which is known as the "base valuation." The "base valuation" is the assessed value of the taxable property in a TIF District as of January 1 of the calendar year preceding the calendar year in which a City first certifies the amount of any obligations payable from TIF revenues to be generated within that TIF District. When the value of the property inside a TIF District increases by virtue of new construction or any other reason, the difference between the base valuation and the new property value is the "tax increment" or "incremental value."

Procedurally, after tax increment debt has been incurred within a TIF District, property taxes levied by the city, the county, the school district and the area college against the incremental value, with the exception of taxes levied to repay debt incurred by those jurisdictions and the school district physical plant and equipment and instructional support levies, are allocated by state law to the City's tax increment fund rather than to each jurisdiction. These new incremental tax dollars are then used to repay any obligations incurred in the Urban Renewal Area.

The City may itself finance public facilities and improvements with TIF in accordance with the projects described above.

Additionally, the City intends to enter into a Tax Increment Financing (TIF) rebate agreement with private developers for projects that meet the objectives of the plan. This may include a rebate of up to 100 percent of eligible incremental property taxes for the maximum allowed number of years per project or a set maximum amount, whichever comes first. Any commitments to Development Agreements with TIF rebates will include a non-appropriation clause so as to not constitute debt to the City.

B. General Obligation Bonds

The Iowa Urban Renewal Law also allows a municipality the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements and facilities within the Area.

VIII. PROPERTY ACQUISTION/DISPOSITION

The City may acquire property within the area for purposes and objectives consistent with this Plan, which may include the use of eminent domain, as allowed under Chapter 403 and 6A. The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

IX. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect to the extent it is allowed by state law or until it is repealed by the City Council. State law allows the collection of incremental property taxes generated within the Urban Renewal Area for up to twenty-three years for each TIF area. Each project or activity to which incremental property tax revenues will be devoted will be subject to such restrictions as may be deemed necessary and appropriate by the City Council.

X. PLAN AMENDMENTS

This Urban Renewal Plan may be amended in accordance with the procedures set forth in Chapter 403 of the Code of Iowa in order to carry out any purposes consistent with state law.

XI. CITY DEBT INFORMATION

Chapter 403 of the Code of Iowa requires that any urban renewal plan include certain information with respect to City general obligation debt, ability to incur additional debt and the amount of proposed tax increment debt to be incurred.

A. FINANCIAL DATA

1.	Current Constitutional Debt Limit	$364,431,710
2.	Current outstanding general obligation debt	$119,520,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an	$22,700,000 (This amount does not include costs related to financing.)

	urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately $23,700,000 as stated in the next column:	

XII. SEVERABILITY CLAUSE

If any part of the Plan is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Plan as a whole, or any part of the Plan not determined to be invalid or unconstitutional.

EXHIBIT A

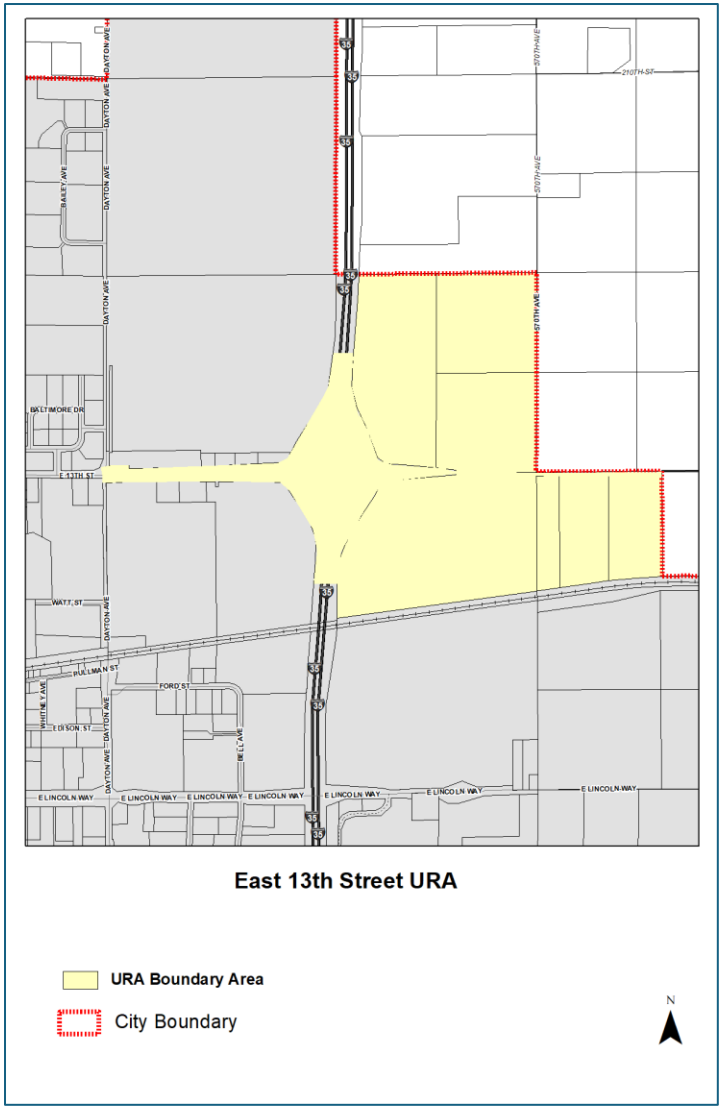

DAYTON AVE
BAKER AVE
BALTIMORE DR
E 13TH ST
WATT ST
PULLMAN ST
FORD ST
EDISON ST
WHITNEY AVE
E LINCOLN WAY
210TH AVE
210TH ST
E LINCOLN WAY
E LINCOLN WAY
E LINCOLN WAY

EXHIBIT B: LEGAL DESCRIPTION

That Part of the West 1/2 of the Southeast 1/4 of Section 31, Township 84 North, Range 23 West of the 5th P.M., Story County, Iowa, Lying East and North of the Interstate Highway 35 Right-Of-Way and Containing 59.72 Acres, More or Less, and the Interstate Highway 35 Right-Of-Way therein, Containing 21.12 Acres More or Less;

AND

That Part of the Southeast 1/4 of the Southeast 1/4 of Section 31, Township 84 North, Range 23 West of the 5th P.M., Story County, Iowa, Lying North of the Interstate Highway 35 Right-Of-Way and Containing 39.90 Acres, More or Less, and the Interstate Highway 35 Right-Of-Way therein, Containing 0.29 Acres More or Less;

AND

The Northeast 1/4 of the Southeast 1/4 of Section 31, Township 84 North, Range 23 West of the 5th P.M., Story County, Iowa And Containing 40.02 Acres, More Or Less;

AND

Parcel “C” in the East Fractional Half (E. Frl. 1/2) of Section Six (6), Township Eighty-Three (83) North, Range Twenty-Three (23) West of the 5th P.M., Story County, Iowa, as shown on the “Plat of Survey” Filed in the Office of the Recorder of Story County, Iowa, on the 22nd Day of July 1997, and Recorded in Book 15, Page 16, and Containing 96.61 Acres, More or Less;

AND

Part of the East Fractional 1/2 of Section 6, Township 83 North, Range 23 West of the 5th P.M., Story County, Iowa, lying in the Interstate Highway Right-Of-Way, Containing 10.09 Acres More or Less;

AND

Lot 2, Lot A, and Lot B of the JT Warehouse Subdivision, City of Ames, Story County, Iowa;

AND

Lot 1, Lot 2, and Lot A of the JT Warehouse Subdivision, Plat 2, City of Ames, Story County, Iowa;

AND All City of Ames Right-Of-Way (acquired and easement) of East 13th Street between the northeast corner of Lot 2 of said JT Warehouse Subdivision and then

extending west approximately 6,000 feet to the west Right-Of-Way line of Dayton Avenue;

AND the Interstate Highway 35 Right-Of-Way extending approximately 1,320 feet north of the East 13th Street right-of-way and approximately 1,320 feet south of the East 13th Street right-of-way.

East 13th Street Urban Renewal Area Boundary

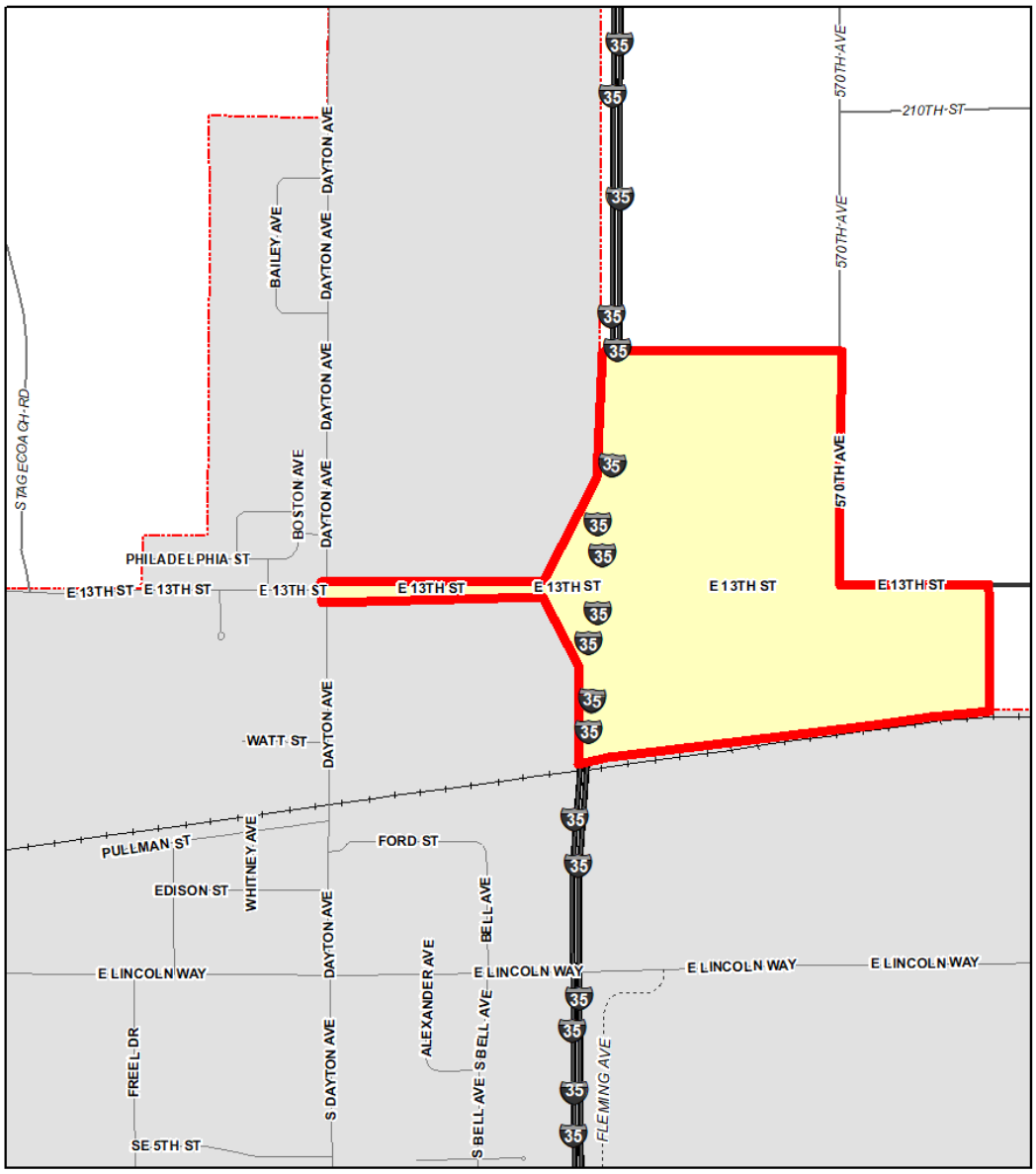


EXHIBIT C: AGRICULTURAL LAND CONSENTS

AGREEMENT TO INCLUDE AGRICULTURAL LAND IN URBAN RENEWAL AREA

This Agreement under date of **October 7th, 2026**, is made and entered into by and between the City of Ames, Iowa, (hereinafter 'City') and the undersigned property owner (hereinafter 'Owner'), for the creation of an Urban Renewal Area to allow for tax increment financing to facilitate the construction of certain public improvements related to economic development.

WITNESSETH:

WHEREAS, the City has adopted or proposes to adopt an Urban Renewal Plan under Iowa Code Chapter 403 and has proceeded with activities authorized under said Chapter in the area described as the ~~E 13th St~~ Urban Renewal Area, including but not limited to the *division of revenue – tax increment financing* under Iowa Code §403.19; and

WHEREAS, the Owner is the titleholder in fee simple to certain agricultural land (the Property) as that term is described in Iowa Code §403.17(3); and

WHEREAS, the Owner desires that the Property be included in the E 13th St Urban Renewal Area; and

WHEREAS, a description of the Property to be included within the E 13th St Urban Renewal Area is attached hereto as Exhibit 'A' and made a part of this Agreement; and

NOW THEREFORE, be it agreed between the parties hereto as follows:

1. The undersigned Owner(s) agree that the City may include the Owner's Property identified in Exhibit 'A' attached hereto within the E 13th St Urban Renewal Area, including any portions thereof which may be defined as agricultural land under the provision of Iowa Code §403.17(3).
2. The undersigned Owner(s) represent that they are authorized to consent to the inclusion of the Property in said Urban Renewal Area by their signatures below and that all parties with an interest in title to the Property have signed this Agreement.
3. The undersigned Owner(s) further authorize the City to pass any resolution or ordinance necessary to designate said property as an urban renewal area under Iowa Code Chapter 403.

SIGNATURE PAGE

Signed by: _____ Date: _____
Property Owner(s) R-Pact Holdings, LLC
Print Name(s): _____

Signed by: _____ Date: 10-08-2026
Property Owner(s) Jordon Elwell Properties, LLC
Print Name(s): Jordon Elwell

State of Iowa

County of Polk

Signed and sworn to (or affirmed) before me on October 8th, 2026

by JORDON ELWELL (name of person(s))

Terry L Carlson (signature of Notary Public)

Terry L. Carlson
Commission Number 789004
My Commission Expires
March 12, 2027

State of Iowa

County of Polk

Signed and sworn to (or affirmed) before me on _____, 2026

by _____ (name of person(s))

_____ (signature of Notary Public)

SIGNATURE PAGE

Signed by: _____ Date: 10-7-26
Property Owner(s) R-Pact Holdings, LLC
Print Name(s): _____

Signed by: _____ Date: _____
Property Owner(s) Jordon Elwell Properties, LLC
Print Name(s): _____

State of Iowa

MELISSA K BARRETT
Commission Number 781930
My Commission Expires
12-27-28

County of ~~Polk~~ Greene

Signed and sworn to (or affirmed) before me on 10-7, 2026

by Todd Rueter (name of person(s))

Melissa K Barrett (signature of Notary Public)

State of Iowa

County of Polk

Signed and sworn to (or affirmed) before me on _____, 2026

by _____ (name of person(s))

_____ (signature of Notary Public)

LEGAL DESCRIPTION OF PROPERTY – EXHIBIT 'A'

Story County, IA / City of Ames

Results 5 Results

Click to Hide Photos

Parcel ID	Owner	Property Address	City
0631400115	R-PACT HOLDINGS, LLC (Deed) JORDON ELWELL PROPERTIES LLC (Deed)	3299 E 13TH ST	AMES
0631400200	R-PACT HOLDINGS, LLC (Deed) JORDON ELWELL PROPERTIES LLC (Deed)	1699 570TH AVE	AMES
0631400400	R-PACT HOLDINGS, LLC (Deed) JORDON ELWELL PROPERTIES LLC (Deed)	3699 E 13TH ST	AMES
1005100115	R-PACT HOLDINGS, LLC (Deed) JORDON ELWELL PROPERTIES LLC (Deed)	3910 E 13TH ST	AMES
1006200110	R-PACT HOLDINGS, LLC (Deed) JORDON ELWELL PROPERTIES LLC (Deed)	3312 E 13TH ST	AMES

URBAN RENEWAL PLAN
ISU RESEARCH PARK URBAN RENEWAL AREA

CITY OF AMES, IOWA

Approved November 10, 2014
Amended November __ 2026

I. INTRODUCTION

Chapter 403 of the Code of Iowa authorizes cities to establish areas within their boundaries known as "urban renewal areas," and to exercise special powers within these areas. The process by which an urban renewal area may be created begins with the preparation of an urban renewal plan for a proposed geographic area.

This Urban Renewal Plan for the Iowa State University Research Park (the Plan) was prepared at the direction of the Ames City Council and in conformance with the Code of Iowa Chapter 403 Urban Renewal in 2014. Since approval of the Plan, the City has undertaken certain public improvement projects to support economic development and the expansion of the ISU Research Park.

The City of Ames proposes to amend the Urban Renewal Plan to expand the Urban Renewal Area boundaries and to include additional projects and activities to support economic development and growth of the City.

This Plan designates the urban renewal area as an economic development area as defined in Chapter 403. The amendment maintains the economic development area designation.

Chapter 15A of the Code of Iowa declares that economic development is a “public purpose” and authorizes local governments to make grants, loans, guarantees, tax incentives and other financial assistance to private enterprise. The statute defines “economic development” as including public investment involving the creation of new jobs and income or the retention of existing jobs and income that would otherwise be lost.

A City's Planning and Zoning Commission must review the draft plan and inform the City Council if it is consistent with the City's general plan, for Ames this is Ames Plan 2040. Additionally, all affected taxing entities, such as counties and school districts, must be notified and given an opportunity to comment on the proposed plan. The City Council must hold a public hearing on the urban renewal plan, following which the Council may approve the plan and designate an area.

II. DESCRIPTION OF THE URBAN RENEWAL AREA

The ISU Research Park Urban Renewal Area was originally 285 acres. The amendment will include the original area plus right-of-way and additional property totaling approximately 460 acres. A legal description of the amended area and map is attached hereto Exhibit A and B. The area consists of a combination of developed industrial properties, vacant industrial and commercial land, airport property, and rights-of-way.

The original boundaries of the Plan included Board of Supervisors consent for area located outside of the City the extension of University Boulevard. Since that time, some of the area has been annexed. The amended Plan continues to include this original approval of county right-of-way generally south of the intersection with Cottonwood Road.

Agricultural Land

Code of Iowa Chapter 403.17.10 allows agricultural land (as defined by Code of Iowa Chapter 403.17(3)) to be included in an economic development area only with the consent of the owner of the land. The proposed urban renewal area comprises three parcels owned by the ISU Research Park and two parcels owned by Erben Hunziker and Margaret Hunziker Apartments, LLC. that meet the definition of agricultural land. The property owners provided their consent to allow their parcels to be included in the urban renewal area, which can be found in the Appendix. These consents were provided in 2014.

The City of Ames is the owner of the Ames Airport property and rents part of the property for agricultural purposes. Consent of including the Airport agricultural property within the amended Plan has been established by the City Council's approval of the Plan.

III. AREA DESIGNATION

The URA is designated as an economic development area within the meaning of uses and activities authorized by Iowa Code 403.

IV. URBAN RENEWAL OBJECTIVES

The primary objectives for development within the Urban Renewal Area are:

1. To contribute to a diversified, well-balanced local economy, by creating job opportunities and strengthening the sales tax and property tax base with new development.
2. To stimulate private investment through public action and commitment.
3. To help finance the cost of constructing public facilities and infrastructure and improvements in support of development, including but not limited to roadways,

water, sanitary sewer, stormwater drainage, and public utilities.
4. To facilitate airport site improvements in support of economic development.
5. To facilitate the expansion of the Iowa State University Research Park.
6. Establish the Research Park as a nationally recognized Innovation District.
7. Support employment uses with complementary commercial and service uses.
8. To provide employment opportunities in the high-tech research and industrial sector and increase the employment base of the community.
9. To promote development utilizing any other objectives allowed by Chapter 403 of the *Code of Iowa*.

V. CITY PLAN

Ames has a general plan for the physical development of the City named Ames Plan 2040, adopted December 2021. The goals and objectives of this Urban Renewal Plan, including the urban renewal projects described herein, are in conformity with the City's Comprehensive Plan for the expansion of the City. The Plan comprehensively address needs of the city related to growth, land use, environment, parks and open space, mobility, neighborhoods and housing, and community character.

Ames Plan 2040 identifies the ISU Research Park as an Employment designation. The zoning for Research Park emphasizes the unique nature of the area an Innovation District with a mix of uses and a goal for a high density of employment The Research Park is identified as a critical job center for the City supporting significant economic growth of the City.

The airport is a critical transportation resource for the City. It allows for private and commercial charter flights. The airport directly serves the needs of local businesses that have national and international facilities beyond Ames. The airport has its own approved Master Plan for development of the airport with new and improved facilities, and for complimentary development sites adjacent to the Research Park.

Development with the URA will be consistent with the City's Comprehensive Plan and other adopted Plan of the City, including implementing zoning districts in place at the time of development.

VI. RENEWAL PROJECTS

The objectives and proposed projects outlined in this Urban Renewal Plan are consistent with the above goals and policies identified and adopted as part of the City's Comprehensive Plan. The precise timing of projects and development is not known at this time. The projects listed below can be implemented at any time during the life of the URA Plan.

Project	Estimated Date	Estimated Cost*	Rationale
Roadway Improvements-University and Collaboration Way	Completed		Extension of roadways to access new industrial areas.
Cottonwood Drive Paving and related utilities inclusive of all related street improvements of paving, sidewalks, shared use paths, street lights, storm drainage, and any other related improvements within the right-of-way.	2026-2028	$400,000	Complete a missing collector street gap that connects the Research Park to residential neighborhoods for direct access to the site.
Roadway construction, reconstruction, and rehabilitation, inclusive of all related street improvements of paving, sidewalks, shared use paths, street lights, traffic signals, storm drainage, and any other related improvements within the right-of-way.	2026-2050	$4,200,000	To provide infrastructure necessary to support additional economic development and growth needs
Water, Storm Sewer, and Sanitary Sewer Main, Extension and Oversizing	2027-2050	$2,300,000	Utility extensions may be needed to facilitate additional development on vacant land.
Arterial Street Improvements for Lincoln Way Bridge Replacement inclusive of all related street improvements of paving, sidewalks, shared use paths, street lights, storm drainage, earthwork, and any other related improvements within the right-of-way and Ioway Creek.	2028-2031	$5,000,000	Lincoln Way is a primary arterial for east west circulation within the City and connects to University Boulevard that accesses the Research Park. Improvement of the facility is needed to respond to the growth of the community and meet economic development needs.
Airport site. runway taxi and apron paving, and other associated improvements.	2026-2050	$6,000,000	Provides for needed upgrades to meet economic development needs and growth of the community.

Economic Development TIF Rebate to Developers	2027-2050	$5,000,000	To provide financial incentives as TIF reimbursement of infrastructure costs to spur development of the area consistent with the City's growth and economic development objectives
Planning, Engineering, and Attorney Fees and other related costs	2026-2050	$200,000	Support of Urban Renewal Projects and Planning that in turn support development of the area.
Amended Total for listed projects		$23,100,000	

*All project activities are estimates and final costs may vary.

VII. TYPES OF RENEWAL ACTIVITIES

A. Tax Increment Financing

Review of the proposed projects by the City has resulted in a determination that financial assistance is likely required in order to make the projects financially viable through the use of Tax Increment Financing outlined in Chapter 403 of the Code of Iowa for public improvements and private development.

Under the Iowa Urban Renewal Law, in order to assist in the development of new private enterprises, the City may be requested to provide a property tax incentive in the form of an agreement that returns certain incremental property tax revenues to a developer as economic development payments. As part of the establishment of an urban renewal area, the City may adopt an ordinance to create a tax increment financing district(s) (the "TIF District"), within which the property taxes eventually paid by new private development will be used to pay costs of urban renewal projects, including economic development agreements. The use of these tax revenues in this manner is known as tax increment financing ("TIF").

Depending on the date on which a TIF District is legally established and the date on which debt is initially certified within a TIF District, an original taxable valuation is established for the property within a TIF District, which is known as the "base valuation." The "base valuation" is the assessed value of the taxable property in a TIF District as of January 1 of the calendar year preceding the calendar year in which a City first certifies the amount of any obligations payable from TIF revenues to be generated within that TIF District. When the value of the property inside a TIF District increases by virtue of new

construction or any other reason, the difference between the base valuation and the new property value is the "tax increment" or "incremental value."

Procedurally, after tax increment debt has been incurred within a TIF District, property taxes levied by the city, the county, the school district and the area college against the incremental value, with the exception of taxes levied to repay debt incurred by those jurisdictions and the school district physical plant and equipment and instructional support levies, are allocated by state law to the City's tax increment fund rather than to each jurisdiction. These new incremental tax dollars are then used to repay any obligations incurred in the Urban Renewal Area.

The City may itself finance public facilities and improvements with TIF in accordance with the projects described above.

Additionally, the City intends to enter into a Tax Increment Financing (TIF) rebate agreement with private developers for projects that meet the objectives of the plan. This may include a rebate of up to 100 percent of eligible incremental property taxes for the maximum allowed number of years per project or a set maximum amount, whichever comes first. Any commitments to Development Agreements with TIF rebates will include a non-appropriation clause so as to not constitute debt to the City.

B. General Obligation Bonds

The Iowa Urban Renewal Law also allows a municipality the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements and facilities within the Area.

VIII. PROPERTY ACQUISTION/DISPOSITION

The City may acquire property within the area for purposes and objectives consistent with this Plan, which may include the use of eminent domain, as allowed under Chapter 403 and 6A. The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

IX. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect to the extent it is allowed by state law or until it is repealed by the City Council. State law allows the collection of incremental property taxes generated within the Urban Renewal Area for up to twenty-three years for each TIF area. Each project or activity to which incremental property tax revenues will be devoted will be subject to such restrictions as may be deemed necessary and appropriate by the City Council.

X. PLAN AMENDMENTS

This Urban Renewal Plan may be amended in accordance with the procedures set forth in Chapter 403 of the Code of Iowa in order to carry out any purposes consistent with state law.

XI. CITY DEBT INFORMATION

Chapter 403 of the Code of Iowa requires that any urban renewal plan include certain information with respect to City general obligation debt, ability to incur additional debt and the amount of proposed tax increment debt to be incurred.

A. FINANCIAL DATA

1.	Current Constitutional Debt Limit	$364,431,710
2.	Current outstanding general obligation debt	$119,520,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects, past and future, as described above will be approximately $27,000,000 as stated in the next column:	$27,000,000 (This amount does not include costs related to financing.)

XII. SEVERABILITY CLAUSE

If any part of the Plan is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Plan as a whole, or any part of the Plan not determined to be invalid or unconstitutional.

