

COUNCIL ACTION FORM

SUBJECT: BARILLA URBAN RENEWAL AREA AND TAX INCREMENT DISTRICT

BACKGROUND:

At the City Council meeting on February 28, 2017, staff was directed to initiate the creation of an urban renewal plan to provide an economic development incentive in the form of a rebate of incremental property taxes for expansion of the Barilla manufacturing plant at 3303 and 3311 East Lincoln Way. Barilla proposes an expansion to add two additional production lines, improved rail facilities, and new silos. The estimated cost of improvements is \$64,000,000, of which \$16,320,000 will be in the form of increased taxable valuation.

The City Council directed staff to prepare a development agreement providing for a rebate of incremental property taxes for a period of 10 years or \$3,000,000, whichever occurs first. The property tax rebate will be provided as an incentive for the Barilla expansion project and requires that the company create 41 new jobs within three years after completing the project and agreeing to a minimum assessment of \$16,320,000 of incremental new taxable property valuation to receive the City's incentive. **In order to provide a rebate of property taxes, an economic development Urban Renewal Area must be created along with Tax Increment Financing (TIF) district. The proposed Urban Renewal Area and tax increment district comprises 140 acres of land zoned Planned Industrial (PI) owned by Barilla America, Inc.**

URBAN RENEWAL AREA AND TIF DISTRICT:

Code of Iowa Chapter 403 allows cities to establish tax increment financing districts through the creation of an urban renewal area. The creation of an urban renewal area requires the adoption of an urban renewal plan. A copy of the plan is included.

Because the proposed urban renewal plan includes tax increment financing as a component, the City Council invited the affected taxing entities (Ames Community School District and the Story County Board of Supervisors) to a consultation on June 22. No one from those entities attended or provided comments.

The Planning and Zoning Commission met on June 21 and made a determination that the proposed urban renewal plan is consistent with the Land Use Policy Plan.

Following the public hearing on July 11, the Council can approve resolutions adopting the urban renewal plan and establishing the urban renewal area. City Council can then proceed with the first reading of an ordinance establishing the Barilla Urban Renewal Area Tax Increment District.

Council should be aware that the establishment of the urban renewal area and TIF district does not provide for rebate of incremental taxes. The rebate of taxes will be made per terms of a development agreement that will be negotiated with Barilla, and will require separate Council approval each year that Barilla meets the terms of the agreement.

URBAN RENEWAL PLAN:

Included with the City Council packet is the urban renewal plan. This plan includes the necessary components described by the Code of Iowa. It describes the project and its objectives and includes a summary of the process of its preparation and adoption. The plan identifies those components of the Land Use Policy Plan that are supported by the proposed urban renewal area.

The plan also contains a summary of the City's current debt obligations and the City's limits on issuing debt.

DEVELOPMENT AGREEMENT OBJECTIVES:

The draft development agreement with Barilla is still being prepared. The development agreement will provide terms which Barilla must meet to receive a rebate of incremental taxes. This includes completion of the expansion project, entering into a minimum assessment agreement, and meeting the specified employment target. **Once the agreement is agreed to by Barilla, it will be placed on a City Council agenda.**

ALTERNATIVES:

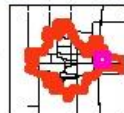
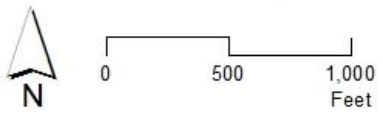
1. The City Council can adopt the urban renewal plan and create the urban renewal area by resolution and adopt an ordinance establishing a tax increment financing district.
2. The City Council can choose not to initiate the urban renewal plan for Barilla.

CITY MANAGER'S RECOMMENDED ACTION:

Following the direction of the City Council at its February 28th meeting, staff has prepared an urban renewal plan that follows the requirements in the Code of Iowa and is needed to allow the city to offer a rebate of incremental property taxes as an incentive for the Barilla expansion.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative No. 1 as described above.

LOCATION MAP



Barilla Urban Renewal Plan



Prepared by the
Dept. of Planning and Housing
and
Presented to the Ames City Council
For the Public Hearing
On July 11, 2017

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Urban Renewal Plan

This Urban Renewal Plan for Barilla Urban Renewal Area (the Plan) was prepared at the direction of the Ames City Council and in conformance with the Code of Iowa Chapter 403 Urban Renewal. This Plan comprises the necessary components as described in Chapter 403.17(24). In addition, it describes and documents the procedures followed in bringing the Plan forward, in approving the Plan, and in allowing the division of revenues from taxation (tax increment financing).

