

ITEM #:	8
DATE:	11-18-25
DEPT:	FIN

COUNCIL ACTION FORM

SUBJECT: TAX INCREMENT FINANCING (TIF) RESOLUTIONS FOR ANNUAL URBAN RENEWAL REPORT AND CERTIFICATION AND ANNUAL APPROPRIATION OF NORTH DAYTON AND BARILLA TIF REBATE

BACKGROUND:

The 2012 Iowa Urban Renewal and Tax Increment Financing (TIF) Reform Bill included provisions for reporting, including an Annual Urban Renewal Report. The Urban Renewal Report must be approved by the governing board and provided to the Iowa Department of Management to be made available to the public on an internet site.

This report includes uploading documents related to the urban renewal districts, such as the plan document and City Council action establishing the district, as well as financial information regarding TIF funds related to urban renewal district.

The due date for the report filing is December 1 of each year. The penalty for non-compliance is withholding certification of tax levies.

This report includes financial information for the South Bell, ISU Research Park District 1, ISU Research Park District 2, Barilla, Campustown (Kingland), and North Dayton Industrial Park TIF districts. The attached Annual Urban Renewal Report is for the fiscal year ending June 30, 2025. No information is included for the Downtown Reinvestment TIF District, as no incremental improvements were made in that district prior to January 1, 2024.

In addition to the state reporting, the City is required to certify TIF debt with the County Auditor for the upcoming fiscal year. The ISU Research Park Districts 1 and 2 are both General Obligation bonds approved by Council when issued, so no additional action is required. The Barilla TIF and North Dayton districts involves a rebate of incremental property taxes subject to annual appropriation by the City Council.

SUMMARY AND CURRENT STATUS OF TIF DEBT:

South Bell Avenue TIF

The South Bell TIF debt was issued for infrastructure improvements to expand development along South Bell. The debt, with a principal amount of \$1,152,000, was issued in 2009. The final bond payment was made in FY 2020/21. **Given the debt obligations have been repaid, the TIF area was fully released to general taxation beginning in FY 2023/24.**

Campustown TIF (Kingland)

The Campustown TIF debt was an annually appropriated rebate of property taxes to Kingland as an economic development incentive for improvements in the Campustown area. The maximum amount of the rebate is \$2,064,530 or a term of 10 years, whichever comes first. **The City made its first incentive payment in FY 2016/17 and fulfilled the maximum**

rebate obligation during FY 2023/24, meaning the TIF area was fully released to general taxation beginning in FY 2024/25.

Ames ISU Research Park District 1 & 2

The Ames ISU Research Park (ISURP) TIF debt was issued for infrastructure improvements to expand development in the ISU Research Park. The debt, with a principal amount of \$2,725,000, was issued in 2015. A second TIF district was established within the same Urban Renewal Area (URA), and bonds with a principal amount of \$290,000 were issued in 2019.

The TIF district was generating positive cash flow by FY 2017/18, and the TIF balance accumulation was able to fully pay off the debt for Districts 1 and 2 at the end of FY 2022/23. The full value of property within the URA was released to general taxation in FY 2023/24. While the TIF bonds will not be fully retired until FY 2030/31, the City will spend down the accumulated TIF balance as it makes future bond payments.

Barilla TIF

The Barilla TIF debt is an annually appropriated rebate of property taxes to Barilla as an economic development incentive for the expansion of its facility. The maximum amount of the rebate is \$2,487,805 or a term of 10 years, whichever comes first. The rebates began in FY 2020/21. The FY 2026/27 payment is a partial payment and fulfills the City's total incentive obligations for the project. The full value will be released in FY 2027/28. **Since this TIF debt is subject to annual appropriation, the Council is required to approve the debt (rebate) each year until the terms of the agreement are met.**

North Dayton TIF

The North Dayton TIF is an annual appropriated rebate of property taxes to Dayton Avenue Development LLC as an economic development incentive for a new 10-lot industrial subdivision off of North Dayton Avenue. The purpose of the agreement was to rebate the developer for the costs of installing public infrastructure for industrial lots of less than 3 acres in size. **The maximum amount of the rebate is \$2,968,264 for the period ending December 1, 2035, whichever occurs first. Since this TIF debt is subject to annual appropriation, the Council is required to approve the debt (rebate) each year until the terms of the agreement are met.**

ALTERNATIVES:

1. Approve the City's annual 2025 Urban Renewal Report and resolutions appropriating the payment of a rebate of incremental taxes for the Barilla TIF and North Dayton TIF districts.
2. Do not approve the report and resolution and refer back to staff.

CITY MANAGER'S RECOMMENDED ACTION:

In order for the City to comply with mandated reporting requirements and fulfill requirements under the development agreement with Barilla and North Dayton Avenue LLC, it is necessary to submit this report to the Iowa Department of Management by December 1 of this year and approve the appropriation of the tax increment rebates. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):

[TIF-85G811-2023_11-04-2025.pdf](#)

[Barilla_Annual_Certification_2025.doc](#)

[NorthDayton_Annual_Certification_2025.doc](#)