EXHIBIT A

ISURP URA

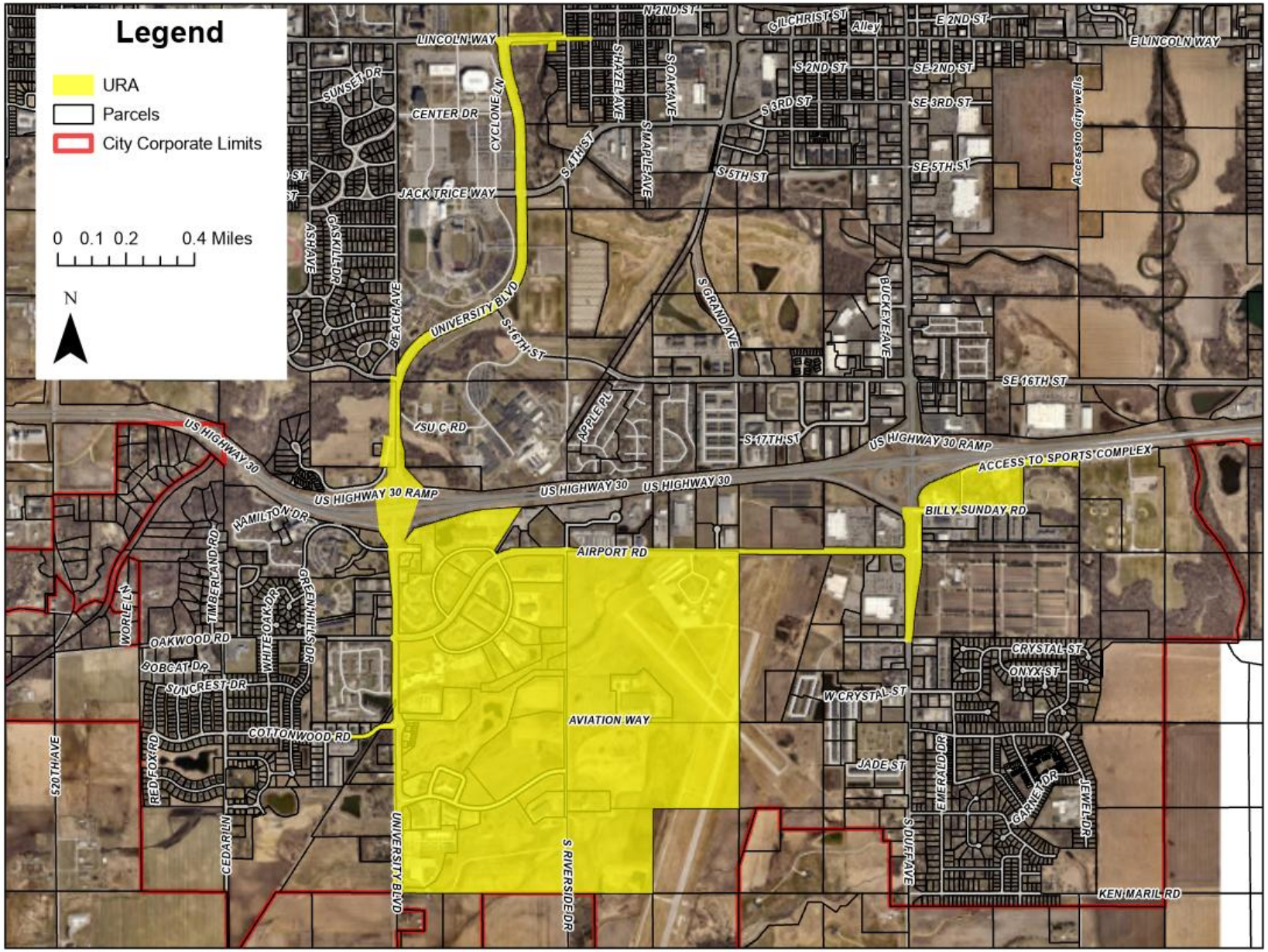


EXHIBIT B: LEGAL DESCRIPTION

2026 Amended Area

Beginning at the Southwest corner of the Northwest ¼ of Section 22, Township 83 North, Range 24 West of the 5th P.M., Story County, Iowa; thence west to the west Right-of-Way of University Boulevard; thence north on said west Right-of-Way to the south extended Right-of-Way of Cottonwood Road; thence west on the south said Right-of-Way to the northeast corner of Lot 17, Suncrest Subdivision 3rd Addition; thence north to the southeast corner of Lot 1, of said Subdivision; thence east on the north Right-of-Way of Cottonwood Road to the west Right-of-Way of University Boulevard; thence north on said west Right-of-Way to the north Right-of-Way of Lincoln Way; thence east on said north Right-of-Way to the southwest corner of Lot 1, Block 1, Read's Addition; thence south to the northwest corner of Lot 7, Block 2, Lincoln Place Addition; thence west on the south Right-of-way of Lincoln Way to the east Right-of-Way of University Boulevard; thence south on said east Right-of-Way to the extended north Right-of-Way line of Green Hills Drive; thence northeasterly to the most westerly corner of Lot 2, Iowa State University Research Park Second Addition; thence northeasterly on the north side of Lot 1 and Lot 2 of said Addition to the northeast corner of Lot 1 of said Addition; thence south on the east line of said Lot 1, approximately 795.51 feet to the southeast corner of said Lot 1; thence easterly on the north Right-of-Way line of North Loop Drive to the north Right-of-Way of Airport Road; thence east on the north Right-of-way of Airport Road to the west Right-of-Way of South Duff Avenue; thence north on said west Right-of-Way to the extended north Right-of-Way of Billy Sunday Road; thence east to the southwest corner of Lot 1, Billy Sunday Subdivision; thence north on the west line of said Lot 1, continuing on the north line of said Lot 1, Lot 2, and Lot 3 to the northeast corner of Lot 3; thence south on the east line of said Lot 3 approximately 204.11 feet; thence west on the boundary of said Lot 3 approximately 870.89 feet; thence south on the extended boundary of said Lot 3 to the south Right-of-Way line of Billy Sunday Road; thence west on said south Right-of-Way to the east Right-of-Way line of South Duff Avenue; thence south on said east Right-of-Way to the extended south Right-of-Way line of Kitty Hawk Drive; thence west to the northeast corner of Lot 4, Airport Road Subdivision; thence

north on the west Right-of-Way line of South Duff Avenue to the south Right-of-Way line of Airport Road; thence west on said south Right-of-Way to the east line of Southeast ¼ of Section 15 of said Township and Range; thence south on said east line of Southeast ¼ to the southeast corner of the said Southeast ¼ of said Section 15; thence south on the east line of the Northeast ¼ of the Northeast ¼ of Section 22 of said Township and Range to the southeast corner of said Northeast ¼ of the Northeast ¼; thence west on the south line of said Northeast ¼ of the Northeast ¼ to the southeast corner of the Northwest ¼ of the Northeast ¼ of said Section 22; thence south on the east line of the Southwest ¼ of the Northeast ¼ said Section 22 to the southeast corner of said Southwest ¼ of the Northeast ¼ of said Section 22; thence west on the south line of said Southwest ¼ of the Northeast ¼ of said Section 22 to the southeast corner of the Southeast ¼ of the Northwest ¼ of said Section 22; thence west on the south line of the Northwest ¼ of said Section 22 to the point of beginning.

Additionally, RIVERSIDE ADDITION LOT:1 AMES; and 75 feet of Iowa State University-Owned Land on either side of the Lincoln Way Right-Of-Way between University Boulevard and North Riverside Drive.

EXHIBIT C: AGRICULTURAL LAND CONSENTS

HUNZIKER & ASSOCIATES REALTORS®
www.HunzikerRealty.com

September 30, 2014

To Whom it May Concern:

As the owner of, The South Half of the Northwest Quarter of Section 22, Township 83 North, Range 24 West of the 5th P.M., Story County, Iowa, containing 79.72 acres, which includes 1.99 acres of existing public right of way, agree to the inclusion of this land in the urban renewal area.

Sincerely,

Dean Hunziker

Trustee

AMES
105 South 16th Street
Ames, Iowa 50010-8009
(515) 233-4450

ANKENY
1255 N. Ankeny Blvd., Suite 101
Ankeny, IA 50023
(515) 963-8618

BOONE
700 Story Street
Boone, Iowa 50036
(515) 432-8699

NEVADA
1104 6th Street
Nevada, Iowa 50201
(515) 382-5667

IOWA STATE UNIVERSITY
RESEARCH PARK

Building 4, Suite 4050
2711 South Loop Drive
Ames, IA 50010
515-296-PARK
www.isupark.org

October 1, 2014

Mr. Charles Kuester
Planner
City of Ames
515 Clark Avenue
Ames, IA 50010

RE: Urban Renewal Area

Dear Charlie:

The Iowa State University Research Park acquiesces in our inclusion into the City's proposed urban renewal area. The property is more particularly described as:

> Parcel L in the Southeast Quarter of the Southwest Quarter of Section 15 AND part of the North Half of the Northwest Quarter of Section 22, all in Township 83 North, Range 24 West of the 5th P.M., Story County, Iowa, all together being more particularly described as follows: Beginning at the Northwest Corner of said Section 22; thence S89°19'57"E, 1319.43 feet to the Northeast Corner of the Northwest Quarter of the Northwest Quarter of said Section 22, said point also being the Southwest Corner of said Parcel L; thence following the boundary of said Parcel L N00°1 1'l 8"E, 489.46 feet to the Northwest Corner thereof; thence S89°14'47"E, 296.62 feet; thence N56°46'25"E, 622.15 feet; thence N89°52'19"E, 512.38 feet to the Northeast Corner of said Parcel L; thence S00°10'26"W, 843.11 feet to the Southeast Corner thereof, said point also being the North Quarter Corner of said Section 22; thence S00°19'19"E, 241.41 feet along the East line of the Northwest Quarter of said Section 22 to the Northeast Corner of an existing parcel, described in a Quit Claim Deed filed at Inst. No. 94-05359; thence running coincident with the boundary of said existing parcel S89°36'll"W, 411.96 feet to the Northwest Corner thereof; thence S00°19'27"E, 272.09 feet to the Southwest Corner thereof; thence N89°35'28"E, 411.95 feet to the Southeast Corner thereof; thence S00°19'19"E, 793.23 feet along the East line of said Northwest Quarter to the Southeast Corner of the Northeast Quarter of the Northwest Quarter; thence N89°36'16'W, 2646.10 feet to the Southwest Corner of the Northwest Quarter of the Northwest Quarter; thence N00°23'42'W, 1319.25 feet to the point of beginning, containing 98.31 acres, which includes 2.42 acres of existing public right of way.

Please let us know if you have any questions or comments.

Sincerely,

IOWA STATE UNIVERSITY RESEARCH PARK

Steven T. Carter, President

U:\URA Letter.docx

Exhibit D

Board Of Supervisors Consent Unincorporated Land

RETURN TO:

SHELLY BELLILE
AUDITOR'S OFFICE

Instrument:2014- 00009668
Date:Oct 28,2014 02:53:32P
Rec Fee: .00 E-Com Fee: .00
Aud Fee: .00 Trans Tax: .00
Rec Management Fee: .00
Non-Standard Page Fee: .00
Filed for record in Story County, Iowa
Susan L. Vande Kamp, County Recorder

Prepared by: City of Ames, 515 Clark Ave., P.O. Box 511, Ames, IA 50010
Phone #515-239-5105

RESOLUTION #15-33

WHEREAS, the City of Ames, Iowa (the "City") has begun the process of establishing the Iowa State University Research Park Urban Renewal Area, pursuant to Chapter 403 of the Code of Iowa; and

WHEREAS, a portion of the property which is proposed to be included in the Iowa State University Research Park Urban Renewal Area is located outside the city limits and is legally described on Exhibit A hereto, (the "Property"); and

WHEREAS, in accordance with paragraph 4 of Section 403.17 of the Code of Iowa, a city may exercise urban renewal powers with respect to property which is located outside but within two miles of the boundary of a city only if the city obtains the consent of the county within which such property is located; and

WHEREAS, the City Council of the City has requested that the Board of Supervisors of Story County adopt a resolution giving its consent that the City may exercise urban renewal powers with respect to the Property;

NOW, THEREFORE, it is hereby resolved by the Board of Supervisors of Story County, Iowa, as follows:

Section 1. The Board of Supervisors of Story County hereby gives its consent that the City of Ames may exercise urban renewal powers pursuant to Chapter 403 of the Code of Iowa with respect to the Property.

Section 2. This Resolution shall be deemed to meet the statutory requirements of paragraph 4 of Section 403.17 of the Code of Iowa and shall be effective immediately following its approval and execution.

Passed and approved this 28th day of October, 2014.

Chairperson, Board of Supervisors
Paul Toot

Attest:

County Auditor Lucy Martin

EXHIBIT A

Legal Description

The East 33 feet of the Northeast Quarter (NE ¼) of Section 21, Township 83 North, Range 24 West of the 5th PM, Story County, Iowa, being the west half of the right-of-way of S 530th Avenue and lying within unincorporated Story County; and

The East 33 feet of Parcel "C" of the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of Section 16, Township 83 North, Range 24 West of the 5th PM, as described in a Plat of Survey recorded in the office of the Story County Recorder on October 12, 1998 on Slide 4 page 1 of the Recorder's Plat Cabinet as Instrument Number 98-14136, being the west half of the right-of-way of S 530th Avenue and lying within unincorporated Story County; and

The East 33 feet of that part of the Southeast ¼ of the Southeast ¼ of Section 16, Township 83 North, Range 24 West of the 5th PM, bounded as follows: On the Northeast by the East line of said Southeast ¼ of the Southeast ¼ of Section 16; On the Northwest by a line parallel with and distant 50 feet Northwesterly, measured at right angles, from the center line of the main track (now removed) of the Des Moines and Minnesota Railroad Company (now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Section 16; On the Southwest by the South line of said Southeast ¼ of Section 16; And on the Southeast by said above described original main track center line, as described in a Deed recorded in the office of the Story County Recorder on February 8, 1991 as Instrument Number 05678, being the west half of the right-of-way of S 530th Avenue and lying within unincorporated Story County; and

NORTH GROWTH
URBAN RENEWAL PLAN

for the

NORTH GROWTH
URBAN RENEWAL AREA

Ames, IOWA

2026

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North Growth Urban Renewal *Plan for the North Growth Urban Renewal Area*
City of Ames, Iowa

A. INTRODUCTION

The North Growth Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the North Growth Urban Renewal Area ("Area" or "Urban Renewal Area") has been developed to help local officials promote economic development in the City of Ames, Iowa ("City"). The primary goal of the Plan is to stimulate, through public involvement and commitment, private investment in new housing and residential development as defined in the *Code of Iowa* Section 403.17(12).

In order to achieve this objective, the City intends to undertake urban renewal activities pursuant to the powers granted to it under Chapter 403 and Chapter 15A of the *Code of Iowa,* as amended.

B. DESCRIPTION OF THE URBAN RENEWAL AREA

The Urban Renewal Area is described in Exhibit "A" and illustrated in Exhibit "B." The Area includes 358.12 acres.

C. AREA DESIGNATION

With the adoption of this Plan, the City designates the Urban Renewal Area as an economic development area that is appropriate as appropriate for encouraging development related to commercial development and for housing and residential development.

D. BASE VALUE

If the Urban Renewal Area is legally established, a Tax Increment Financing (TIF) ordinance is adopted to establish a TIF district in the Area, and debt related to the Area is certified, the frozen "base value" will be the assessed value of the taxable property within that area covered by the TIF ordinance as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt related to the Area, in accordance with Iowa Code Section 403.19. The City may create one or more TIF areas within the URA.

E. DEVELOPMENT PLAN

Ames has a general plan for the physical development of the City as a whole outlined in the Ames Plan 2040, adopted December 2021. The area within the URA is identified as a Tier 1 growth area of the City as part of the North Growth area of the City. Development is anticipated to consist of a mix of neighborhood commercial, single-family housing and multi-family housing. Infrastructure and other public improvements area needed to serve the development and have been identified within the Comprehensive Plan and subsequent planning efforts. goals and objectives of this Urban Renewal Plan, including the urban renewal projects, are in conformity with the

City’s Comprehensive Plan.

The Guiding Principles for neighborhoods and housing in the Ames Plan 2040 Comprehensive Plan inform the goals of the City of Ames for housing policy. The following principles that guide development within the North Growth URA are:

- H1 Housing Choice and Attainability
- H3 New Development Areas That Build Community

The Mobility section in Ames Plan 2040 lays out the Transportation policies for the City. The following Sections apply to the North Growth URA:

- M5: Balanced Transportation Planning
- M6: Transportation-Economic Development Link

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan. As the Area develops, the timing and need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

F. RESIDENTIAL DEVELOPMENT

The City's primary objective for the Urban Renewal Area is to promote new housing and residential development. The City realizes that the availability of housing is an important component of attracting new business and industry, responding to new development, and retaining existing businesses.

In anticipation of expected economic development, the City has taken the position of supporting the creation of new housing opportunities, including increasing the number of lots available for the construction of new houses. Providing incentives to developers may ease the cost of extending necessary infrastructure and other factors that can make residential development more risky and less profitable.

G. PLAN OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites for new residential development within the Urban Renewal Area. More specific objectives for the development, redevelopment and rehabilitation within the Urban Renewal Area are as follows:

1. To increase the availability of housing opportunities, which may in turn attract and retain local industries and commercial enterprises that will strengthen and revitalize the economy of the State of Iowa and the City of Ames.

2. To stimulate, through public action and commitment, private investment in new housing and residential development, and neighborhood commercial development.

3. To plan for and provide sufficient land for residential development in a manner that is efficient from the standpoint of providing municipal services.

4. To help finance the cost of constructing street, water, sanitary sewer, storm water drainage, public utilities, street lighting, trails, parks, and other public improvements in support of new housing development.

5. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.

H. TYPES OF RENEWAL ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the City intends to utilize the powers conferred under Chapter 403 and any other provisions of the *Code of Iowa* including, but not limited to, tax increment financing. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.

2. To arrange for or cause to be provided the construction or repair of public improvements, including but not limited to infrastructure for streets, curbs and gutters, water, sanitary sewer, trails, storm water, parks, public utilities, Public Safety Facilities or other facilities in connection with urban renewal projects.

3 To finance programs that will directly benefit housing conditions and promote the availability of housing in the community.

4. To make loans, forgivable loans, grants, tax rebate payments, or other types of economic development grants or incentives to private developers or incentivize the development of housing within the Area, on such terms as may be determined by the City Council.

5. To borrow money and to provide security therefore.

6. To acquire or dispose of property.

7. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.

8. To use tax increment financing for a number of objectives, including, but not limited to, financing the construction of public improvements and to provide economic incentives to developers in order to eliminate obstacles to the provision of housing and neighborhood commercial development with necessary physical improvements and infrastructure.
.

9. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

I. ELIGIBLE URBAN RENEWAL PROJECTS

Although certain project activities may occur over a period of years, the Eligible Urban Renewal Projects under this Urban Renewal Plan include:

1. Table #1

Project	Estimated Project Date	Estimated Cost	Rationale
Construction of multi-modal corridor and intersection improvements for Cameron School Road and George Washington Carver Avenue. Improvements may consist of a roundabout or traditional widening and signal improvements.	2027-2036	$2,000,000	Improving multi-modal traffic capacity and providing safe traffic flow at an existing intersection to accommodate traffic growth in the area.
Construction of new Culvert crossing with a residential collector street improvement near 190th Street and Hyde Avenue. Utilize development TIF rebate for financing.	2027-2036	$750,000	Facilitate enhanced connections for vehicles, bicyclists, and pedestrians for improved convenience and safety.
Construction of a Fire House	2029-2036	$800,000	To provide increased fire and medical response coverage in north Ames.
Commercial Economic Development TIF Rebate	2030	$900,000	To provide a financial incentive for economic development activities in the Bluffs and Greenbriar Subdivisions to support neighborhood commercial development and or for infrastructure improvements
Park Improvements, Greenways and Trails, including trail crossing of railroad.	2028-2050	$6,000,000	Provide needed recreational facilities to support a healthy residential living environment and to make connections with other existing and planned trails.

Arterial Street Oversizing and roundabouts	2027-2036	$900,000	To assist with increasing the capacity of arterial streets and managing safe travel.
	TOTAL	11,345,000	

1A. Public Building Financing Other Improvements

The City has identified a need for expanded public safety facilities within the URA of a Fire House as identified above. The Fire House is an essential facility to meet public safety needs related to fire and medical response services related to growth in the north part of the City. The Fire House is a temporary facility to house one company of fire fighters and is not a complete fire station.

The City recently approved a general obligation bond of $10.5 million dollars for the reconstruction of Fire Station No. 2 within the existing central area of Ames. All funding from this bond measure is allocated to Fire Station No. 2 and no other funding is available for expanding service to meet the growing needs to the north. Utilizing TIF generated from development in the North Growth URA to support a facility serving this growth is an essential project within the Plan and it allows for financing the construction and equipping of the facility as development occurs to meet the needs of the area.

Iowa Code 403.5 (1) (b) requires a review of alternatives and a finding that use of TIF for a public building is more feasible with use of TIF.

Lack of certainty and additional costs could inhibit achieving the goals of the Plan. Use of the General Funds to directly finance new facilities is not feasible with recent caps on General Fund Growth to 2%. The Cost of the facilities could consume the entire allowed growth in general fund expenditures before accounting for any other general fund cost increases of needs in the community. General Obligation bonds for public safety facilities are not an essential corporate purpose, meaning the voter approval may be required. Voters recently approved General Obligation Bonds for Fire Station No. 2 reconstruction and the City does not believe that with property tax limitations and concerns about property taxes that additional Bonds for public safety will not occur while making debt service payments for the reconstruction of Station No.2.

Providing public safety improvements are essential improvement to support the desired housing investment in this area, which will increase the overall tax base for the City, County, and Gilbert School District. Adding housing generates additional students for the Gilbert Schools. Utilizing TIF revenue from development within the URA is the most predictable and best option to pay for improvements as they are needed to serve the URA because of the unknown of timing, phasing, and demands with development of the area.

2. DEVELOPMENT AGREEMENTS

Future Development Agreements: The City expects to consider, in the City's sole discretion, requests for development agreements for projects that are consistent with, and advance the objectives of, this Plan. Such agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by this Plan. Will not exceed $8,000,000 The cost of such agreements are not known because future decisions about future city initiated projects and developer rebates for infrastructure are not known. Any commitments to Development Agreements with TIF rebates will include a non-appropriation clause.

J. FINANCIAL DATA

1.	Current Constitutional Debt Limit	$364,431,710
2.	Current outstanding general obligation debt	$119,520,000

3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:	$11,345,000 (This amount does not include costs related to financing.)

K. URBAN RENEWAL FINANCING

The City intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing.

Under Section 403.19 of the *Code of Iowa,* urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives, or other urban renewal projects. The City may issue Tax Increment Revenue Bonds for these purposes. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

The Iowa Urban Renewal Law also allows a municipality the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements and facilities within the Area, including but not limited to the Fire House facility.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

L. PROPERTY ACQUISITION/DISPOSITION

The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

M. RELOCATION

The City does not expect there to be any relocation required as part of the eligible urban renewal projects; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

N. AGRICULTURAL LAND

Because the Urban Renewal Area contains land that is defined as "agricultural land" by Iowa Code Section 403.17(3), the City must have consent from the owners of the agricultural land prior to including such land in the Urban Renewal Area. The City has requested consent from the owners of agricultural land proposed to be included in the Urban Renewal Area. A copy of the agricultural landowner agreements are attached hereto as Exhibit "C." The original signed agreements will be placed on file in the City Clerk's office.

O. STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform to state and local laws will be complied with by the City and the developer in implementing this Urban Renewal Plan and its supporting documents.

P. URBAN RENEWAL PLAN AMENDMENTS

This Urban Renewal Plan may be amended from time to time for a variety of reasons, including but not limited to, a change in the Area, to add or change land use controls and regulations, to modify goals or types of renewal activities, to add or change urban renewal projects, or to amend property acquisition and disposition provisions. The City Council may amend this Plan in accordance with applicable state law.

Q. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect as a Plan until it is repealed by the City Council.

With respect to property included within the Urban Renewal Area, which is also included in an ordinance which designates that property as a tax increment district(s) (TIF district) and is designated based on an economic development finding, to provide or to assist in the provision of public improvements related to housing and residential development, the use of incremental property tax revenues or the "division of revenue," as those words are used in Chapter 403 of the *Code of Iowa,* is limited to 23 years beginning with the second fiscal year following the year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the incremental property tax revenues attributable to that property within the Urban Renewal Area.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the *Code of Iowa)* by the City for activities carried out under the Urban Renewal Area shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

R. SEVERABILITY CLAUSE

If any part of the Plan is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Plan as a whole, or any part of the Plan not determined to be invalid or unconstitutional.

EXHIBIT A
LEGAL DESCRIPTION OF NORTHWEST
URBAN RENEWAL AREA

A (50) FOOT WIDE ACQUISITION LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER IN SECTION 20, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY IOWA, DESCRIBING AS FOLLOWS:
THE SOUTH (50) FEET OF THE EAST (916.55) FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, T84N, R24W OF THE 5TH P.M., STORY COUNTY, IOWA, EXCEPT THE EAST (60) FEET THEREOF, CONTAINING .98 ACRES MORE OR LESS INCLUDING THE PRESENT ESTABLISHED ROADWAY.

OWNER OF RECORD, STORY COUNTY, IOWA.

AND

A (50) FOOT WIDE ACQUISITION LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 20, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY IOWA, DESCRIBING AS FOLLOWS:
THE NORTH (50) FEET OF THE EAST (916.55) FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, T84N, R24W OF THE 5TH P.M., STORY COUNTY, IOWA, EXCEPT THE EAST (60) FEET THEREOF, CONTAINING .98 ACRES MORE OR LESS INCLUDING THE PRESENT ESTABLISHED ROADWAY.

OWNER OF RECORD, CITY OF AMES, IOWA.

A (60) FOOT WIDE ROADWAY EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER IN SECTION 20, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY IOWA, DESCRIBING AS FOLLOWS:
THE EAST (60) FEET OF THE SOUTH (750) FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, T84N, R24W OF THE 5TH P.M., STORY COUNTY, IOWA, CONTAINING 1.03 ACRES MORE OR LESS INCLUDING THE PRESENT ESTABLISHED ROADWAY.

OWNER OF RECORD, CHRIST COMMUNITY CHURCH, AMES, IOWA.

AND

A (60) FOOT WIDE ROADWAY EASEMENT LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 21, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY IOWA, DESCRIBING AS FOLLOWS:
THE WEST (60) FEET OF THE SOUTH (750) FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, T84N, R24W OF THE 5TH P.M., STORY COUNTY, IOWA, CONTAINING 1.03 ACRES MORE OR LESS INCLUDING THE PRESENT ESTABLISHED ROADWAY.

OWNER OF EASEMENT, STORY COUNTY, IOWA.

AND

A (40) FOOT WIDE PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 21, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY IOWA, DESCRIBING AS FOLLOWS:
STREET LOT 'C', THE IRONS SUBDIVISION, STORY COUNTY, IOWA, CONTAINING 0.53 ACRES MORE OR LESS

OWNER OF RECORD, CITY OF AMES, IOWA.

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 20, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY IOWA, DESCRIBING AS FOLLOWS:

THE EAST (60) FEET OF THE SE 1/4 OF THE SE 1/4 IN SECTION 20, T84N, R24W, EXCEPT PARCEL "T" AND EXCEPT THE FOLLOWING DESCRIBED BOUNDARY RECORDED IN BOOK 589, PAGE 164, STORY COUNTY, IOWA;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 20; THENCE S00°44'39"E, 1314.42 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20 TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE POINT OF BEGINNING; THENCE N89°53'22"W, 430.86 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE S00°35'18"E, 418.01 FEET; THENCE S89°53'22"E, 432.00 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE N00°44'39"W, 418.03 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 4.14 ACRES, SUBJECT TO EXISTING PUBIC ROAD RIGHT OF WAY.

OWNER OF RECORD, CITY OF AMES, IOWA.

AND

THE EAST (40) FEET OF PARCEL "T" THE SE 1/4 OF THE SE 1/4 IN SECTION 20, T84N, R24W.

OWNER OF RECORD, J D S RENTAL PROPERTIES LLC, CITY OF AMES, IOWA.

AND

THE EAST (40) FEET, PART OF THE SE 1/4 OF THE SE 1/4 IN SECTION 20, T84N, R24W, DESCRIBED BOUNDARY RECORDED IN BOOK 589, PAGE 164, STORY COUNTY, IOWA;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 20; THENCE S00°44’39”E, 1314.42 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20 TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE POINT OF BEGINNING; THENCE N89°53’22”W,

430.86 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE S00°35’18”E, 418.01 FEET; THENCE S89°53’22”E, 432.00 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE N00°44’39”W, 418.03 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 4.14 ACRES, SUBJECT TO EXISTING PUBIC ROAD RIGHT OF WAY.

OWNER OF RECORD, RICK A HILKER, CITY OF AMES IOWA.

OUTLOT ’ZZ’ IN THE BLUFFS AT DANKBAR FARMS, FIRST ADDITION, OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 20, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY IOWA, DESCRIBING AS FOLLOWS:
THE BLUFFS, LOTS 1, 2, 3, 4, A, AND B IN SECTION 20, NE ¼ SE ¼, T84N, R24W, OF THE 5TH P.M., STORY COUNTY, IOWA.

OWNER OF RECORD, FRIEDRICH LAND DEVELOPMENT COMPANY LLC.

THE SOUTHWEST QUARTER IN SECTION 21, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY IOWA, DESCRIBING AS FOLLOWS:
THE SOUTHWEST QUARTER OF SECTION 21, EXCEPT PARCEL “G”, AND EXCEPT THE RIGHT-OF-WAY OF CHICAGO NORTHWESTERN TRANS CO., ALL IN T84N, R24W OF THE 5TH P.M., STORY COUNTY, IOWA.

OWNER OF RECORD, BORGMEYER TRUST, AMES, IOWA.

AND

PARCEL “G” OF THE SOUTHWEST QUARTER IN SECTION 21, IN T84N, R24W OF THE 5TH P.M., STORY COUNTY, IOWA.

OWNER OF RECORD, JORDAN & STEPHANIE MANDERNACH, AMES, IOWA.

ROSE PRAIRIE FINAL PLAT LOT:2

THAT PORTION OF THE CHICAGO & NORTHWESTERN TRANS CO RIGHT OF WAY LYING IN THE NE OF THE SW OF SECTION: 21 TOWNSHIP :84 RANGE: 24 AND THE NW OF THE SE OF SECTION 21.

EXHIBIT B
MAP OF URBAN RENEWAL AREA

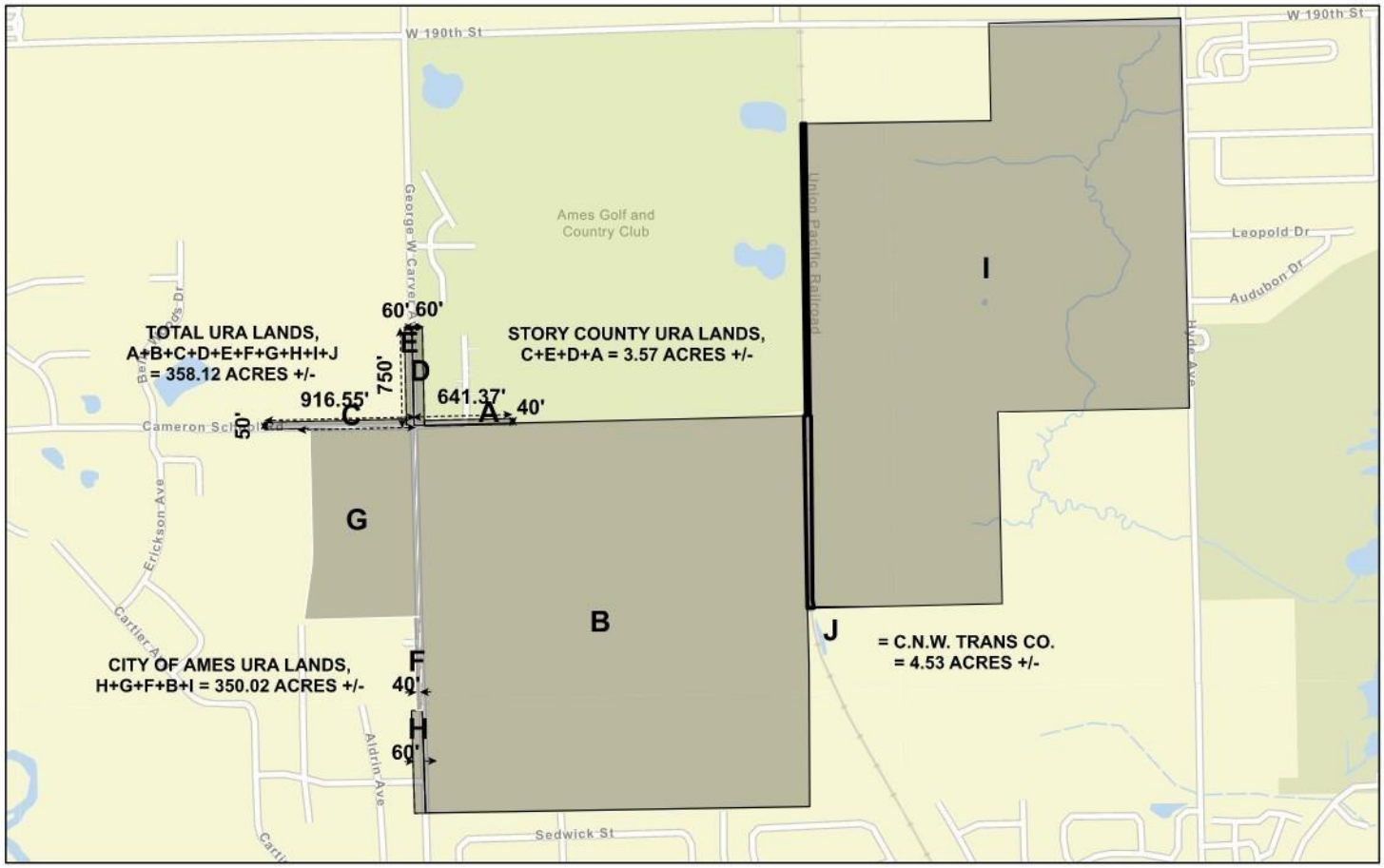


EXHIBIT C

AGREEMENT TO INCLUDE AGRICULTURAL LAND

AGREEMENT TO INCLUDE AGRICULTURAL LAND IN URBAN RENEWAL AREA

This Agreement under date of _____, 2026, is made and entered into by and between the City of Ames, Iowa, (hereinafter 'City') and the undersigned property owner (hereinafter 'Owner'), for the creation of an Urban Renewal Area to allow for tax increment financing to facilitate the construction of certain public improvements related to economic development.