This Plan designates the proposed urban renewal area as an economic development area as defined in Chapter 403.17(10).

Plan Preparation and Adoption

PREPARATION AND COMMISSION ACTION

The City of Ames Department of Planning and Housing (the Department) prepared this draft Plan and presented it to the Ames City Council on June 13, 2017. The City Council directed the Department to submit the Plan to the Planning and Zoning Commission (the Commission) for their review and to provide a recommendation as to its conformity with the general plan of the City—the Ames Land Use Policy Plan.

The Commission met on June 21, 2017 and heard a summary of the report and a recommendation from the Department. The Commission then formulated their recommendation for the City Council. The recommendation of the Commission is found in the appendix and is that the Barilla Urban Renewal Plan is consistent with the Ames Land Use Policy Plan.

NOTIFICATION AND CONSULTATIONS

During the preparation of this Plan, the City met the notification and consultation requirements of Code of Iowa Chapter 403.5. Notice was provided to the affected taxing entities as required when the urban renewal area includes an allowance for the division of revenues from taxation (tax increment financing). Notice was provided to the Story County Board of Supervisors, and the Ames Community School District. The notice of a consultation and a copy of the Plan was sent by regular mail to the taxing entities on June 14 for a consultation that was held on June 22. The taxing entities, their addresses and their designated representatives are listed in the appendix.

The taxing entities were notified that they have seven days following the consultation to provide any recommendations for modifications of the Plan.

CITY COUNCIL ACTION

The Ames City Council held a public hearing on July 11, 2017 to consider the adoption of the Plan, the resolution to establish the urban renewal area and the ordinance to allow for tax increment financing. Notification for the public hearing was as prescribed by Code of Iowa Chapter 403.5(3). Public notice was published

in the Ames Tribune on June 30, a copy of which is included in the appendix. In addition, a copy of the notice was sent by regular mail to the affected taxing entities.

At the public hearing, the City Manager presented a summary of the report and a recommendation to the City Council. The City Council was also presented with the written recommendation of the Planning and Zoning Commission.

Property Description

The proposed urban renewal area comprises two parcels. The legal descriptions are:

3311 East Lincoln Way (10-06-400-010)

Parcel "B" being a part of the Southeast Quarter (SE $\frac{1}{4}$) and East Half (E $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$), Section Six (6), Township Eighty-three (83) North, Range Twenty-three (23) West of the 5th P.M., City of Ames, Story County, Iowa as described in a Plat of Survey filed in the office of the Recorder of Story County, Iowa, on July 22, 1997, in Certificate & Field Notes Book 15, Page 18.

and

3303 East Lincoln Way (10-06-450-020)

Beginning at a point on the South Line of the Southeast Quarter (SE $\frac{1}{4}$) of Section Six (6), Township Eighty-three (83) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa, Four Hundred Seventy-seven (477) Feet East of the South Quarter (S $\frac{1}{4}$) Corner of said Section Six (6); thence North 2° 03' East Four Hundred Fifty Five (455) Feet; thence East Three Hundred Sixty-eight (368) Feet; thence South 2° 03' West Four Hundred Fifty-five (455) Feet; thence West along the Section line Three Hundred Sixty-eight (368) Feet to the Point of Beginning, now in the City of Ames, Iowa, subject to easements to the State of Iowa recorded in Book 98, Page 123 and Book 88, Page 295.

Urban Renewal Project Description

This urban renewal area is being created to facilitate the expansion of the Barilla manufacturing facility at 3303 and 3311 East Lincoln Way. Barilla is proposing an expansion of 71,000 square feet to house two additional processing lines, a rail yard expansion allowing the unloading of 100-car trains in 35 hours, and six additional silos capable of 10,000 metric tons of grain storage. The total investment is estimated at \$64 million with the taxable value estimated at \$16,320,000.

The project does not anticipate any changes to the zoning designation, any acquisition of property by the City of Ames, or any improvements to public infrastructure to be borne by the City of Ames.

Urban Renewal Plan Objectives

The City is offering a rebate of incremental property taxes for a period of 10 years or \$3 million, whichever comes first, for the creation of 41 new jobs within 3 years and a minimum assessment agreement for the estimated taxable value (\$16,320,000) of the new improvements.

