

Iowa Falls Speculative Building is Now Home to CNI Ag

The newest tenant of the Southview Industrial Park in Iowa Falls is **CNI Ag**, who purchased the park's 24,000 sq. ft. speculative building. CNI Ag is a national distributor of crop protection products, serving 400 independent retailers across 1,200 locations in 44 states. The Iowa Falls distribution center is the first in Iowa and will include bulk handling and re-pack capabilities.



The speculative building was built as a partnership between Iowa Falls Area Development Corporation, Midland Power Cooperative, Corn Belt Power Cooperative, and the City of Iowa Falls. It was built as a means to market the city to prospective businesses. IADG's utility partners are committed to developing industrial sites and buildings to help grow the areas they serve. IADG members have developed 75 speculative buildings totaling over 2.2 million sq. ft. of industrial building space and 95 industrial parks with over 7,200 acres. Visit **IADG.com** to explore the inventory of available properties.

Lil Wildcat Education Center Ribbon Cutting

The City of Glidden recently held a ribbon cutting for the new **Lil Wildcat Education Center**. The Center offers a full range of childcare options for up to 60 children, ages birth to 12 years. Opening in early August, the Center is located next to the Glidden-Ralston School building, which will make drop-off and pick-up convenient for families. Raccoon Valley Electric Cooperative provided support for the Center through a grant from the USDA Rural Economic Development Loan & Grant (REDL&G) program.



Top of Iowa I-35 Interchange Plans for Growth



As you travel south out of Minnesota along I-35, the first major interchange in Iowa is exit 214, anchored by Diamond Jo Casino and the Top of Iowa Welcome Center. As a compliment to current development, a Master Plan for the 22 acres south of the Welcome Center has been completed. To diversify offerings for residents and those traveling along the interchange, the plan targets new restaurants, retail, hotels, professional office spaces, and outdoor recreation as priorities for development.

As the local development group fielded inquiries from those interested in the property, it became clear that an overall plan was needed to maximize the offerings and best serve the residents and travelers stopping at this interchange. IADG utility partners; Winnebago Cooperative Telecom Association, Aureon, and Heartland Power Cooperative; actively supported the planning effort providing a combined \$12,000 to help finance the master plan.

The plan has been completed, and with this clear vision, consideration is being given to new business and employment opportunities that will be a catalyst for economic development in Winnebago and Worth Counties and beyond.



\$14.4 million in USDA Support for Iowa Projects.
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\$14.4 Million in Project Support Awarded by USDA

Iowa was pleased to receive \$14.4 million from the USDA Rural Economic Development Loan & Grant (REDL&G) program to support Iowa projects. Ten loans totaling \$13.5 million and three grants totaling \$900,000 were awarded to rural electric utilities to support local projects. The USDA REDL&G program provides zero-interest pass-through loans to support projects that will create and retain jobs in rural areas. The grants initially establish, then enhance local Revolving Loan Funds (RLFs) that serve as a source of project funding for years to come. To date, 73 RLFs have been created by IADG's utility partners.

The 20,000 sq. ft. Upper Elementary building in Grundy Center is being renovated for the **Grundy Center Preschool & Childcare Center**. Originally built in 1939, this building has housed schools at all levels, most recently home to the Grundy Community Preschool, YMCA, and Head Start Office. The renovation project includes transitioning the stage into two classrooms, adding washrooms in each classroom, constructing a new playground, and replacing the HVAC system. As a result of these improvements, the center will increase its capacity from 41 to 72 children and add full-time and part-time staff. Maroon & White Inc. was established in 2019 to support childcare and early education services in Grundy Center. They purchased the building and are overseeing the renovation.