WITNESSETH:

WHEREAS, the City has adopted or proposes to adopt an Urban Renewal Plan under Iowa Code Chapter 403 and has proceeded with activities authorized under said Chapter in the area described as the North Growth Urban Renewal Area, including but not limited to the *division of revenue – tax increment financing* under Iowa Code §403.19; and

WHEREAS, the Owner is the titleholder in fee simple to certain agricultural land (the Property) as that term is described in Iowa Code §403.17(3); and

WHEREAS, the Owner desires that the Property be included in the North Growth Urban Renewal Area; and

WHEREAS, a description of the Property to be included within the North Growth Urban Renewal Area is attached hereto as Exhibit 'A' and made a part of this Agreement; and

NOW THEREFORE, be it agreed between the parties hereto as follows:

1. The undersigned Owner(s) agree that the City may include the Owner's Property identified in Exhibit 'A' attached hereto within the North Growth Urban Renewal Area, including any portions thereof which may be defined as agricultural land under the provision of Iowa Code §403.17(3).
2. The undersigned Owner(s) represent that they are authorized to consent to the inclusion of the Property in said Urban Renewal Area by their signatures below and that all parties with an interest in title to the Property have signed this Agreement.
3. The undersigned Owner(s) further authorize the City to pass any resolution or ordinance necessary to designate said property as an urban renewal area under Iowa Code Chapter 403.

Signed by: _____ Date: 9/29/2026
Property Owner(s)

Print Name(s):
Justin Dodge, Manager for Hunziker Development Group LLC

State of Iowa

County of Story

Signed and sworn to (or affirmed) before me on 9/29, 2026

by JUSTIN DODGE (name of person(s))

(signature of Notary Public)

[Notary seal here]

JILL M. ANDERSON
Commission Number 745875
My Commission Expires
3.19.28

LEGAL DESCRIPTION OF PROPERTY – EXHIBIT 'A'

THE SOUTHWEST QUARTER IN SECTION 21, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY IOWA, DESCRIBING AS FOLLOWS:

THE SOUTHWEST QUARTER OF SECTION 21, EXCEPT PARCEL "G", AND EXCEPT THE RIGHT-OF-WAY OF CHICAGO NORTHWESTERN TRANS CO., ALL IN T84N, R24W OF THE 5TH P.M., STORY COUNTY, IOWA.

OWNER OF RECORD, BORGMEYER TRUST, AMES, IOWA.

AGREEMENT TO INCLUDE AGRICULTURAL LAND IN URBAN RENEWAL AREA

This Agreement under date of _____, 2026, is made and entered into by and between the City of Ames, Iowa, (hereinafter 'City') and the undersigned property owner (hereinafter 'Owner'), for the creation of an Urban Renewal Area to allow for tax increment financing to facilitate the construction of certain public improvements related to economic development.

WITNESSETH:

WHEREAS, the City has adopted or proposes to adopt an Urban Renewal Plan under Iowa Code Chapter 403 and has proceeded with activities authorized under said Chapter in the area described as the North Growth Urban Renewal Area, including but not limited to the *division of revenue – tax increment financing* under Iowa Code §403.19; and

WHEREAS, the Owner is the titleholder in fee simple to certain agricultural land (the Property) as that term is described in Iowa Code §403.17(3); and

WHEREAS, the Owner desires that the Property be included in the North Growth Urban Renewal Area; and

WHEREAS, a description of the Property to be included within the North Growth Urban Renewal Area is attached hereto as Exhibit 'A' and made a part of this Agreement; and

NOW THEREFORE, be it agreed between the parties hereto as follows:

1. The undersigned Owner(s) agree that the City may include the Owner's Property identified in Exhibit 'A' attached hereto within the North Growth Urban Renewal Area, including any portions thereof which may be defined as agricultural land under the provision of Iowa Code §403.17(3).
2. The undersigned Owner(s) represent that they are authorized to consent to the inclusion of the Property in said Urban Renewal Area by their signatures below and that all parties with an interest in title to the Property have signed this Agreement.
3. The undersigned Owner(s) further authorize the City to pass any resolution or ordinance necessary to designate said property as an urban renewal area under Iowa Code Chapter 403.

Signed by: _____ Date: 9/29/2026
Property Owner(s)

Print Name(s):
Justin Dodge, Manager for Hunziker Development Group LLC

State of Iowa

County of Story

Signed and sworn to (or affirmed) before me on 5/29, 2026

by JUSTIN DODGE (name of person(s))

(signature of Notary Public)

[Notary seal here]

JILL M. ANDERSON
Commission Number 745875
My Commission Expires
3-19-28

LEGAL DESCRIPTION OF PROPERTY – EXHIBIT 'A'

THE SOUTHWEST QUARTER IN SECTION 21, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY IOWA, DESCRIBING AS FOLLOWS:

THE SOUTHWEST QUARTER OF SECTION 21, EXCEPT PARCEL "G", AND EXCEPT THE RIGHT-OF-WAY OF CHICAGO NORTHWESTERN TRANS CO., ALL IN T84N, R24W OF THE 5TH P.M., STORY COUNTY, IOWA.

OWNER OF RECORD, BORGMEYER TRUST, AMES, IOWA.

AGREEMENT TO INCLUDE AGRICULTURAL LAND IN URBAN RENEWAL AREA

This Agreement under date of _____, 2026, is made and entered into by and between the City of Ames, Iowa, (hereinafter 'City') and the undersigned property owner (hereinafter 'Owner'), for the creation of an Urban Renewal Area to allow for tax increment financing to facilitate the construction of certain public improvements related to economic development.

WITNESSETH:

WHEREAS, the City has adopted or proposes to adopt an Urban Renewal Plan under Iowa Code Chapter 403 and has proceeded with activities authorized under said Chapter in the area described as the North Growth Urban Renewal Area, including but not limited to the *division of revenue – tax increment financing* under Iowa Code §403.19; and

WHEREAS, the Owner is the titleholder in fee simple to certain agricultural land (the Property) as that term is described in Iowa Code §403.17(3); and

WHEREAS, the Owner desires that the Property be included in the North Growth Urban Renewal Area; and

WHEREAS, a description of the Property to be included within the North Growth Urban Renewal Area is attached hereto as Exhibit 'A' and made a part of this Agreement; and

NOW THEREFORE, be it agreed between the parties hereto as follows:

1. The undersigned Owner(s) agree that the City may include the Owner's Property identified in Exhibit 'A' attached hereto within the North Growth Urban Renewal Area, including any portions thereof which may be defined as agricultural land under the provision of Iowa Code §403.17(3).
2. The undersigned Owner(s) represent that they are authorized to consent to the inclusion of the Property in said Urban Renewal Area by their signatures below and that all parties with an interest in title to the Property have signed this Agreement.
3. The undersigned Owner(s) further authorize the City to pass any resolution or ordinance necessary to designate said property as an urban renewal area under Iowa Code Chapter 403.

Signed by: _____ Date: 10-6-26

Property Owner(s)

Print Name(s):

Terry Lutz, Manager

State of Iowa

County of Polk

Signed and sworn to (or affirmed) before me on Oct. 6, 2020

by Terry Lutz

(signature of Notary Public)

NOTARIAL SEAL IOWA
NICK HALFHILL
Commission Number 762227
My Commission Expires
3-18-23

URBAN RENEWAL PLAN
EAST INDUSTRIAL URBAN RENEWAL AREA

CITY OF AMES, IOWA

November 2026

I. INTRODUCTION

Chapter 403 of the Code of Iowa authorizes cities to establish areas within their boundaries known as "urban renewal areas," and to exercise special powers within these areas.

The process by which an urban renewal area may be created begins with the preparation of an urban renewal plan for a proposed geographic area. The proposed URA is part of the City's designated East Industrial area, intended for future industrial development. The area has access to the railroad, Highway 30 and Interstate 35, the ability to extend City infrastructure to serve development, and the land is relatively flat and in large tracts that would be desirable for larger industrial development

In addition to defining an area, Iowa Code requires preparation of a Plan identifying the purpose of the URA and the types of projects and activities that will occur within the URA.

This Plan designates the urban renewal area as an economic development area. Chapter 15A of the Code of Iowa declares that economic development is a "public purpose" and authorizes local governments to make grants, loans, guarantees, tax incentives and other financial assistance to private enterprise. The statute defines "economic development" as including public investment involving the creation of new jobs and income or the retention of existing jobs and income that would otherwise be lost.

A City's Planning and Zoning Commission must review the draft plan and inform the City Council if it is consistent with the City's general plan, for Ames this is Ames Plan 2040. Additionally, all affected taxing entities, such as counties and school districts, must be notified and given an opportunity to comment on the proposed plan. The City Council must hold a public hearing on the urban renewal plan, following which the Council may approve the plan and designate an area.

This document is intended to serve as the Urban Renewal Plan for an urban renewal area to be known as the East Industrial Urban Renewal Area (the "Urban Renewal Area"). It is intended that this Urban Renewal Plan will guide the City in promoting economic development and the for the construction of public improvements and facilities. This document is an Urban Renewal Plan within the meaning of Chapter 403 of the Code of Iowa, and it sets out proposed projects to be undertaken within the Urban Renewal Area.

II. DESCRIPTION OF THE URBAN RENEWAL AREA

The East Industrial Urban Renewal Area will include approximately 992 acres of land and right-of-way located along East Lincoln Way and Teller Avenue as depicted in Exhibit A. A legal description of the property is attached hereto as Exhibit B.

Agricultural Land

Code of Iowa Chapter 403.17.10 allows agricultural land (as defined by Code of Iowa Chapter 403.17(3)) to be included in an economic development area only with the consent of the owner of the land. The proposed urban renewal area includes 24 total parcels that meet the definition of agricultural land, owned by Iowa Land & Building Company, Randy Brekke, LDY LLC, and ITC Midwest LLC. The property owners provided their consent to allow their parcels to be included in the urban renewal area, which can be found in Exhibit C.

III. AREA DESIGNATION

The URA is designated as an economic development area within the meaning of uses and activities authorized by Iowa Code 403.

IV. URBAN RENEWAL OBJECTIVES

The primary objectives for development within the Urban Renewal Area are:

1. To contribute to a diversified, well-balanced local economy by retaining and creating job opportunities and strengthening the property tax base by facilitating development of large-scale industrial development.

2. To stimulate private investment through public action and commitment.

3. To help finance the cost of constructing public facilities and infrastructure and improvements in support of industrial development, including but not limited to water, sanitary sewer, stormwater drainage, and public utilities.

4. To provide economic development incentives for development of a project consistent with the large scale industrial development goals.

5. To promote development utilizing any other objectives allowed by Chapter 403 of the *Code of Iowa*.

V. CITY PLAN

Ames has a general plan for the physical development of the City named Ames Plan 2040, adopted December 2021. The goals and objectives of this Urban Renewal Plan, including the urban renewal projects, are in conformity with the City's Comprehensive Plan.

Ames Plan 2040 designates the URA area as “Employment” (Emp). The Employment category policy goals, development guidelines and public actions support the proposed URA as it will support development as it is in alignment with the vision proposed in the Comprehensive Plan.

The Employment Designation supports general industrial areas and large-scale employment centers and planned facilities. It also supports high impact, heavy industrial uses appropriate for large-scale sites. The area is designated for industrial development, and specifically large industrial uses, due to its proximity to highways and rail lines. It also provides large tracts of land for development not available elsewhere in the City, helping to diversify Ames’ employment base.

Plan 2040 sets out City policy to focus most new large industrial development and industrial expansion east of I-35 in the URA.

The Plan includes Public Actions for implementation, including to implement infrastructure and transportation projects necessary to open the East Industrial area (URA).

The following goals are included in the Employment Category, and support the creation of the East Industrial Urban Renewal Area:

- Provide attractive and well-functioning settings for a range of industrial enterprises.

  Sites within the URA will be developed with planned infrastructure extensions according to City standards. Streets, sidewalks & shared use paths, water, sewer, storm sewer and electrical infrastructure are planned.

- Minimize impact and external effects on city neighborhoods.

  The URA will be located away from residential neighborhoods in an area designated for industrial growth.

Development in this area will be consistent with the City’s Comprehensive Plan and implementing zoning districts in place at the time of development.

VI. RENEWAL PROJECTS

The objectives and proposed projects outlined in this Urban Renewal Plan are consistent with the above goals and policies identified and adopted as part of the City's Comprehensive Plan. The precise timing of projects and development is not known at this time. The projects listed below can be implemented at any time during the life of the URA Plan.

Project	Estimated Date	Estimated Cost*	Rationale
East Lincoln Way and Teller Avenue Intersection Improvements, inclusive of all related street improvements such as the construction, reconstruction, and rehabilitation of paving, sidewalks, shared use paths, street lights, traffic signals, storm drainage, and any other related improvements within the right-of-way	2028-2050	$2,000,000	Improving traffic capacity and providing safe traffic flow at an existing intersection to accommodate traffic growth and especially heavy truck traffic in the area from new industrial development.
Water, Storm Sewer, and Sanitary Sewer Main Extension and Oversizing	2027-2050	$2,500,000	To provide infrastructure necessary to support development of the area
Sewer Lift Station to Serve areas south of Lincoln Way	2028-2050	$2,000,000	To provide infrastructure necessary to support development of the area, including for the southeastern portion of the URA along Teller Avenue where previously unincorporated development does not have access to City utilities
Improvements to at Grade Railroad Crossing of Teller	2030-2050	$10,000,000	Improving traffic capacity and providing safe traffic flow at the entrance to the URA to accommodate traffic growth and especially heavy truck traffic in the area from new industrial development.
Construction of a new one-million-gallon elevated tank (“water tower”) and related improvements to serve the area.	2028-2050	$12,000,000	Provide infrastructure necessary to meet water demands of heavy industrial users, stabilize pressures at eastern edge of the City for users, and provide necessary volume for firefighting purposes in what is envisioned as a moderate to heavy industrial area.
Economic Development Rebate to Developers	2028-2050	$ 22,000,000	To provide financial incentive to spur

			development of the area consistent with economic development policies of the City.
Planning, Engineering, and Attorney Fees and other related costs	2027-2050	$500,000	Support of Urban Renewal Projects and Planning that in turn support development of the area
Total		$51,000,000	

*All project activities are estimates and final costs may vary.

VII. TYPES OF RENEWAL ACTIVITIES

A. Tax Increment Financing

Review of the proposed projects by the City has resulted in a determination that financial assistance is likely required in order to make the projects financially viable through the use of Tax Increment Financing outlined in Chapter 403 of the Code of Iowa for public improvements and private development.

Under the Iowa Urban Renewal Law, in order to assist in the development of new private enterprises, the City may be requested to provide a property tax incentive in the form of an agreement that returns certain incremental property tax revenues to a developer as economic development payments. As part of the establishment of an urban renewal area, the City may adopt an ordinance to create a tax increment financing district(s) (the "TIF District"), within which the property taxes eventually paid by new private development will be used to pay costs of urban renewal projects, including economic development agreements. The use of these tax revenues in this manner is known as tax increment financing ("TIF").

Depending on the date on which a TIF District is legally established and the date on which debt is initially certified within a TIF District, an original taxable valuation is established for the property within a TIF District, which is known as the "base valuation." The "base valuation" is the assessed value of the taxable property in a TIF District as of January 1 of the calendar year preceding the calendar year in which a City first certifies the amount of any obligations payable from TIF revenues to be generated within that TIF District. When the value of the property inside a TIF District increases by virtue of new construction or any other reason, the difference between the base valuation and the new property value is the "tax increment" or "incremental value."

Procedurally, after tax increment debt has been incurred within a TIF District, property taxes levied by the city, the county, the school district and the area college against the incremental value, with the exception of taxes levied to repay debt incurred by those

jurisdictions and the school district physical plant and equipment and instructional support levies, are allocated by state law to the City's tax increment fund rather than to each jurisdiction. These new tax dollars are then used to repay any tax increment obligations incurred in the Urban Renewal Area.

The City may itself finance public facilities and improvements with Tax Increment Financing (TIF) in accordance with the projects described above.

Additionally, the City intends to enter into a Tax Increment Financing (TIF) rebate agreement with private developers for projects that meet the objectives of the plan. This may include a rebate of up to 100 percent of eligible incremental property taxes for the maximum allowed number of years per project or a set maximum amount, whichever comes first. Any commitments to Development Agreements with TIF rebates will include a non-appropriation clause so as to not constitute debt to the City.

B. General Obligation Bonds

The Iowa Urban Renewal Law also allows a municipality the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements and facilities within the Area.

VIII. PROPERTY ACQUISTION/DISPOSITION

The City may acquire property within the area for purposes and objectives consistent with this Plan, which may include the use of eminent domain, as allowed under Chapter 403 and 6A. The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

IX. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect to the extent it is allowed by state law or until it is repealed by the City Council. State law allows the collection of incremental property taxes generated within the Urban Renewal Area for up to twenty-three years for each TIF area. Each project or activity to which incremental property tax revenues will be devoted will be subject to such restrictions as may be deemed necessary and appropriate by the City Council.

X. PLAN AMENDMENTS

This Urban Renewal Plan may be amended in accordance with the procedures set forth in Chapter 403 of the Code of Iowa in order to carry out any purposes consistent with state law.

XI. CITY DEBT INFORMATION

Chapter 403 of the Code of Iowa requires that any urban renewal plan include certain information with respect to City general obligation debt, ability to incur additional debt and the amount of proposed tax increment debt to be incurred.

A. FINANCIAL DATA

1.	Current Constitutional Debt Limit	$364,431,710
2.	Current outstanding general obligation debt	$119,520,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as $51,000,000 described above will be approximately as stated in the next column:	$51,000,000 (This amount does not include costs related to financing.)

XII. SEVERABILITY CLAUSE

If any part of the Plan is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Plan as a whole, or any part of the Plan not determined to be invalid or unconstitutional.

EXHIBIT A
Location Map

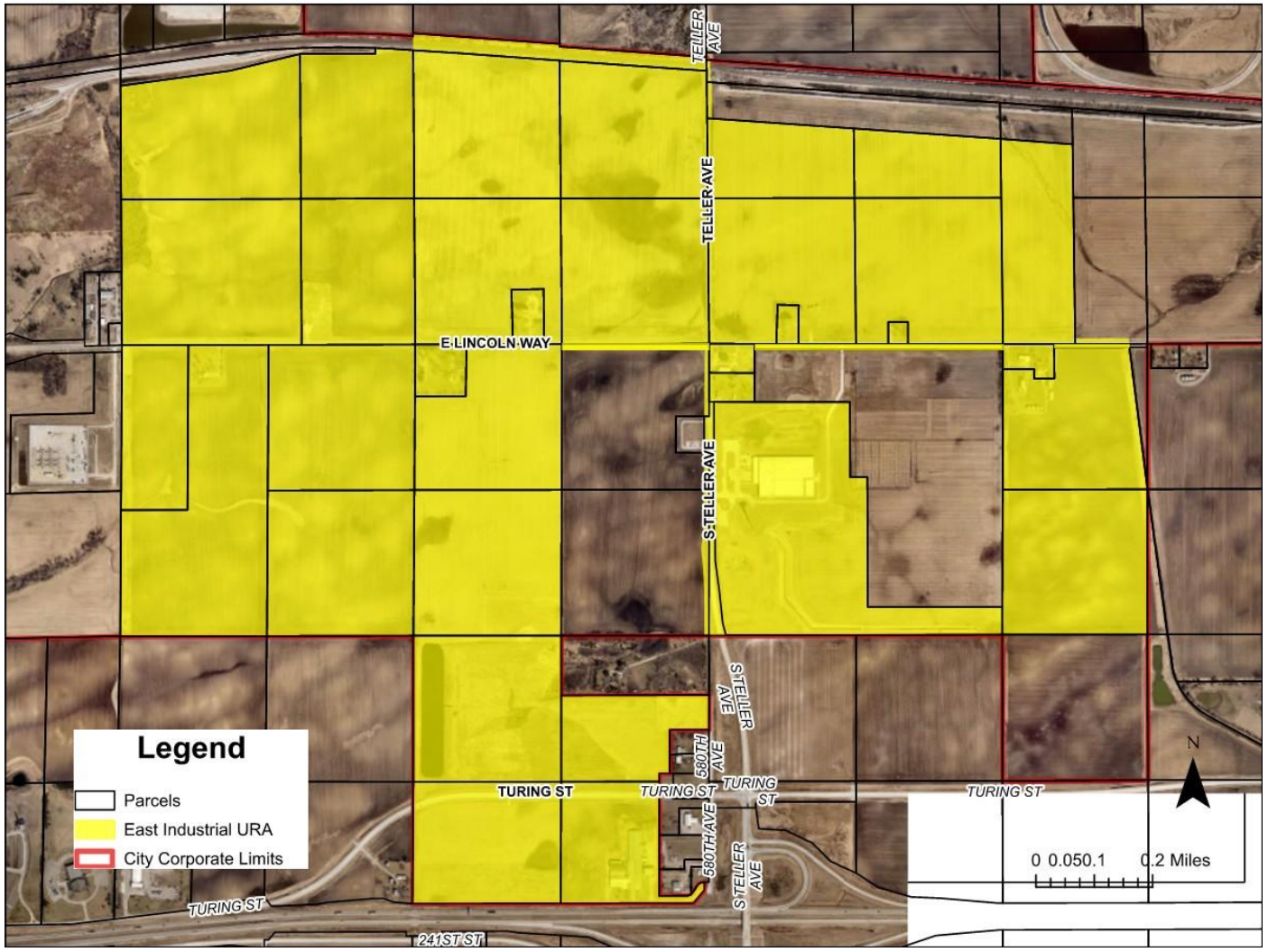


EXHIBIT B: LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 8, TOWNSHIP 83, RANGE 23, WEST OF THE 5TH P.M., STORY COUNTY, IOWA, BEING ALSO THE SOUTHWEST CORNER OF PARCEL K IN THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8 (INSTR. 2025-10004), THENCE NORTH APPROXIMATELY 2,642.6 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8, BEING ALSO THE NORTHWEST CORNER OF PARCEL J IN THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8 (INSTR. 2025-10004), BEING ALSO A POINT ON THE CENTERLINE OF E LINCOLN WAY, THENCE NORTH APPROXIMATELY 2,346.44 FEET ALONG THE WEST LINE OF SECTION 5, TOWNSHIP 83, RANGE 23, TO THE NORTHWEST CORNER OF PARCEL J IN SAID SECTION 5 (INSTR. 2018-04082), THENCE N82°07’23”E 1,007.81 FEET ALONG THE NORTH LINE OF SAID PARCEL J, THENCE N76°28’18”E 648.06 FEET TO THE NORTHEAST CORNER OF SAID PARCEL J, THENCE N89°54’52”E 680.87 FEET ALONG THE NORTH LINE OF PARCEL K IN SAID SECTION 5 (INSTR. 2018-04082), THENCE N00°17’09”W 53.26 FEET, THENCE ALONG A CURVE BEARING S87°13'29”E, A DISTANCE OF 138.84 FEET, WITH A CHORD DISTANCE OF 138.3 FEET, THENCE ALONG A CURVE BEARING S86°15'50”E A CHORD DISTANCE OF 209.87 FEET TO THE NORTHEAST CORNER OF SAID PARCEL K, BEING ALSO A POINT ON THE SOUTH RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY, THENCE NORTH APPROXIMATELY 150 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID CHICAGO AND NORTHWESTERN RAILWAY, THENCE CONTINUING SOUTHEAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 2,902 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE TELLER AVENUE, THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 540 FEET TO A POINT ON THE SOUTH LINE OF PARCEL A IN THE SOUTH HALF OF SECTION 4, TOWNSHIP 83, RANGE 23 (INSTR. 2008-00012997), THENCE SOUTHEAST APPROXIMATELY 3,276 FEET ALONG THE SOUTH LINE OF SAID PARCEL A TO THE SOUTHEAST CORNER OF SAID PARCEL A, THENCE SOUTH APPROXIMATELY 1,758 FEET ALONG THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 4 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST LINCOLN WAY, THENCE EAST APPROXIMATELY 489 FEET ALONG SAID RIGHT-OF-WAY LINE, THENCE SOUTH APPROXIMATELY 84 FEET TO THE NORTHEAST CORNER OF PARCEL K IN THE NORTHWEST CORNER OF THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 83, RANGE 23 (INSTR. 2024-08538), THENCE S07°20'18”E 1,294.25 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL K, THENCE

SOUTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST CORNER OF SAID SECTION 9 APPROXIMATELY 1,320 FEET TO THE SOUTHEAST CORNER THEREOF, THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER APPROXIMATELY 1,320 FEET TO THE SOUTHWEST CORNER THEREOF, THENCE S89°52'52”W 2,496.79 FEET TO THE SOUTHWEST CORNER OF PARCEL F IN THE NORTHWEST QUARTER OF SAID SECTION 9 (INSTR. 2024-04554), THENCE WEST APPROXIMATELY 200 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9 TO A POINT ON THE WEST S TELLER AVENUE RIGHT-OF-WAY, BEING ALSO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE NORTH APPROXIMATELY 2,598 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST LINCOLN WAY, THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE 1,307 FEET TO A POINT ON THE WEST LINE OF TO THE EAST HALF OF THE NORTHEAST CORNER OF SAID SECTION 8, THENCE SOUTH 2,649.47 FEET ALONG THE WEST LINE OF TO THE EAST HALF OF THE NORTHEAST CORNER OF SAID SECTION 8 TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, THENCE S00°01'17”W 544.59 FEET TO THE SOUTHWEST CORNER OF PARCEL B IN SAID SECTION 8 (INSTR. 2017-07631), THENCE N89°41'21”E 1,335.88 FEET ALONG THE SOUTH LINE OF SAID PARCEL B, THENCE S00°07'32”E 313.82 FEET ALONG THE EAST LINE OF PARCEL F IN SAID SECTION 8 (INSTR. 2018-00794), THENCE S89°53'41”W 354.38 FEET ALONG THE BOUNDARY LINE OF SAID PARCEL F, THENCE S00°07'11”E 394.44 FEET ALONG THE BOUNDARY LINE OF SAID PARCEL F, THENCE S89°32'59”W 95.65 FEET ALONG THE BOUNDARY LINE OF SAID PARCEL F, THENCE S00°18'30”E 74.31 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL F ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF TURING STREET, THENCE SOUTH APPROXIMATELY 197.5 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8 EXCEPT THE EAST 450 FEET THEREOF TO A POINT ON THE SOUTH LINE OF THE TURING STREET RIGHT-OF-WAY, THENCE SOUTH APPROXIMATELY 838 FEET ALONG THE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8 EXCEPT THE EAST 450 FEET THEREOF TO THE SOUTHWEST CORNER OF LOT 2 OF THE JDA SUBDIVISION (INSTR. 2012-00002981), THENCE N89°49'17”E 249.62 FEET ALONG THE BOUNDARY LINE OF SAID JDA SUBDIVISION, THENCE N89°49'17”E 249.62 FEET ALONG THE BOUNDARY LINE OF SAID JDA SUBDIVISION, THENCE NORTHEASTERLY ALONG A 67.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY AN ARC DISTANCE OF 66.08 FEET (THE LONG CHORD BEARS N61°32'59"E, 63.43 FEET), THENCE N33°24'10"E 69.96 FEET,

THENCE NORTHEASTERLY ALONG A 79.33 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY AN ARC DISTANCE OF 78.34 FEET (THE LONG CHORD BEARS N61°37'36"E 75.20 FEET) TO A POINT ON THE WEST LINE OF THE 580TH AVENUE RIGHT-OF-WAY, THENCE SOUTH 71.91 FEET ALONG THE 580TH AVENUE RIGHT-OF-WAY, THENCE SOUTHWEST 154.3 FEET ALONG THE 580TH AVENUE RIGHT-OF-WAY TO A POINT ON THE NORTH LINE OF THE HIGHWAY 30 RIGHT-OF-WAY, THENCE WEST APPROXIMATELY 2,546 FEET ALONG SAID NORTH LINE OF THE HIGHWAY 30 RIGHT-OF-WAY TO A POINT BEING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER NORTH OF HIGHWAY 30 OF SAID SECTION 8, THENCE NORTH APPROXIMATELY 2,429 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8 TO A POINT BEING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, THENCE WEST 2,666.56 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER IN SAID SECTION 8 TO THE POINT OF BEGINNING.

