EXHIBIT I

ONTARIO-SCHOLL
URBAN RENEWAL PLAN

for the

ONTARIO-SCHOLL
URBAN RENEWAL AREA

Ames, IOWA

2026

TABLE OF CONTENTS

SECTION

A. INTRODUCTION
B. DESCRIPTION OF THE URBAN RENEWAL AREA
C. AREA DESIGNATION
D. BASE VALUE
E. DEVELOPMENT PLAN
F. RESIDENTIAL DEVELOPMENT
G. PLAN OBJECTIVES
H. TYPES OF RENEWAL ACTIVITIES
I. ELIGIBLE URBAN RENEWAL PROJECTS
J. FINANCIAL DATA
K. URBAN RENEWAL FINANCING
L. PROPERTY ACQUISITION / DISPOSITION
M. RELOCATION
N. AGRICULTURAL LAND
O. PROPERTY WITHIN URBAN REVITALIZATION AREA
P. STATE AND LOCAL REQUIREMENTS
Q. URBAN RENEWAL PLAN AMENDMENTS
R. EFFECTIVE PERIOD
S. SEVERABILITY CLAUSE

EXHIBITS

A. LEGAL DESCRIPTION OF ONTARIO-SCHOLL URBAN RENEWAL AREA
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