Utility: Grundy Center Municipal Utilities

REDG: \$300,000 to create a new RLF

Match: \$60,000 from Grundy Center Municipal Utilities

LDJ Manufacturing is embarking

on a 25,000 sq. ft. expansion project to their manufacturing facility in Pella. This expansion is driven by a sharp increase in demand for the Thunder Creek Equipment brand of mobile fueling products. The expansion will allow for adequate assembly and warehousing space and added assembly lines, powered bridge cranes, crane runways, and additional workstations for employees. A concrete paved area surrounding the new addition will accommodate finished product staging for loading outbound trailers, reducing the congestion of the current shipping and receiving location. **Utility: Pella Cooperative Electric Association**

REDL: \$1,500,000



Western Iowa Energy is

undergoing a facility expansion and upgrade to increase biodiesel production at its facility in Wall Lake. The project footprint is 3,092 sq. ft., including a four-story building expansion, cooling tower, and hot-oil skid. Western Iowa Energy expects that these upgrades will allow the facility to increase the



production of clean-burning, low-carbon biodiesel from 30 million gallons per year (MMGY) to 45 MGGY by increasing process efficiency, adding feedstock capabilities, and increasing the retreatment and process capacity of the new feedstocks. The project will begin in 2022 and be completed in 2023.

Utility: Raccoon Valley Electric Cooperative

REDL: \$1,500,000

Utility: Corn Belt Power Cooperative

REDL: \$1,500,000

The **City of Lawton** is constructing a new 8,500 sq. ft. facility to house a new city hall, community center, library, and city maintenance shop. The new community center will have a kitchen and accommodate



events up to 150 people. The Woodbury County Library will provide books and other educational resources that will be available for on-site use or check-out. The city will also have computers available for citizens to use free of charge during hours of operation. The new facility is anticipated to be open by the end of 2022.

REDG: \$300,000 to enhance its existing RLF

Match: \$60,000 from Woodbury County Rural Electric Cooperative

The **Moville Area Medical**

Clinic is constructing a new 15,000 sq. ft. bi-level medical facility in Moville. MercyOne is leasing the current space and will continue that relationship in the new state-of-the-art facility. The new clinic will



include twelve exam rooms, a conference room for patient and community education, a teleconference room, and a digital x-ray machine. The Clinic is located near the school parking lot, which will allow for helicopter landings. A drive-through area will accommodate testing and immunizations.

Utility: Woodbury County Rural Electric Cooperative

REDL: \$1,500,000

REDG: \$300,000 to enhance its existing RLF

Match: \$60,000 from Woodbury County REC

Brand New Engines, Inc. is building a 48,000 sq. ft. facility in Tipton to accommodate the increased demand for its new engines, parts, tools, and power equipment. Brand New Engines is primarily an e-commerce business licensed to sell brands, including Briggs & Stratton, Kawasaki, Toro, DeWalt, and more. Currently operating from separate rented facilities, this project will allow Brand New Engines to have all inventory and warehouse activities in one location, supporting its 2-day delivery guarantee nationwide.



Utility: Eastern Iowa Light & Power Cooperative
REDL: \$1,500,000

After a devastating fire destroyed their facility in July 2021, **Dobson Pipe Organ Builders** are rebuilding on the same site in Lake City. Founded in 1974, Dobson Pipe Organ Builders has built 98 new pipe organs for churches, universities, performing arts spaces, and residences. After the fire, the company retained all its employees by focusing on the restoration and repair aspect of its business. The new facility is planned to be 20,000 sq. ft., including a metalworking shop, wood shop, spray booth, CNC machine, and design room. The company is also planning to have an internship program at the facility to train the next generation of organ builders. The expected completion of the facility is in late 2023.



Utility: Calhoun County Electric Cooperative Association
REDL: \$1,500,000

Mary Ann's Specialty Foods, located in Webster City, is undergoing a comprehensive expansion project at its current site to enable them to meet the demand of its ever-growing customer base. Mary Ann's manufactures and distributes high-quality meats such as ham, bacon, sausage, poultry, and beef, as well as various prepared items. The construction project is a 58,650 sq. ft. expansion of their current facility. Most of the new space will accommodate a packaging/production room. In addition, an employee welfare facility will provide employees with education and training and expand the knowledge of the rural workforce in the community. New equipment, technology, and automation upgrades will also increase the efficiency and accuracy of all systems throughout the operation.



Utility: Corn Belt Power Cooperative
REDL: \$1,500,000

Northern Country Cooperative

is constructing a state-of-the-art, fully automated agronomy hub in Stacyville. This facility will add 3.25 million gallons of liquid fertilizer storage for the cooperative and be more automated to allow for faster product service and after-hours pick up of hot mix fertilizer and chemicals for spraying. The facility is targeted to open in the spring of 2023.