EXCEPT

PARCEL G IN THE NORTHWEST QUARTER OF SECTION 9 TOWNSHIP 83 RANGE 23 NW (INSTR. 2024-04554)

EXHIBIT C: AGRICULTURAL LAND CONSENTS

AGREEMENT TO INCLUDE AGRICULTURAL LAND IN URBAN RENEWAL AREA

This Agreement under date of October 2nd, 2026, is made and entered into by and between the City of Ames, Iowa, (hereinafter 'City') and the undersigned property owner (hereinafter 'Owner'), for the creation of an Urban Renewal Area to allow for tax increment financing to facilitate the construction of certain public improvements related to economic development.

WITNESSETH:

WHEREAS, the City has adopted or proposes to adopt an Urban Renewal Plan under Iowa Code Chapter 403 and has proceeded with activities authorized under said Chapter in the area described as the East Industrial Urban Renewal Area, including but not limited to the *division of revenue – tax increment financing* under Iowa Code §403.19; and

WHEREAS, the Owner is the titleholder in fee simple to certain agricultural land (the Property) as that term is described in Iowa Code §403.17(3); and

WHEREAS, the Owner desires that the Property be included in the East Industrial Urban Renewal Area; and

WHEREAS, a description of the Property to be included within the East Industrial Urban Renewal Area is attached hereto as Exhibit 'A' and made a part of this Agreement; and

NOW THEREFORE, be it agreed between the parties hereto as follows:

1. The undersigned Owner(s) agree that the City may include the Owner's Property identified in Exhibit 'A' attached hereto within the East Industrial Urban Renewal Area, including any portions thereof which may be defined as agricultural land under the provision of Iowa Code §403.17(3).
2. The undersigned Owner(s) represent that they are authorized to consent to the inclusion of the Property in said Urban Renewal Area by their signatures below and that all parties with an interest in title to the Property have signed this Agreement.
3. The undersigned Owner(s) further authorize the City to pass any resolution or ordinance necessary to designate said property as an urban renewal area under Iowa Code Chapter 403.

Signed by: Charles E Winkleblack Date: Oct 2nd, 2026
Property Owner(s)

Print Name(s):
Charles E Winkleblack, Manager, CPY LLC

State of Iowa

County of Story

Signed and sworn to (or affirmed) before me on Oct 2, 2026

by Charles E Winkleblack (name of person(s))

Lynnette Swenson (signature of Notary Public)

[Notary seal here]



LEGAL DESCRIPTION OF PROPERTY – EXHIBIT 'A'

Parcel ID	Owner Name	Address	Legal
1004300230	IOWA LAND & BUILDING COMPANY	5899 E LINCOLN WAY	SECTION:04 TOWNSHIP:83 RANGE:23 NE SW S RY EX PARCEL"A" SLIDE 344 PG 2
1004300130	IOWA LAND & BUILDING COMPANY	700 TELLER AVE	SECTION:04 TOWNSHIP:83 RANGE:23 NW SW S RY EX PARCEL"A" SLIDE 344 PG 2
1005300405	IOWA LAND AND BUILDING COMPANY	4321 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 SE SW EX W300'
1005300225	IOWA LAND AND BUILDING COMPANY	4399 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 PARKCEL K 5-83-23 SW LYING S OF RR ROW & S1/2 NW LYING S OF RR ROW SLIDE 604 PG 6
1008400300	LDY LLC		SECTION:08 TOWNSHIP:83 RANGE:23 SW SE EX RD AND EX ROW B 26-00476
1008200110	IOWA LAND & BUILDING COMPANY	4696 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 NW NE EX BEG NW COR E464' S470.9' W461' N TO BEG
1005400205	IOWA LAND AND BUILDING COMPANY	799 TELLER AVE	SECTION:05 TOWNSHIP:83 RANGE:23 NE SE S OF RY
1008400220	LDY LLC		SECTION:08 TOWNSHIP:83 RANGE:23 NE SE PARCEL F SLIDE 596 PG 5
1005400305	IOWA LAND AND BUILDING COMPANY	4709 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 SW SE EX COMM S1/4 COR E883' TO BEG

			N484' E270' S484' W270' TO BEG
1004300305	IOWA LAND & BUILDING COMPANY	5405 E LINCOLN WAY	SECTION:04 TOWNSHIP:83 RANGE:23 SW SW EX BEG 609.9' E SW COR N353.3' E193.2' S347.98' W200.4' TO BEG
1005400105	IOWA LAND AND BUILDING COMPANY	4799 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 NW SE EX RY & E1/2 S1/2 N 1/2 S OF RR
1004300405	IOWA LAND & BUILDING COMPANY	5815 E LINCOLN WAY	SECTION:04 TOWNSHIP:83 RANGE:23 SE SW EX W179' E1040' S197'
1008100200	IOWA LAND AND BUILDING COMPANY	4400 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 NE NW
1008100125	ITC MIDWEST LLC	4100 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 SW NW PARCEL K 25-10004
1008100400	IOWA LAND AND BUILDING COMPANY	4498 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 SE NW
1008100105	ITC MIDWEST LLC	3900 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 NW NW PARCEL J 25-10004
1005400400	IOWA LAND AND BUILDING COMPANY	5199 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 SE SE
1008200300	IOWA LAND & BUILDING COMPANY	4698 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 SW NE
1008400100	LDY LLC		SECTION:08 TOWNSHIP:83 RANGE:23 NW SE
1005300120	IOWA LAND AND BUILDING COMPANY	4199 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 PARCEL J 5-83-23 SW LYING S OF RR ROW & S1/2 NW LYING S OF RR ROW SLIDE 604 PG 6
1005300305	IOWA LAND AND BUILDING COMPANY	4105 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23

			SW SW & W300' SE SW
1009200115	BREKKE, RANDY DEAN REVOCABLE TRUST 1/2 BREKKE, SUZANNE MARIE REVOCABLE TRUST 1/2	6210 E LINCOLN WAY	SECTION:09 TOWNSHIP:83 RANGE:23 NW NE PARCEL K 24-08538
1009200300	BREKKE, RANDY DEAN REVOCABLE TRUST 1/2 BREKKE, SUZANNE MARIE REVOCABLE TRUST 1/2	6196 E LINCOLN WAY	SECTION:09 TOWNSHIP:83 RANGE:23 SW NE
1004400140	IOWA LAND & BUILDING COMPANY	6101 E LINCOLN WAY	SECTION:04 TOWNSHIP:83 RANGE:23 W1/2 W1/2 SE S OF RY EX PARCEL"A" SLIDE 344 PG 2 LYING IN SE1/4

AGREEMENT TO INCLUDE AGRICULTURAL LAND IN URBAN RENEWAL AREA

This Agreement under date of October 2nd, 2026, is made and entered into by and between the City of Ames, Iowa, (hereinafter 'City') and the undersigned property owner (hereinafter 'Owner'), for the creation of an Urban Renewal Area to allow for tax increment financing to facilitate the construction of certain public improvements related to economic development.

WITNESSETH:

WHEREAS, the City has adopted or proposes to adopt an Urban Renewal Plan under Iowa Code Chapter 403 and has proceeded with activities authorized under said Chapter in the area described as the East Industrial Urban Renewal Area, including but not limited to the *division of revenue – tax increment financing* under Iowa Code §403.19; and

WHEREAS, the Owner is the titleholder in fee simple to certain agricultural land (the Property) as that term is described in Iowa Code §403.17(3); and

WHEREAS, the Owner desires that the Property be included in the East Industrial Urban Renewal Area; and

WHEREAS, a description of the Property to be included within the East Industrial Urban Renewal Area is attached hereto as Exhibit 'A' and made a part of this Agreement; and

NOW THEREFORE, be it agreed between the parties hereto as follows:

1. The undersigned Owner(s) agree that the City may include the Owner's Property identified in Exhibit 'A' attached hereto within the East Industrial Urban Renewal Area, including any portions thereof which may be defined as agricultural land under the provision of Iowa Code §403.17(3).
2. The undersigned Owner(s) represent that they are authorized to consent to the inclusion of the Property in said Urban Renewal Area by their signatures below and that all parties with an interest in title to the Property have signed this Agreement.
3. The undersigned Owner(s) further authorize the City to pass any resolution or ordinance necessary to designate said property as an urban renewal area under Iowa Code Chapter 403.

Signed by: Randy Brekke Date: 10-2-26
Property Owner(s)

Print Name(s): Randy Brekke

State of Iowa

County of Story

Signed and sworn to (or affirmed) before me on October 2nd, 2026

by Randy Brekke (name of person(s))

(signature of Notary Public)

[Notary seal here]

NOTARIAL SEAL IOWA
CHUCK E. WINKLEBLACK
Commission Number 747077
My Commission Expires
May 24, 2028

LEGAL DESCRIPTION OF PROPERTY – EXHIBIT 'A'

Parcel ID	Owner Name	Address	Legal
1004300230	IOWA LAND & BUILDING COMPANY	5899 E LINCOLN WAY	SECTION:04 TOWNSHIP:83 RANGE:23 NE SW S RY EX PARCEL"A" SLIDE 344 PG 2
1004300130	IOWA LAND & BUILDING COMPANY	700 TELLER AVE	SECTION:04 TOWNSHIP:83 RANGE:23 NW SW S RY EX PARCEL"A" SLIDE 344 PG 2
1005300405	IOWA LAND AND BUILDING COMPANY	4321 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 SE SW EX W300'
1005300225	IOWA LAND AND BUILDING COMPANY	4399 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 PARKCEL K 5-83-23 SW LYING S OF RR ROW & S1/2 NW LYING S OF RR ROW SLIDE 604 PG 6
1008400300	LDY LLC		SECTION:08 TOWNSHIP:83 RANGE:23 SW SE EX RD AND EX ROW B 26-00476
1008200110	IOWA LAND & BUILDING COMPANY	4696 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 NW NE EX BEG NW COR E464' S470.9' W461' N TO BEG
1005400205	IOWA LAND AND BUILDING COMPANY	799 TELLER AVE	SECTION:05 TOWNSHIP:83 RANGE:23 NE SE S OF RY
1008400220	LDY LLC		SECTION:08 TOWNSHIP:83 RANGE:23 NE SE PARCEL F SLIDE 596 PG 5
1005400305	IOWA LAND AND BUILDING COMPANY	4709 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 SW SE EX COMM S1/4 COR E883' TO BEG

			N484' E270' S484' W270' TO BEG
1004300305	IOWA LAND & BUILDING COMPANY	5405 E LINCOLN WAY	SECTION:04 TOWNSHIP:83 RANGE:23 SW SW EX BEG 609.9' E SW COR N353.3' E193.2' S347.98' W200.4' TO BEG
1005400105	IOWA LAND AND BUILDING COMPANY	4799 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 NW SE EX RY & E1/2 S1/2 N 1/2 S OF RR
1004300405	IOWA LAND & BUILDING COMPANY	5815 E LINCOLN WAY	SECTION:04 TOWNSHIP:83 RANGE:23 SE SW EX W179' E1040' S197'
1008100200	IOWA LAND AND BUILDING COMPANY	4400 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 NE NW
1008100125	ITC MIDWEST LLC	4100 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 SW NW PARCEL K 25-10004
1008100400	IOWA LAND AND BUILDING COMPANY	4498 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 SE NW
1008100105	ITC MIDWEST LLC	3900 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 NW NW PARCEL J 25-10004
1005400400	IOWA LAND AND BUILDING COMPANY	5199 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 SE SE
1008200300	IOWA LAND & BUILDING COMPANY	4698 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 SW NE
1008400100	LDY LLC		SECTION:08 TOWNSHIP:83 RANGE:23 NW SE
1005300120	IOWA LAND AND BUILDING COMPANY	4199 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 PARCEL J 5-83-23 SW LYING S OF RR ROW & S1/2 NW LYING S OF RR ROW SLIDE 604 PG 6
1005300305	IOWA LAND AND BUILDING COMPANY	4105 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23

			SW SW & W300' SE SW
1009200115	BREKKE, RANDY DEAN REVOCABLE TRUST 1/2 BREKKE, SUZANNE MARIE REVOCABLE TRUST 1/2	6210 E LINCOLN WAY	SECTION:09 TOWNSHIP:83 RANGE:23 NW NE PARCEL K 24-08538
1009200300	BREKKE, RANDY DEAN REVOCABLE TRUST 1/2 BREKKE, SUZANNE MARIE REVOCABLE TRUST 1/2	6196 E LINCOLN WAY	SECTION:09 TOWNSHIP:83 RANGE:23 SW NE
1004400140	IOWA LAND & BUILDING COMPANY	6101 E LINCOLN WAY	SECTION:04 TOWNSHIP:83 RANGE:23 W1/2 W1/2 SE S OF RY EX PARCEL"A" SLIDE 344 PG 2 LYING IN SE1/4

AGREEMENT TO INCLUDE AGRICULTURAL LAND IN URBAN RENEWAL AREA

This Agreement under date of October 5, 2026, is made and entered into by and between the City of Ames, Iowa, (hereinafter 'City') and the undersigned property owner (hereinafter 'Owner'), for the creation of an Urban Renewal Area to allow for tax increment financing to facilitate the construction of certain public improvements related to economic development.

WITNESSETH:

WHEREAS, the City has adopted or proposes to adopt an Urban Renewal Plan under Iowa Code Chapter 403 and has proceeded with activities authorized under said Chapter in the area described as the East Industrial Urban Renewal Area, including but not limited to the *division of revenue – tax increment financing* under Iowa Code §403.19; and

WHEREAS, the Owner is the titleholder in fee simple to certain agricultural land (the Property) as that term is described in Iowa Code §403.17(3); and

WHEREAS, the Owner desires that the Property be included in the East Industrial Urban Renewal Area; and

WHEREAS, a description of the Property to be included within the East Industrial Urban Renewal Area is attached hereto as Exhibit 'A' and made a part of this Agreement; and

NOW THEREFORE, be it agreed between the parties hereto as follows:

1. The undersigned Owner(s) agree that the City may include the Owner's Property identified in Exhibit 'A' attached hereto within the East Industrial Urban Renewal Area, including any portions thereof which may be defined as agricultural land under the provision of Iowa Code §403.17(3).
2. The undersigned Owner(s) represent that they are authorized to consent to the inclusion of the Property in said Urban Renewal Area by their signatures below and that all parties with an interest in title to the Property have signed this Agreement.
3. The undersigned Owner(s) further authorize the City to pass any resolution or ordinance necessary to designate said property as an urban renewal area under Iowa Code Chapter 403.

Signed by: _____ Date: 10-5-2026
Property Owner(s)

Print Name(s): Dusky Terry, President, ITC Midwest LLC

State of Iowa

County of ~~Story~~ Polk ges

Signed and sworn to (or affirmed) before me on October 5th, 2026

by Dusky Terry, President, ITC Midwest LLC (name of person(s))

(signature of Notary Public)

[Notary seal here]

JASON E. SMITH
Commission Number 756710
My Commission Expires
1-26-2027

LEGAL DESCRIPTION OF PROPERTY – EXHIBIT 'A'

Parcel ID	Owner Name	Address	Legal
1004300230	IOWA LAND & BUILDING COMPANY	5899 E LINCOLN WAY	SECTION:04 TOWNSHIP:83 RANGE:23 NE SW S RY EX PARCEL"A" SLIDE 344 PG 2
1004300130	IOWA LAND & BUILDING COMPANY	700 TELLER AVE	SECTION:04 TOWNSHIP:83 RANGE:23 NW SW S RY EX PARCEL"A" SLIDE 344 PG 2
1005300405	IOWA LAND AND BUILDING COMPANY	4321 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 SE SW EX W300'
1005300225	IOWA LAND AND BUILDING COMPANY	4399 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 PARKCEL K 5-83-23 SW LYING S OF RR ROW & S1/2 NW LYING S OF RR ROW SLIDE 604 PG 6
1008400300	LDY LLC		SECTION:08 TOWNSHIP:83 RANGE:23 SW SE EX RD AND EX ROW B 26-00476
1008200110	IOWA LAND & BUILDING COMPANY	4696 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 NW NE EX BEG NW COR E464' S470.9' W461' N TO BEG
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1005400305	IOWA LAND AND BUILDING COMPANY	4709 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 SW SE EX COMM S1/4 COR E883' TO BEG

			N484' E270' S484' W270' TO BEG
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1005400105	IOWA LAND AND BUILDING COMPANY	4799 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 NW SE EX RY & E1/2 S1/2 N 1/2 S OF RR
1004300405	IOWA LAND & BUILDING COMPANY	5815 E LINCOLN WAY	SECTION:04 TOWNSHIP:83 RANGE:23 SE SW EX W179' E1040' S197'
1008100200	IOWA LAND AND BUILDING COMPANY	4400 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 NE NW
1008100125	ITC MIDWEST LLC	4100 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 SW NW PARCEL K 25-10004
1008100400	IOWA LAND AND BUILDING COMPANY	4498 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 SE NW
1008100105	ITC MIDWEST LLC	3900 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 NW NW PARCEL J 25-10004
1005400400	IOWA LAND AND BUILDING COMPANY	5199 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 SE SE
1008200300	IOWA LAND & BUILDING COMPANY	4698 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 SW NE
1008400100	LDY LLC		SECTION:08 TOWNSHIP:83 RANGE:23 NW SE
1005300120	IOWA LAND AND BUILDING COMPANY	4199 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 PARCEL J 5-83-23 SW LYING S OF RR ROW & S1/2 NW LYING S OF RR ROW SLIDE 604 PG 6
1005300305	IOWA LAND AND BUILDING COMPANY	4105 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23

			SW SW & W300' SE SW
1009200115	BREKKE, RANDY DEAN REVOCABLE TRUST 1/2 BREKKE, SUZANNE MARIE REVOCABLE TRUST 1/2	6210 E LINCOLN WAY	SECTION:09 TOWNSHIP:83 RANGE:23 NW NE PARCEL K 24-08538
1009200300	BREKKE, RANDY DEAN REVOCABLE TRUST 1/2 BREKKE, SUZANNE MARIE REVOCABLE TRUST 1/2	6196 E LINCOLN WAY	SECTION:09 TOWNSHIP:83 RANGE:23 SW NE
1004400140	IOWA LAND & BUILDING COMPANY	6101 E LINCOLN WAY	SECTION:04 TOWNSHIP:83 RANGE:23 W1/2 W1/2 SE S OF RY EX PARCEL"A" SLIDE 344 PG 2 LYING IN SE1/4

AGREEMENT TO INCLUDE AGRICULTURAL LAND IN URBAN RENEWAL AREA

This Agreement under date of October 07, 2026, is made and entered into by and between the City of Ames, Iowa, (hereinafter 'City') and the undersigned property owner (hereinafter 'Owner'), for the creation of an Urban Renewal Area to allow for tax increment financing to facilitate the construction of certain public improvements related to economic development.

WITNESSETH:

WHEREAS, the City has adopted or proposes to adopt an Urban Renewal Plan under Iowa Code Chapter 403 and has proceeded with activities authorized under said Chapter in the area described as the East Industrial Urban Renewal Area, including but not limited to the *division of revenue – tax increment financing* under Iowa Code §403.19; and

WHEREAS, the Owner is the titleholder in fee simple to certain agricultural land (the Property) as that term is described in Iowa Code §403.17(3); and

WHEREAS, the Owner desires that the Property be included in the East Industrial Urban Renewal Area; and

WHEREAS, a description of the Property to be included within the East Industrial Urban Renewal Area is attached hereto as Exhibit 'A' and made a part of this Agreement; and

NOW THEREFORE, be it agreed between the parties hereto as follows:

1. The undersigned Owner(s) agree that the City may include the Owner's Property identified in Exhibit 'A' attached hereto within the East Industrial Urban Renewal Area, including any portions thereof which may be defined as agricultural land under the provision of Iowa Code §403.17(3).
2. The undersigned Owner(s) represent that they are authorized to consent to the inclusion of the Property in said Urban Renewal Area by their signatures below and that all parties with an interest in title to the Property have signed this Agreement.
3. The undersigned Owner(s) further authorize the City to pass any resolution or ordinance necessary to designate said property as an urban renewal area under Iowa Code Chapter 403.

Signed by: Jeffrey J. Knier Date: October 07, 2026
Property Owner(s)

Print Name(s):
Jeffrey J. Knier

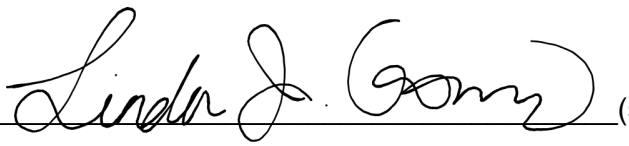
Vice President, Operations Support, Alliant Energy (Iowa Land & Building Company)

State of Wisconsin

County of Dane

Signed and sworn to (or affirmed) before me on October 07, 20 26

by Jeffrey J. Knier (name of person(s))


(signature of Notary Public)

[Notary seal here]

Notarized online using audio-video communication technology

Linda J. Gomez
Electronic Notary Public
State of Wisconsin
Commission #: 217109
Commission Expires: 02/06/2030

LEGAL DESCRIPTION OF PROPERTY – EXHIBIT 'A'

Parcel ID	Owner Name	Address	Legal
1004300230	IOWA LAND & BUILDING COMPANY	5899 E LINCOLN WAY	SECTION:04 TOWNSHIP:83 RANGE:23 NE SW S RY EX PARCEL"A" SLIDE 344 PG 2
1004300130	IOWA LAND & BUILDING COMPANY	700 TELLER AVE	SECTION:04 TOWNSHIP:83 RANGE:23 NW SW S RY EX PARCEL"A" SLIDE 344 PG 2
1005300405	IOWA LAND AND BUILDING COMPANY	4321 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 SE SW EX W300'
1005300225	IOWA LAND AND BUILDING COMPANY	4399 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 PARKCEL K 5-83-23 SW LYING S OF RR ROW & S1/2 NW LYING S OF RR ROW SLIDE 604 PG 6
1008400300	LDY LLC		SECTION:08 TOWNSHIP:83 RANGE:23 SW SE EX RD AND EX ROW B 26-00476
1008200110	IOWA LAND & BUILDING COMPANY	4696 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 NW NE EX BEG NW COR E464' S470.9' W461' N TO BEG
1005400205	IOWA LAND AND BUILDING COMPANY	799 TELLER AVE	SECTION:05 TOWNSHIP:83 RANGE:23 NE SE S OF RY
1008400220	LDY LLC		SECTION:08 TOWNSHIP:83 RANGE:23 NE SE PARCEL F SLIDE 596 PG 5
1005400305	IOWA LAND AND BUILDING COMPANY	4709 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 SW SE EX COMM S1/4 COR E883' TO BEG

			N484' E270' S484' W270' TO BEG
1004300305	IOWA LAND & BUILDING COMPANY	5405 E LINCOLN WAY	SECTION:04 TOWNSHIP:83 RANGE:23 SW SW EX BEG 609.9' E SW COR N353.3' E193.2' S347.98' W200.4' TO BEG
1005400105	IOWA LAND AND BUILDING COMPANY	4799 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 NW SE EX RY & E1/2 S1/2 N 1/2 S OF RR
1004300405	IOWA LAND & BUILDING COMPANY	5815 E LINCOLN WAY	SECTION:04 TOWNSHIP:83 RANGE:23 SE SW EX W179' E1040' S197'
1008100200	IOWA LAND AND BUILDING COMPANY	4400 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 NE NW
1008100125	ITC MIDWEST LLC	4100 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 SW NW PARCEL K 25-10004
1008100400	IOWA LAND AND BUILDING COMPANY	4498 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 SE NW
1008100105	ITC MIDWEST LLC	3900 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 NW NW PARCEL J 25-10004
1005400400	IOWA LAND AND BUILDING COMPANY	5199 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 SE SE
1008200300	IOWA LAND & BUILDING COMPANY	4698 E LINCOLN WAY	SECTION:08 TOWNSHIP:83 RANGE:23 SW NE
1008400100	LDY LLC		SECTION:08 TOWNSHIP:83 RANGE:23 NW SE
1005300120	IOWA LAND AND BUILDING COMPANY	4199 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23 PARCEL J 5-83-23 SW LYING S OF RR ROW & S1/2 NW LYING S OF RR ROW SLIDE 604 PG 6
1005300305	IOWA LAND AND BUILDING COMPANY	4105 E LINCOLN WAY	SECTION:05 TOWNSHIP:83 RANGE:23

			SW SW & W300' SE SW
1009200115	BREKKE, RANDY DEAN REVOCABLE TRUST 1/2 BREKKE, SUZANNE MARIE REVOCABLE TRUST 1/2	6210 E LINCOLN WAY	SECTION:09 TOWNSHIP:83 RANGE:23 NW NE PARCEL K 24-08538
1009200300	BREKKE, RANDY DEAN REVOCABLE TRUST 1/2 BREKKE, SUZANNE MARIE REVOCABLE TRUST 1/2	6196 E LINCOLN WAY	SECTION:09 TOWNSHIP:83 RANGE:23 SW NE
1004400140	IOWA LAND & BUILDING COMPANY	6101 E LINCOLN WAY	SECTION:04 TOWNSHIP:83 RANGE:23 W1/2 W1/2 SE S OF RY EX PARCEL"A" SLIDE 344 PG 2 LYING IN SE1/4

The **Barilla Urban Renewal Area** Amendment increases the area and modifies the projects. All other aspects of the original Plan remain in effect.

1) Additional Area.

The boundaries are being increased to include rights-of-way of East Lincon Way, I-35, and East 13th Street. Exhibit A includes a map of the additional area and a description of the added area. The expanded area is for economic development purposes.

2) Projects.

The projects that may be undertaken within the Urban Renewal Area are expanded to include public improvements serving the development of the area. The projects may be undertaken by the City as public improvements. The costs stated are estimates for the projects, but actual costs will vary. Final dates and cost may vary based upon timing and actual project scope. By virtue of the identified projects below, the allowable urban renewal projects with the Plan are modified to include:

a. East 13th Street

East 13th and I-35 are planned to accommodate additional traffic with the growth and expansion of the City. Public improvements will be needed to serve the increased traffic in this area. Improvements may include the reconstruction, rehabilitation, or widening of streets and sidewalks/shared use paths and any other related improvements, such as traffic signals, lighting, and storm drainage. The project may be funded with TIF to reimburse the City for internal loans or other indebtness for the improvements. Improvements to East 13th generally in the area of the I-35 interchange are planned to begin in FY2026-27. Additional phases of improvements are unknown at this, and the final costs are not known. The estimated cost of the improvements related to E. 13th Street funded by TIF is $3.5 million.

b. Lincoln Way

East Lincoln Way and Lincoln way are planned to accommodate additional traffic with the growth and expansion of the City. Improvements include work within intersections with Lincoln Way, including but not limited to Dayton Avenue and Duff Avenue. Public improvements will be needed to serve the increased traffic in this area. Improvements may include the reconstruction, rehabilitation, or widening of streets and sidewalks/shared use paths and any other related improvements, such as traffic signals, lighting and storm drainage. The project may be funded with TIF to reimburse the City

for internal loans or other indebtness for the improvements. The timing of the improvement is anticipated to begin in FY2026-27. The estimated cost of the project funded by TIF is $2.5 million.

3) Required Financial Information

The following information is required per Section 403.17 of the Code of Iowa

Constitutional debt limit of the City: $ $364,431,710

Outstanding General Obligation debt of the City: $ $119,520,000

Additional debt to be incurred with the proposed Amendment: $6,000,000*

*as noted with the original Plan, any or all of the incurred debt may be subject to a non-appropriation clause on an annual basis. Financing costs are not included.

