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

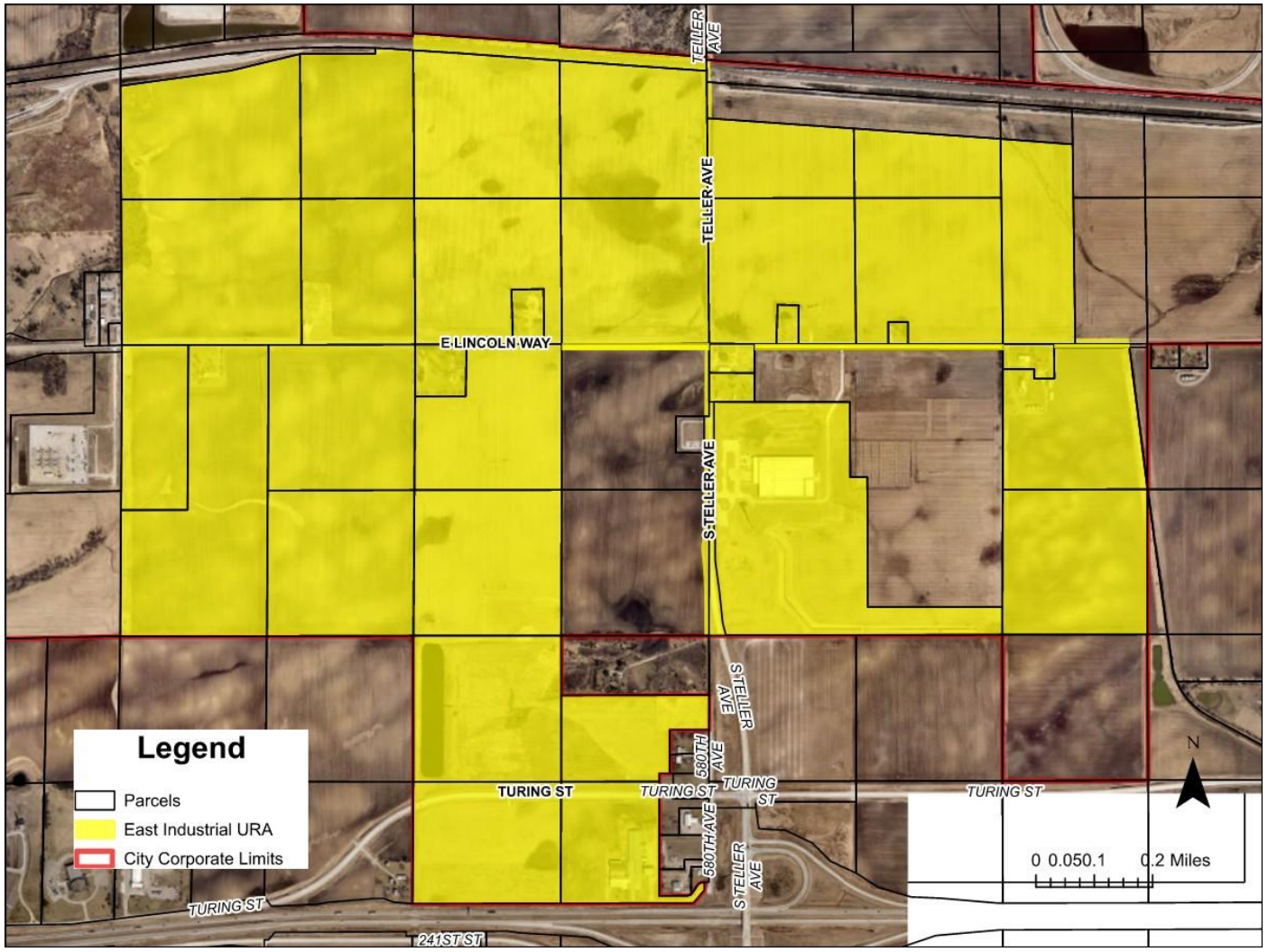


EXHIBIT B: LEGAL DESCRIPTION

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

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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

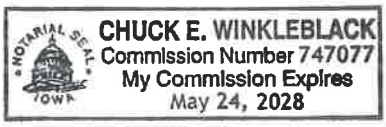
County of Story

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]



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

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
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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
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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
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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

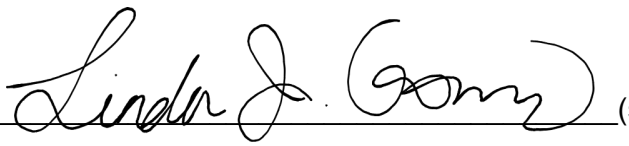
Vice President, Operations Support, Alliant Energy (Iowa Land & Building Company)

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

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