Utility: Heartland Power Cooperative and Dairyland Power Cooperative
REDL: \$1,500,000

Sunflower Child Development and Discovery Center

recently held a groundbreaking ceremony for its new Child Development and Discovery Center in Decorah. This new state-of-the-art facility will offer indoor and outdoor child development and play areas that encourage learning through high-quality care, creative design, shared services, and innovative STEAM learning spaces. This new center will accommodate 214 children ages six weeks to 12 years, with room to expand to 308 children as needed.



Utility: Allamakee-Clayton Electric Cooperative and Dairyland Power Cooperative
REDL: \$1,500,000

IADG Energy Bank Supports Energy Efficiency

The Iowa Area Development Group Energy Bank Revolving Loan Fund (RLF), offers an ongoing source of low-interest financing for implementing cost-effective projects that save energy and money, improve facilities and processes, and enhance job creation and profitability. The fund was created in 2013 with nearly \$2 million, and since that time, it has supported 19 projects and continues to make loans as funds are repaid.



The IADG Energy Bank RLF is focused on making loans to businesses and industries for qualifying energy efficiency projects within the State. Preference is given to manufacturers. Loan amounts range from \$50,000-\$300,000. For more information, visit **IADG.com/EnergyBank** or contact Bruce Nuzum at bnuzum@iadg.com.



Ripple Effect Supports Planning and Projects

The Ripple Effect program continues to support projects across Iowa. Ripple Effect offers four areas of support: matching loans, community project grants, USDA REDL&G application assistance, and economic development guidance from the Ripple Effect Director. The program is a partnership between IADG and Aureon and its network of Independent Telecommunications Companies (ITCs). For more information, visit www.RippleEffectWorks.org. Recent projects supported through the Ripple Effect program are below.

The **City of Kalona** received grant funding to support a student-built housing project in the community. High school students worked under the direction of local contractors to restore a 100-year-old home into a modern home. The City of Kalona plans to continue the student-built housing project and rehabilitate, tear down, or build new homes in Kalona. The proceeds from the sale of the house will go toward similar projects.

Grant: \$5,000 Kalona Cooperative Technology Company
\$5,000 Aureon



The **Noble Initiative Foundation** is leading the effort for the new Child Development Center in Griswold to help alleviate unmet needs in the community and surrounding area. The Ripple Effect program is supporting the engineering and architectural work for the building. Showing strong backing for the project, Griswold Communications extended substantial grant funding to help move the fundraising effort to the finish line.

Grant: \$70,000 Griswold Communications
\$5,000 Aureon



The **City of Palo** received grant support for the design engineering costs for a Phase One Neighborhood Trail plan. The trail plan is for an ADA-compliant trail that will provide a safe walking path for residents to access local community amenities and the planned greater Linn County Trail system. Another Ripple Effect grant was awarded to Palo for leadership grant training courses.

Grant: \$5,860 Palo Communications
\$5,800 Aureon



The **City of Lamoni** received support from the Ripple Effect partners for a comprehensive master plan addressing citywide development and



zoning housing needs and downtown revitalization. The community completed several major developments following its 2015 Master Plan, focusing on the US Highway 69 corridor. Committed to planning, the Lamoni leaders look forward to creating their next roadmap for community growth.

Grant: \$5,000 GRM Networks
\$5,000 Aureon

The **City of Ely** is building an All-Veterans Memorial in its downtown as an impactful tribute to those who have served our country and an attraction to bring visitors to the community. The Ripple Effect grants will assist with the engineering costs for building of the memorial.

Grant: \$5,000 South Slope Cooperative Communications
\$5,000 Aureon



Recognizing Project Milestones

CIPCO closed on a \$1 million loan with **Edgewood Locker** to support its facility expansion. The grand opening event is scheduled for early November. The loan was secured through the USDA REDL&G program.



Van Buren Community School District closed RLF loans with Northeast Power Cooperative, Access Energy and Southern Iowa Electric Cooperative for their facility expansion project in Keosauqua.



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