Conformance with Land Use Policy Plan

The Land Use Policy Plan, adopted by the City Council in 1997 and subsequently amended, provides guidance on the adoption of an urban renewal plan.

GOALS FOR A NEW VISION (LUPP PP. 14-23)

Goals for a New Vision of the Land Use Policy Plan describe ten goals in broad categories, as well as a number of objectives to meet those goals. Those that more greatly influence the development of an industrial urban renewal area are quoted below. Some goals are not included as they bear little relationship to this economic development issue.

Goal No. 1. Recognizing that additional population and economic growth is likely, it is the goal of Ames to plan for and manage growth within the context of the community's capacity and preferences. It is the further goal of the community to manage its growth so that it is more sustainable, predictable and assures quality of life.

Objectives. In managing growth, Ames seeks the following objectives.

....

- 1.C. Ames seeks to manage a population and employment base that can be supported by the community's capacity for growth. A population base of 61,000-73,000 and an employment base of up to 34,000 is targeted within the City. Additionally, it is estimated that the population in the combined City and unincorporated Planning Area could be as much as 67,000 and the employment base could be as much as 38,000 by the year 2030.

Goal No. 2. In preparing for the target population and employment growth, it is the goal of Ames to assure the adequate provision and availability of developable land. It is the further goal of the community to guide the character, location, and compatibility of growth with the area's natural resources and rural areas.

Objectives. In assuring and guiding areas for growth, Ames seeks the following objectives.

- 2.A. Ames seeks to provide at least 600 to 2,500 acres of additional developable land within the present City and Planning Area by the year 2030. Since the potential demand exceeds the supply within the current corporate limits, alternate sources shall be sought by the community through limited

intensification of existing areas while concentrating on the annexation and development of new areas. The use of existing and new areas should be selective rather than general.

....

Goal No. 9. It is the goal of Ames to promote expansion and diversification of the economy in creating a base that is more self-sufficient and that is more sustainable with regard to the environment.

Objectives. In creating an economic base that is more self-sufficient and environmentally sustainable, Ames seeks the following objectives.

- 9.A. Ames seeks more diversified regional employment opportunities involving technology-related services and production, office centers and retail centers.
- 9.B. Ames seeks to attract and support a small- and medium-size business center that utilizes the skills and products of the area's trained workforce.
- 9.C. Ames seeks to expand its research and technology development through greater private, public and university coordination and cooperation.
- 9.D. Ames seeks economic activities that are compatible and sustainable with its environment.

FUTURE LAND USE POLICY PLAN MAP (LUPP FOLLOWING P. 36)

The area of the proposed urban renewal area is identified on the Land Use Policy Plan Map as Planned Industrial.

- Planned Industrial - Industrial uses that involve a clustered/industrial park setting in order to achieve greater integration of uses, access and appearance. Locations should be near limited-access thoroughfares.

SUMMARY

The urban renewal plan and the proposed urban renewal project within the proposed urban renewal area are consistent with and supported by the goals of the Ames Land Use Policy Plan. This is demonstrated by:

- The Project will support an increased employment base moving the City closer to its 2030 employment projections.
- The Project provides intensification of development in the industrial area.
- The Project leverages private development with its investment of public resources.
- The Project supports and the Area is within an industrial infill area where public infrastructure is immediately adjacent.
- The Project will allow for the expansion of the industrial base.

- The Area lies within a Planned Industrial designation of the Land Use Policy Plan Map.
- There are no identified issues that make the development of the Project within this Area inconsistent with the Land Use Policy Plan.

Conformance with Zoning and Current Use

The Area is currently zoned PI Planned Industrial. This zoning designation is consistent with the Land Use Policy Plan Map. It is also consistent with the current use (Barilla).

City's Debt Obligations

This urban renewal area will include a provision for tax increment financing. In accordance with Code of Iowa Chapter 403.17(24)(c), the following financial information is provided.

