

Interest and Demand for Buildings on the Rise

As the price of steel and other building costs rise, so does the demand for existing vacant buildings. There is substantial industrial activity, as demonstrated by the sale of buildings across rural Iowa.

IADG utility partners understand the importance of having available building and site inventory. They have supported the construction of **74 speculative buildings** adding over **2.2 million sq. ft.** of industrial space to foster business growth in rural Iowa.

At the start of the year, seven of these speculative buildings were available. The communities of Cascade and Corning are pleased with recent building sales.

Precision Pulley & Idler

(PPI) purchased the 22,500 sq. ft. building in the Bluegrass Industrial Park near Corning to support business growth. PPI is an industry leader in conveying components. Headquartered in Pella, PPI has over a million square feet of manufacturing space and 25 global facilities, including Iowa facilities in Algona, Corning, Humboldt, Lenox and Pella. PPI is a 1990 Iowa Venture Award recipient. **Southwest Iowa REC** serves the industrial park.



Centro, a plastic custom rotational molder, is expanding its footprint in Iowa with the purchase of the 30,000 sq. ft. spec building in the Cascade Industrial Park. This global manufacturer serving the agriculture, construction, and lawn and garden industries will add Cascade as their fourth location in Iowa. **Maquoketa Valley Electric Cooperative** actively supported this project and provides electric power to the Cascade Industrial Park.



Check out the inventory of available sites and buildings

www.IADG.com

New Port Coming to the Missouri River

NEW Cooperative is underway with the construction of an \$11 million barge port that will be built on the Missouri River, approximately two miles west of the small Monona County town of Blencoe. It has been over 15 years since barge traffic ceased due to drought, the economy, and several other factors.



The NEW Cooperative Port of Blencoe will become the northernmost port on the nearly 760-mile span of the Missouri River from St. Louis to Sioux City. The Port will allow NEW Cooperative, a farmer-owned and led company, to offer a third transport option to move grain and shorten the distance between the farmer and overseas customers.

The Port will have the capacity to accommodate up to six barges at a time. Each barge can carry up to 300,000 bushels of grain. Estimating 72 barges visiting the Port per year will eliminate the need for approximately 80,000 semi-trailer trucks of grain hauling.

The Coop anticipates the first barges loaded with soybeans to travel downriver by late fall, weather permitting. Next spring, the products will likely expand to fertilizers, aggregates, and other products.

New Cooperative is a 2017 Iowa Venture Award Recipient. Western Iowa Power Cooperative will provide service to the Port of Blencoe.

USDA Awards Iowa Projects

= 8

= \$3.1M

See Page 2

IADG Success Securing USDA Awards Continues

This year is off to another great start with eight IADG partner applications awarded funding through the USDA Rural Economic Development Loan & Grant (REDL&G) program. Iowa has consistently led the nation in program awards, which was true again in 2020, ending the year with **29 funded projects** totaling **\$18 million**. New 2021 awards are highlighted below.



The **City of Marion** is supporting the development of the **Marion AirCom Park** by extending the sanitary sewer system to the new industrial park. This 92-acre park will accommodate commercial and industrial businesses and foster regional employment opportunities. Central Iowa Power Cooperative also supported the development of this commercial park by providing a \$1M REDL to the developer in 2020.



Utility: **Linn County Rural Electric Cooperative**
REDG: **\$300,000 Award to enhance RLF**
Match: **\$60,000 from Linn County Rural Electric Coop**

Wilton Dental recently transitioning ownership from retiring Dr. Stanley to University of Iowa College of Dentistry graduate Dr. Laura Sass-Meincke. Eastern Iowa Light & Power provided financial assistance to support the relocation and expansion of the practice. The new facility will allow for the expansion of dental services and accommodation of additional patients across Muscatine, Cedar and Scott Counties.



Utility: **Eastern Iowa Light & Power Cooperative**
REDG: **\$300,000 Award to enhance RLF**
Match: **\$60,000 from Eastern Iowa Light & Power**

Greenfield Municipal Utilities supported **Greenfield Family Dentistry's** transition from Dr. James Elliott to Iowa College of Dentistry graduate Dr. Ryan Frost. Dr. Frost is using the funding to invest in significant technology upgrades for the office, including the addition of digital radiography, digital charting, new rotary endodontic instruments, and digital x-ray scanner.