Exhibit A- Urban Renewal Area Amendment Description

Certain real property situated in the City of Ames, Story County, State of Iowa described as follows:

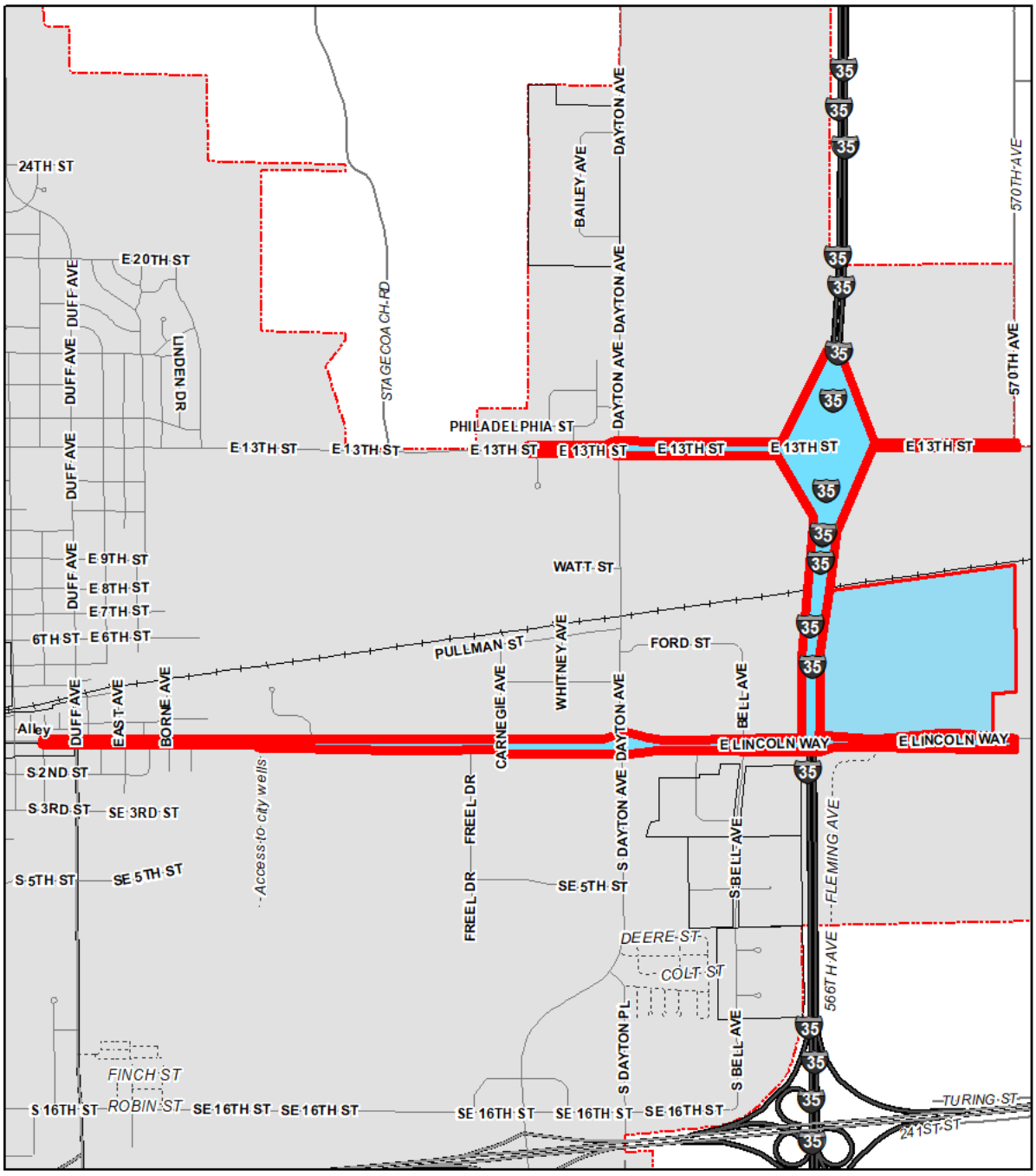
All of the public right-of-way and associated easements for East Lincoln Way/Lincoln Way, including intersections, between the starting point at the northeast corner of Lot 1 of the Prairie View Industrial Subdivision 1st Addition and then extending to the west to the intersection with Sherman Avenue, approximately 14,005 feet.

Additionally, all of the public right-of-way of Interstate 35 and associated interchange ramps between the starting point located along the south right-of-way line of East Lincoln Way approximately 2815 feet west of the northeast corner of Lot 1 of the Prairie View Industrial Subdivision 1st Addition and then extending north to northeasterly approximately 5700 feet.

Additionally, all of the public right-of-way of East 13th Street, including intersections, between the intersection of McCormick Avenue and the corporate limits of the City of Ames at the intersection of 570th Street.

The original area of the URA is otherwise not modified.

Barilla URA Amended Boundary Exhibit



Legend

Barilla URA

N

URBAN RENEWAL PLAN
CAMPUSTOWN URBAN RENEWAL AREA

CITY OF AMES, IOWA

November 12, 2013

Amended November__ 2026

I. INTRODUCTION

Chapter 403 of the Code of Iowa authorizes cities to establish areas within their boundaries known as "urban renewal areas," and to exercise special powers within these areas.

The process by which an economic development urban renewal area may be created begins with the preparation of an urban renewal plan for a proposed geographic area. An amendment to the URA and Plan shall follow the same procedures.

In addition to defining an area, Iowa Code requires preparation of a Plan identifying the purpose of the URA and the types of projects and activities that will occur within the URA. An amendment to the URA and Plan shall follow the same procedures.

Initially, the Campustown Urban Renewal Area (URA) was established at the request of a developer for economic development purposes. The URA is proposed to be expanded in area and purpose through the amendment. The amendment is necessitated to include sites for new housing opportunities near Iowa State University that create the need for additional improvements that were not included in the original Plan. The Campustown URA is also expanded to include commercial areas that make up the historical Campustown business district. The purpose of the Campustown Urban Renewal Area is being expanded beyond solely economic development purposes to also include removal of slum and blight. The combination of facilitating redevelopment to remediate Slum and Blight and to expand housing opportunities for economic development purposes will better align with the City's objectives and better serve the area's growing population.

Chapter 15A of the Code of Iowa declares that economic development is a "public purpose" and authorizes local governments to make grants, loans, guarantees, tax incentives and other financial assistance to private enterprise. The statute defines "economic development" as including public investment involving the creation of new jobs and income or the retention of existing jobs and income that would otherwise be lost.

A City's Plan and Zoning Commission must review the plan and inform the City Council if it is consistent with the City's general plan, for Ames this is Ames Plan 2040. All affected counties and school districts must be notified and given an opportunity to comment on the plan. The City Council must hold a public hearing on the urban renewal plan, following which, the Council may approve the plan.

This document is intended to serve as the Urban Renewal Plan for an urban renewal area to be known as the Campustown Urban Renewal Area (the "Urban Renewal Area"). It is intended that this Urban Renewal Plan will guide the City in promoting economic development by private enterprises and the construction of public improvements and facilities. These combined activities will assist in the removal of slum and blight and further the City's economic development goals, including the provision of housing. This document is an Urban Renewal Plan within the meaning of Chapter 403 of the Code of Iowa, and it sets out the proposed projects to be undertaken within the Urban Renewal Area.

II. DESCRIPTION OF URBAN RENEWAL AREA

The Campustown Urban Renewal Area will include approximately 64 acres of land. The area is located south of the Iowa State University Campus and approximately 1 mile to the northwest along Ontario Street, connected by the Lincoln Way, Hyland, and Ontario/E 13th Street rights-of-way, as depicted in Attachment A. A legal description of the property is attached hereto as Exhibit B.

III. AREA DESIGNATION

The Urban Renewal Area is being designated with a mixed designation. The URA is designated as both an economic development area appropriate for the promotion of commercial and residential development and as an area in which blighted conditions exist and is suitable for remediation activities.

Appropriateness for commercial and residential development is based upon the City's Comprehensive Plan and zoning designations.

Blight conditions apply to a subset of properties within the overall area that meet the Code of Iowa definition of blight. Properties along Chamberlain, Lincoln Way, Stanton, Welch and Hayward, consist of outdated and deteriorated buildings and deteriorated and nonconforming site improvements. Several properties on Welch Avenue and Lincoln Way are vacant and/or abandoned. Properties along Sheldon face redevelopment issues due to their configuration versus contemporary building requirements.

IV. BASE VALUE

If the Urban Renewal Area is legally established, and a Tax Increment Financing (TIF) ordinance is adopted, then the "base value" of the Area will be the assessed value of the taxable property within the TIF Ordinance area as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt to the Area pursuant to Iowa Code Section 403.19. The base value will be determined independently for each Tax Increment Financing Ordinance adopted to implement the Plan.

V. URBAN RENEWAL OBJECTIVES

The primary objectives for development within the Urban Renewal Area are:

1. To contribute to a diversified, well-balanced local economy by creating job opportunities and strengthening the property tax base.

2. To stimulate private investment in the area known as Campustown through public action and commitment, and to encourage job retention, growth and expansion through the use of various incentives.

3. To provide tax increment incentives in the form of economic development payments or other methods authorized by state law.

4. To help finance the cost of constructing public facilities and infrastructure and improvements in support of commercial and residential development, including but not limited to road projects, water, sanitary sewer, public space, parking, stormwater drainage, and public utilities.

5. To promote development utilizing any other objectives allowed by Chapter 403 of the *Code of Iowa*.

6. To increase the availability of housing opportunities, which may in turn attract and retain local industries and commercial enterprises that will strengthen and revitalize the economy of the State of Iowa and the City of Ames.

7. To stimulate, through public action and commitment, private investment in new housing and residential development, and nearby commercial development.

8. To plan for and provide sufficient land for residential development in a manner that is efficient from the standpoint of providing municipal services.

VI. RENEWAL PROJECTS AND ACTIVITES

The purpose of this Urban Renewal Plan is to facilitate and complement redevelopment in the Urban Core of Ames and other future redevelopment and infill projects consistent with City plans and zoning. To this end the City may engage in planning and design studies, acquire property, provide private development incentives of grants, property tax rebates, or loans, apply or implement building and property maintenance programs for remediation of or prevention of blight, and finance and construct, repair, or rehabilitate public improvements. Nothing in this section should be construed as limiting the range or types of activities or powers granted to the City under Chapter 403 or any other provisions of the Code of Iowa in furtherance of the Urban Renewal Plan.

The original purpose of the Urban Renewal Plan was a response by the City to a request from a developer known as Kingland Systems related to the construction of a facility for retail and office uses on property located within the Urban Renewal Area. Review of the proposed project by the developer and City staff has determined that financial assistance is required to make the project economically viable. The Kingland Systems project has since been completed, however additional projects are needed to achieve the overall purpose of the Urban Renewal Area.

Projects and Activities	Estimated Date*	Estimated Cost*	Rationale
Chamberlain Street Public Infrastructure and Reconstruction, for all associated improvements within the right-of-way	2027-2040	$1,400,000	To provide infrastructure necessary to support development of the area including reconstruction/ rehabilitation to restore the structural integrity of the roadway and sidewalks. May include related utility upgrades as well.
Hyland and 13th Street Intersection Public Improvements for Reconstruction generally from Hyland to the Union	2027-2040	$900,000	To provide infrastructure necessary to support development of the area including reconstruction/rehabilitatio

Pacific Railroad Bridge for all associated improvements within the right-of-way			n to improve the conditions and operations of the intersection
Lincoln Way Public Infrastructure and Reconstruction for all associated improvements within the right-of-way	2027-2029	3,800,000	To provide infrastructure necessary to support development of the area including reconstruction/ rehabilitation to restore the structural integrity of the roadway and sidewalks. May include related utility upgrades as well.
Developer Rebate for Scholl Road Public Improvements of Reconstruction North of 13th Street to the South edge of the Railroad Right-of-way	2027-2040	$870,000	To provide infrastructure necessary to support development of the area including reconstruction/ rehabilitation to restore the structural integrity of the roadway
Campustown Other Public Improvements (construction, reconstruction and rehabilitation of public improvements and enhancements such as paving, streetscape, lighting, trash and recycling, sidewalks, parking, public space, storm water, other similar	2027-2040	$3,000,000 - $5,200,000	To provide enhancements to the environment to spur investment in and redevelopment of the area

private/public infrastructure)			
Economic Development Grants (examples include, but not limited to, improvement grants and loans for private small businesses and redevelopments, including but not limited blight elimination, vacant ground commercial storefront business improvements, building rehabilitation and construction, and site improvements)	2027-2050	$250,000 – $2,000,000	To provide financial incentive to spur business investment and existing building improvements in the area
Economic Development Rebate to Developers for redevelopment of properties within the Campustown area south of Lincoln Way.	2027-2050	$19,000,000	To provide financial incentives to spur building improvements and redevelopment of commercial, mixed use, and high density residential development.
Planning and Engineering Studies; Attorney Fees; and other related costs of planning for and implementing projects.	2027-2050	$1,000,000	Support of Urban Renewal Projects and Planning that in turn support improvements of the area
Total		$34,170,000*	

*Final Dates and Cost may vary based upon timing and actual project scope.

VII. CITY DEVELOPMENT PLANS AND POLICIES

The City has a general plan for the physical development of the City, as outlined in a comprehensive plan, Ames Plan 2040, adopted December 2021. The goals and objectives of this Urban Renewal Plan, including the urban renewal projects, are in conformity with the City's Comprehensive Plan.

Ames Plan 2040 designates the portion of the URA south of Lincoln Way as Core, a designation that applies to the City's two central districts, downtown and Campustown. The goals for this designation reinforce the goals of the URA, to maintain their status as central districts and support their growth:

- Maintain status as significant centers of public life and community.
- Continue to provide opportunities for business innovation and small business.
- Expand with a variety of new uses, including living environments, into underutilized surrounding areas, while reinforcing adjacent neighborhoods.

The Plan further states that to meet these goals, the Development Guidelines support redevelopment and public investment in these areas:

- Continued investment and updating of the public environment as community destinations.
- Improvement of routes and facilities for alternative transportation, including bicycle infrastructure and parking; and comfortable and direct connections to the city shared use path system.
- Support for continued urban commercial and mixed-use development.
- Support high intensity floor area ratios and minimum development intensity standards.
- Avoid prominent surface parking lots and plan for structured parking with new development and redevelopment.

Specific Public Actions the Plan outlines towards these goals include allowing high intensity infill development options that meet street level design objectives.

Ames Plan 2040 includes Redirection areas, or areas where changes in use or development patterns are anticipated over the next 20 years and that are opportunities for major redevelopment. While the portion of the URA north of Ontario is designated as Civic – University by Ames Plan 2040 as it was previously owned by Iowa State University, the Plan states that the Redirection area goals and policies apply to government-owned lands that are no longer used for government

purposes. Change in these areas to urban uses that address housing and development goals of the City are supported by the Comprehensive Plan.

Specific Public Actions identified by the Plan for Redirection areas that supports the URA designation are to:

- Identify potential development incentives necessary to realize the goal for redevelopment areas, including public improvements, assistance with land assembly where possible and site preparation, and tax increment financing for redirection projects that meet city development priorities.

- Monitor infrastructure quality and availability with potential redevelopment in redirection areas. Evaluate infrastructure to determine capacity to support land use intensification.

VIII. TAX INCREMENT FINANCING PROCEDURES

Under the Iowa Urban Renewal Law, in order to assist in the development of new private enterprises, the City may be requested to provide a property tax incentive in the form of an agreement that returns certain incremental property tax revenues to a developer as economic development payments. As part of the establishment of an urban renewal area, the City will adopt an ordinance to create a tax increment district (the "TIF District"), within which the property taxes eventually paid by new private development will be used to pay costs of urban renewal projects, including economic development agreements. The use of these tax revenues in this manner is known as tax increment financing ("TIF").

Depending on the date on which a TIF District is legally established and the date on which debt is initially certified within a TIF District, an original taxable valuation is established for the property within a TIF District, which is known as the "base valuation." The "base valuation" is the assessed value of the taxable property in a TIF District as of January 1 of the calendar year preceding the calendar year in which a City first certifies the amount of any obligations payable from TIF revenues to be generated within that TIF District. When the value of the property inside a TIF District increases by virtue of new construction or any other reason, the difference between the base valuation and the new property value is the "tax increment" or "incremental value."

Procedurally, after tax increment debt has been incurred within a TIF District, property taxes levied by the city, the county, the school district and the area college against the incremental value, with the exception of taxes levied to repay debt incurred by those jurisdictions and the school district physical plant and equipment and instructional support levies, are allocated by state law to the City's tax increment fund rather than to each jurisdiction. These new tax dollars are then used to repay any tax increment obligations incurred in the Urban Renewal Area.

Review of the proposed projects by City has resulted in a determination that financial assistance is likely required in order to make the projects financially viable through the use of Tax Increment Financing outlined in Chapter 403 of the Code of Iowa for public improvements and private development.

The City may itself finance public facilities and improvements with Tax Increment Financing (TIF) in accordance with the projects described above.

Additionally, the City intends to enter into a Tax Increment Financing (TIF) rebate agreement with private developers for projects that meet the objectives of the plan. This may include a rebate of up to 100 percent of eligible incremental property taxes for the maximum allowed number of years per project Any commitments to Development Agreements with TIF rebates will include a non-appropriation clause so as to not constitute debt to the City. Use of TIF may also be a loan or forgivable loan.

IX. General Obligation Bonds

The Iowa Urban Renewal Law also allows a municipality the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements and facilities within the Area.

X. PROPERTY ACQUISTION/DISPOSITION

The City may acquire property within the area for purposes and objectives consistent with this Plan, which may include the use of eminent domain, as allowed under Chapter 403 and 6A. The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

XI. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect until it is repealed by the City Council. State law allows the collection of incremental property taxes generated within the Urban Renewal Area for the existing TIF Area for 20 years and for new TIF Areas created to address slum and blight for the life of the Plan. State law allows the collection of incremental property taxes generated within the Urban Renewal Area to continue with no statutory sunset when an Urban Renewal Area's purpose is to address slum and blighted areas. Each project or activity to which incremental property tax revenues will be devoted will be subject to such restrictions as may be deemed necessary and appropriate by the City Council

XII. PLAN AMENDMENTS

This Urban Renewal Plan may be amended in accordance with the procedures set forth in Chapter 403 of the Code of Iowa in order to carry out any purposes consistent with state law.

XIII. CITY DEBT INFORMATION

Chapter 403 of the Code of Iowa requires that any urban renewal plan include certain information with respect to City general obligation debt, ability to incur additional debt and the amount of proposed tax increment debt to be incurred.

1.	Current Constitutional Debt Limit	$364,431,710
2.	Current outstanding general obligation debt	$119,520,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately $34,170,000 as stated in the next column:	$34,170,000 (This amount does not include costs related to financing.)

XIV. SEVERABILITY CLAUSE

If any part of the Plan is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Plan as a whole, or any part of the Plan not determined to be invalid or unconstitutional.

EXHIBIT A
Legal Description

CAMPUSTOWN URBAN RENEWAL AREA

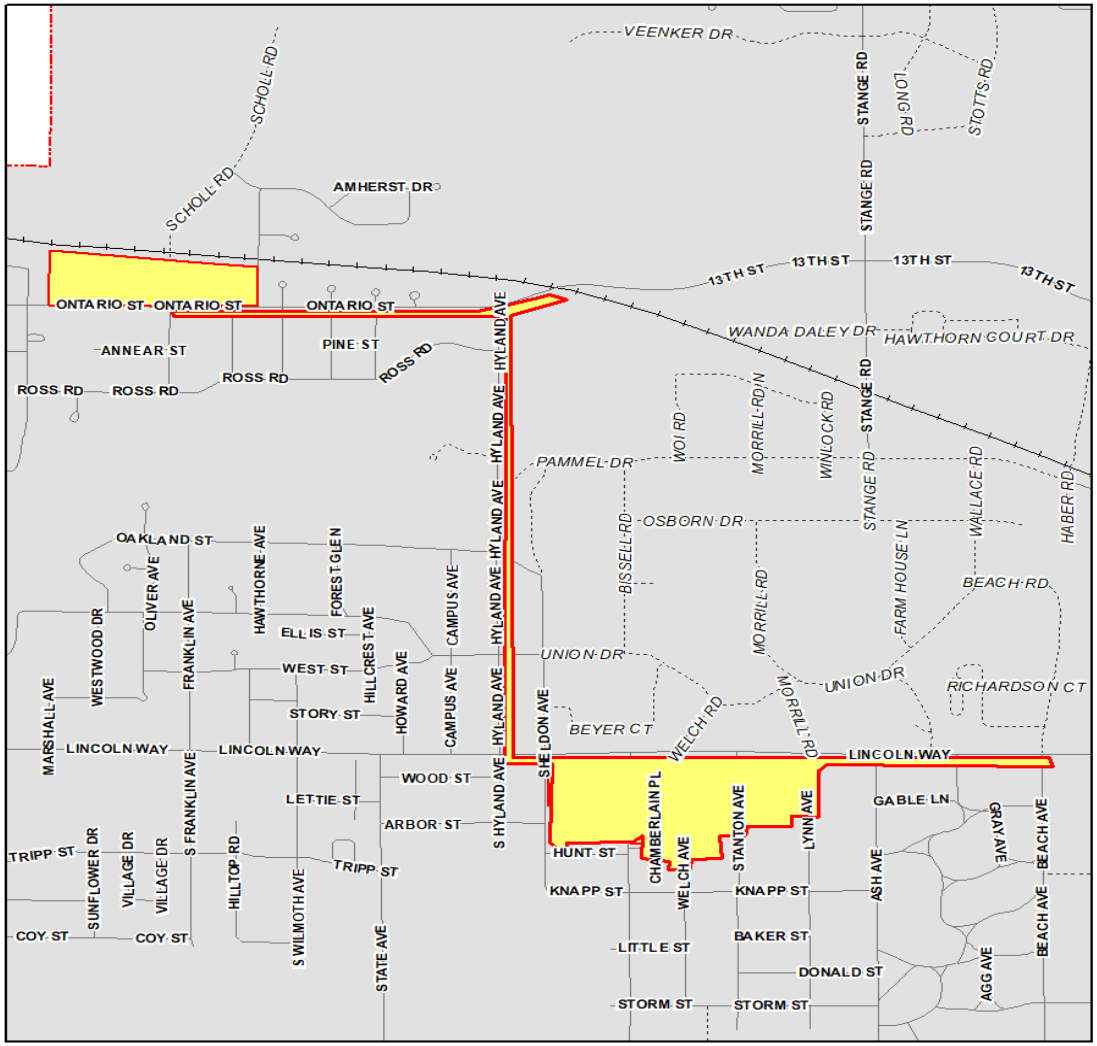
BEGINNING AT A POINT AT THE INTERSECTION OF LINCOLN WAY AND LYNN AVENUE, BEING ALSO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 83, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, THENCE EAST ALONG SAID NORTH LINE 10 FEET, THENCE SOUTH APPROXIMATELY 534 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID LYNN AVENUE, THENCE WEST APPROXIMATELY 50 FEET TO THE SOUTHEAST CORNER OF THE NORTH 45 FEET OF SUBLOT 5, GREER'S SUBDIVISION OF LOT 24, PARKER'S ADDITION SUBDIVISION (BOOK 533, PAGE 314), THENCE S89°24'05"W 153.58 FEET TO THE SOUTHWEST CORNER OF THE NORTH 46 FEET OF SAID SUBLOT 5, THENCE S00°46'07"E 10.9 FEET TO THE SOUTHEAST CORNER OF SAID SUBLOT 5, THENCE N89°40'05"W 18.46 FEET TO THE NORTHWEST CORNER OF THE EAST 172 FEET OF LOT 17, PARKER'S ADDITION (BOOK 533, PAGE 314), ALSO BEING THE NORTHWEST CORNER OF PARCEL Y, PARKER'S ADDITION (INSTR. 2007-00004895), THENCE S00°51'07"E 73.85 FEET TO THE SOUTHWEST CORNER OF SAID EAST 172 FEET OF LOT 17, THENCE S89°32'49"W ON THE SOUTH LINE OF PARCEL S (SLIDE 110 PAGE 1) APPROXIMATELY 330 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STANTON AVENUE, THENCE SOUTH APPROXIMATELY 95 FEET ALONG SAID EAST RIGHT-OF-WAY LINE, THENCE WEST APPROXIMATELY 64 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF THE TERRA FIRMA SUBDIVISION, SECOND ADDITION (INSTR. 2002-08726), THENCE N89°46'08"W APPROXIMATELY 189.41 FEET TO A POINT ALONG THE EAST LINE OF LOT 8, BLOCK 1, BEARDSHEAR'S ADDITION, THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8 AND THE EAST LINE OF LOT 9, BLOCK 1, OF SAID BEARDSHEAR'S ADDITION, APPROXIMATELY 106 FEET TO THE SOUTHEAST CORNER OF THE NORTH 60 FEET OF SAID LOT 9, THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 60 FEET OF LOT 9, BLOCK 1, OF SAID BEARDSHEAR'S ADDITION, APPROXIMATELY 190 FEET TO A POINT ALONG THE EAST RIGHT-OF-WAY LINE OF THE WELCH AVENUE RIGHT-OF-WAY, THENCE SOUTH APPROXIMATELY 200 FEET ALONG SAID EAST RIGHT-OF-WAY LINE, THENCE WEST APPROXIMATELY 66 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, OF SAID BEARDSHEAR'S ADDITION, THENCE WEST APPROXIMATELY 200 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO A POINT ALONG THE WEST LINE OF THE NORTH SOUTH ALLEY IN BLOCK 2 OF SAID BEARDSHEAR'S ADDITION, THENCE NORTH APPROXIMATELY 156 FEET ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 3, OF BEARDSHEAR'S ADDITION AND WALTERS SUBDIVISION, BEING ALSO A POINT ALONG THE NORTH RIGHT-OF-WAY LINE OF HUNT STREET, THENCE WEST APPROXIMATELY 247.75 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ALONG THE WEST RIGHT-OF-WAY LINE OF HAYWARD AVENUE, THENCE NORTH APPROXIMATELY 90 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF PARCEL H OF THE

NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 83, RANGE 24 (INSTR. 2011-01578), THENCE N89°49’44”W 396.4 FEET ALONG THE SOUTH LINE OF SAID PARCEL H, THENCE S0°18’59”E 8 FEET ALONG THE SOUTH LINE OF SAID PARCEL H, THENCE N89°49’44”W 121.44 FEET ALONG THE SOUTH LINE OF SAID PARCEL H, THENCE S0°18’59”E 84 FEET ALONG THE SOUTH LINE OF SAID PARCEL H, THENCE N89°49’43”W 88.15 FEET ALONG THE SOUTH LINE OF SAID PARCEL H TO THE SOUTHWEST CORNER THEREOF, THENCE WEST APPROXIMATELY 63 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S SHELDON AVENUE, THENCE NORTH APPROXIMATELY 564 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ALONG THE SOUTH LINE OF PARCEL M, NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9 AND LEE’S SUBDIVISION (INSTR. 2017-02490), THENCE N89°56’40”W 87 FEET ALONG THE SOUTH LINE OF SAID PARCEL M, THENCE N00°14’58”W 7.00 FEET ALONG THE SOUTH LINE OF SAID PARCEL M, THENCE N89°55’42”W 199.76 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL M, THENCE WEST APPROXIMATELY 60 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH HYLAND AVENUE, THENCE NORTH APPROXIMATELY 323 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF LOT 30, ATHLETIC PARK ADDITION, BEING ALSO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LINCOLN WAY, THENCE NORTH ALONG THE WEST HYLAND AVENUE RIGHT-OF-WAY LINE APPROXIMATELY 4,229 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ONTARIO STREET, BEING ALSO THE NORTHEAST CORNER OF LOT 3, BLOCK 1, HYLAND HEIGHTS ADDITION, THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF ONTARIO STREET APPROXIMATELY 3,552 FEET TO THE NORTHEAST CORNER OF LOT 2 OF THE DEL SUBDIVISION, THENCE NORTH APPROXIMATELY 42 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, THENCE WEST APPROXIMATELY 43 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, THENCE NORTH APPROXIMATELY 513 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING SOUTH OF THE RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, THENCE EAST APPROXIMATELY 1,713 FEET ALONG THE SOUTH LINE OF SAID RAILWAY RIGHT-OF-WAY TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MINNESOTA AVENUE, THENCE SOUTH APPROXIMATELY 342 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ONTARIO STREET, ALSO BEING THE SOUTHWEST CORNER OF LOT 23 OF THE ORCHARD VILLAGE 1ST ADDITION, THENCE EAST APPROXIMATELY 2,422 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ONTARIO STREET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID CHICAGO AND NORTHWESTERN RAILWAY COMPANY, THENCE EAST APPROXIMATELY 241 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 13TH STREET, THENCE WEST APPROXIMATELY 701 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 13TH STREET TO A POINT ALONG THE EAST HYLAND AVENUE RIGHT-OF-WAY LINE, THENCE SOUTH ALONG SAID HYLAND AVENUE EAST RIGHT-OF-WAY LINE APPROXIMATELY 4,234 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LINCOLN WAY, THENCE SOUTH APPROXIMATELY 33 FEET TO A POINT ON THE CENTERLINE OF SAID LINCOLN WAY, THENCE EAST ALONG THE CENTERLINE OF

SAID LINCOLN WAY APPROXIMATELY 2,460 FEET TO A POINT AT THE INTERSECTION OF LINCOLN WAY AND LYNN AVENUE, BEING ALSO THE POINT OF BEGINNING.

Lincoln Way Right extending from the west edge of Sheldon Avenue 4,400 feet to the east past the intersection with Beach Avenue, inclusive of intersections with Lincoln Way

Exhibit B URA Boundary



North Dayton Industrial Subdivision Urban Renewal Area Amendment

The North Dayton Industrial Subdivision Urban Renewal Area Amendment increases the area and modifies the projects within the URA. All other aspects of the Plan will remain in effect.

1) Additional Area.

The boundaries are being increased to include the Dayton Avenue right-of-way and E. 13th street Right-of-way. Exhibit A includes a map of the additional area and a description of the added area. The expanded area is for economic development purposes.

2) Projects.

The projects that may be undertaken within the Urban Renewal Area are expanded to include public improvements serving the development of the area. The costs stated are estimates for the projects, but actual costs will vary. Final dates and cost may vary based upon timing and The projects may be undertaken by the City as public improvements or in conjunction with private development. By virtue of the identified projects below, the allowable urban renewal projects with the Plan are modified to include:

a. Dayton Avenue

Dayton Avenue is planned to accommodate additional traffic with the growth and expansion of the City. Development will require improvements to serve increased traffic in this area. Improvements may include the reconstruction, rehabilitation, or widening and any other related improvements, such as lighting and storm drainage. The project may be funded with TIF to reimburse the City for internal loans or other indebtedness for the improvements. The timing and cost of the project are unknown at this time, the estimated cost of the project funded by TIF is $3.0 million.

b. Shared Use Path and Sidewalks

The City endeavors to expand multi-modal transportation facilities to serve east Ames. Shared Use Path improvements may occur along E 13th Street and Dayton Avenue. This includes the construction, reconstruction, and rehabilitation of shared use paths and sidewalks along with other associated streetscape improvements.