CURRENT GENERAL OBLIGATION AND REVENUE BOND DEBT

Governmental Activities					
General Obligation Bonds	Sale Date	Original Borrowing	Interest Rates to Maturity	Final Maturity	Outstanding June 30, 2016
Corporate purpose	2008	\$ 5,855,000	3.75-4.150 %	2020	\$ 2,295,000
Corporate purpose	2009	11,165,000	2.00-3.500	2021	5,265,000
Corporate purpose	2010	6,690,000	2.00-2.500	2022	3,655,000
Refunding	2011	5,980,000	2.00-3.350	2021	1,190,000
Corporate purpose	2011	6,675,000	1.00-2.400	2023	4,045,000
Corporate purpose	2012	11,325,000	1.50-3.000	2032	8,530,000
Corporate purpose/refunding	2013	21,220,000	2.00-3.125	2032	16,440,000
Corporate purpose	2014	9,395,000	2.00-2.500	2026	7,870,000
Corporate purpose/refunding	2015	16,585,000	3.00-5.000	2035	14,405,404
		<u>\$ 94,890,000</u>			<u>\$ 63,695,404</u>

Business-Type Activities

General Obligation Bonds	Sale Date	Original Borrowing	Interest Rates to Maturity	Final Maturity	Outstanding June 30, 2016
Corporate purpose	2008	\$ 2,500,000	1.00-2.40 %	2023	\$ 995,000
Corporate purpose	2012	1,335,000	1.50-3.00	2024	935,000
Corporate purpose	2013	1,320,000	2.00-3.00	2025	1,020,000
Corporate purpose	2014	300,000	2.00-2.50	2024	250,000
Corporate purpose/refunding	2015	2,061,714	3.00-5.00	2027	1,929,596
		<u>\$ 7,516,714</u>			<u>\$ 5,129,596</u>

CURRENT CONSTITUTIONAL DEBT LIMIT AND CAPACITY

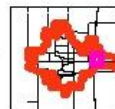
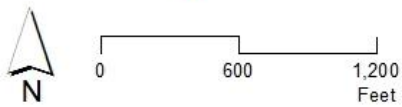
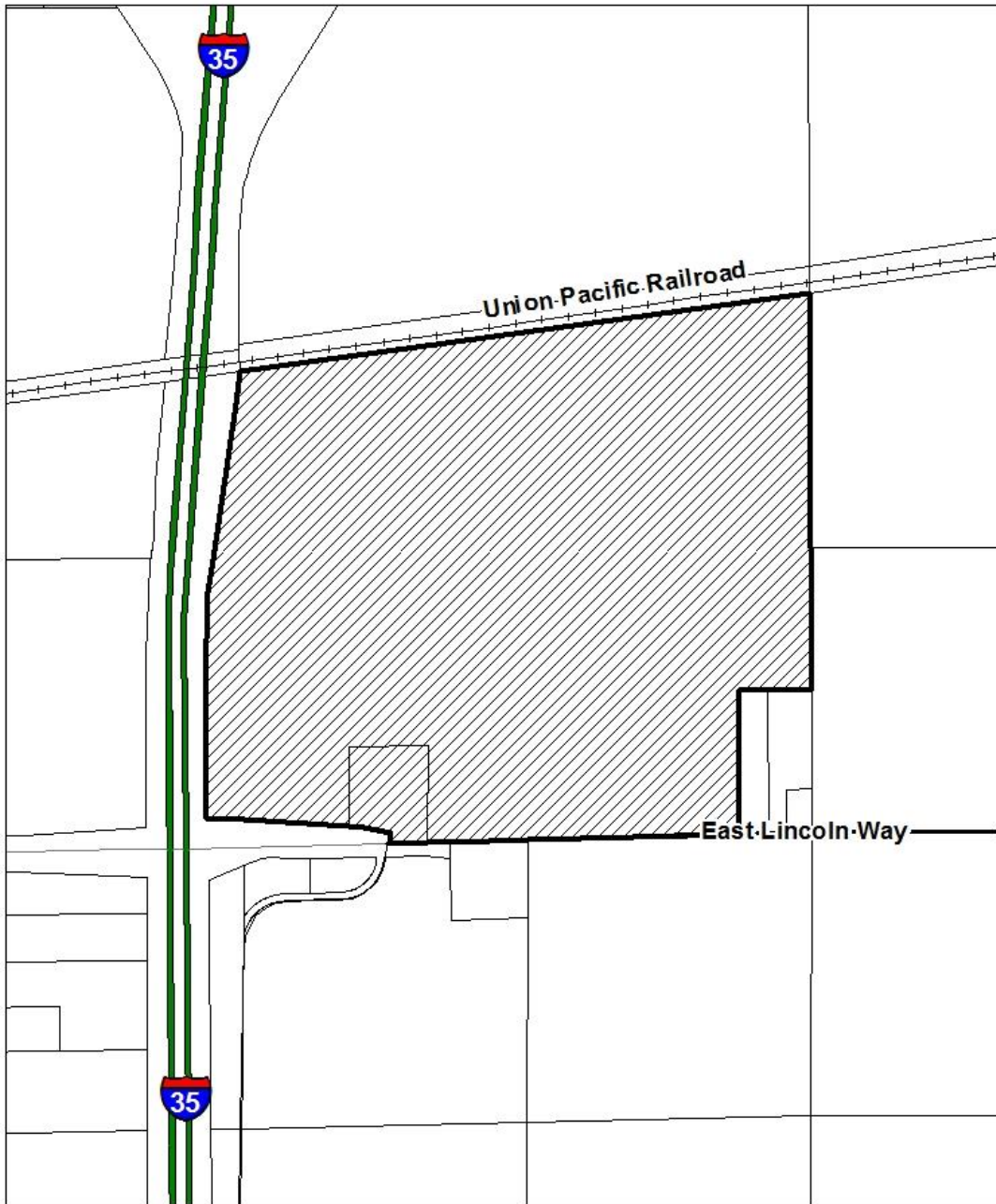
Legal debt margin for the fiscal year ended June 30, 2016:

