ORDINANCE NO. _____

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON PROPERTY LOCATED WITHIN THE EAST INDUSTRIAL URBAN RENEWAL AREA, IN CITY OF AMES, COUNTY OF STORY, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF AMES, COUNTY OF STORY, AMES COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE EAST INDUSTRIAL URBAN RENEWAL AREA (THE EAST INDUSTRIAL URBAN RENEWAL PLAN)

WHEREAS, the City Council of the City of Ames, State of Iowa, after public notice and hearing as prescribed by law and pursuant to Resolution No. 26-708 passed and approved on the 10th day of November, 2026, adopted an Amended Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the East Industrial Urban Renewal Area (the "Urban Renewal Area"), which Urban Renewal Area includes the lots and parcels located within the area legally described as follows, which shall be the City's Twenty-eighth through Fifty-third Tax Increment Financing Districts [TIF], enacting Sec. 24.24 of the City of Ames Municipal Code.

East Industrial Tax Increment Financing Districts Twenty-Eight (28) through Fifty-three (53)

(a) Twenty-eighth (28th) Tax Increment Financing District

The Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) in Section 8, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa. [Parcel No. 10-08-100-200].

(b) Twenty-ninth (29th) Tax Increment Financing District

Beginning at the NW Corner of the NE1/4 of Section 8, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa, thence East along the North line of said Section 8, 464 feet, thence South 470.9 feet, thence West 461 feet to the West line of said NE1/4, thence North along the West line of said NE1/4 470.9 feet to the point of beginning [Parcel

No. 10-08-200-105], **AND** the Northwest Quarter of the Northeast Quarter, of Section 8, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa, except the part thereof beginning at the NW Corner of the NE1/4 of Section 8, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa, thence East along the North line of said Section 8, 464 feet, thence South 470.9 feet, thence West 461 feet to the West line of said NE1/4, thence North along the West line of said NE1/4 470.9 feet to the point of beginning. [Parcel No. 10-08-200-110].

(c) Thirtieth (30th) Tax Increment Financing District

Parcel 'F' in the NW1/4, of Section 9, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa, as shown on the Plat of Survey filed in the office of the Recorder of Story County, Iowa, on the 2nd day of July 2024, and recorded as Instrument No. 2024-04554. [Parcel No. 10-09-100-130].

(d) Thirty-first (31st) Tax Increment Financing District

The Southwest Quarter of the Southwest Quarter and the West 300 feet of the Southeast Quarter of the Southwest Quarter in Section 5, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa. [Parcel No. 10-05-300-305].

(e) Thirty-second (32nd) Tax Increment Financing District

The Southeast Quarter of the Southwest Quarter, except the West 300 feet thereof, in Section 5, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa. [Parcel No. 10-05-300-405].

(f) Thirty-third (33rd) Tax Increment Financing District

The Southwest Quarter of the Southeast Quarter, in Section 5, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa. [which includes Parcels No. 10-05-400-375 & 10-05-400-305]

(g) Thirty-fourth (34th) Tax Increment Financing District

Parcel 'K' in the West Half (W1/2) of the Northwest Quarter of Section 8, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa, as shown on the "Plat of Survey" filed in the office of the Recorder of Story County, Iowa, on the

25th day of November 2025, and recorded as Instrument No. 2025-10004. [Parcel No. 10-08-100-125].

(h) Thirty-fifth (35th) Tax Increment Financing District

The Southeast Quarter of the Northwest Quarter of Section 8, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa. [Parcel No. 10-08-100-400].

(i) Thirty-sixth (36th) Tax Increment Financing District

The Southwest Quarter of the Northeast Quarter of Section 8, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa. [Parcel No. 10-08-200-300].

(j) Thirty-seventh (37th) Tax Increment Financing District

The Northwest Quarter of the Southeast Quarter of Section 8, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa. [Parcel No. 10-08-400-100].

(k) Thirty-eighth (38th) Tax Increment Financing District

Parcel 'F', a part of Parcel 'C' in the Northeast Quarter of the Southeast Quarter of Section 8, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa, as shown on the Plat of Survey filed in the office of the Recorder of Story County, Iowa, on the 29th day of January 2018, as Instrument No. 2018-00794 [Parcel No. 10-08-400-220].

(l) Thirty-ninth (39th) Tax Increment Financing District

Parcel 'J' in the West Half (W1/2) of the Northwest Quarter of Section 8, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa, as shown on the "Plat of Survey" filed in the office of the Recorder of Story County, Iowa, on the 25th day of November 2025, and recorded as Instrument No. 2025-10004. [Parcel No. 10-08-100-105].

(m) Fortieth (40th) Tax Increment Financing District

The Southwest Quarter of the Southeast Quarter of Section 8, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa, lying north of Primary Road No. U.S. 30 and except Row 'B' of the Southwest Quarter of the Southeast Quarter of Section 8, Township 83 North, Range 23 West of the 5th P.M., Story County, Iowa, as shown on the Acquisition Plat

recorded on January 16, 2026, as Instrument No. 2026-00476 [Parcel No. 10-08-400-300].