The project may be funded with TIF to reimburse the City for internal loans or other indebtedness for the improvements. The timing and cost of the project are unknown at this time, the estimated cost of the project funded by TIF is $1.5 million.

c. E. 13th Street

East 13th Street is planned to accommodate additional traffic with the growth and expansion of the City. Public improvements to East 13th street will be needed to serve the increased traffic in this area. Improvements may include the reconstruction, rehabilitation, or widening and any other related roadway improvements, such as lighting and storm drainage. The project may be funded with TIF to reimburse the City for internal loans or other indebtedness for the improvements. The timing and cost of the project are unknown at this time, the estimated cost of the project funded by TIF is $2.5 million.

d. North Dayton Industrial Subdivision Developer Rebate

The current North Dayton Industrial Subdivision developer rebate project approved with the original Plan is already underway. The original TIF maximum was for the project. Due to cost increases, the maximum value is amended to $3.2 million

3) Required Financial Information

The following information is required per Section 403.17 of the Code of Iowa

Constitutional debt limit of the City: $364,431,710

Outstanding General Obligation debt of the City: $119,520,000

Additional debt to be incurred with the proposed Amendment: $7,231,736*

*as noted with the original Plan, any or all of the incurred debt may be subject to a non-appropriation clause on an annual basis. Financing costs are not included.

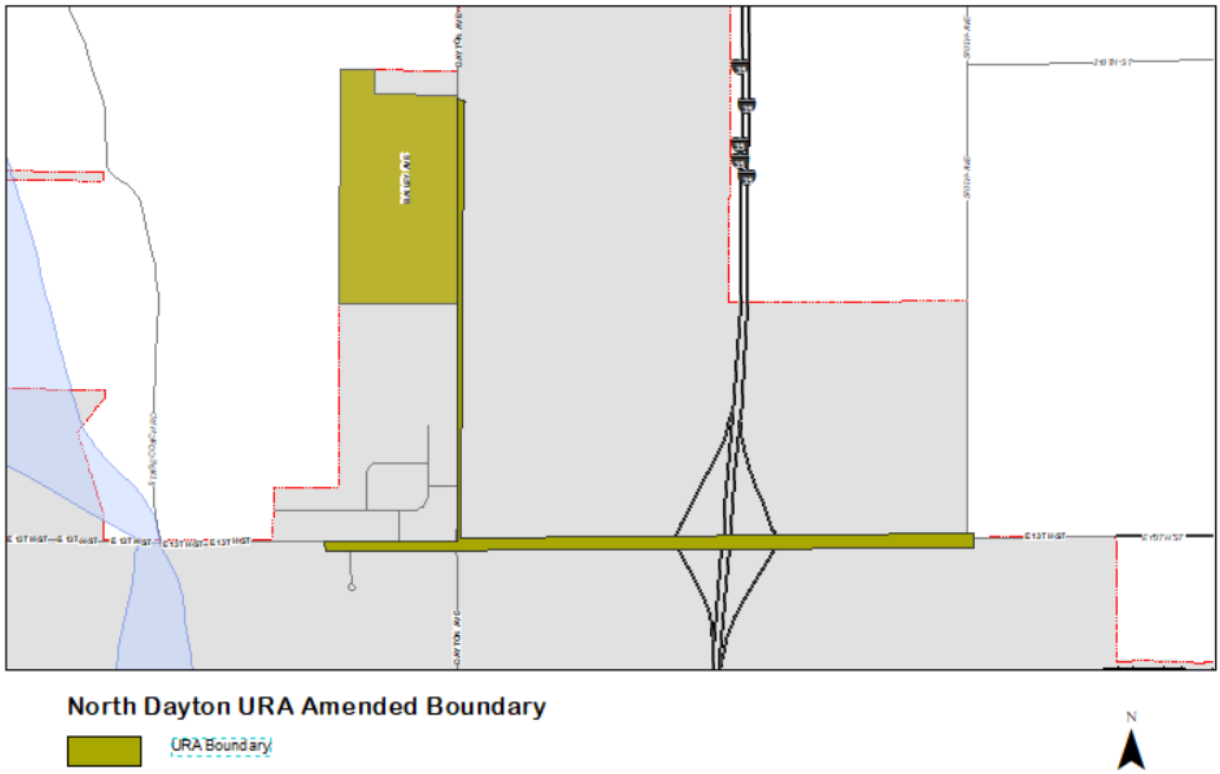
Exhibit A- Urban Renewal Area Amendment Description

Certain real property situated in the City of Ames, Story County, State of Iowa described as follows:

All of the public right-of-way for Dayton Avenue between the starting point at the Northeast Corner of Lot 6 in the North Dayton Industrial Subdivision 1st Addition extending south approximately 500 feet south of the intersection with East 13th street

Additionally, all of the public right-of-way of East 13th Street between the point starting 500 feet west of the McCormick Avenue intersection and extending east to a point 800 feet beyond the intersection with Dayton Avenue.

All original area will remain within the URA.



URBAN RENEWAL PLAN
DOWNTOWN REINVESTMENT DISTRICT URBAN RENEW AL AREA

CITY OF AMES, IOWA

July 27, 2021
Amended November -- 2026

I. INTRODUCTION

Chapter 403 of the Code of Iowa authorizes cities to establish areas within their boundaries known as "urban renewal areas," and to exercise special powers within these areas. The City of Ames (the "City") applied to the state for a Reinvestment District designation for which the state program requires an Urban Renewal Area as a prerequisite for awarding funding to the City. The purposes of a Reinvestment District overlaps with the intent of Urban Renewal Areas in support of city actions for removal of slum and blight and for economic development purposes.

The process by which an urban renewal area may be created begins with the preparation of an urban renewal plan for a proposed geographic area. Initially the boundaries of the URA were designed to coincide with the 75-acre size limitation of the State's Reinvestment District program. The proposed amendment is necessitated by the continued needs to address improvements to the Lincoln Way Corridor and Downtown Area within a broader area than originally contemplated along with additional projects.

In addition to defining an area, Iowa Code requires preparation of a Plan identifying the purpose of the URA and the types of projects and activities that will occur within the URA. All affected taxing entities, such as counties and school districts, must be notified and given an opportunity to comment on the proposed plan. The City Council must hold a public hearing on the urban renewal plan, following which, the Council may approve the plan and designate an area.

This document as amended is intended to serve as the Urban Renewal Plan for an urban renewal area to be known as the Downtown Reinvestment District Urban Renewal Area (the "Urban Renewal Area"). It is intended that this Urban Renewal Plan will guide the City in promoting economic development and the construction of public improvements and facilities. These combined efforts will assist in the removal of slum and blight as originally described as the purpose of this Urban Renewal Area. This document is an Urban Renewal Plan within the meaning of Chapter 403 of the Code of Iowa, and it sets out proposed projects to be undertaken within the Urban Renewal Area.

II. DESCRIPTION OF URBAN RENEWAL AREA

The Urban Renewal Area will be expanded from 75 acres to approximately 131 acres. Attachment A depicts the amended boundaries of the URA. Exhibit B is a legal description of the area.

III. AREA DESIGNATION

The Urban Renewal Area has been designated with a mixed designation. The URA is designated as both an economic development area appropriate for the promotion of commercial development and as an area in which blighted conditions exist and is suitable for remediation activities.

Appropriateness for commercial development is based upon the City's Comprehensive Plan and zoning designations that support commercial, residential, and mixed-use development.

Blight conditions apply to a subset of properties within the overall area that meet the Code of Iowa definition of blight. Properties located between Oak Street and Grand Avenue and Lincoln Way and the railroad tracks consist of outdated, deteriorated, and nonconforming buildings and site improvements. Properties between Clark Avenue and Kellogg Avenue north of Lincoln Way and south of the railroad tracks that are primarily vacant land and include lot layouts that are not conducive on their own to development allowed by zoning. Properties between Kellogg Avenue and Duff Avenue are a mix of outdated, deteriorated, and nonconforming buildings and site improvements as well as properties with limited street access or substandard alley access for purposes permitted in the zoning district.

IV. BASE VALUE

If the Urban Renewal Area is legally established, and a Tax Increment Financing (TIF) ordinance is adopted, then the "base value" of the Area will be the assessed value of the taxable property within the TIF Ordinance area as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt to the Area pursuant to Iowa Code Section 403.19. The base value will be determined independently for each Tax Increment Financing Ordinance adopted to implement the Plan.

V. URBAN RENEWAL OBJECTIVES

The primary objectives for development within the Urban Renewal Area are:

1. To protect the health, safety, and general welfare of City residents through the removal or elimination of substandard conditions that exist in the Area.

2. To contribute to a diversified, well-balanced local economy by retaining and creating job opportunities and strengthening the property tax base, sales tax base, and hotel/motel tax base.

3. To stimulate private investment in Downtown and the Lincoln Way Corridor through public action and potential use of various incentives.

4. To help finance the cost of constructing public facilities and infrastructure and improvements in support of commercial development.

5. To provide tax increment financing incentives in the form of economic development payments or other methods authorized by state law.

6. To improve recreational, tourism, and cultural opportunities.

7. To promote development utilizing any other objectives allowed by Chapter 403 of the *Code of Iowa*.

VI. RENEWAL PROJECTS AND ACTIVITES

The purpose of this Urban Renewal Plan is to facilitate and complement redevelopment in the Urban Core of Ames and other future redevelopment and infill projects consistent with City plans and zoning. To this end the City may engage in planning and design studies, acquire property, provide private development incentives of grants, property tax rebates, or loans,apply or implement building and property maintenance programs for remediation of or prevention of blight, and finance and construct, repair, or rehabilitate public improvements. Nothing in this section should be construed as limiting the range or types of activities or powers granted to the City under Chapter 403 or any other provisions of the Code of Iowa in furtherance of the Urban Renewal Plan.

Within the Urban Renewal Area, the Plan includes a publicly owned indoor aquatics center; improvements to public gathering space and a downtown plaza; construction or replacement of public parking, public infrastructure improvements for pedestrians and bicyclists; construction of or replacement of facilities for water, sewer, stormwater, streetscapes, and roads; Lincoln Way Mixed Use Development, Downtown Housing and Mixed Use Projects, removal of or enhancement of blighted building conditions, and other commercial, entertainment, or hospitality private redevelopment projects.

The City's Comprehensive Plan, Ames Plan 2040 identifies the area as a Core and Redirection Area land use designation. The area along Lincoln Way is also included within the Lincoln Way Corridor Plan identifying a desire for the area to redevelop into a gateway for the community and to Downtown. The City of Ames also participated with Downtown Ames in the creation of a Guiding Vision highlighting potential investment opportunities through the Urban Renewal Area. Plan 2040 includes integrated and comprehensive policies regarding land use, growth, mobility, community character, and housing that all related to the URA.

The City's Growth and Land Use Element of Plan 2040 includes Goals 3 and Goal 4 of Enhancing the Urban Fabric and improving Quality of the Urban Experience. G3-1 recognizes the need to address blight and underperforming infill area to reinvigorate

and sustain areas of the City. G1-8 describes a goal to invest in additional commercial opportunities, highlight Downtown and Lincoln Way.

The Land Use Element also includes land use designation descriptions for Core and Redirection Areas that describe desired goals, design guidelines, and public action to support reinvestment and expansion of commercial and housing opportunities, update parking facilities, and improved multi-modal facilities. Community Character Element policy C4 identifies a priority of recognizing and reinforcing the sense of place for Downtown.

The Downtown Gateway Focus Area is part of the 2018 Lincoln Way Corridor Plan and the primary area planned for new development, including the Lincoln Way Mixed Use Development project. This area is intended to foster redevelopment with a commercial focus that may include residential development. It has been identified as a priority redevelopment area. The Corridor Plan also identifies the area between Oak Avenue and Grand Avenue, the location of the Indoor Aquatics Center as focus area for encouraging redevelopment.

The character and vision of Downtown Gateway area should be complimentary to the existing downtown character. The Downtown Gateway Area includes opportunity for collective parking, reduced parking, increased design scrutiny in order to create appealing massing and height through building materials, architectural features, etc., minimizing automotive service-oriented uses, wide sidewalks and improved streetscape along Lincoln Way. This would include uses like, but not limited to, boutique hotel, entertainment and retail, outdoor open space for events and commercial uses, office and employment. Kellogg Avenue is to be the focal point providing a strong connection to the heart of Downtown at Main Street.

The combination of projects and consistency with the City’s Comprehensive Plan will address the objectives and purposes of the URA and Plan. The objectives and proposed projects outlined in this Urban Renewal Plan are consistent with the above goals and policies identified and adopted as part of the City's planning process and identified below:

Public Improvement Projects:

Project	Estimated Costs*	Rationale
Two-story Indoor Aquatics Center, completed 2026	Completed	
Reconstruction or construction of roadways and public parking facilities, including adjacent landscaping and public sidewalks. Near term improvements may include 6th Street, various intersection, and Duff Avenue.	The City is currently evaluating the feasibility of a parking garage within the CBD Lot X. The cost of the project is undetermined and may vary based upon final design and timing. An estimate of $20,000,000 may apply to the parking project. Estimate of $3 million for roadways. Other improvements may occur as early as FY2027-28, but final timing and costs are unknown.	The City is anticipating the need to improve the access and function of roadways for vehicular traffic routes with reconfiguration of intersections, on-street and off-street parking, and streetscapes throughout the Area. This includes improvements to public parking lots located both to the south of the railroad tracks and north of the railroad tracks.
Downtown Public Space and Amenities – Construct new 1-acre plaza located at 5th Street and Clark Avenue, and other smaller plazas or public spaces and amenities within the Area.	Undetermined timing. Costs may vary based upon final design and timing with an initial estimate of $3 million to $5 million.	A main plaza is located at Clark and 5th in the heart of downtown with water features and ice skating to attract visitors. Other smaller plaza types public spaces, e.g. Tom Evans, may be expanded and improved over the life of the plan as future redevelopment occurs.

Pedestrian and bicycle new and enhanced facilities, including a potential pedestrian bridge crossing of the railroad tracks.	Undetermined Costs may vary based upon final design and timing with an initial estimate of $2million to $5 million.	Improved connectivity is needed for the area and it is goal of the City to support enhanced multi-modal transportation options. Improved connections will facilitate commerce between retailers. These improvements may be built in conjunction with a development project or as a standalone project.
Other Infrastructure Modification and Improvements Rehabilitation, extension, and relocation of water, sanitary sewer, storm water, trash and recycling, electric, communication, gas utility infrastructure, and other similar private/public infrastructure.	Undetermined Costs may vary based upon final design and timing with an initial estimate of $1million to $3 million.	The City is anticipating the need for any or all of these utilities and other similar private and public utilities to require changes in location and capacity are needed in order to support redevelopment.

Other Projects and Development Agreements:

Project	Estimated Incentive	Rationale
The City expects to enter a Development Agreement(s) for private redevelopment projects throughout the URA. Notably the planned mixed-use site between Clark and Kellogg on Lincoln Way, known as The Linc, is planned to have a Master Developer, which the City would provide economic development support using tax increment financing. The Linc project is anticipated to consist of offices, retail, restaurants, apartments, hotel, and conference space. This development is expected to start construction in FY 26-27. Additional phases of redevelopment are anticipated between Kellogg and Duff Avenue. Other redevelopment projects will occur throughout the expanded URA.	Incentives will be negotiated on an individual basis with a developer based upon a financial need analysis and consistency with development goals for the area. The actual amount is unknown at this time as the specific project has not been finalized, for planning purposes the amount of TIF in total for all development agreements could be up to $56,000,000, depending on the size and scale of a final proposal. This amount of TIF would be for all potential types of redevelopment projects.	Office, residential, and mixed-use development are needed to provide a urban live and work opportunity not presently in Ames to retain workforce. A full service hotel and event space would promote increased tourism and visitors downtown and meet existing needs of the business community. Additional office space is needed for new and existing businesses to grow or relocate.

Economic Development Grants (examples include, but not limited to, façade improvement grants and loans for private small businesses and redevelopments, including but not limited blight elimination, vacant ground commercial storefront business improvements, building rehabilitation and construction, and site improvements)	Individual grant awards or loan amounts would determined at a later date and utilize a matching investment concept. TIF could be a source of funding for this program with an estimated value of $3 million.	To spur property improvements and remove blight the City may need to provide direct assistance to businesses seeking to make improvements to buildings or to occupy underutilized and vacant space. This activity supports economic development focused on business start-ups, primarily for small business consistent with the character of the area.
Property Acquisition and Site Clearance	The City may acquire property to address conditions of blight. The City may also acquire property for economic development purposes. Specific properties and costs are unknown, but not to exceed $6,000,000 utilizing TIF.	To spur property improvements and remove blight, the City may need to acquire properties. The City in some cases may acquire facilitate land assemblage for economic development purposes.
Planning and Design Studies and Surveys	Improvements to the area will require studies and design that may be undertaken by the City or by consultants directed by the City. The City is currently in the process of completing a planning feasibility study for a Downtown parking garage. Actual costs and timing of other studies are unknown, but may be funded by TIF for up to $1million.	

*****All project activities are estimates and final costs may vary.

The City may also determine to use tax increment financing to provide other incentives such as loans or tax rebates to developers in connection with blight remediation and/or

commercial development or other urban renewal projects. The City may determine to use tax increment financing to reimburse the City for any obligation or advances.

If the City determines that construction of a parking facility is a public building as defined by Chapter 403 and it determines the need to utilize TIF, the City will consider an amendment to the Plan as necessary to address findings of feasibility regarding use of TIF for a public building.

Nothing herein shall be construed as a limitation on the power of the city to exercise any lawful power granted to the City under Chapter 403.

VII. TYPES OF RENEWAL ACTIVITIES

A. Tax Increment Financing

Review of the proposed projects by City has resulted in a determination that financial assistance is likely required in order to make the projects financially viable through the use of Tax Increment Financing outlined in Chapter 403 of the Code of Iowa for public improvements and private development.

Under the Iowa Urban Renewal Law, in order to assist in the development of new private enterprises, the City may be requested to provide a property tax incentive in the form of an agreement that returns certain incremental property tax revenues to a developer as economic development payments. As part of the establishment of an urban renewal area, the City may adopt an ordinance to create a tax increment district(s) (the "TIF District"), within which the property taxes eventually paid by new private development will be used to pay costs of urban renewal projects, including economic development agreements. The use of these tax revenues in this manner is known as tax increment financing ("TIF").

Depending on the date on which a TIF District is legally established and the date on which debt is initially certified within a TIF District, an original taxable valuation is established for the property within a TIF District, which is known as the "base valuation." The "base valuation" is the assessed value of the taxable property in a TIF District as of January 1 of the calendar year preceding the calendar year in which a City first certifies the amount of any obligations payable from TIF revenues to be generated within that TIF District. When the value of the property inside a TIF District increases by virtue of new construction or any other reason, the difference between the base valuation and the new property value is the "tax increment" or "incremental value."

Procedurally, after tax increment debt has been incurred within a TIF District, property taxes levied by the city, the county, the school district and the area college against the incremental value, with the exception of taxes levied to repay debt incurred by those jurisdictions and the school district physical plant and equipment and instructional support levies, are allocated by state law to the City's tax increment fund rather than to each jurisdiction. These new tax dollars are then used to repay any tax increment obligations incurred in the Urban Renewal Area.

Review of the proposed urban renewal projects by City has resulted in a determination that financial assistance is likely required in order to make the projects financially viable through the use of Tax Increment Financing outlined in Chapter 403 of the Code of Iowa for public improvements and private development.

The City may itself finance public facilities and improvements with Tax Increment Financing (TIF) in accordance with the projects described above.

Additionally, the City intends to enter into a Tax Increment Financing (TIF) rebate agreement with property owners, business owners, or private developers for projects that meet the objectives of the plan. This may include a rebate of up to 100 percent of eligible incremental property taxes for the maximum allowed number of years. or an amount not to exceed $56,000,000, whichever comes first. A TIF agreement will be structured such that the amount of the TIF rebate will not be included as debt subject to the state mandated debt limitation.

Additionally, studies and surveys, property acquisition, public improvement, and economic development grants and loans utilizing TIF may also be used to eliminate blight and facilitate redevelopment, building, and site rehabilitation with a total funding estimate of up to $26,000,000.

B. General Obligation Bonds

The Iowa Urban Renewal Law also allows a municipality the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements and facilities within the Area, including but not limited to the indoor aquatics facility and parking garage.

VIII. PROPERTY ACQUISTION/DISPOSITION

The City may acquire property within the area for purposes and objectives consistent with this Plan, which may include the use of eminent domain, as allowed under Chapter 403 and 6A. The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

IX. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect until it is repealed by the City Council. State law allows the collection of incremental property taxes generated within the Urban Renewal Area to continue with no statutory sunset when an Urban Renewal Area's purpose is to address slum and blighted areas along with promoting economic development for commercial development. Each project or activity to which incremental property tax revenues

will be devoted will be subject to such restrictions as may be deemed necessary and appropriate by the City Council.

X. PLAN AMENDMENTS

This Urban Renewal Plan may be amended in accordance with the procedures set forth in Chapter 403 of the Code of Iowa in order to carry out any purposes consistent with state law.

XI. CITY DEBT INFORMATION

Chapter 403 of the Code of Iowa requires that any urban renewal plan include certain information with respect to City general obligation debt, ability to incur additional debt and the amount of proposed tax increment debt to be incurred.:

1.	FY 2021-22 Constitutional Debt Limit	$364,431,710 *
2.	Current Outstanding General Obligation Debt:	$119,520,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for all of the Eligible Urban Renewal Projects has not yet been determined. This document is merely for planning purposes. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area or the issuance of General Obligation Bonds through referendum. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately $82,000,000 of TIF. (This total does not include financing costs related to debt issuance, which will be incurred over the life of the Area).	Maximum TIF 82,000,000

*Preliminary; subject to change

EXHIBIT A: URBAN RENEWAL AREA BOUNDARY

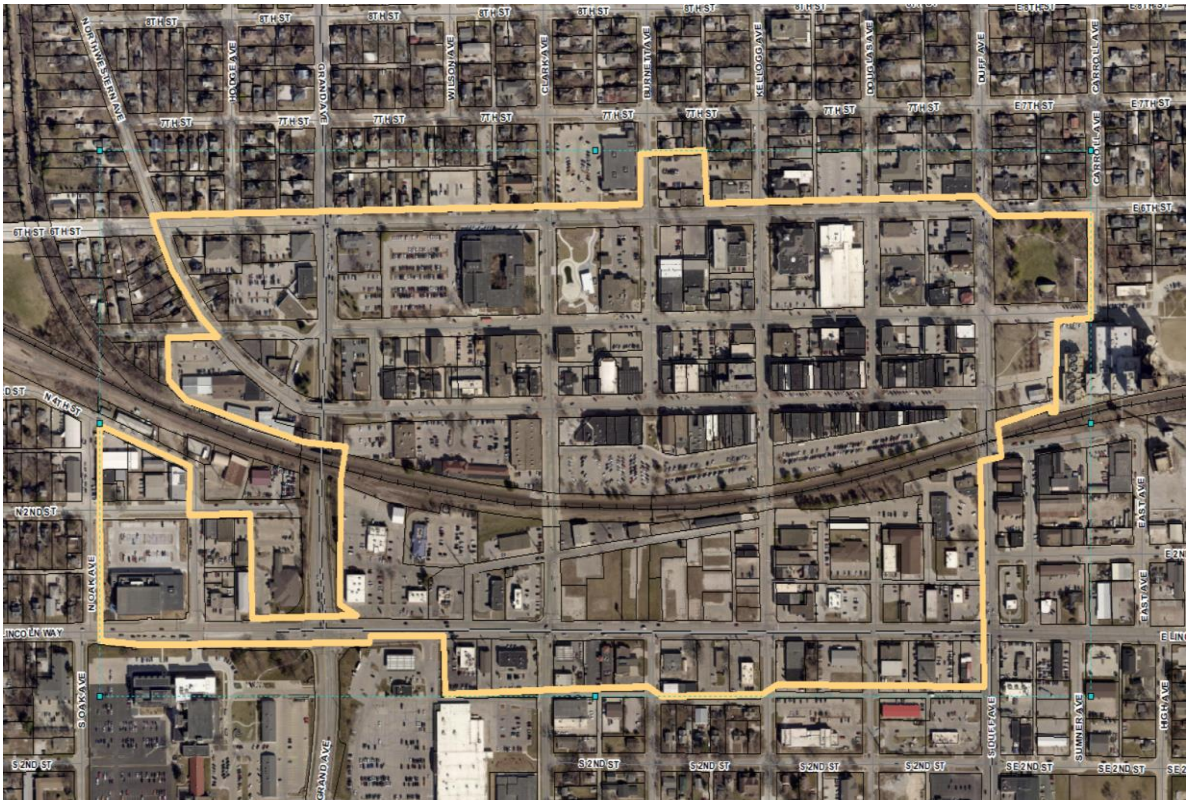


EXHIBIT B: LEGAL DESCRIPTION

The original district boundary is being restated in whole with that additional areas of the 2026 Amendment, see also map of boundaries.

Beginning at the southeast corner of Block 23, College Park Addition First North; thence east on the north Right-of-Way of 6th Street to the southeast corner of Parcel B, Block 22, Blair's Addition; thence north on the west right-of-way of Burnett avenue to the extended north lot line of Lot 8, Block 4, Original Town; thence east on said extended north line to east Right-of-Way of the north-south alley in said Block 4; thence south on the alley east line to the southwest corner of Lot 5 of said Block 4; thence east on the north Right-of-Way line of 6th Street to the center of Duff Avenue; thence southeasterly to the northwest corner of Block 37 , Blair's 2nd Addition; thence east on the north line of said Block 37 to the northeast corner thereof; thence south on the east line of said Block 37, also being the west Right-of-Way line of Carroll Avenue, extended to the south Right-of-Way line of East 5th Street; thence west on said south Right-of-Way line, 132 feet; thence due south to the north railroad Right-of-Way line of Chicago and Northwestern Transportation Company; thence westerly on said north Right-of-Way line to a point on the east Right-of-Way line of Duff Avenue; thence south on said east Right-of-Way line to a point 12 feet north of the northeast corner of Lot 1, Borne's addition; thence westerly to the centerline of Duff Avenue and the south Right-of-Way line of said railroad; thence southwesterly on said railroad south Right-of-Way to the northeast corner of Lot 1, Duff Centre Subdivision; thence south on the west Right-of-Way line of Duff Avenue to the southeast corner of Lot 1, Block 1, Black's Addition; thence west on the north line of the alley in said Block 1 and Block 2 of said Black's Addition on the extended north line of said alley to the west Right-of-Way of South Kellogg Avenue; thence south on said west Right-of-Way line to the southeast corner of Lot 1, Block 3 of said Black's Addition; thence west on the north line of alley to the southwest corner of Lot 4, Block 3 of said Black's Addition; thence northwesterly to the southeast corner of Lot 1, Block 4, of said Black's Addition; thence west on the north alley line to the southwest corner of Lot 6, Block 4, of said Black's Addition; thence southwesterly to the northeast corner of Lot 8, Block A, Black's 3rd Addition; thence west on the north line of

Lot 7 and Lot 8 to the northwest corner of Lot 7, Block A, of said Black's 3rd Addition; thence north on the west line of Lot 6 of said Block A to the south Right-of-Way line of Lincoln Way; thence west on said south Right-of-Way 298.9 feet; thence southwesterly on said south Right-of-Way 31.24 feet; thence west on said south Right-of-Way line to a point of intersection with the extended east Right-of-Way line of North Oak Avenue; thence north on said east Right-of-Way line to the northwest corner of Lot 6, Block 4, College Park Addition; thence southeasterly on the north line of said Block 4 to the northeast corner of Lot 1 of said Block 4; thence south to the northeast corner of Lot 1, Block 3, of said College Park Addition; thence east on the south Right-of-Way of North 2nd Street to a point of intersection with the extended east line of Lot 2, Block 2, of said College Park Addition; thence south on the said east line to the southeast corner of Lot 7 of said Block2; thence east on the north Right-of-Way line of Lincoln Way, 420 feet to a point on the south line of Lot 1, Grand Junction Subdivision , 2nd Addition; thence northwesterly 77.31 feet, point being on the east Right-of-Way line of Grand Avenue; thence north on said east Right-of-way to the northwest corner of said Lot 1, Grand Junction Subdivision , 2nd Addition; thence north to the southwest corner of Parcel A, Instrument number 94-06868, point being on the north Right-of-Way of said Railroad; thence west on said north Right-of-way of railroad to the southeast corner of lot 5, Block 29, College Park Addition Second North; thence north on the east line of said Lot 5 to the south Right-of-Way of 5th Street; thence east on the north line of said Block 29 to a point of intersection with the west Right-of-Way line of Northwestern Avenue; thence northwesterly on the said west Right-of-Way of Northwestern Avenue to the point of beginning.

EXHIBIT I

ONTARIO-SCHOLL
URBAN RENEWAL PLAN

for the

ONTARIO-SCHOLL
URBAN RENEWAL AREA

Ames, IOWA

2026

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Ontario-Scholl Urban Renewal Plan for the

Ontario-Scholl Urban Renewal Area

City of Ames, Iowa

A. INTRODUCTION

The Ontario-Scholl Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Ontario-Scholl Urban Renewal Area ("Area" or "Urban Renewal Area") has been developed to help local officials promote economic development in the City of Ames, Iowa ("City"). The primary goal of the Plan is to stimulate, through public involvement and commitment, private investment in new housing and residential development as defined in the *Code of Iowa* Section 403.17(12).

In order to achieve this objective, the City intends to undertake urban renewal activities pursuant to the powers granted to it under Chapter 403 and Chapter 15A of the *Code of Iowa,* as amended.

B. DESCRIPTION OF THE URBAN RENEWAL AREA

The Urban Renewal Area is described in Exhibit "A" and illustrated in Exhibit "B." The Area includes approximately 17.4 acres.

C. AREA DESIGNATION

With the adoption of this Plan, the City designates the Urban Renewal Area as an economic development area that is appropriate for housing and residential development.