Assessed value	<u>\$ 3,789,598,226</u>
Debt limit (5% of actual value)	\$ 189,479,911
Debt applicable to limit:	
General obligation bonds	<u>68,825,000</u>
Legal debt margin	<u>\$ 120,654,911</u>
Percentage of net debt margin available	<u>63.68%</u>
Percentage of net debt margin exhausted	<u>36.32%</u>

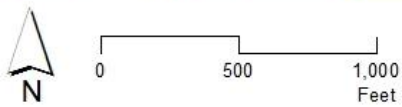
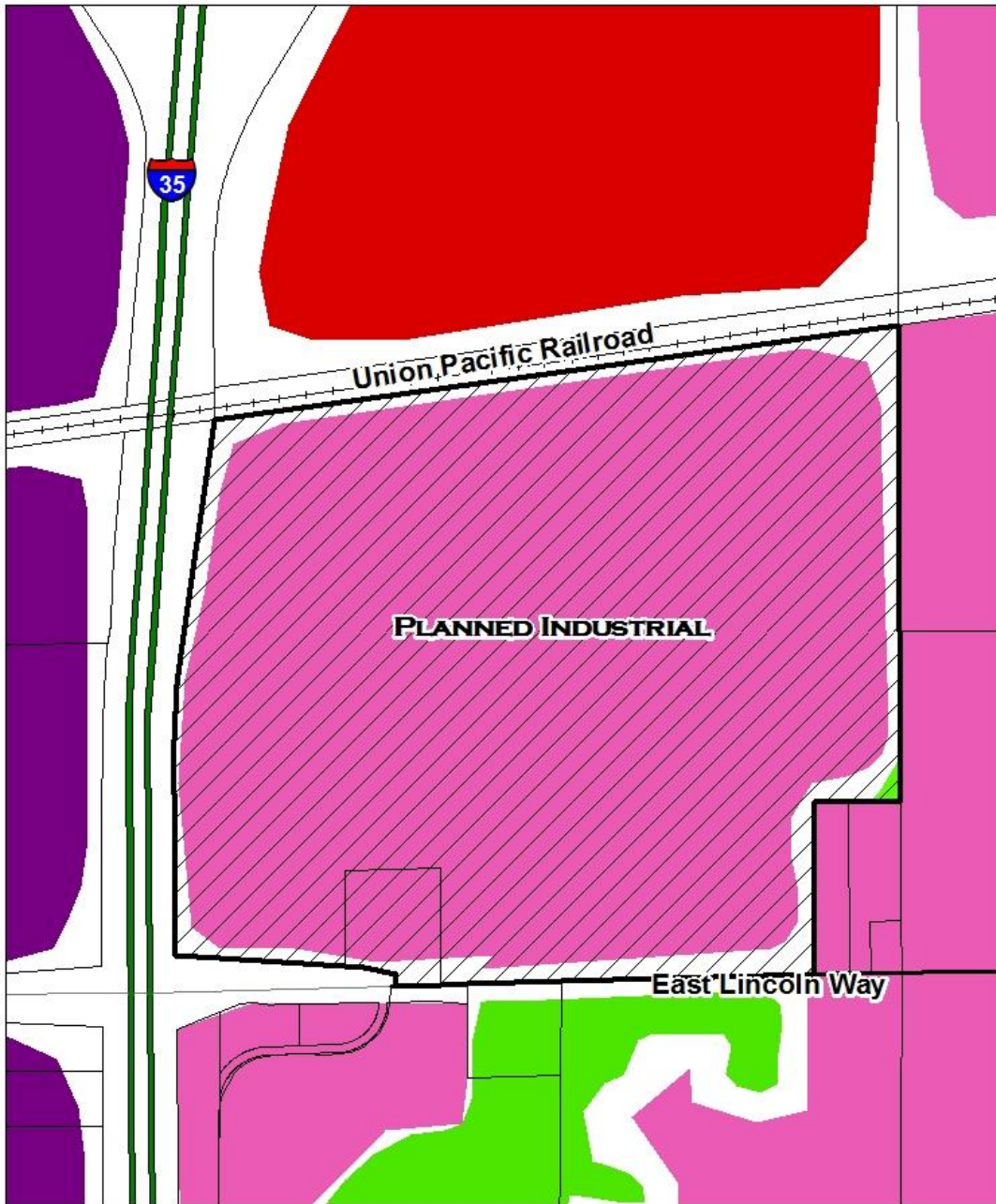
Proposed Amount of Tax Increment Financing

