

New Industrial Parks and Infrastructure Expansions

IADG's utility partners have encouraged and often invested in industrial park developments for nearly four decades. After successful business locations and expansions in existing industrial parks, several Iowa communities find themselves needing additional industrial property and infrastructure to support growth.

United Farmers Cooperative, a grain elevator cooperative, is developing a new rail site near Osceola. Initially planned as a "unit train" load-out facility, the groundwork for an expanded rail facility has begun. This 170-acre site is located on the north side of Osceola along U.S. Highway 69 and less than 2 miles from I-35. Clarke Electric Cooperative will provide power for the new rail site.



The **Southbridge Industrial Park** in Sioux City has recently undergone significant infrastructure improvements and enhancements to accommodate its newest tenant, Cold-Link Logistics, a food cold storage facility. Additional road improvements and infrastructure extensions in the park, including another I-29 interchange planned for 2026, will further enhance its accessibility and functionality. Woodbury County REC serves the Southbridge Industrial Park.

The Port of Blencoe, operated by New Cooperative, is a barge terminal situated on the Missouri River near I-29 and the community of Blencoe. Since its inception in 2021, the port has witnessed a surge in barge traffic and has garnered significant interest. A new road spanning nearly one mile will open additional regional development opportunities. Western Iowa Power Cooperative supplies power to the Port of Blencoe.

Visit IADG.com to explore available sites and buildings across Iowa, and contact the IADG team for assistance.



\$13.6 Million Awarded to Ten Projects through the USDA REDL&G Program

Ten projects have been awarded a total of **\$13,634,800 through the USDA Rural Development Loan & Grant (REDL&G) program**. This sets a new quarterly record for REDL&G funding in Iowa. The program offers zero-interest pass-through loans (REDL) to support job creation and retention in rural areas, while grants (REDG) establish and enhance local Revolving Loan Funds (RLFs.) IADG is proud to partner with its sponsoring utility members to write and submit the REDL&G applications.

Hawarden Regional Healthcare is undergoing a project that includes constructing a new clinic space and expanding the emergency department. The total construction area will be 17,080 sq. ft., with 15,865 sq. ft. allocated for new construction and 1,215 sq. ft. for remodeling. Project improvements include a new MRI unit and other equipment upgrades, additional clinic space for new providers, and enhanced services. The funds from the REDL&G award will be used for post-completion equipment purchases and exterior signage for the facility and clinic.



Utility: North West Rural Electric Cooperative
REDG: \$300,000 to enhance existing RLF
Match: \$60,000 from North West Rural Electric Cooperative

Sedes Group LLC has acquired a 36-acre site in Centerville to establish a soybean protein processing and oilseed extraction and refinery plant. The project involves constructing a 100,000 sq. ft. facility capable of processing 200 metric tons of soybeans per day, with potential expansion of up to 800 metric tons per day. The facility aims to produce soy and other plant-based milk products and various value-added goods such as animal feed, crude and refined oil, meal, lecithin, flour, and milk food-grade products. Funds from this REDL&G award will support the equipment purchase for the facility. The project is targeted for completion in Fall 2023.

Utility: Chariton Valley Electric Cooperative
REDL: \$2,000,000
Utility: Northeast Power Cooperative
REDL: \$2,000,000



Record \$13.6 Million in REDL&G Awards! More Highlights on Pages 2-3

RECORD SETTING QUARTER FOR IOWA



9 loans
\$12.2 M



4 grants
\$1.4 M



10 Projects
\$13.6 M

REDL&G Project Spotlights Continued from Page 1

The **Pocahontas Community Hospital Clinic**, serving Pocahontas, Calhoun, Buena Vista, Humboldt, and Palo Alto counties, is undergoing a renovation project to enhance various facility service areas and better cater to patients' healthcare needs. The project involves both renovations and new additions, including larger exam rooms, adjustable exam tables, vital carts with additional medical equipment, and wall-mounted computer stands for patient information documentation. Additionally, the pharmacy will be reconfigured to better accommodate lab services and provide private spaces for patient consultation, immunizations, and well-child appointments. The project will be completed in two phases, allowing the clinic to remain operational. It is expected to be completed in Fall 2023.