Utility: **Greenfield Municipal Utilities**
REDG: **\$300,000 Award to enhance RLF**
Match: **\$60,000 from Greenfield Municipal Utilities**

J.J. Nitching Company is an implement dealer headquartered in Pilot Grove, IA, since 1920. The company has added locations in Mt. Pleasant, Sigourney, Tipton, and West Liberty. J.J. Nitching recently broke ground on a new 45,000 sq. ft. building to be constructed near West Liberty, just off of I-80. The state-of-the-art facility will combine the West Liberty and Tipton operations to serve their customers better. This includes a larger parts department to stock the necessary products to keep farmers working. This facility will be able to service large combines and tractors on site. Central Iowa Power Cooperative also provided a \$2 million pass-through loan from the REDL&G program to support a 2019 facility expansion in Sigourney.



Utility: **Eastern Iowa Light & Power Cooperative**
REDL: **\$1 Million Award**

GodSpeed Equine was founded in 2018 as a ministry committed to healing an at-risk student community in Central Iowa through equine therapy and related activities. GodSpeed Equine is constructing Victory Ranch, an equestrian facility in rural Dallas County, to offer equine therapy to at-risk youth, veterans, and families. The ranch is expected to provide experiences to 50-75 students per year in groups of 4-5 through twice-weekly sessions for a minimum of eight weeks. Students are referred to Victory Ranch through school counselors, Juvenile Correction Officers, and other community leaders.



Utility: **Central Iowa Power Cooperative**
REDG: **\$300,000 Award to enhance RLF**
Match: **\$60,000 from Central Iowa Power Cooperative**

The **Clay County Conservation Board** is moving forward with the renovation of an 8,000 sq. ft. building donated to the County in 2018. The structure, formerly a horse barn/equestrian riding building, was relocated to the Oneota Park Complex located along the Little Sioux River corridor of Spencer and Clay County. The new facility will house the Clay County administrative offices, two large educational multipurpose rooms, a kitchen, and support areas. The facility will host local and regional large-scale environmental educational classes, courses, and camps for those interested in nature, environmental sciences, and natural resources.



Utility: **Iowa Lakes Electric Cooperative**
REDG: **\$300,000 Award to enhance RLF**
Match: **\$60,000 from Iowa Lakes Electric Cooperative**
Utility: **Spencer Municipal Utilities**
REDG: **\$300,000 Award to enhance RLF**
Match: **\$60,000 from Spencer Municipal Utilities**

Mayflower Community

is an active senior living campus that offers living opportunities ranging from private, independent living, assisted living, skilled rehab, and long-term nursing home care. The 20-acre campus is located in Grinnell. An existing building will be renovated to support the residents and staff's health and well-being. This facility will provide dedicated space for educational programs, a salon, therapy clinic, spa, fitness studio, strength and cardiovascular equipment room, and more.



Utility: **T.I.P. Rural Electric Cooperative**
REDG: **\$300,000 Award to enhance RLF**
Match: **\$60,000 from T.I.P. Rural Electric Cooperative**

2021 IADG Impact Awards Recognize Project Support



IADG recognizes its rural utility members annually for their economic development contributions and leadership in the areas of Business Development, Site Development, Community Development, Policy Development, and Marketing. Congratulations to the recipients of the 2021 IADG Impact Award!

CENTRAL IOWA POWER COOPERATIVE

- Calhoun County Electric Cooperative – Site Development
- Central Iowa Power Cooperative – Business Development
- Eastern Iowa Light & Power - Business Development
- Greenfield Municipal Utility - Business Development
- Maquoketa Valley Electric Cooperative - Business Dev.
- Pella Cooperative Electric Association - Business Dev.

CORN BELT POWER COOPERATIVE

- Algona Municipal Utilities – Site Development
- Butler County Rural Electric Cooperative – Business & Community Development
- Corn Belt Power Cooperative – Site Development
- Franklin Rural Electric Cooperative - Business Development
- Iowa Lakes Electric Cooperative – Site Development

NORTHWEST IOWA POWER COOPERATIVE

- North West Rural Electric Cooperative - Business Dev.
- Western Iowa Power Cooperative - Business Development

NORTHEAST POWER COOPERATIVE

- Chariton Valley Electric Cooperative - Business Dev.
- Southern Iowa Electric Cooperative – Community Dev.