(n) Forty-first (41st) Tax Increment Financing District

Commencing at the Southeast Corner of Section Eight (8), Township Eighty-three (83) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa; thence N0°00'; W along the East line of said Section Eight (8) and along the centerline of a Story County secondary road Three Hundred Forty-three and Nine Tenths (343.9) Feet; thence N90°00'W, Forty (40) Feet to the Intersection of the West right of way line of said Story County secondary road with the Northerly right of way of U.S. Highway #30 and the point of beginning; thence S40°30'W along the Northerly right of way of U.S. Highway #30 One Hundred Fifty-four and Three Tenths (154.3) Feet; thence S89°50'W along the Northerly right of way of U. S. Highway #30 Three Hundred Nine Feet and Eight Tenths (309.8) Feet; thence N0°00' W Sixty-six (66) Feet; thence N89°50'E, Two Hundred Forty-nine and Six Tenths (249.6) feet to the point of curvature of a Sixty-seven (67) Feet radius curve; thence Northeasterly along said Sixty-seven (67) Foot radius curve, concave Northwesterly, Sixty-six and One Tenth (66.1) Feet; thence N33°19'E, Eighty and One Tenth (80.1) Feet to the point of curvature of a Seventy-nine and Thirty-three (79.33) Foot radius curve; thence Northeasterly along said Seventy-nine and Thirty-three Hundredths (79.33) Foot radius curve, concave Southeasterly Seventy-eight and Forty-eight Hundredths (78.48) Feet to the West right of way line of the Story County secondary road; thence S0°00'E along said West right of way line, Seventy-two and One Tenth (72.1) Feet to the point of beginning AND The Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Eight (8), Township Eighty-three (83) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa, that lies North of Primary Road No. U.S. 30 except beginning at the NE Corner of the S½ of the SE¼ of said Sec. 8; thence West 450 Feet; thence South to the North line of Primary Road No. U.S. 30; thence East along said North line to the East line of said Sec. 8; thence North along said East line of said Sec. 8 to point of beginning, except road, Ames, Story County, Iowa [Parcel No. 10-08-400-405].

(o) Forty-second (42nd) Tax Increment Financing District

The Northeast Quarter of the Southeast Quarter lying South of the Chicago & Northwestern Transportation Company Right-of-Way in Section 5, Township 83 North, Range 23 West of the

5TH P.M., Ames, Story County, Iowa [Parcel No. 10-05-400-205].

(p) Forty-third (43rd) Tax Increment Financing District

The Southeast Quarter of the Southeast Quarter of Section 5, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa [Parcel No. 10-05-400-400].

(q) Forty-fourth (44th) Tax Increment Financing District

The Northwest Quarter (NW¼) of the Southwest Quarter (SW¼), lying South of the Chicago and Northwestern Railroad Right of Way, Section Four (4), Township Eighty-three (83) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa, except that part of Parcel "A" a part of the N½ of the SW¼ and the NW¼ of the SE¼, all in Sec. 4-T83N-R23W of the 5th P.M., Story County, Iowa, as shown on the Plat of Survey recorded on December 17, 2008, as Inst. No. 08-12997, Slide 344, Page 2, that lies within [Parcel No. 10-04-300-130].

(r) Forty-fifth (45th) Tax Increment Financing District

The Northeast Quarter (NE¼) of the Southwest Quarter (SW¼), lying South of the Chicago and Northwestern Railroad Right of Way, Section Four (4), Township Eighty-three (83) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa, except that part of Parcel "A" a part of the N½ of the SW¼ and the NW¼ of the SE¼, all in Sec. 4-T83N-R23W of the 5th P.M., Story County, Iowa, as shown on the Plat of Survey recorded on December 17, 2008, as Inst. No. 08-12997, Slide 344, Page 2, that lies within [Parcel No. 10-04-300-230].

(s) Forty-sixth (46th) Tax Increment Financing District

The Southwest Quarter of the Southwest Quarter of Section 4, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa [which includes Parcels No. 10-04-300-305 and 10-04-300-375].

(t) Forty-seventh (47th) Tax Increment Financing District

The Southeast Quarter of the Southwest Quarter, of Section 4, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa [which includes Parcels No. 10-04-300-405 and 10-04-300-450].

(u) Forty-eighth (48th) Tax Increment Financing District

The West Quarter (W¼) of the Southeast Quarter (SE¼), lying South of the Chicago and Northwestern Railroad Right of Way, Section Four (4), Township Eighty-three (83) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa, except that part of Parcel "A" a part of the N½ of the SW¼ and the NW¼ of the SE¼, all in Sec. 4-T83N-R23W of the 5th P.M., Story County, Iowa, as shown on the Plat of Survey recorded on December 17, 2008, as Inst. No. 08-12997, Slide 344, Page 2, that lies within [Parcel No. 10-04-400-140].

