

## Sioux City Welcomes Cold Link Logistics



The Southbridge Business Park in Sioux City will soon be the home to **Cold Link Logistics**, a Miami-based cold storage warehousing firm. The project was initially identified through an ongoing IADG prospecting initiative. As Cold Link Logistics learned more about Iowa, the Southbridge Business Park was identified as a top contender for its next warehouse location.

“We were approached about locating in Iowa and were immediately intrigued given its role as a major food producer in the U.S.,” said Michael Mandich, president of Cold Link Logistics. “Sioux City became an ideal location due to many factors, but most importantly, we were welcomed by state and local leaders who truly valued the partnership and investment we were going to bring.”

Construction began in March on the first phase of the project, a 185,000 sq. ft. cold storage warehouse facility. It is expected that through future phased expansion, the space will more than triple in size. Construction on the first phase is expected to be completed in early 2023, creating approximately 60 new jobs.

**Woodbury County REC** serves the Southbridge Business Park and is working closely with the City of Sioux City on significant infrastructure upgrades to the Southbridge Business Park and future Cold Link Logistics facility. Woodbury County REC and IADG were pleased to be among the partners in making this project happen.

### IADG New Look



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## Centro Adds Location in Hampton

**Centro, Inc.** recently announced the purchase of the 30,000 sq. ft. shell building in the **Hampton Air Industrial Park**. The new facility will house two rotational molding machines and employ 30 new associates. The expansion will allow Centro to expand its production capacity throughout the Midwest and accommodate the rapid growth of current demand and future business growth.



“This expansion represents continued confidence in our markets and our future business prospects. This, our 11th location, is an exciting opportunity in Hampton, Iowa, which is a terrific Midwest community,” said Brian Olesen, president, and CEO of Centro Inc.



The ever-growing footprint of Centro also includes the 2021 addition of a 30,000 sq. ft. facility in the Cascade Industrial Park. **Maquoketa Valley Electric Cooperative** and IADG were key partners with the Centro expansion in Cascade. When the company was considering another expansion, IADG was able to connect them with Franklin REC and the available speculative building in Hampton.

Centro, Inc., headquartered in North Liberty, is the largest custom rotational molder in North America. The company designs and manufactures custom rotational molded products for industries such as agriculture, construction, and lawn and garden. Franklin REC and Maquoketa Valley Electric Cooperative provide power to the Hampton and Cascade Centro locations respectively.

## Perry Builds Another Spec Building

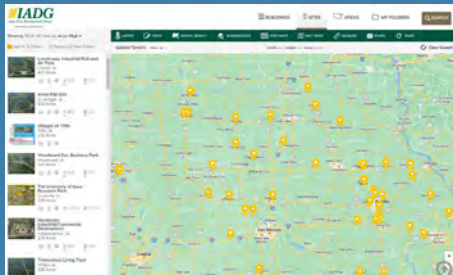


**Perry Economic Development** is under construction with its fourth shell building since its inception in 1984. The building has the same specifications as one built in 2018, now home to TCB Companies. It is a 30,000 sq. ft. all-steel, industrial, pole-style, insulated warehouse shell building with 30-foot sidewalls. The building is located on a 5.2-acre lot in the Perry Industrial Park, a designated Certified Site by the Iowa Economic Development Authority.

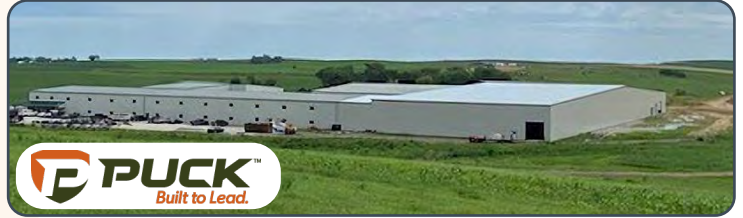
A unique partnership of **Guthrie County REC, Minburn Communications, CIPCO,** and **IADG** provided technical, planning, and financial support for the project. Guthrie County REC will provide electric power to this new building, and Minburn Communications will accommodate the telecommunications and broadband needs. The building, currently under construction, is already garnering serious interest.



View available sites and buildings at [IADG.com](http://IADG.com)



## Puck Enterprises Significant Expansion Underway



**Puck Enterprises**, located just south of Manning, is under construction on a massive 100,000 sq. ft. expansion. This expansion will significantly enhance Puck's production capabilities. Construction began in July of 2021. With the exterior near completion, the work is now focused on the interior to get the cranes and equipment installed, and production lines running.

This new building will serve several functions, including an automated powder coating line, allowing the company to have greater throughput. Puck plans to double the number of welding bays and triple the assembly space. The new building will also connect the current manufacturing line to the central warehouse. This will bring the product closer to the facility where all the finished products are stored.

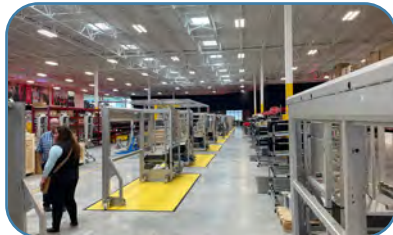
"This new expansion is the next step towards being more efficient than ever before, allowing us to focus on building the most innovative equipment on the market," stated Jeremy Puck, Puck's president and CEO.

Puck has been expanding its campus in Manning since 2010. Today, in addition to the ever-growing headquarters, the company also has locations in Farley, IA; Worthing, SD; and Osijek, Croatia. The company currently employs 120 people and expect to add 30 additional positions to accommodate their growth. Puck also acquired BullDog Hose Company in Angier, NC, and U.S. Coupling in Dothan, AL to expand the product line in the Puck brand.