CONGRATULATIONS TO ALL!



Ripple Effect Supports Clayton County Recruitment Effort

Clayton County Conservation received a Ripple Effect grant to support the *Attracting Success: Northeast Iowa Professionals Thrive in Rural Landscape* project. This initiative includes a marketing campaign, four short promotional videos, website development, and a fall 2021 Summit for Northeast Iowa professionals.

Aureon: \$1,250 Ripple Effect Grant

Alpine Communications: \$1,250 Matching Grant

The Ripple Effect program is a partnership alliance between Aureon and IADG. The program provides financial and technical assistance to business, industry, and communities through local telecommunication providers committed to the growth and development of rural Iowa. For more information about the Ripple Effect program, contact V.P. of Community Initiatives, Brittany Morales, at bmorales@iadg.com.



Advancing Philanthropic Partnerships

IADG continues to play a leadership role in encouraging and supporting nonprofit organizations and public investments through the work of community foundations. Working through the **IADG Community Foundation**, the only rural and statewide focused community foundation in Iowa, IADG has encouraged community foundation building public policy, education and training, and direct investment in projects and programs throughout the state.



The IADG Community Foundation held its 2020 annual meeting in March. There was much to celebrate as Foundation leaders took stock of the year gone by, and perhaps more importantly, what has been accomplished since formal establishment in 2003.

Highlights of the annual meeting included an update on the 30 plus counties that have affiliated with IADG CF and the Community Foundation of Greater Des Moines under the umbrella of the **Iowa Community Affiliate Network (ICAN)**. In 2020 the assets of these affiliating county-wide community foundations grew to over **\$136M**. Gifts and contributions amounted to over \$22M for the year. Most significantly, the affiliates awarded over **\$10M in leveraged grants** to their local communities and non-profits. Many affiliates raised and committed special funding to support local response efforts for the COVID-19 pandemic and derecho recovery.

When IADG CF was not busy helping others develop and grow their foundations, attention was focused on expanding the reach and capabilities of its own charitable mission. Assets of the Foundation have reached over **\$2.25M**. The IADG Community Foundation has now **made nearly 250 grants, totaling nearly \$600,000**.

As the assets and experience of our Foundation grow we look forward to building Iowa's communities through philanthropy and community endowment building. For more information on how you can help your local community foundation and the IADG CF, contact IADG President **Rand Fisher**.



**Rand Fisher • Bruce Nuzum
Mike Meissen • Bruce Hansen
Brittany Morales • Kay Snyder
Steven Benne • Susie Wilhite**

First Trade Show in a Year!



Representatives from IADG, Iowa Lakes Electric Cooperative, and North West REC networked at the Central Plains Dairy Expo in Sioux Falls.

IADG Makes Connections with the FIND Program

Access to dental care across Iowa can be challenging. Not every community has a dental office, and many people would be surprised to know that Iowa has three counties without dental services. For 14 years, IADG has partnered with Delta Dental of Iowa, Aureon, and the State of Iowa for the **Fulfilling Iowa's Need for Dentists (FIND) program**. With 55 dentists placed in rural Iowa under the FIND effort, great strides are being made to answer the demand for dental care in rural counties.



IADG and our utility partners were pleased to assist with the FIND program for three new rural dentists in the 2020-2021 program year. New dental placements for **Dr. Annalee FencI in Decorah, Dr. Carolyn Duong in West Liberty, and Dr. Kent Downing in Marshalltown** were successful with local matching grants that qualified them for State of Iowa and Delta Dental tuition reimbursement funding.

Funding is available for new dentists with significant dental school debt, that are willing to practice in rural Iowa. Currently, Iowa has 13 high-priority counties that are either without a dentist or have a very small dental coverage ratio for the county's population. FIND program funding has increased, with new dentists being eligible for up to \$200,000 in these high-priority counties. The remaining Iowa counties offer a new dentist up to \$125,000 in FIND program support. This is a competitive program, so check with IADG about your county eligibility, timeline, and fund availability.

For more information, contact V.P. of Business Development, **Bruce Hansen** at bhansen@iadg.com.

Chariton Valley Electric Cooperative and Northeast Power Cooperative provide \$50,000 in RLF support to M&W Welding in Moravia for an equipment upgrade leading to exponential growth.