The City intends to enter into a Tax Increment Financing (TIF) rebate agreement with the developer of the project to provide a rebate of 100 percent of eligible incremental property taxes for a period of ten years or an amount not to exceed \$3,000,000, whichever comes first. The TIF agreement will provide for annual City Council approval of each TIF rebate, which will enable the City to count only the amount of each rebate payment against the City's constitutional debt limit rather than the full \$3,000,000.

MAP 1: LOCATION AND PROJECT AREA



MAP 2: LAND USE POLICY PLAN [EXCERPT]



Appendix A

Recommendation of the Planning and Zoning Commission of June 21, 2017.

At the June 21, 2017 meeting of the Planning and Zoning Commission, motion by Basmajian, second by Bowers to find that the draft Barilla Urban Renewal Plan is consistent with the Ames Land Use Policy Plan. Motion passed 6-0.

Appendix B

Notice of consultation to Affected Taxing Entities



June 14, 2017

Story County Board of Supervisors
900 Sixth Street
Nevada, IA 50201

Ames Community School District
2005 24th Street
Ames, IA 50010

To whom it may concern:

The City of Ames is in the process of establishing an urban renewal area and approving an urban renewal plan for the Barilla Urban Renewal Area. In accordance with Section 403.5 of the Code of Iowa, the City is sending you the enclosed copy of its urban renewal plan and scheduling a meeting at which you, as an affected taxing entity, will have the opportunity to discuss the plan.

This meeting to discuss our urban renewal plan has been set for June 22, 2017, at 4:00 p.m. in Room 233 of the Ames City Hall, 515 Clark Avenue. State law gives you the right to make written recommendations concerning the urban renewal plan no later than seven days following the date of the meeting.

The City Council will also hold a public hearing on the urban renewal plan at 6:00 o'clock p.m. on July 11, 2017. A formal notice of public hearing will be mailed prior to the meeting.

Please contact Kelly Diekmann, Planning and Housing Director, at 239-5181 or kdiekmann@city.ames.ia.us if you have questions.

Sincerely,

Kelly Diekmann
Planning and Housing Director

Enclosure

Planning and Housing Department

515.239.5400 *main*
515.239.5404 *fax*

515 Clark Ave. P.O. Box 811
Ames, IA 50010
www.CityofAmes.org

Appendix C

Affected Taxing Entities, their addresses, and representatives to the consultation.

Affected Taxing Entity	Mailing Address	Representative to Consultation
City of Ames	515 Clark Avenue Ames, IA 50010	Kelly Diekmann, Planning and Housing Director
Ames Community School District	2005 24 th Street Ames, IA 50014	none
Story County	900 6th Street Nevada, IA 50201	none

Appendix D

Notice of public hearing was published in the Ames Tribune on June 30, 2017 and mailed to the Affected Taxing Entities.