(v) Forty-ninth (49th) Tax Increment Financing District

The Northwest Quarter of the Northeast Quarter of Section 9, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa, **except** Tract 'A' and Parcel 'H' in the Northwest Quarter of the Northeast Quarter, of Section 9, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa, as shown on the Plat of Survey filed with a Clerk's Certificate on November 19, 2024, as Instrument No. 2024-08538 [which includes Parcels No. 10-09-200-100 and 10-09-200-115].

(w) Fiftieth (50th) Tax Increment Financing District

The Southwest Quarter of the Northeast Quarter of Section 9, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa [Parcel No. 10-09-200-300].

(x) Fifty-first (51st) Tax Increment Financing District

Parcel "J" a part of the Southwest Quarter (SW¼) and a part of the South Half (S½) of the Northwest Quarter (NW¼), all in Section Five (5), Township Eighty-three (83) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa, as shown on the Plat of Survey recorded on May 15, 2018, as Inst. No. 18-04082, Slide 604, Page 6 [Parcel No. 10-05-300-120].

(y) Fifty-second (52nd) Tax Increment Financing District

Parcel 'K' a part of the Southwest Quarter and of the South Half of the Northwest Quarter of Section 5, Township 83 North, Range 23 West of the 5th P.M., Ames, Story County, Iowa, as shown on the Plat of Survey recorded on May 15, 2018, as Instrument No. 18-04082 [Parcel No. 10-05-300-225].

(z) Fifty-third (53rd) Tax Increment Financing District

The Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Northeast Quarter all lying South of the Chicago & Northwestern Transportation Company Right-of-Way in Section 5, Township 83 North, Range 23 West of the 5TH P.M., Ames, Story County, Iowa [Parcel No. 10-05-400-105].

WHEREAS, expenditures and indebtedness are anticipated to be incurred by the City of Ames, State of Iowa, in the future to finance urban renewal project activities carried out in furtherance of the objectives of the Urban Renewal Plan; and

WHEREAS, the City Council of the City of Ames, State of Iowa, desires to provide for the division of revenue from taxation in the Urban Renewal Area, as above described, in accordance with the provisions of Section 403.19, Code of Iowa, as amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AMES, STATE OF IOWA:

Section One. That the taxes levied on the taxable property in the Urban Renewal Area legally described above, by and for the benefit of the State of Iowa, City of Ames, County of Story, Ames Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section Two. 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 of Ames, State of Iowa, certifies to the Auditor of Story County, Iowa the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue described herein, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid.

Section Three. That portion of the taxes each year in excess of the base period taxes determined as provided in Section 2 of this Ordinance shall be allocated to and when collected be paid into a special tax increment fund of the City of Ames, State of Iowa, hereby established, to pay the principal of and interest on loans, monies advanced to, indebtedness, whether funded, refunded, assumed or otherwise, including bonds or obligations issued under the authority of Section 403.9 or 403.12, Code of Iowa, as amended, incurred by the City of Ames, State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken within the Urban Renewal Area pursuant to the Urban Renewal Plan, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2, Code of Iowa, and taxes for the instructional support program of a school district

imposed pursuant to Section 257.19, Code of Iowa, (but in each case only to the extent required under Section 403.19(2), Code of Iowa); (ii) taxes for the payment of bonds and interest of each taxing district; taxes imposed under Section 346.27(22), Code of Iowa, related to joint county-city buildings; taxes for emergency medical services imposed pursuant to chapter 357F, 357G, or 422D; and any other exceptions under Section 403.19, Code of Iowa, shall be collected against all taxable property within the Urban Renewal Area without any limitation as hereinabove provided.

Section Four. Unless or until the total assessed valuation of the taxable property in the Urban Renewal Area exceeds the total assessed value of the taxable property in the Urban Renewal Area as shown by the assessment roll referred to in Section 2 of this Ordinance, 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 the taxing districts in the same manner as all other property taxes.

Section Five. At such time as the loans, advances, indebtedness, bonds and interest thereon of the City of Ames, State of Iowa, referred to in Section 3 hereof have been paid, all monies 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.

Section Six. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to fully implement the provisions of Section 403.19, Code of Iowa, as amended, with respect to the division of taxes from property within the Urban Renewal Area as described above. In the event that any provision of this Ordinance shall be determined to be contrary to law, it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19, Code of Iowa, with reference to the Urban Renewal Area and the territory contained therein.

Section Seven. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Section Eight. All ordinances, or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Nine. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, 2026.

_____ _____
John A. Haila, Mayor

First Reading: _____

Second Reading: _____

Third Reading: _____

Passed on: _____

I, Renee Hall, City Clerk of the City of Ames, Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. _____, passed by the City Council of said City at the meeting held on _____and signed by the Mayor on _____, and published in the Ames Tribune on _____.

_____
Renee Hall, City Clerk