Utility: Corn Belt Power Cooperative

REDL: \$1,232,000

Utility: Iowa Lakes Electric Cooperative

REDG: \$300,000 to enhance existing RLF

Match: \$60,000 from Iowa Lakes Electric Cooperative

Promise Community Health Center (PCHC)

is undergoing an exciting expansion. This project involves a multi-level addition of approximately 10,000 sq. ft. to its existing facility. The first floor will feature behavioral health therapy rooms, administrative offices, exam rooms, restrooms, and IT and maintenance rooms. The second floor will house patient meeting spaces, administrative offices, a call center, and restrooms. Green and energy-efficient design strategies will reduce the quantity of material taken to landfills during construction and decrease the adverse health effects of toxins in the indoor environment. This expansion will allow PCHC to increase capacity, integrate patient services, and improve overall medical care. Completion is expected to be late Spring 2024.



Utility: North West Rural Electric Cooperative

REDG: \$300,000 to enhance existing RLF

Match: \$60,000 from North West Rural Electric Cooperative

Metal Wholesale LLC manufactures metal roofing and components and operates through a network of approximately 500 dealers throughout the Midwest. An equipment upgrade will allow Metal Wholesale to grow its product lines at its headquarters facility in Bloomfield. The expanded product selection will enable them to diversify their offerings beyond agriculture to the commercial and residential markets.

Utility: Southern Iowa Electric Cooperative

REDL: \$1,640,000

Van Buren County Hospital is undergoing a major renovation and expansion to accommodate growing patient needs at their Keosauqua facility. The project includes expanding the Emergency Department by 4,600 sq. ft., improving safety and privacy, and enhancing access through signage and paving improvements. Additionally, the Physical Therapy Department and Rural Health Clinic will be relocated within the facility and expanded, while Food and Nutrition Services will undergo renovations. Upgrading the existing infrastructure will also support the overall facility and enhance the quality of care and patient experience.



Utility: Southern Iowa Electric Cooperative

REDL: \$2,000,000

REDG: \$300,000 to enhance existing RLF

Match: \$60,000 from Southern Iowa Electric Cooperative

Brooklyn employers and a local development group have come together to answer the community's childcare needs.

Bear Creek Kids Campus will

be a childcare center offering space for 70 kids. This new 7,200 sq. ft. daycare facility will feature five classrooms serving infants to age five, a service kitchen, laundry facilities, staff offices, and a storm shelter. Color-coded classrooms will make locating their rooms easy for parents and children. The outdoor space will include a greenspace playground with a natural playscape to encourage outdoor play, imagination, and a closer connection with nature. A Fall 2023 completion date is projected.



Utility: Central Iowa Power Cooperative

REDL: \$500,000

B&W Fabrication, a 2020 start-up metal fabrication company located near Carroll, is undertaking an expansion project. The project involves constructing a new 10,000 sq. ft. manufacturing facility, purchasing additional equipment, including a CNC bending machine and laser cutter, and converting the existing building into a machining center. The loan funds will be used for the construction of the facility, equipment purchases, and working capital for product line expansion. The company hopes to have the project completed by late summer.

Utility: Racoon Valley Electric Cooperative

REDL: \$1,040,000

Steckelberg Vet Clinic (SVC)

is planning an expansion of its Conrad clinic. The project includes constructing a 3,648 sq. ft. building serving as a storage facility for medications, vaccines, and equipment; and a large animal haul-in facility to predominantly provide preventative care for cattle and other livestock. The project's second component includes adding a conference room and offices to be used for client and employee education and training, video consultation, and patient documentation. Technology upgrades throughout the facility will greatly enhance communication, delivery of care, and employee education and training. Consumers Energy provided interim construction financing from its RLF for the project.

Utility: Heart of Iowa Communications Cooperative

REDL: \$502,800



Farmers Cooperative Association (FCA) and Vision Ag, LLC are constructing a **new feed mill in Keota** (Washington County) to replace an outdated mill. Keota serves as the main hub for FCA's feed operation, catering to swine, cattle, poultry, sheep, and goats. The new mill will have increased milling capacity, improve efficiency, and enhance storage and loadout systems to serve more customers efficiently. The mill is targeted to be completed by late Summer 2023.

Utility: T.I.P. Rural Electric Cooperative

REDL: \$1,280,000



Ripple Effect Supports Planning and Projects

The Ripple Effect program 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). To learn more, **visit the new RippleEffect website at www.RippleEffectIowa.com** or contact Ethan Pitt at epitt@iadg.com. Recent Ripple Effect projects are below.



Cascade Library and Community Center

The City of Cascade and Cascade Communications are leading the charge for the construction of a **new library and community center facility**. With funding support from several partners, the city has made tremendous progress towards the \$3.4M project. The 7,300 sq. ft. facility will house the library and will also provide the community with educational space, meeting areas, workspace for entrepreneurs, and technology space. Ripple Effect funding will be allocated towards planning and design costs, with construction expected to begin in Spring 2024.