NOTICE OF PUBLIC HEARING ON DESIGNATION OF THE BARILLA URBAN RENEWAL AREA AND ON PROPOSED URBAN RENEWAL PLAN AND PROJECT

Notice Is Hereby Given: That at 6:00 o'clock p.m., at the City Hall Council Chambers, Ames, Iowa, on the 11th day of July, 2017, the Ames City Council will hold a public hearing on the question of designating as the Barilla Urban Renewal Area, pursuant to Chapter 403, Code of Iowa, certain property generally described as follows: 140 acres of property located east of Interstate Highway 35 and north of East Lincoln Way, owned by Barilla America, Inc., and more specifically described in the urban renewal plan for the Barilla Urban Renewal Area. The subject matter of the public hearing will also include a proposed Urban Renewal Plan and project for the Barilla Urban Renewal Area identified above, pursuant to Chapter 403, Code of Iowa, a copy of which plan is on file in the office of the City Clerk. The general scope of the proposed urban renewal plan, as more specifically described therein, includes the following: Increasing the tax base and promoting economic growth and employment in Ames through the use of property tax incentives. The initial purpose of the plan is to make it possible for the City to enter into a development agreement to provide incremental property tax rebate payments in order to assist Barilla America, Inc. with the expansion of the Barilla manufacturing facilities located at 3303 and 3311 East Lincoln Way. At the hearing any interested person may file written objections or comments and may be heard with respect to the subject matter of the hearing.

Diane Voss, City Clerk

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY ENACTING A NEW SECTION 24.17 THEREOF, FOR THE PURPOSE OF A FOURTH TAX INCREMENT FINANCING DISTRICT; 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 enacting a new Section 24.17 as follows:

“Sec. 24.17. FOURTH TAX INCREMENT FINANCING DISTRICT.

(1) Purpose. The purpose of this ordinance is to provide for the division of taxes levied on the taxable property in the Barilla Urban Renewal Area, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City of Ames to finance projects in such area.

(2) Definitions. For use within this ordinance the following terms shall have the following meanings:

“City” shall mean the City of Ames, Iowa.

“County” shall mean Story County, Iowa.

“Urban Renewal Area” shall mean the Barilla Urban Renewal Area, which includes the property identified below, such Area having been identified in the Urban Renewal Plan approved by the City Council by resolution adopted on July 11, 2017:

3311 East Lincoln Way (10-06-400-010)

Parcel “B” being a part of the Southeast Quarter (SE ¼) and East Half (E ½) of the Southwest Quarter (SW ¼), Section Six (6), Township Eighty-three (83) North, Range Twenty-three (23) West of the 5th P.M., City of Ames, Story County, Iowa as described in a Plat of Survey filed in the office of the Recorder of Story County, Iowa, on July 22, 1997, in Certificate & Field Notes Book 15, Page 18.

And

3303 East Lincoln Way (10-06-450-020)

Beginning at a point on the South Line of the Southeast Quarter (SE ¼) of Section Six (6), Township Eighty-three (83) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa, Four Hundred Seventy-seven (477) Feet East of the South Quarter (S ¼) Corner of said Section Six (6); thence North 2° 03’ East Four Hundred Fifty Five (455) Feet; thence East Three Hundred Sixty-eight (368) Feet; thence South 2° 03’ West Four Hundred Fifty-five (455) Feet; thence West along the Section line Three Hundred Sixty-eight (368) Feet to the Point of Beginning, now in the City of Ames, Iowa, subject to easements to the State of Iowa recorded in Book 98, Page 123 and Book 88, Page 295.

(3) Provisions for Division of Taxes Levied on Taxable Property in the Urban Renewal Area. After the effective date of this ordinance, the taxes levied on the taxable property in the Urban Renewal Area each year by and for the benefit of the State of Iowa, the City, the County and any school district or other taxing district in which the Urban Renewal Area is located, shall be divided as follows:

(a) 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 certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the Urban Renewal Area on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the Urban Renewal Area to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1) of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area, and to provide assistance for low and moderate-income family housing as provided in Section 403.22 of the Code of Iowa, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa, to the extent authorized in Section 403.19 (2) of the Code of Iowa, taxes for the instructional support program levy of a school district, imposed pursuant to Section 257.19 of the Code of Iowa, to the extent authorized in Section 403.19(2) of the Code of Iowa, taxes for the payment of bonds and interest of each taxing district, and taxes imposed under Section 346.27(22) of the Code of Iowa, related to joint county-city buildings, shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the Urban Renewal Area exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, 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 said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money 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.

(c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area.

(d) as used in this section, the word "taxes" includes, but is not limited to, all levies on an ad valorem basis upon land or real property.

(4) Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

(5) Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional."

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 _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor