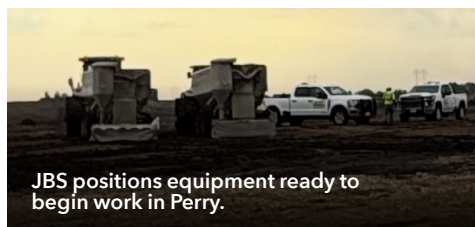


Perry Industrial Park Becomes a Project Magnet

PARK ACRES NEARLY SOLD OUT



JBS positions equipment ready to begin work in Perry.

The local Perry Economic Development Board and local business leaders staked out the original Perry Industrial Park over 25 years ago with the ambition to capture projects for the local area.

The Board has built four spec buildings in the park over the years largely in partnership with Guthrie County REC, the park's power provider, and Minburn Communications, the telco and fiber network provider.

The string of wins for Perry Development and the community contains an impressive list:

ADR Axels from Italy announced their new 65,000 sq.ft. manufacturing plant earlier this year for their "first in the U.S. location" for an ag axel equipment project that will employ 40 to 50 people. Specializing in high-quality axles, ADR plays a crucial role in supplying critical components to the ag industry.

Located just a stone's throw away, the new 150,000 sq.ft. facility by **JBS**,

a Brazilian sausage meat processor, will create over 500 jobs when it opens. Groundbreaking occurred this fall. The facility is dedicated to producing a wide array of sausage products, ensuring that both local and national markets have access to quality meat options.

A renewable energy maintenance company for wind and solar installations, **Ternion**, is consolidating operations currently in multiple buildings in Perry into a single 20,000 sq.ft. facility in the park. Ternion is expected to break ground this fall as well and employ nearly 20 people.

Lastly, **M&R Properties** has built a 14,000 sq.ft. multi-tenant building that will house service providers in the general area. Another successful location for M&R is in Nevada. The project will provide a variety of business condos of varying sizes. M&R Properties supports startups and established enterprises.

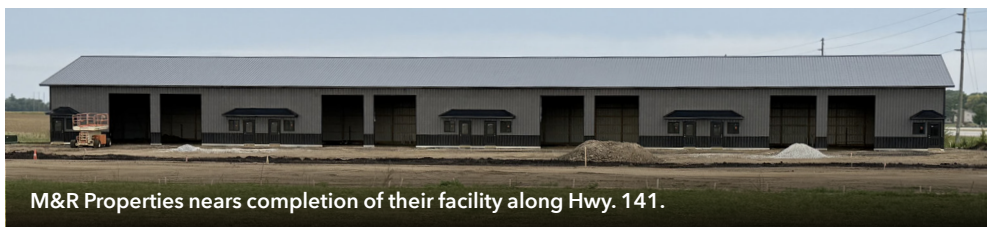
Strong infrastructure has also been a key factor for the Perry Industrial Park's

success over the years. Guthrie County REC began the planning process for a new substation two years ago, expecting to stay ahead of growth in the Perry Park. While plans have changed and a larger substation is now required, Guthrie County REC, the Perry Development Board, and the City of Perry all worked together to ensure continued success for these projects and others in the future.

The Perry Industrial Park is a vibrant location driving economic development and innovation with a diverse mix of manufacturing, food processing, distribution, and service companies.

The park is nearing full occupancy; the last remaining availability includes a 30,000 sq.ft. spec building and a three-acre frontage parcel on Highway 141. Local leaders and the community are excited and confident about Perry's future.

The Perry Industrial Park and the recent announcements are located in the service territory of Guthrie County REC.



M&R Properties nears completion of their facility along Hwy. 141.

Paving the Way for Growth: U.S. 20 Corridor Analysis Delivers Strategic Development Plan



U.S. HIGHWAY 20

Agribusiness Corridor

for economic development along this vital Iowa route. The final report is now ready for review and implementation by the **Iowa Area Development**

Group, participating utilities, and local development organizations.

The **US 20 Corridor Analysis and Strategy** is officially complete, providing a clear roadmap

Group, participating utilities, and local development organizations.

