

**Addendum to  
Iowa Department of Transportation  
Agreement 2014-R-013 for a  
Revitalize Iowa's Sound Economy Program (RISE) Project**

RECIPIENT: Ames  
PROJECT NO: RM-0155(686)--9D-85  
IOWA DOT AGREEMENT NO.: 2014-R-013  
ADDENDUM NUMBER: 2014-R-013-A

This is an addendum to the agreement between city of Ames (hereinafter referred to as Recipient) and the Iowa Department of Transportation (hereinafter referred to as the DOT).

Whereas, the Recipient and the DOT previously entered into Agreement No. 2014-R-013 for the above referenced project;

Whereas, the roadway constructed through execution of the above referenced project was opened to traffic on June 24, 2016;

Whereas, on December 11, 2018, the Iowa Transportation Commission adopted a University Research Park RISE Local Development program allowing the reimbursement of up to 70 percent of eligible project costs without job contingencies in exchange for the submission of annual reports by the research park project sponsor documenting business development and job creation in the research park, the relocation of businesses and jobs to other locations in Iowa from the research park, and the use of interns for 10 years.

Whereas, the award of RISE funding was contingent on the creation of 365 jobs within 3 years of completion of the roadway and as of July 2021, the job contingency was not met and partial repayment of RISE funds paid to the Recipient was required;

Whereas, calculation of the repayment settlement approved by Transportation Commission Order TD-2022-13 on August 10, 2021, gave credit for 70 percent of the actual RISE eligible costs in accordance with the adopted University Research Park RISE Local Development policy and gave prorated credit for jobs created for the funds reimbursed beyond 70 percent of eligible costs;

Whereas, application of the University Research Park RISE Local Development policy toward the above referenced project also requires the Recipient to comply with the 10 year monitoring requirements.

Now, therefore, it is agreed as follows:

1. The Recipient will submit annual reports for 10 years documenting business development and job creation in the park, the relocation of businesses and jobs to other locations in Iowa, and the use of interns, see attached Exhibit A. The settlement utilizing the 70% credit from the University Research Park policy and prorated credit for created jobs was approved by Transportation Commission Order No. TD-2022-13 on August 10, 2021. See attached Exhibit B.

2. This addendum is not assignable without the prior written consent of the DOT.
3. If any part of this addendum is found to be void and unenforceable, the remaining provisions of this addendum shall remain in effect.
4. It is the intent of both parties that no third party beneficiaries be created by this addendum.
5. This addendum shall be executed and delivered in two or more copies, each of which so executed and delivered shall be deemed to be an original and shall constitute but one and the same addendum.
6. This addendum, as well as the unaffected provisions of previously executed Agreement No. 2014-R-013 referenced herein, constitute the entire agreement between the DOT and the Recipient concerning this project. Representations made before the signing of this addendum are not binding, and neither party has relied upon conflicting representations in entering into this addendum. Any change or alteration to the terms of this addendum shall be made in the form of a subsequent addendum. The addendum shall become effective only upon written approval of the DOT and the Recipient.

IN WITNESS WHEREOF, each of the parties hereto has executed Addendum No. 2014-R-013-A as of the date shown opposite its signature below.

RECIPIENT: City of Ames

By: \_\_\_\_\_ Date \_\_\_\_\_, \_\_\_\_\_

Title: Mayor

CERTIFICATION:

I, \_\_\_\_\_, certify that I am the Clerk of the city, and that  
(Name of City Clerk)

\_\_\_\_\_, who signed said Agreement for and on behalf of  
(Name of Mayor/Signer Above)

the city was duly authorized to execute the same by virtue of a formal resolution duly passed and adopted by the city, on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Signed: \_\_\_\_\_

City Clerk of Ames, Iowa.

IOWA DEPARTMENT OF TRANSPORTATION  
Transportation Development Division  
800 Lincoln Way, Ames, Iowa 50010

By: \_\_\_\_\_ Date \_\_\_\_\_, 20\_\_

Garrett Pedersen  
Director  
Systems Planning Bureau



ACCOMPLISHMENT REPORT FOR UNIVERSITY RESEARCH PARKS

Revitalize Iowa's Sound Economy (RISE) Local Development Project

Recipient (City/County) \_\_\_\_\_ Date Prepared \_\_\_\_\_
Project Number \_\_\_\_\_ Agreement Number \_\_\_\_\_
Report Period: From \_\_\_\_\_ To \_\_\_\_\_
Name and Title of Person Completing Report \_\_\_\_\_
Email Address \_\_\_\_\_ Phone Number \_\_\_\_\_
Contingency \_\_\_\_\_

REPORT CONTENTS

Section 1 – Jobs Assisted

Report all current development in the RISE eligible development area. Zoning map and additional maps identifying business location in RISE development area required. Report full-time jobs that have been retained and/or created by each business, industry, or site within the RISE Eligible Development Area. If applicable, include those specifically mentioned in the approved RISE Project application and others having located in the project area since the date construction started. Report should also track businesses/jobs that have relocated from the Research Park to another location and identify where they have relocated to by city and state.

Section 2 – Capital Investment

Report total amount of public and private funds expended in the project area on non-road economic development activities: buildings, equipment, etc.

Section 3 – Development Summary

Identify the summary of what has been undeveloped, developed without businesses and developed with businesses.

Section 4 – Certification Statement

Sign and complete the certification statement.



**Section 2 – CAPITAL INVESTMENT**

Total Capital Investment includes investment for infrastructure to serve the development and other capital investment associated with the development that occurred during the reporting period. Infrastructure includes water, electricity, natural gas, telephone, storm sewer, sanitary sewer, buildings, equipment, land and non-RISE transportation facilities (i.e. rail spur).

- 1. Cumulative amount of Private funds expended by existing and new business and industry on non-RISE in the project area; (Do not include the amount of private funds, if any; used to match the RISE funds.)

\$ \_\_\_\_\_

- 2. Cumulative amount of Public funds expended on non-Rise activities to support existing and new business and industry in the project area. (Do not include the amount of public funds used to match the RISE funds.)

\$ \_\_\_\_\_

**Section 3 – DEVELOPMENT SUMMARY**

Complete the below information for development only within the RISE development area. All development needs to be noted, not just RISE eligible development. Do not include development outside the RISE development area. Note: Total acres of 3 questions below should match the total number of acres as part of the RISE eligible development area.

Number of Lot/Acres Undeveloped (no infrastructure, no business): \_\_\_\_\_

Number of Lots/Acres Developed but unoccupied (infrastructure in place, no business): \_\_\_\_\_

Number of Lots/Acres Developed and occupied by a business (Additional business details should be provided under Section 1): \_\_\_\_\_

\*Attach map showing locations of business(es) within the RISE development area.

**Section 4 – CERTIFICATION STATEMENT**

Please have it signed by the appropriate City, County or Research Park Official.

***I certify that the information provided in this accomplishment report is complete and accurate to the best of my knowledge.***

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name/Title (typed or printed)

\_\_\_\_\_  
Date Signed (typed or printed)

Email fully signed and completed Accomplishment Report (including all necessary attachments) to:

[Jennifer.Kolacia@iowadot.us](mailto:Jennifer.Kolacia@iowadot.us)  
RISE Program Manager  
Systems Planning Bureau  
Iowa Department of Transportation

# EXHIBIT B

## DEPARTMENT OF TRANSPORTATION COMMISSION ORDER

Transportation Development Division

Division/Bureau/Office Systems Planning Bureau Order No. TD-2022-13

Submitted by Craig Markley Phone No. 515-239-1027 Meeting Date August 10, 2021

Title Revitalize Iowa's Sound Economy (RISE) Project Settlement - Ames

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**DISCUSSION/BACKGROUND:**

On April 8, 2014, the city of Ames was awarded a RISE grant of \$4,010,728 to assist with the reconstruction of University Avenue at Airport Road and approximately 800 feet to the south, as well as the construction of approximately 2,500 feet of new roadway along University Avenue extended south, approximately 800 feet of North Drive, and Plaza Loop.

Commission approval of this project was contingent on the creation of 365 new jobs within three years after completion of the roadway. Associated capital investment was to be \$26,350,299.

On June 24, 2016, the roadway was opened to traffic. As of July 2021, the city of Ames had not met the job creation contingency. The department was advised that an average of 137 total jobs were created.

The method of calculation and amount of proposed settlement was provided to the city. The city of Ames has agreed to repay the proposed settlement of \$278,223.

**PROPOSAL/ACTION RECOMMENDATION:**

It is recommended the Commission approve the project settlement and proposed payment to the city share of the RISE Fund of \$278,223 for the city of Ames.

**COMMISSION ACTION:**

Moved by Tom Rielly Seconded by Sally Stutsman

	Aye	Vote Nay	Pass
Arnold	<u>x</u>	_____	_____
Fehrman	<u>x</u>	_____	_____
Juckette	<u>x</u>	_____	_____
Putney	<u>x</u>	_____	_____
Rielly	<u>x</u>	_____	_____
Stutsman	<u>x</u>	_____	_____
Yanney	<u>x</u>	_____	_____

\_\_\_\_\_  
Division Director                      Legal                      State Director