D. BASE VALUE

If the Urban Renewal Area is legally established, a Tax Increment Financing (TIF) ordinance is adopted to establish a TIF district in the Area, and debt related to the Area is certified, the frozen "base value" will be the assessed value of the taxable property within that area covered by the TIF ordinance as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt related to the Area, in accordance with Iowa Code Section 403.19. The City may create one or more TIF areas within the URA.

E. DEVELOPMENT PLAN

Ames has a general plan for the physical development of the City as a whole outlined in the *Ames Plan 2040*, adopted December 2021.

The proposed land use is residential. The property was recently sold by Iowa State

University to local developers with the intention of residential development. The land was previously used for row crops and for growing a prairie for teaching purposes.

The *Ames Plan 2040* Future Land Use Map designates this land, and the ISU property north of the railroad tracks, Civic – University. In the Redirection section of *Ames Plan 2040*, the development guidelines state: "[c]ivic or public land designations will require a Future Land Use Map amendment prior to rezoning for any use other than RN-3 with single-family zoning." The RN-3 (Expansion) land use designation includes rezoning to FS-RL, which is the proposed base zoning district for the subject property along with the PUD Overlay. As such, the land use designation for this property does not need to be changed to accommodate the residential use.

The proposed residential use is therefore in compliance with the comprehensive plan.

The proposed development aligns with the following policies in *Ames Plan 2040*:

Contiguous Greenfield Development:

Ames will accommodate much of its projected population growth in areas contiguous to the existing built-up city.

- G2-1. Provide a choice in the residential market and reduce the distance to major employment and activity centers by distributing growth in multiple directions.

Infill That Enhances Urban Fabric:

Ames will take advantage of infill sites within the existing urbanized area to increase both the efficiency and quality of its urban environment.

- G3-1. Identify infill properties and areas within the existing built-up area, focusing on sites that are 1) vacant and buildable; 2) underutilized or sporadically developed; 3) occupied by unnecessary parking, storage yards, or other paved areas; and 4) blighting influences in neighborhoods.
- G3-2. Coordinate infill development with the capacity of existing infrastructure.
- G3-3. Use prevailing density as the guide for redevelopment but allow for building variations to meet infill objectives. Make smooth transitions in scale and intensity of use from pre-existing context to higher intensity development. Support high-density redevelopment only in planned or targeted land use redirection areas.
- G3-4. Establish design standards and guidelines for individual infill sites that are compatible with the scale of surrounding neighborhoods or other urban design factors. In specific areas, planned increases in intensity of use will determine increased height and an urban form, but still include architectural design quality.
- G3-5. Include within infill projects missing transportation and trail links necessary to complete system continuity.

Quality Urban Experience:

New development areas will support a healthy and safe urban environment to be enjoyed by all residents.

- G4-1. Within new development areas, provide public spaces that promote positive interaction (e.g., parks, gardens, trails) and private amenity spaces that support social engagement and interaction (e.g., commercial plazas, outdoor space, clubhouses, walking trails).

Planning for Equity:

The city will work to include the diverse voices, opinions, and needs of the range of residents who call Ames home.

- G6-1. Use the land use map and housing policies to support low income and diverse housing choices. Consider options for integration of housing choices within new developments, such as inclusionary housing standards and incentives in zoning that encourage builders and developers to develop a range of housing types, occupancy forms, and price points.

F. RESIDENTIAL DEVELOPMENT

The City's primary objective for the Urban Renewal Area is to promote new housing and residential development. The City realizes that the availability of housing is an important component of attracting new business and industry, responding to new development, and retaining existing businesses.

In anticipation of expected economic development, the City has taken the position of supporting the creation of new housing opportunities, including increasing the number of lots available for the construction of new houses. Providing incentives to developers may ease the cost of extending necessary infrastructure and other factors that can make residential development more risky and less profitable.

G. PLAN OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites for new residential development within the Urban Renewal Area. More specific objectives for the development, redevelopment and rehabilitation within the Urban Renewal Area are as follows:

1. To increase the availability of housing opportunities, which may in turn attract and retain local industries and commercial enterprises that will strengthen and revitalize the economy of the State of Iowa and the City of Ames.
2. To stimulate, through public action and commitment, private investment in new housing and residential development.
3. To plan for and provide sufficient land for residential development in a manner that is efficient from the standpoint of providing municipal services.
4. To help finance the cost of constructing street, water, sanitary sewer, storm water drainage, public utilities, street lighting, trails, parks, and other public improvements in support of new housing development.

H. TYPES OF RENEWAL ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the City intends to utilize the powers conferred under Chapter 403 and any other provisions of the *Code of Iowa* including, but not limited to, tax increment financing. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To arrange for or cause to be provided the construction or repair of public improvements, including but not limited to infrastructure for streets, curbs and gutters, water, sanitary sewer, trails, storm water, parks, public utilities, Public Safety Facilities or other facilities in connection with urban renewal projects.
3. To finance programs that will directly benefit housing conditions and promote the availability of housing in the community.
4. To make loans, forgivable loans, grants, tax rebate payments, or other types of economic development grants or incentives to private developers or o incentivize the development of housing within the Area, on such terms as may be determined by the City Council.
5. To borrow money and to provide security therefore.
6. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
7. To use tax increment financing for a number of objectives, including, but not limited to, financing the construction of public improvements and providing economic incentives to developers in order to eliminate obstacles to the provision of housing and neighborhood commercial development with necessary physical improvements and infrastructure.
8. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

I. ELIGIBLE URBAN RENEWAL PROJECTS

Although certain project activities may occur over a period of years, the Eligible Urban Renewal Projects under this Urban Renewal Plan include:

1. Table #1

Project	Estimate Project Date	Estimate Cost	Rationale
Reconstruction of Scholl Road between Ontario Street and the Union Pacific Railroad Tracks, with all related improvements	2027-2030	$870,000	The existing Scholl Road had been a private road owned and maintained by Iowa State University. The road currently has no curb or storm sewer. The Urban Renewal funds will help pay to bring the road up to commercial standards, beyond the normal residential standards required of the surrounding residential project.

2. Development Agreements

Future Development Agreements: The City expects to consider, at the City's sole discretion, requests for development agreements for projects that are consistent with, and advance the objectives of, this Plan. Any commitments to Development Agreements with TIF rebates will include a non-appropriation clause.

J. FINANCIAL DATA

1.	Current Constitutional Debt Limit	$364,431,710
2.	Current outstanding general obligation debt	$119,520,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project	$870,000 (This amount does not include costs related to financing.)

	proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:	

K. URBAN RENEWAL FINANCING

The City intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing.

Under Section 403.19 of the Code of Iowa, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives, or other urban renewal projects. The City may issue Tax Increment Revenue Bonds for these purposes. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

The Iowa Urban Renewal Law also allows a municipality the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements and facilities within the Area, including but not limited to the Fire House facility.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

L. PROPERTY ACQUISITION / DISPOSITION

The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

M. RELOCATION

The City does not expect there to be any relocation required as part of the eligible urban renewal projects; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

N. AGRICULTURAL LAND

The property in this development contains land that was formerly used by Iowa State University for agricultural teaching purposes. With the sale of the land by ISU to property developers, the land is intended to be developed for residential use and the agricultural use will cease. The site did not meet the definition of Iowa Code 403 of containing 10 acres of farmed land.

O. STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform to state and local laws will be complied with by the City and the developer in implementing this Urban Renewal Plan and its supporting documents.

P. URBAN RENEWAL PLAN AMENDMENTS

This Urban Renewal Plan may be amended from time to time for a variety of reasons, including but not limited to, a change in the Area, to add or change land use controls and regulations, to modify goals or types of renewal activities, to add or change urban renewal projects, or to amend property acquisition and disposition provisions. The City Council may amend this Plan in accordance with applicable state law.

Q. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect as a Plan until it is repealed by the City Council.

With respect to property included within the Urban Renewal Area, which is also included in an ordinance which designates that property as a tax increment district(s) (TIF district) and is designated based on an economic development finding, to provide or to assist in the provision of public improvements related to housing and residential development, the use of incremental property tax revenues or the “division of revenue,” as those words are used in Chapter 403 of the *Code of Iowa,* is limited to 23 years beginning with the second fiscal year following the year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds which

qualify for payment from the incremental property tax revenues attributable to that property within the Urban Renewal Area.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the *Code of Iowa)* by the City for activities carried out under the Urban Renewal Area shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

R. SEVERABILITY CLAUSE

If any part of the Plan is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Plan as a whole, or any part of the Plan not determined to be invalid or unconstitutional.

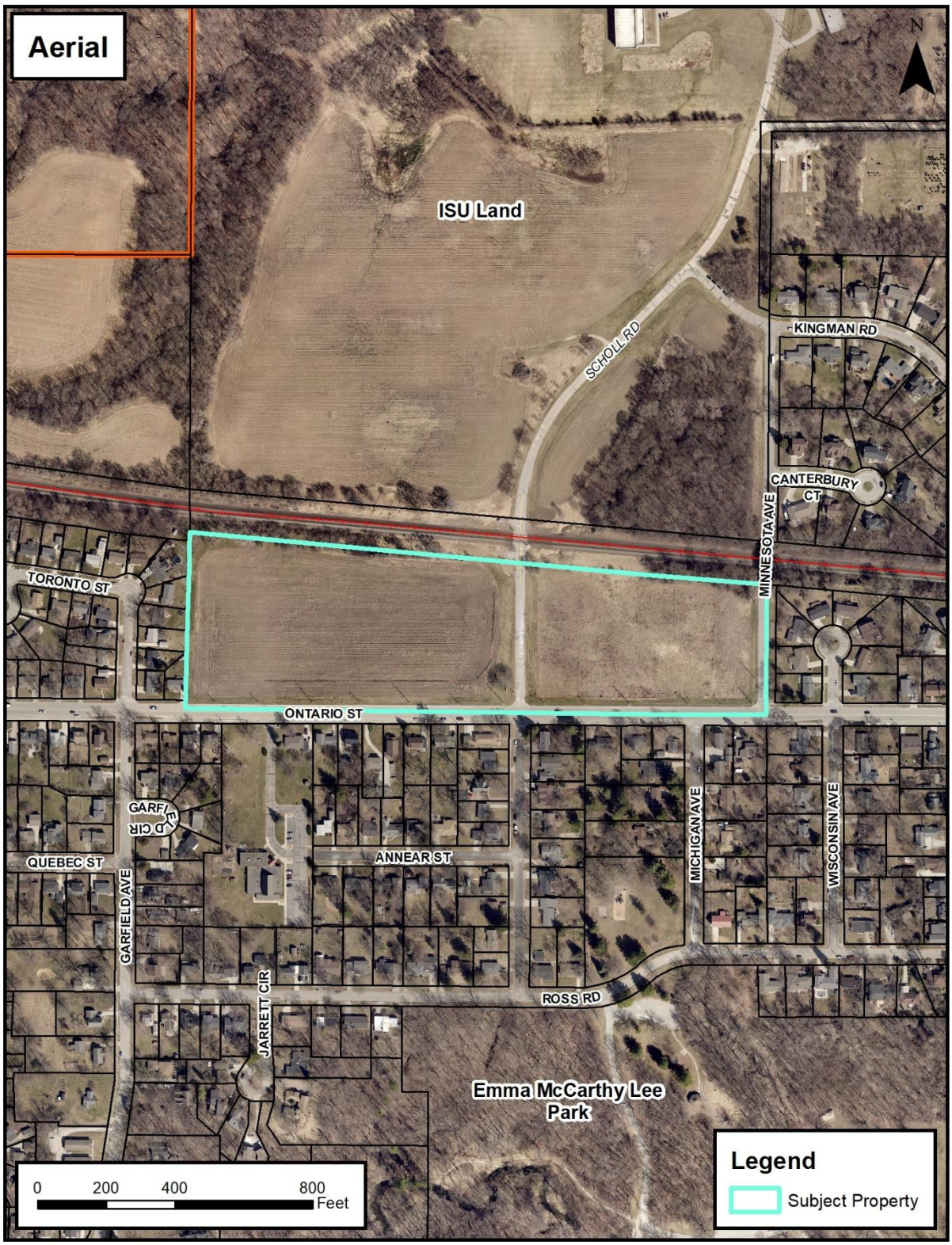
EXHIBIT A

LEGAL DESCRIPTION OF ONTARIO-SCHOLL URBAN RENEWAL AREA

A part of the South half of the Southeast Quarter of Section 32, Township 84 North, Range 24 West of the 5th P.M., City of Ames, Story County, Iowa, being more particularly described as follows: Beginning at the South Quarter Corner of said Section 32; thence N01°37'44"E, 524.18 feet along the east line of University Heights First and Second Additions to the south right of way line of the Chicago & Northwesterly Transportation Company; thence following said line 185.31 feet along a curve having a radius of 11534.20 feet, concave Northerly, a central angle of 0°55'14 and being subtended by a chord bearing S84°20'07”E, 185.30 feet; thence S84°47'43"E, 1498.41 feet; thence departing said right of way line S00°36'09"W, 377.82 feet to the south line of said Section 32; thence N89°43'37"W, 1687.58 feet to the point of beginning, containing 17.40 acres, including 2.38 acres of existing right of way.

EXHIBIT B

MAP OF ONTARIO-SCHOLL URBAN RENEWAL AREA



South Bell Avenue Urban Renewal Area also known as Urban Renewal Area No. Five

URA Plan Amendment

The **South Bell Avenue Urban Renewal Area** Amendment increases the area and modifies the projects. All other aspects of the Plan will remain in effect.

1) Additional Area.

The boundaries are being increased to include rights-of-way South Bell Avenue, Southeast 16th Street, South Dayton Avenue, Dayton Avenue, Southeast 5th Street, Freel Drive, and East Lincoln Way. street Right-of-way. Exhibit A includes a map of the additional area and a description of the added area. The expanded area is for economic development purposes.

2) Projects.

The projects that may be undertaken within the Urban Renewal Area are expanded to include public improvements serving the development of the area. The projects may be undertaken by the City as public improvements. The costs stated are estimates for the projects, but actual costs will vary. Final dates and cost may vary based upon timing and actual project scope. By virtue of the identified projects below, the allowable urban renewal projects with the Plan are modified to include:

a. South Dayton Avenue Corridor

South Dayton Avenue is planned to accommodate additional traffic with the growth and expansion of the City. The City is studying corridor improvement for the Hwy 30 Interchange, Southeast 16th Street, Isaac Newton, and South Dayton Avenue. Development will require improvements to serve increased traffic in this area. Improvements may include the reconstruction, rehabilitation, or widening of streets and sidewalks/shared use paths and any other related improvements, such as traffic signals, lighting, and storm drainage. The project may be funded with TIF to reimburse the City for internal loans or other indebtness for the improvements. The timing and cost of the project are unknown at this time as the corridor study has not yet been completed, the estimated cost of the project funded by TIF is $2.0 million.

b. Freel Drive and SE 5th

Freel Drive and SE 5th are planned to accommodate additional traffic with the growth and expansion of the City. Public improvements will be needed to serve the increased traffic in this area. Improvements may include the construction, reconstruction, rehabilitation, or widening of streets and sidewalks/shared use paths and any other related improvements, such as lighting and storm drainage. The project may be funded with TIF to reimburse the City for internal loans or other indebtness for the improvements. An initial phase of improving Freel Drive has been approved to start in FY2026-27, the timing of additional phases is unknown. The total estimated cost of the project funded by TIF is $2.5 million.

c. East Lincoln Way

East Lincoln Way is planned to accommodate additional traffic with the growth and expansion of the City. Public improvements will be needed to serve the increased traffic in this area. Improvements may include the reconstruction, rehabilitation, or widening of streets and sidewalks/shared use paths and any other related improvements, such as traffic signals, lighting and storm drainage. The project may be funded with TIF to reimburse the City for internal loans or other indebtness for the improvements. The timing of the improvement is anticipated to begin in FY2027-28. The estimated cost of the project funded by TIF is $1.5 million.

3) Required Financial Information

The following information is required per Section 403.17 of the Code of Iowa

Constitutional debt limit of the City: $ $364,431,710

Outstanding General Obligation debt of the City: $ $119,520,000

Additional debt to be incurred with the proposed Amendment: $6,000,000*

*as noted with the original Plan, any or all of the incurred debt may be subject to a non-appropriation clause on an annual basis. Financing costs are not included.

Exhibit A- Urban Renewal Area Amendment Description

The original area remains, adding:

Certain real property situated in the City of Ames, Story County, State of Iowa described as follows:

All of the public right-of-way for South Bell Avenue between the starting point at the southeast corner of Lot 1 in the Ames Community Development Park 4th Addition and extending south to Southeast 16th Street.

Additionally, all of the public right-of-way of Southeast 16th Street between the intersection with South Bell Avenue and continuing west through the intersection with South Dayton Avenue to the west intersection with Isaac Newton Drive.

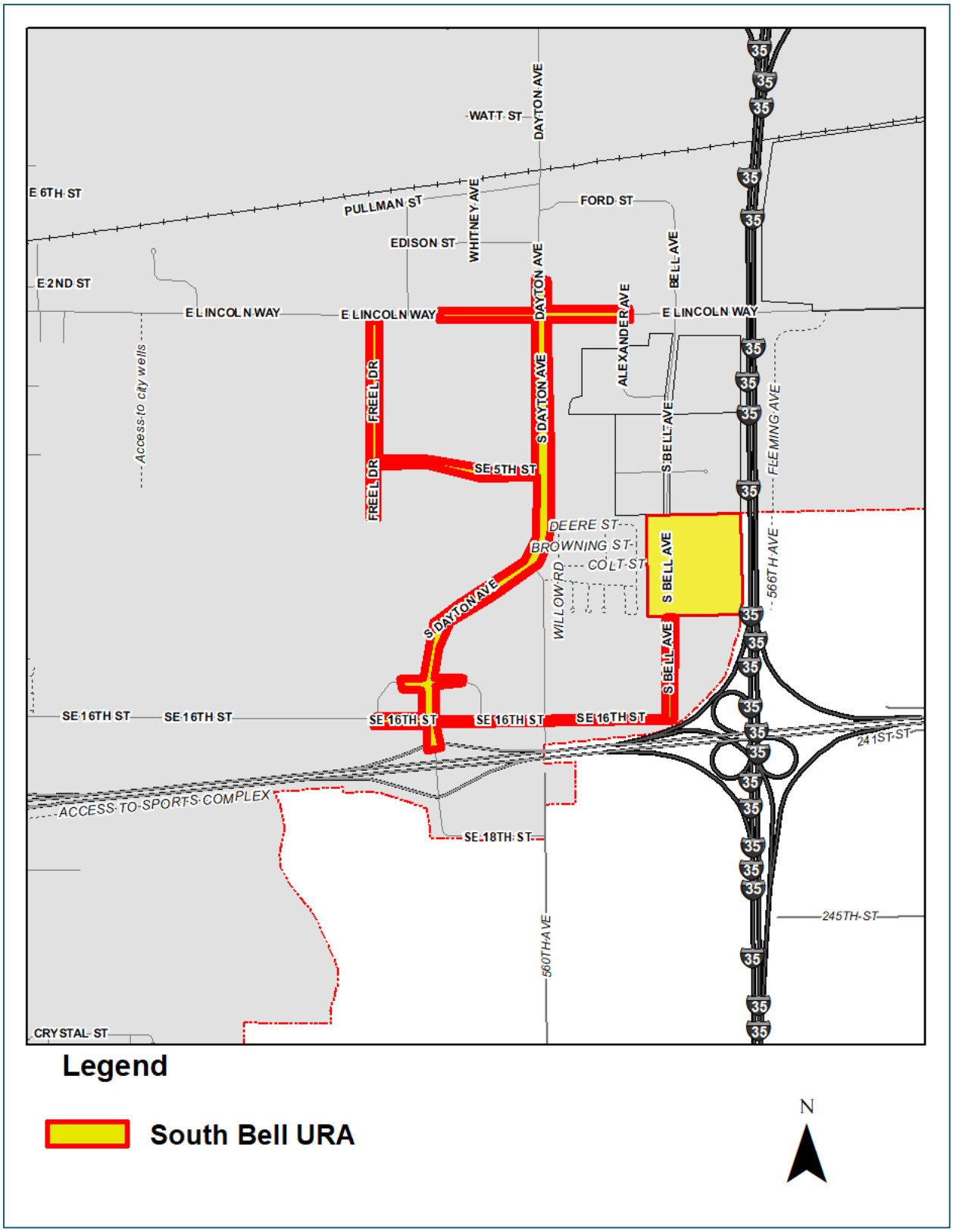
Additionally, all of the public right-of-way of South Dayton Avenue between the starting point 350 feet south of the Southeast 16th Street south right-of-way line and then going north to a point along Dayton Avenue approximately 500 feet north of the intersection with East Lincoln Way, inclusive of the right of way and frontage road area extending approximately 400 feet east and west along Isaac Newtown drive,

Additionally, all of the public right-of-way of East Lincon Way between the intersection with Alexander Avenue and extending to a point approximately 2,100 feet to the west.

Additionally, all of the public right-of-way of Southeast 5th Street between the intersection South Dayton Avenue and the intersection with Freel Drive.

Additionally, all of the public right-of-way of Freel Drive including and between the intersection with East Lincoln Way and a point 700 feet south of the intersection with Southeast 5th Street.

South Bell URA Amended Boundary Exhibit



ITEM #:	**33**
DATE:	**11-10-26**
DEPT:	**P&H**

COUNCIL ACTION FORM

SUBJECT: HEARING ON SUBMITTAL OF 2025/26 CDBG CONSOLIDATED ANNUAL PERFORMANCE REPORT (CAPER) TO HUD ON OR BEFORE NOVEMBER 17, 2026

BACKGROUND:

Community Development Block Grant (CDBG) regulations require the City to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) and submit it to the Department of Housing and Urban Development (HUD) on or before September 29 each year. This year, staff requested and received an extension to submit the report by November 17, 2026.

For the 2025-26 program year, approximately $1,524,071 of CDBG funds was expended utilizing entitlement funds and program income of approximately $153,364. Of the $1,524,071, approximately $141,258 was administrative expenses and $1,382,813 for program activities.

Approximately $1,382,813 was expended on the following 2025-26 program activities:

- Water main improvements in LMI Census Tract 10 - approximately $1,264,108
- Renter Affordability Program - $42,693
- Disposition of Properties for ReUse of lots in the Baker Subdivision and citywide - $11,651
- Installation of a pocket park in the Baker Subdivision - $64,361
- The HOME Program - approximately $234,732, of which approximately $24,732 was spent on program administration and approximately $210,000 was expended on the construction of 38 multi-family LIHTC units in the Baker Subdivision.

No HOME-ARP funds were expensed in 2025-26.

The 2025-26 CAPER describes accomplishments: 1) in relation to goals and objectives identified in the City's 2024-2028 Consolidated Plan requirements for the use of CDBG funds, and 2) in the Annual Action Plan for fiscal year July 1, 2025, through June 30, 2026. The regulations require that the CAPER be available for a 15-day public review and comment period from October 22, 2026, through November 5, 2026. **No comments were received during the comment period**.

Attached for Council review and approval is a copy of the summary (Goals and Outcomes) of the 2025-26 CAPER report. A full copy of the CAPER and attachments is available for review on the City's website at: www.cityofames.org/housing.

ALTERNATIVES:

1. Approve the submittal of the City's 2025-26 Consolidated Annual Performance and Evaluation Report (CAPER) to HUD.

2. Do not approve the submittal of the 2025-26 CAPER and provide further direction to staff.

CITY MANAGER'S RECOMMENDED ACTION:

The Consolidated Annual Performance and Evaluation Report reflects the City's accomplishments under its Community Development Block Grant (CDBG) and HOME programs for FY 2025-26. Staff will submit the CAPER Report to HUD on or before November 17, 2026, for approval and acceptance. It is therefore the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

ATTACHMENT(S):
Proposed DRAFT 2025-2026 CAPER Plan-Summary.pdf

PROPOSED DRAFT

CITY OF AMES

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORTS (CAPER)

CITY OF AMES FISCAL YEAR
JULY 1, 2025 THROUGH JUNE 30, 2026



Public Comment Period:
October 22, 2026, thru November 5, 2026

EQUAL HOUSING OPPORTUNITY

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

See attached CAPER for the remainder of the narrative!

With community input, the overall goals and outcomes of the City's Strategic Plan were to continue increasing the supply of affordable housing for low- and moderate-income persons, supporting and maintaining the public service needs for special populations, homeless, and low-income households, and to address and preserve the viability and stability of neighborhoods through the public infrastructure improvements in low-and-moderate income (LMI) census tracts, and the disposition of acquired properties through the demolition of the dangerous properties program. The major progress that the City made in carrying out these three overall strategies was through the 2025-26 implementation of the following CDBG project activities: a) support of new single-family housing construction in the Neighborhood Revitalization Strategy Area (NRSA) with Habitat for Humanity, b) Disposition of Properties Purchased Program, c) Renter Affordability Program, d) Pocket Park Installation, and e) Public Infrastructure Improvements Water Main Installation Project in LMI Census Tracts. **For the HOME Programs**: a)Completion of the Construction of 38-Low-Income Housing Tax Credits (LIHTC) Units Project and beginning the annual certification of tenant eligibility.

2025-26 CDBG Program Activities:

a) Support of New Single-Family Housing with Habitat for Humanity of Central Iowa. Under this program, the City sold eight (8) single-family lots in the Baker Housing Subdivision in our NRSA at a reduced cost to increase the supply of affordable housing for low-income households. For 2025-26, Habitat constructed and sold one (1) single-family home to a first-time LMI household; to date, six (6) of the eight (8) single-family homes have been constructed and sold.

b) The Disposition of Properties. This activity was designed to provide maintenance and costs for properties purchased in previous program years. For the 2025-26 program year, the activity included the ongoing maintenance of three previously purchased vacant parcels at 1107 Grand Avenue, 621 Grand Avenue, and 1514 Duff Avenue. The final disposition of these parcels will be determined in the 2026-27 program year. Additionally, funds were spent maintaining the single-family and multi-family lots created in the Baker subdivision for future affordable housing development. Individual lots are being sold beginning in FY 2026-2027.

c) The Renter Affordability Program. Under this program, funds assisted families with incomes at or below 50% of the Ames Area Median Income (AAMS) with Security and/or utility deposits and/or up to two months' rent. For 2025-26, eighteen (18) households were assisted.

d) Pocket Park Installation-Baker Subdivision. Under this Public Facilities Improvements activity, funds were used to install a small Pocket Park in the Baker Housing Subdivision in our NRSA. The installation includes playground equipment, a water fountain, sidewalks, an open shelter house, and the installation of trees. For 2025-26, the pocket park installation was completed.

e) Public Infrastructure Improvements- Water Main Installation Projects. This project is intended to use CDBG funds to replace old, undersized water mains with new, larger mains (including sanitary, sewer, storm, and electrical services) and remove any lead water lines, installing new water services with copper piping. This project improves water quality, reduces lead service lines, and increases firefighting service capacity. For the 2025-26 period, the area of concentration is LMI Census Tract 10: South Russell Avenue (Lincoln Way to S 4th) and South Riverside (Lincoln Way to S 4th). In the 2025-26 program year, approximately 2,679 linear feet of new water main lines were installed along both streets, and ten (10) lead service lines were replaced along S. Russell Avenue.

2025-26 HOME Program Activities:

a) **Homeownership Construction Program**. Under this activity, funds have been set aside to construct a single-family home on a lot in the Baker Subdivision. After construction, the home would be sold to an eligible household with an income of 80% or less of the Ames Median Income Limit. For the 2025-26 program year, no home was constructed. A home is anticipated to be built in the 2026-27 program year.

b) **Construction of Low-Income Housing Tax Credits (LIHTC) units in the Baker Subdivision.** Under this activity, the City set aside HOME funds to seek a partnership with a developer to apply for LIHTC with the Iowa Finance Authority (IFA) to develop low-income family rental housing units. In 2022-23, the City partnered with HATCH Development and submitted an application to IFA for LIHTC funding to construct 38 multi-family, 2-, 3-, and 4-bedroom units in the Baker Subdivision. In 2023-24, the City and HATCH Development were notified that they had been awarded Low-Income Housing Tax Credits (LIHTC) to construct 38 multi-family units in the Baker Subdivision. Construction of the 38 units began in the 2024-25 program year, and construction was completed in the 2025-26 program year; the City contributed $2.1 million to the project, which netted the City eight (8) of the 38 units to be designated for tenants at or below 50% of the Ames Area Median Income Limits (AAMI). Leasing of the units began in August 2025; all eight (8) City units were leased to households at or below 50% of the AAMI.

c) **2023-24 HOME-ARP Program:** In fiscal year 2021-22, the City of Ames was notified that it would receive a one-time special allocation of $1,269,248 of HOME-ARP funding. HOME-ARP funding provides jurisdictions with significant new resources to address their homeless assistance needs by creating affordable housing or non-congregate shelter units and offering tenant-based rental assistance or supportive services. HOME-ARP funds must be used for individuals or families from the following qualifying populations: homeless; at-risk of homelessness; fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; other populations where providing assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability; and veterans and families that include veteran family members

that meet one of the preceding criteria.