Focusing on Ready-to-Develop Sites

This strategic development effort zeroed in on four key sites—one each in Calhoun, Grundy, Hamilton, and Sac counties—that are positioned for immediate development. These locations were specifically chosen because they are adjacent to or near US 20, have received prior investment from rural electric cooperatives, and are ready to be actively marketed.

IADG spearheaded this initiative, bringing in technical expertise from ISG, Inc. and lead staff from Teton Ridge. This team worked to evaluate the development opportunities at each location, produce preliminary cost estimates for necessary infrastructure, and identify the key business sectors that marketing efforts should target.

Tools for Recruitment

To support on-the-ground recruitment,

Continued on next page

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the final report provides each site with a sample site plan. This is a powerful tool that local groups can use immediately in discussions with potential developers, businesses, or any entity looking to locate along the corridor.

Additionally, the analysis delivered specific calculations for:

- Infrastructure improvement costs needed to make the sites fully functional.
- Potential facility investments required to meet the proposed business recruitment goals for each location.

A Collaborative Effort

This successful strategy was the result of a strong partnership among numerous entities dedicated to rural development. Financial and technical participation came from:

- **Rural Electric Cooperatives and Municipal Utilities:** Calhoun County Electric Cooperative Association, City of Webster City (municipal utility), Grundy County REC, Raccoon Valley Electric Co-op, and Corn Belt Power Cooperative.
- **Telecommunication Providers:** Webster-Calhoun Cooperative Telephone Association, Platinum Connect, Corn Belt Telephone, and Stratford Communications.

The full report is set to be presented to key participating development groups, including Sac County Tourism and Development, Calhoun County Economic Development Corporation, the City of Webster City (Ames Regional Economic Alliance), and Butler Grundy Economic Alliance.

IADG extends its sincere thanks to all participating entities for their support in making this vital project a success. Please contact Brian Tapp at btapp@iadg.com for more information.



IADG Members Receive REDL&G Awards



Iowa Corn Processors™

old, will allow the business to control product loss, improve employee productivity and system efficiency, and increase output.

The project has an expected construction timeline of 6 months and will create an additional 5 full time jobs. Currently, Iowa Corn Processors employs 37 full time positions.

Utility: **Butler County Rural Electric Cooperative**

REDL: **\$1,000,000**

Utility: **Corn Belt Power Cooperative**

REDL: **\$1,000,000**



efficiency in their operations. The proposed project has an estimated cost of \$4,950,000. Currently, Shell Rock Soy Processing employs over 60 full time positions.

Utility: **Butler County Rural Electric Cooperative**

Utility: **Corn Belt Power Cooperative**



The Bristow, Iowa Fire Department is the primary provider of fire, rescue, and emergency medical services for the community and surrounding area. Due to the long distances to urban services, Bristow Fire provides crucial initial medical care for calls like cardiac arrests and trauma. The Department has outgrown its current facility, which limits their ability to purchase and upgrade essential equipment due to restrictions in door height and size.

Thanks to USDA REDG funding and sponsorship support from Rockwell Cooperative Telephone, the City of Bristow can now construct a new facility that will offer space for five fire trucks and enable the Department to host training. The new space will accommodate yearly compliance courses (including CPR/AED and extraction equipment training) and allow them to host mutual aid partners for classroom and technical sessions, such as burn trailer training. This expansion is vital for maintaining high standards of emergency response and care within the region.

Utility: **Rockwell Cooperative Telephone Association**

Utility: **Aureon**

REDG: **\$83,333**



WHITE OAK
DENTAL

White Oak Dental, a new practice owned by Dr. Erika and Thaylan Bowman, is addressing a critical oral healthcare shortage in Fort Dodge, IA, with approximately 2,600 residents per local dentist.

The Bowmans purchased the established Maggio Dental Office, partially through the assistance of USDA REDG financing sponsored by Lehigh Valley Cooperative Telephone and Dumont Telephone. This project not only includes the succession of an important anchor small business, but also the implementation of new, high-tech medical equipment and renovations to the facility's upper story to expand service capacity. White Oak Dental is projected to retain 7 jobs and create 6 new full-time positions, ensuring continuity and accessibility of high-quality oral healthcare services for the community.

Utility: **Lehigh Valley Cooperative Telephone Association**

Utility: **Dumont Telephone Association**

Utility: **Aureon**

REDGs: **\$600,000**

Ripple Effect Program



City of Nashua

Nashua Secures Butler-Bremer Grant to Revitalize Historic Main Street Buildings

NASHUA - The City of Nashua has been awarded a \$1,925 grant from Butler-Bremer Communications, matched by Aureon with a Ripple Effect grant equal to the same amount. The funding will be used to conduct a feasibility study for the historic properties located at 302-308 Main Street.

The feasibility study, with a total cost of \$7,600, will involve a detailed investigation of the existing conditions. The goal is to determine the most effective strategies to stabilize these significant downtown structures and prepare them for future build-out and various potential reuses. This project represents a significant investment in Nashua's downtown core, aiming to transform underutilized historic assets into spaces that will contribute to the economic development and aesthetic appeal of the city.

City of Baxter Receives Grants to Fund Comprehensive Plan

BAXTER - The City of Baxter has been awarded \$6,000 in Ripple Effect grant funding from Partner Communications and Aureon to assist with the development of a new comprehensive plan. The funding will help update the city's existing plan, which no longer accommodates the community's growth needs.

The new plan, developed in partnership with the Mid Iowa Planning Alliance will serve as a modern roadmap for future land use, housing, economic development, and infrastructure. This effort builds on the momentum generated by the community's participation in the Iowa Community Visioning Program.

The comprehensive plan will give the city a valuable tool to guide long-term sustainability and support current and future generations of residents.

City of Jefferson Secures Funding for Housing Study

JEFFERSON - The City of Jefferson, in collaboration with the Greenwood Community Center and the Greene County Development Corporation has been awarded \$8,000 in Ripple Effect funding from Jefferson Telecom and Aureon. This funding will support a feasibility study initiative aimed at expanding the use of the Greenwood Community Center and exploring the development of new housing.

Bolten & Menk will conduct the feasibility study to assess integrating the golf clubhouse with the Greenwood Center. The goal is to repurpose the existing clubhouse land for housing development. The study will cover converting the Greenwood Center's lower level into a clubhouse, converting the current clubhouse site into housing, and overall cost estimates.

This study will provide invaluable insights, evaluating the economic and logistical impacts of any proposed changes. The dual-purpose approach for the Greenwood Center aims to maximize its functionality, strengthening its role as a community hub and supporting the golf course's continued success.



Raccoon Valley Radio

Raccoon Valley Radio Transitions to Local Ownership

PERRY - Raccoon Valley Radio, has successfully transitioned to local ownership thanks to critical funding from Minburn Communications and Guthrie County REC. The two rural utility providers each have USDA-awarded Revolving Loan Funds, which Raccoon Valley Radio utilized

as part of their financing package, allowing longtime station manager and staff member John and Jen McGee to purchase the radio group.

Raccoon Valley Radio operates stations KDLS, KGRA, and KKRF. The stations are known for their community focus, providing daily local news, weather, and sports coverage for Dallas, Greene, and Guthrie counties.

The financing package also included an SBA loan facilitated by a local bank. This project, under McGee's leadership, will ensure the station continues to be a key economic driver for the region and a cornerstone of community life.



Webster City

Webster City Receives Grant Funding to Advance Industrial Development

WEBSTER - Webster City has been awarded \$6,000 in grant funding from Platinum Connect and Aureon, through the Ripple Effect program, to help fund the certification of one of the city's industrial sites. This grant will be used to offset a portion of the costs for a geotechnical investigation, a step in qualifying the site for the Iowa Economic Development Authority's Certified Site program.

Located along U.S. Highway 20, Webster City has partnered with the Ames Regional Economic Alliance to pursue certification for the 600-acre site. The geotechnical investigation is a critical due diligence step required for certification. This study will provide essential data on the site's readiness for development.

Attracting industrial projects to Webster City will create new job opportunities not only for local residents but also for workers in surrounding counties, making this a significant regional economic initiative.

IADG PARTNERS

Partners in Progress: IADG's Trade Show Efforts Benefit Iowa's Communities



IADG staff continues to promote the assets of its members and opportunities for development through various engagements during the second quarter of 2025. Staff participated in the 2025 **American Dairy Products Institute Conference** in Chicago, April 27-29. This event provides an opportunity to promote dairy product opportunities and sector growth to business leaders from across the country. Sessions included an economic overview of the dairy industry with a focus on tariff implications, market opportunities, and consumer trends. Additionally there were over 1000 C-suite attendees from a wide segment from producers, processors, manufacturing, brokers, and government officials.



IADG staff also attended and participated with the Iowa Economic Development Authority during July 2025 **IFT FIRST Annual Event and Expo** which is held annually in Chicago. IFT focuses on food technology, food additives, food safety, and new product development. Participating entities also supporting this initiative included Iowa State University - Center for Crop Utilization and Research and the Des Moines Partnership. The expo highlights numerous opportunities for Iowa companies to network and engage on a wide platform of products, processes, and production.

Team EDGE Meets with Strategic Partners

IADG held its Summer Team EDGE meeting in partnership with the **Iowa Economic Development Authority (IEDA)** Business and Community Development Project Managers, the **Iowa Department of Transportation (IDOT)**, and **USDA Rural Development**.

This year's annual meeting focused on key priorities and marketing initiatives that both IADG and IEDA use to attract new businesses and industries to rural Iowa. Discussions included a review of available buildings, sites, and infrastructure across the territories of IADG's utility partners. Participants highlighted Iowa's competitive business advantages and available tools for commercial development.

The meeting covered updates to programs for rural Iowa and shared leading techniques for promoting economic development and supporting existing industries. With development of new industrial parks underway by IADG members, the meeting also highlighted IDOT's RISE program which can provide financial assistance for roadway improvements.

Team EDGE, a network of approximately 30 rural electric cooperatives, municipal utilities, and independent telecommunications companies, meets quarterly to foster economic growth in rural Iowa.



IADG Honors Metal Wholesale LLC with Venture Award



IADG, along with its electric cooperative members, continues its long tradition of recognizing the entrepreneurial success and capital investment driving Iowa's rural economy. The final **Venture Award** of the year was recently presented to **Metal Wholesale LLC** at the Annual Meeting of **Southern Iowa Electric Cooperative (SIEC)**, the organization who nominated the company.

Founded in Bloomfield in 2015 by Wilson and Abram Weiler, Metal Wholesale set out with a mission to be the most efficient metal roofing manufacturer in the U.S. A decade later, they have expanded to six manufacturing locations across four states, with a seventh site currently under construction in Wyoming.

The company's growth led to the creation of Metal Capital, a family of companies that includes logistics, trucking, and supply chain divisions. Its metal products are distributed through a dealer network of lumberyards, servicing 15 states.

While the overall workforce stands at 107 people, the company remains rooted in Iowa, with 45 employees at its combined operations in Bloomfield.

SIEC nominated Metal Wholesale for this prestigious award in recognition of their entrepreneurial vision and consistent expansion within the community.

To help the growing business realize its potential, SIEC utilized the USDA Rural Economic Development Loan Program. This financial backing allowed Metal Wholesale to purchase new equipment and launch two product lines.

Greg Proctor, Manager/CEO of SIEC, expressed his enthusiasm for the company's success: "Southern Iowa Electric Cooperative proudly nominated Metal Wholesale to receive a 2025 Venture Award due to their entrepreneurial vision, innovative spirit, and their ability to inspire others. It has been a pleasure to watch the story of Metal Wholesale unfold, and I am so happy Southern Iowa Electric Cooperative has been able to play a small role."

This presentation wraps up the year's Venture Award cycle. Three other recipients were honored earlier this year in conjunction with the annual meetings of Northwest Iowa Power Cooperative (NIPCO) and Corn Belt Power Cooperative.