\$25,000 grant from Cascade Communications

\$5,000 grant from Aureon



Conrad Housing Development

Conrad leaders have constructed the **Catherine Farmer Residential Development**, which marks their 5th residential project since 1992. Ripple Effect funding from Heart of Iowa Communications and Aureon will help cover the costs of producing a digital marketing brochure and video to help promote these 50 new lots. This marketing effort will also showcase the community's quality of life and amenities.

\$2,400 grant from Heart of Iowa Communications

\$2,400 grant from Aureon



Elk Horn Pool Facility

Through the Ripple Effect program, Aureon and Marne Elk Horn Telephone donated \$10,000 to the City of Elk Horn for the city's **swimming pool house project**. The donations will go towards the engineering costs of constructing a new ADA-compliant, family-friendly pool house facility. The new pool house will include a concession stand, additional employee areas, and covered restrooms. The city is over two-thirds the way to its goal, already raising over \$200,000 for the new pool house.

\$5,000 grant from Marne Elk Horn

\$5,000 grant from Aureon



Dunkerton Educational Village

Local leaders from the Dunkerton Historical & Tourism Association are constructing the **Queen Dunkerton Grinnell Educational Village** to preserve history and promote tourism. The Village will feature two one-room schoolhouses, a Chicago Great Western Train Depot, and a small chapel – all preserved to their original design. Educational events will be hosted at the Village in an outdoor amphitheater. Ripple Effect funding will help complete site planning and preparation for the attraction.

\$3,000 from Dunkerton Telephone Cooperative

\$3,000 from Aureon



Partners in Progress - Projects Moving Forward



Western Iowa Energy, a biodiesel production facility located near Wall Lake, recently closed on loans provided by Raccoon Valley Electric Cooperative and Corn Belt Power to support facility upgrades. The project will increase the production of clean-burning, low-carbon biodiesel from 30 million gallons per year (MMGY) to an estimated 45 MMGY by increasing process efficiency, adding feedstock capabilities, and increasing the retreatment and process capacity of the new feedstocks.



Country Maid, CEO Darin Massner, and members from Northwest Communications and Aureon's Ripple Effect Program closed on two economic development loans totaling \$100,000. These low-interest loan funds, combined with loans from Iowa Lakes Electric Cooperative, Midland Power, and Corn Belt Power will support an expansion project and equipment upgrade. Country Maid is a leader in the frozen food manufacturing industry and primarily offers its products through local fundraisers. Country Maid and its dealer network have helped thousands of groups raise over \$280 million for local causes.



Vive IV is making significant progress on its new health and wellness clinic in Peosta. The clinic will provide a wide range of services to support those with complex illnesses such as cancer and long COVID to those seeking preventative support. In addition to providing IV therapy, the space also will include an oxygen chamber, sauna and detox foot baths. They also plan to have a patio space for people who wish to do their IV therapy outside. Representatives from CIPCO, who provided a REDL&G pass-through loan, attended this preview event.



Dobson Pipe Organ Builders broke ground on a new facility in Lake City to replace one lost to fire two years ago. Over these past two years, Dobson continued to operate from temporary Lake City locations. Founded in 1974, Dobson serves clients across the United States and in England and Australia. Construction is expected to be complete by late summer 2024. Calhoun County Electric Cooperative Association provided a REDL&G pass-through loan to support this rebuild.

Woodward

First Recipient of BOOST Pilot Program



Woodward has been chosen as one of two pilot communities for the Iowa Economic Development Authority's Building Ownership & Organization by Strengthening Teams (BOOST) program to strengthen rural areas. The program will support community planning and organizational processes through technical assistance and the \$10,000 grant award, helping Woodward with potential outcomes such as developing a strategic plan, business incentive strategy, and corridor study to shape its future trajectory. Minburn Communications, Woodward Economic Development Association, and the Aureon Ripple Effect team collaboratively authored the BOOST application.



IADG Partners Forum

IOWA AREA DEVELOPMENT GROUP

"Energizing Business and Community Growth"

OCTOBER 19-20, 2023
PRAIRIE MEADOWS, ALTOONA, IA

Keynote Speakers:

Debi Durham, Director
Iowa Economic Development Authority and Iowa Finance Authority

Chris Lloyd, Director, Infrastructure & Economic Development
McGuireWoods Consulting

Sessions on:

- Innovative Housing Solutions
- Effective Communication with City and County Officials
- Responding to an RFI
- Tackling Workforce Challenges
- Agriculture Outlook
- Project Spotlights

Who Should Attend:

- Economic Development Professionals
- Utility Partners
- Community Leaders
- State, Federal, and Association Partners



FOR MORE INFORMATION

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