HOME-ARP funds can be used for four eligible activities: the production or preservation of affordable housing; tenant-based rental assistance; supportive services, including homeless prevention services and housing counseling services; and the purchase or development of non-congregate shelters for individuals and families experiencing homelessness. Additionally, HOME-ARP provides up to 15 percent of the allocation for administrative and planning costs of the participating jurisdiction (PJ) and for subrecipients administering all or a portion of the grant. ARP can provide up to 5 percent of the grant for operating costs of Community Housing Development Organizations (CHDOs) and other non-profit organizations, including homeless providers. Funds are also available to these organizations for capacity building. The City was notified in June 2023 that its Allocation Plan was approved. The anticipated start date has been moved to the 2026-27 program year.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME
White	13	3
Black or African American	5	4
Asian	0	0
American Indian or American Native	0	1
Native Hawaiian or Other Pacific Islander	0	0
Other Multi-Racial	1	0
Total	**18**	**8**
Hispanic	2	1
Not Hispanic	16	7

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Programming administered during the 2025-26 program included providing Renter Affordability Assistance to households with incomes at or below 60% of the Ames median income limits. Additionally, the program assisted Habitat for Humanity of Central Iowa in qualifying low-income first-time homebuyers for the purchase of a home. One (1) was completed and sold to a first-time LMI household; to date, six (6) of the eight (8) have been constructed and sold. The remaining activity for 2025-26 is the replacement of undersized water lines and the removal of lead lines in LMI Census Tract 10 (S. Russell and S. Riverside), 76% of the households in this census tract are considered LMI. The demolition of a slum and blighted property (no data available). Additionally, the City maintained three properties that were purchased and later demolished as part of the citywide slum and blighted area program (no data available). Under the HOME funds for 2025-26, 38 LIHTC multi-family units were leased, of which eight (8) were funded with City HOME funds. Additionally, the following agencies funded through ASSET reported the following racial and ethnic status for clients served for 2025-26: ACCESS, Good Neighbor, The Salvation Army, and YSS (may include duplications).

	ACCESS	Good Neighbor	Salvation Army	YSS
White	16	835	40	16
Black or African American	4	354	10	12
Asian	1	19	3	2
American Indian or American Native	1	24	1	
Native Hawaiian or Other Pacific Islander	2	7	1	0
Other Multi-Racial	0	0	9	0
Total	24	1,239	63	30
Hispanic	6	112	9	6
Not Hispanic	18	1,127	54	24

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	$2,371,660	$1,524,071
HOME	public - federal	$1,269,492.26	$234,732
Other	public - local	$1,874,734	$1,822,176

Table 3 - Resources Made Available

Narrative

For the 2025-26 program year, approximately $1,542,071 (including administration and program income) of CDBG funds was expensed. Of the $1,542,071, approximately $141,258 was administrative expenses, and approximately $153,364 was generated program income. Approximately $1,382,813 (including program income) was expensed on the following 2025-26 program activities, under the water main improvements in LMI Census Tract 10 approximately $1,264,108 was expensed, under the Renter Affordability Program, $42,693 was expensed, under the Disposition of Properties for ReUse of lots in the Baker Subdivision and citywide $11,651 was expensed, and under the installation of a pocket park in the Baker Subdivision $64,361 was expensed.

For 2025-26, under the HOME Program, approximately $234,732 (including administration) was expended. Of the $234,732, approximately $24,732 was spent on program administration, and approximately $210,000 was expensed on the construction of 38 multi-family LIHTC units in the Baker Subdivision. No HOME-ARP funds were expensed in 2025-26.

For 2025-26, in addition to the CDBG and HOME expenditures, the City of Ames's share, expensed through the ASSET collaboration, was approximately $1,822,176. Of the $1,822,176, approximately $636,206 was expended specifically to support local human services agencies in providing basic needs and preventive services (such as food, counseling, shelter, childcare/adult daycare, and meals) to homeless and low-income households in the community.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CITY-WIDE	23	12	Renter Affordability, Disposition of Properties
LOW-INCOME CENSUS TRACT	46	83	Public Infrastructure- Water Main Replacement Project
State Avenue NRSA	31	5	Pocket Park and Disposition of Properties

ITEM #:	**34**
DATE:	**11-10-26**
DEPT:	**W&PC**

COUNCIL ACTION FORM

SUBJECT: TECHNICAL SERVICES COMPLEX HVAC IMPROVEMENTS PROJECT

BACKGROUND:

The Technical Services Complex (TSC) houses the Water Meter Division and Laboratory Services Division. In February 2026, the City Council approved a professional services agreement for design services associated with the renovation of the TSC. **The original project scope included HVAC system improvements, interior finish updates, lighting upgrades, building accessibility improvements, and other building renovations.**

As design progressed, staff evaluated project costs against available funding and determined that it would be prudent to proceed with the HVAC improvements as a standalone project at this time. The HVAC work addresses the most pressing building needs and is necessary to replace aging and failed heating, ventilation, and air conditioning equipment. Architectural renovations and other building improvements originally included in the project have been deferred and will be evaluated and prioritized separately through future capital improvement planning efforts.

On September 22, 2026, City Council approved preliminary plans and specifications for the Ames Technical Services Complex HVAC Renovations. An Invitation to Bid was advertised on AmesBids and a Legal Notice was published on the websites of a contractor plan room service with statewide circulation. On October 28, 2026, three bids were received as shown below.

BIDDER	BID AMOUNT
Core Construction Services, LLC Des Moines, IA	$1,260,000
Story Construction Ames, IA	$1,268,700
All Iowa Mechanical Des Moines, IA	$1,430,200
Engineer's Estimate	*$1,570,878*

While the low bid was 20% below the engineer's estimate, staff is recommending that all bids be rejected. Shortly before the bid opening, a draft addendum prepared by a sub-consultant was improperly distributed to some contractors outside of the City's official bidding process. City staff only became aware of the draft addendum two days prior to the bid opening. Staff's opinion was that the proposed changes were material and significant.

There was insufficient time for staff to properly review and approve the changes, and it was too close to bid day to alter the bidding timeline. Additionally, the unauthorized distribution to bidders created the potential for inconsistent information among bidders. To maintain the fairness, transparency, and integrity of the competitive bidding process, staff recommends rejecting all bids received.

ALTERNATIVES:

1. Accept the report of bids and reject all bids.

2. Accept the report of bids, approve the final plans and specifications (without the addendum), and award a contract to Core Construction Services, LLC, of Des Moines, IA, in the amount of $1,260,000.

3. Accept the report of bids, approve the final plans and specifications, and award a contract to one of the other two bidders.

4. Do not award a contract at this time.

CITY MANAGER'S RECOMMENDED ACTION:

Staff received a very late addendum to the specifications that did not allow time for proper review and distribution. The addendum was distributed by the consultant to some, but not all prospective bidders outside of the City's official bidding process, creating the potential for unequal access to project information and an inconsistent scope of work being assumed by bidders.

Rejecting all bids and restarting the project will ensure a fair, transparent, and competitive bidding process for all prospective bidders. Staff will confer with the design consultant and determine the best manner in which to proceed with the issuance of a new invitation to bid.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative No. 1, as described above.

ITEM #:	**35**
DATE:	**11-10-26**
DEPT:	**P&H**

COUNCIL ACTION FORM

SUBJECT: APPROVAL OF TAX INCREMENT FINANCING (TIF) DISTRICTS FOR THE EAST 13TH STREET AND ISU RESEARCH PARK URBAN RENEWAL AREAS

BACKGROUND:

City Council has approved Urban Renewal Plans for the ISU Research Park and the East 13th Street respectively. Each Plan includes allowances for Tax Increment Financing (TIF) Districts to finance projects identified within the Plans. The proposed TIF Districts are the first batch of Districts planned to be created before January 1, 2027 to maximize the benefits of Urban Renewal established by SF2472.

The City of Ames initially approved the 5th Tax Increment Financing District in 2014 with the Phase III expansion of the Research Park. The boundaries of the District were last amended in 2022 to account for reconfigured property boundaries. The proposed changes are a combination of repealing the TIF District boundaries for the recently constructed Discovery Place Phase I residential and the mixed-use Catalyst building to ensure the partial development counts as new construction general fund growth for the City. Additionally, staff is moving six properties out of the existing TIF District and creating six new TIF Districts to better account for new construction valuation. Staff has also proposed creating five new TIF Districts for properties that were not previously within a TIF District.

East 13th Street is a new urban renewal area. City staff proposed creation of seven TIF Districts, on for each property within the District. The only developed property in this area is the JT Warehouse building.

ALTERNATIVES:

1. Approve on first reading the two proposed ordinances for ISU Research Park TIF Districts and E 13th Street TIF Districts, and waive the rules and complete the second and third readings, and adopt the ordinances.

2. Direct staff to modify the ordinances and approve on first reading.

3. Direct staff to modify the ordinances and return for approval at future meeting.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed TIF boundaries accommodate City priorities to maximize new construction as general fund growth and for the benefit of providing for financial assistance to projects

identified within each Urban Renewal Plan.

Staff requests City Council waive the rules and adopted the ordinances on third reading in order that these newly created TIF Districts can be used for financing requests for planned Capital Improvement Projects identified within each respective Plan on November 24th.
Therefore, it is the recommendation of the City Manager that the City Council approve Alternative 1, including the waiver of rules and adoption of the ordinances.

It should be noted that addition TIF Districts will be established for the other URAs at upcoming City Council meetings.

ATTACHMENT(S):
FINAL DRAFT East 13th Street TIF Ordinance.pdf
E 13TH URA AND TIF DISTRICTS MAP.pdf
ISURP URA AND TIF DISTRICTS MAP.pdf
Final DRAFT ORDINANCE ISURP TIF Ordinance.pdf

ORDINANCE NO.

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON PROPERTY LOCATED WITHIN THE EAST 13TH STREET URBAN RENEWAL AREA, IN CITY OF AMES, COUNTY OF STORY, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF AMES, COUNTY OF STORY, AMES COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE EAST 13TH STREET URBAN RENEWAL AREA (THE EAST 13TH STREET URBAN RENEWAL PLAN)

WHEREAS, the City Council of the City of Ames, State of Iowa, after public notice and hearing as prescribed by law and pursuant to Resolution No. 26-_____ passed and approved on the 10th day of November, 2026, adopted an Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the East 13th Street Urban Renewal Area (the "Urban Renewal Area"), which Urban Renewal Area includes the lots and parcels located within the area legally described as follows, which shall be the City's Twenty-First, Twenty-Second, Twenty-Third, Twenty-Fourth, Twenty-Fifth, Twenty-Sixth, and Twenty-Seventh Tax Increment Finance Districts [TIF] , enacting Sec. 24.23 of the City of Ames Municipal Code.

East 13th Street Tax Increment Financing Districts Twenty-one (21) through Twenty-seven (27)

(a) Twenty-first (21st) Tax Increment Financing District

Lot 1 in JT Warehouse Subdivision, Plat 2, Ames, Story County, Iowa [Parcel No. 10-05-100-125].

(b) Twenty-second (22nd) Tax Increment Financing District

Lot 2 in JT Warehouse Subdivision, Plat 2, Ames, Story County, Iowa [Parcel No. 10-05-100-135].

(c) Twenty-third (23rd) Tax Increment Financing District

Lot 2 In JT Warehouse Subdivision, Ames, Story County, Iowa [Parcel No. 10-05-100-115].

(d) Twenty-fourth (24th) Tax Increment Financing District

The Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Thirty-One (31), Township Eighty-four (84) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa [Parcel No. 06-31-400-200].

(e) Twenty-fifth (25th) Tax Increment Financing District

The Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Thirty-One (31), Township Eighty-four (84) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa except that part acquired for Interstate 35 [Parcel No. 06-31-400-400].

(f) Twenty-sixth (26th) Tax Increment Financing District

The West One-Half (W½) of the Southeast Quarter (SE¼) of Section Thirty-One (31), Township Eighty-four (84) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa except that part acquired for Interstate 35 [Parcel No. 06-31-400-115].

(g) Twenty-seventh (27th) Tax Increment Financing District

Parcel "C" in the East Fractional Half (E frl ½) of of Section Six (6), of Section Thirty-One (31), Township Eighty-three (83) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa, as shown on the Plat of Survey filed in the office of the Recorder for [Parcel No. 10-06-200-110].

WHEREAS, expenditures and indebtedness are anticipated to be incurred by the City of Ames, State of Iowa, in the future to finance urban renewal project activities carried out in furtherance of the objectives of the Urban Renewal Plan; and

WHEREAS, the City Council of the City of Ames State of Iowa, desires to provide for the division of revenue from taxation in the Urban Renewal Area, as above described, in accordance with the provisions of Section 403.19, Code of Iowa, as amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AMES STATE OF IOWA:

Section One. That the taxes levied on the taxable property in the Urban Renewal Area legally described above, by and for the benefit of the State of Iowa, City of Ames, County of Story, Ames Community School District, and all

other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section Two. That portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City of Ames, State of Iowa, certifies to the Auditor of Story County, Iowa the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue described herein, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid.

Section Three. That portion of the taxes each year in excess of the base period taxes determined as provided in Section 2 of this Ordinance shall be allocated to and when collected be paid into a special tax increment fund of the City of Ames, State of Iowa, hereby established, to pay the principal of and interest on loans, monies advanced to, indebtedness, whether funded, refunded, assumed or otherwise, including bonds or obligations issued under the authority of Section 403.9 or 403.12, Code of Iowa, as amended, incurred by the City of Ames, State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken within the Urban Renewal Area pursuant to the Urban Renewal Plan, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2, Code of Iowa, and taxes for the instructional support program of a school district imposed pursuant to Section 257.19, Code of Iowa, (but in each case only to the extent required under Section 403.19(2), Code of Iowa); (ii) taxes for the payment of bonds and interest of each taxing district; taxes imposed under Section 346.27(22), Code of Iowa, related to joint county-city buildings; taxes for emergency medical services imposed pursuant to chapter 357F, 357G, or 422D; and any other exceptions under Section 403.19, Code of Iowa, shall be collected against all taxable property within the Urban Renewal Area without any limitation as hereinabove provided.

Section Four. Unless or until the total assessed valuation of the taxable property in the Urban Renewal Area exceeds the total assessed value of the taxable property in the Urban Renewal Area as shown by the assessment roll referred to in Section 2 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section Five. At such time as the loans, advances, indebtedness, bonds and interest thereon of the City of Ames, State of Iowa, referred to in Section 3 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section Six. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to fully implement the provisions of Section 403.19, Code of Iowa, as amended, with respect to the division of taxes from property within the Urban Renewal Area as described above. In the event that any provision of this Ordinance shall be determined to be contrary to law, it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19, Code of Iowa, with reference to the Urban Renewal Area and the territory contained therein.

Section Seven. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Section Eight. All ordinances, or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Nine. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, 20__.

_____ _____

John A. Haila, Mayor

First Reading: _____

Second Reading: _____

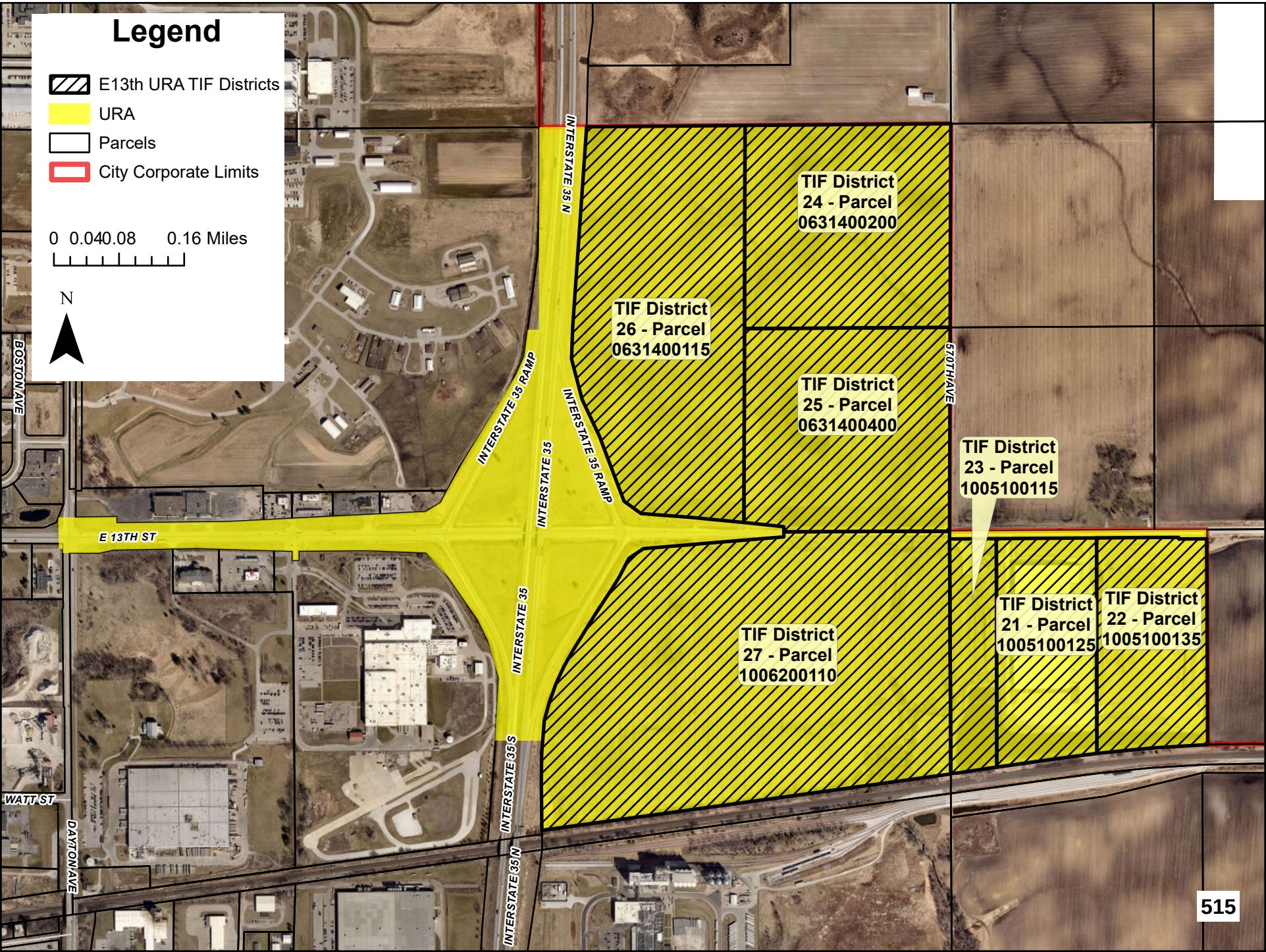
Third Reading: _____

Passed on: _____

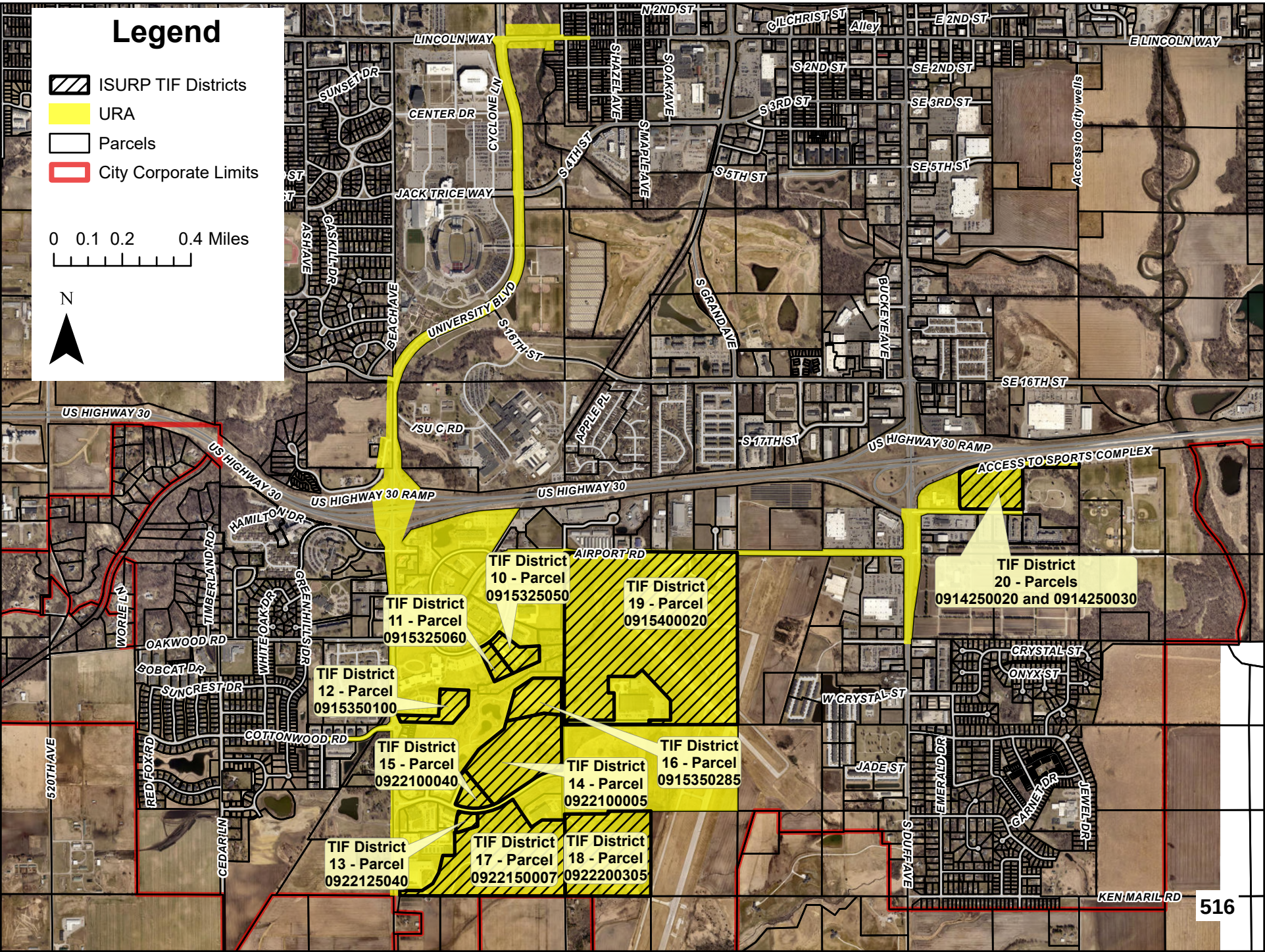
I, Renee Hall, City Clerk of the City of Ames, Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. _____, passed by the City Council of said City at the meeting held on _____and signed by the Mayor on _____, and published in the Ames Tribune on _____.

_____
Renee Hall, City Clerk

E 13TH STREET URA AND TIF DISTRICTS



ISURP URA AND TIF DISTRICTS



ORDINANCE NO.

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON PROPERTY LOCATED WITHIN THE IOWA STATE UNIVERSITY RESEACH PARK URBAN RENEWAL AREA, IN CITY OF AMES, COUNTY OF STORY, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF AMES, COUNTY OF STORY, AMES COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE IOWA STATE UNIVERSITY RESEACH PARK URBAN RENEWAL AREA **(**THE IOWA STATE UNIVERSITY RESEACH PARK URBAN RENEWAL PLAN)

WHEREAS, the City Council of the City of Ames, State of Iowa, after public notice and hearing as prescribed by law and pursuant to Resolution No. 26-_____ passed and approved on the 10th day of November, 2026, adopted an Amended Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the ISU Research Park Urban Renewal Area (the "Urban Renewal Area"), which Urban Renewal Area includes the lots and parcels located within the area legally described as follows, which shall be the City's Tenth, Eleventh, Twelfth, Thirteenth, Fourteenth, Fifteenth, Sixteenth, Seventeenth, Eighteenth, Nineteenth and Twentieth Tax Increment Financing Districts [TIF], enacting Sec. 24.22 of the City of Ames Municipal Code.

Iowa State University Research Park Tax Increment Financing Districts Ten (10) through Twenty (20)

(a) Tenth (10^{th}) Tax Increment Financing District

Lot 8, Iowa State University Research Park Third Addition, Ames, Story County, Iowa. [Parcel No. 09-15-325-050].

(b) Eleventh (11^{th}) Tax Increment Financing District

Lot 9, Iowa State University Research Park Third Addition, Ames, Story County, Iowa. [Parcel No. 09-15-325-060].

(c) Twelfth (12^{th}) Tax Increment Financing District

Lot 1, Iowa State University Research Park Phase III Second Addition, Ames, Story County, Iowa. [Parcel No. 09-15-350-100].

(d) Thirteenth (13th) Tax Increment Financing District

Lot 2, Iowa State University Research Park Phase III Seventh Addition in Ames, Story County, Iowa. [Parcel No. 09-22-125-040].

(e) Fourteenth (14th) Tax Increment Financing District

Outlot V, Iowa State University Research Park Phase III, Fourth Addition, Ames, Story County, Iowa. [Parcel No. 09-22-100-005].

(f) Fifteenth (15th) Tax Increment Financing District

Lot 4, Iowa State University Research Park Phase III, First Addition, Ames, Story County, Iowa. [Parcel No. 09-22-100-040]

(g) Sixteenth (16th) Tax Increment Financing District

Lot 7, Iowa State University Research Park Phase III, First Addition, Ames, Story County, Iowa. [Parcel No. 09-15-350-285].

(h) Seventeenth (17th) Tax Increment Financing District

Outlot Z, Iowa State University Research Park Phase III, Fifth Addition, except Parcel E which was established by the Plat of Survey recorded November 8, 2023, as Instrument No. 23-07915 [09-22-150-007].

(i) Eighteenth (18th) Tax Increment Financing District

The Southwest Quarter of the Northeast Quarter except approximately the North 60 feet of the West 680.62 feet of Section 22, Township 83 North, Range 24 West of the 5th P.M., Ames, Story County, Iowa. [Parcel No. 09-22-200-305].

(j) Nineteenth (19th) Tax Increment Financing District

Parcel T in the Southeast Quarter of Section 15, Township 83 North, Range 24 West, of the 5th PM, Ames, Story County, Iowa, as shown on the Plat of Survey filed in the office of the

Recorder of Story County, on September 30, 2021, as Instrument No. 2021-12553. [Parcel No. 09-15-400-020].

(k) Twentieth (20th) Tax Increment Financing District

Lots 2 and 3, Billy Sunday Subdivision, Ames, Story County, Iowa [Parcel Nos. 09-14-250-030 & 09-14-250-020].

WHEREAS, expenditures and indebtedness are anticipated to be incurred by the City of Ames, State of Iowa, in the future to finance urban renewal project activities carried out in furtherance of the objectives of the Urban Renewal Plan; and

WHEREAS, the City Council of the City of Ames, State of Iowa, desires to provide for the division of revenue from taxation in the Urban Renewal Area, as above described, in accordance with the provisions of Section 403.19, Code of Iowa, as amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AMES, STATE OF IOWA:

Section One. That the taxes levied on the taxable property in the Urban Renewal Area legally described above, by and for the benefit of the State of Iowa, City of Ames, County of Story, Ames Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section Two. That portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City of Ames, State of Iowa, certifies to the Auditor of Story County, Iowa the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue described herein, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid.

Section Three. That portion of the taxes each year in excess of the base period taxes determined as provided in Section 2 of this Ordinance shall be allocated to and when collected be paid into a special tax increment fund of the City of Ames, State of Iowa, hereby established, to pay the principal of and interest on loans, monies advanced to, indebtedness, whether funded, refunded, assumed or otherwise, including bonds or obligations issued under the authority of Section 403.9 or 403.12, Code of Iowa, as amended, incurred by the City of Ames, State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken within the Urban Renewal Area pursuant to the Urban Renewal Plan, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2,

Code of Iowa, and taxes for the instructional support program of a school district imposed pursuant to Section 257.19, Code of Iowa, (but in each case only to the extent required under Section 403.19(2), Code of Iowa); (ii) taxes for the payment of bonds and interest of each taxing district; taxes imposed under Section 346.27(22), Code of Iowa, related to joint county-city buildings; taxes for emergency medical services imposed pursuant to chapter 357F, 357G, or 422D; and any other exceptions under Section 403.19, Code of Iowa, shall be collected against all taxable property within the Urban Renewal Area without any limitation as hereinabove provided.

Section Four. Unless or until the total assessed valuation of the taxable property in the Urban Renewal Area exceeds the total assessed value of the taxable property in the Urban Renewal Area as shown by the assessment roll referred to in Section 2 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section Five. At such time as the loans, advances, indebtedness, bonds and interest thereon of the City of Ames, State of Iowa, referred to in Section 3 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section Six. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to fully implement the provisions of Section 403.19, Code of Iowa, as amended, with respect to the division of taxes from property within the Urban Renewal Area as described above. In the event that any provision of this Ordinance shall be determined to be contrary to law, it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19, Code of Iowa, with reference to the Urban Renewal Area and the territory contained therein.

Section Seven. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Section Eight. All ordinances, or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict, if any. Specifically,

(i) Ordinance 4481, passed November 8, 2022, is hereby repealed to the extent it includes the property now comprising the Tenth (10^{th}) Tax Increment Financing District, the property now comprising the Eleventh (11^{th}) Tax Increment Financing District, the property now comprising the Twelfth (12^{th}) Tax Increment Financing District, the property now comprising the Thirteenth (13^{th}) Tax Increment Financing District, and the property now comprising the Sixteenth (16^{th}) Tax Increment Financing District.

(ii) Ordinance 4481, passed November 8, 2022, is hereby repealed as to the following described properties: Lots 1-11 and Outlot X, all in Discovery Place Subdivision, First Addition, Ames, Story County, Iowa and Lot 1, Iowa State University Research Park Phase III, Seventh Addition, Ames, Story County, Iowa.

(iii) Ordinance 4397, passed November 12, 2019, is hereby repealed to the extent it includes the property now comprising the Fourteenth (14th) Tax Increment Financing District and the property now comprising the Fifteenth Tax Increment Financing District.

Section Nine. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, 2026.

_____ _____
John A. Haila, Mayor

First Reading: _____

Second Reading: _____

Third Reading: _____

Passed on: _____

I, Renee Hall, City Clerk of the City of Ames, Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. _____, passed by the City Council of said City at the meeting held on _____and signed by the Mayor on _____, and published in the Ames Tribune on _____.

_____
Renee Hall, City Clerk