**Western Iowa Power Cooperative** provides electric power to the Puck Enterprises campus.

## Lely's New Business Hub and Complex Open in Pella

In early June, **Lely North America** opened its operations hub in the new Lely Park near Pella. This \$23 million phase 1 investment will help Lely significantly increase its production capacity to meet the growing needs of its North American farmers. Lely is the only dairy/livestock automation company that manufactures and assembles robotic milking and feeding equipment in North America. **Pella Cooperative Electric Association** provides electric power to the Lely Park.



## Delta Metals Expands Operation to Lamoni

**Delta Metals** is under construction on their new 55,000 sq. ft. facility in the Lamoni Highway 69 East Industrial Park. Delta Metals manufactures metal roofing and siding for businesses and homes. They are also constructing a new building adjacent to the new manufacturing facility that will be available for various community events, such as auctions. **Lamoni Municipal Utilities** serves Delta Metals and the East Industrial Park.





# Ripple Effect Grants Foster Community Projects



The Ripple Effect program, a partnership between IADG and Aureon, provides guidance and financial assistance to Iowa Independent Telecommunications Companies (ITCs) to help them accomplish economic development goals and community projects. 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. Aureon provides direct financial assistance for Ripple Effect loans and grants by matching dollar for dollar. For more information, visit [www.RippleEffectWorks.org](http://www.RippleEffectWorks.org). Here are recent projects supported through the Ripple Effect program.



**Brooklyn, Iowa**, is undergoing a phase one housing assessment. This initial phase, conducted by Hometown Housing, USA, will collect market research based on primary and secondary data from regional surveys targeting

local stakeholder groups. Local partners, stakeholders, and employers will have the opportunity to be involved in the assessment, which will help the city strategically plan for new housing to meet rising demand.

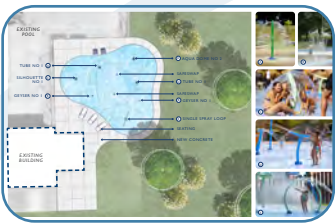
Grant: **\$5,000 Brooklyn Mutual Telephone Company**  
**\$5,000 Aureon**



The **Little Charger Early Learning Center** in Guthrie Center recently received a grant to help fund engineering studies and architectural designs to replace the current building and expand its childcare services. The new

building will be licensed to care for 82 children.

Grant: **\$5,000 from Guthrie Telecommunications Network**  
**\$5,000 Aureon**



The City of West Bend received grants to assist the community with planning and engineering expenses associated with a new splash pad. The splash pad is expected to be open for the 2023 season and will be free to all and complement West

Bend's public pool and recreational area.

Grant: **\$5,000 Northwest Communications**  
**\$5,000 Aureon**



The **Women Who Care** organization from New Market, IA, received grant funds to assist with the community's park revitalization project. Funding will be used for the certified professional installation expenses required

for removing and reconstructing a new playground, which will be the centerpiece of the revitalized park. New Market expects to complete the project in time for the 2023 New Market 4th of July Celebration!

Grant: **\$5,000 Farmers Mutual Telephone Company (FMTC) – Stanton**  
**\$5,000 Aureon**



**Winn-Worth Betco** received a grant for the development of a master plan for the 22-acre commercial site located next to Diamond Jo's Casino on I-35 near the Iowa/Minnesota border. The study will help identify key targeted markets

for the property, provide design guidelines for future developments, and include 3-dimension renderings for marketing. The initial planning stages are underway, which involve input from the development group, the county, Winnebago Cooperative Telecom Association (WCTA), Heartland Power, and other local leaders.

Grant: **\$5,000 Winnebago Cooperative Telecom Assn.**  
**\$5,000 Aureon**  
**\$2,000 Heartland Power Cooperative**



The **Stanton Community Foundation** is working toward a new public basketball court. After finishing a very successful basketball season, several student-athletes surveyed 6th through 12th graders from Stanton Community Schools

about interest in a new outdoor court. 80% of the survey respondents indicated they would use the court if one was built. The students presented the project idea to the city, and Stanton agreed to help with the project and donated public ground for the court. With the help of the Stanton Community Foundation, the students led a fundraising effort to cover the costs of installing a concrete pad and two basketball hoops. Grants from Farmers Mutual Telephone Company (FMTC) and Aureon completed the fundraising, helping the students reach their goal of \$30,000. Once completed, the outdoor court will allow all students to shoot hoops off-season.

Grant: **\$4,000 Farmers Mutual Telephone Company (FMTC) – Stanton**  
**\$4,000 Aureon**



**Ogden Legacy** received a grant to support a business park engineering study. The grant money and additional funding from Midland Power Cooperative, the Iowa Rural Development Council, and

Ag Reliant completed the initial fundraising effort for the Ogden Business Park. The study will offer a concept plan and infrastructure cost estimates associated with the development of the first 40-acre parcel of the park.

Grant: **\$2,500 Ogden Telephone Company**  
**\$2,500 Aureon**  
**\$2,500 Midland Power Cooperative**

## IADG Staff Recognized for Increased Job Duties

IADG has undergone many changes in 2022, including a reorganization and becoming a direct employment organization. As a result, duties and titles have been updated to reflect changes in responsibility.

**Steven Benne, Development Finance Director**, is now the primary contact for the financial assistance support, including the USDA REDL&G program. He earned the Economic Development Finance Professional (EDFP) certification and has been a part of the IADG team for three years.



**Susie Wilhite, Sr. Manager, Accounting & Human Resources**, has added the duties of human resources administration into her job responsibilities. In addition, she oversees IADG in-house operations and finances. Susie joined the IADG team in 2020.



*The IADG team looks forward to supporting our business and community development projects. Please contact the staff anytime they can be of assistance. [IADG.com/OurTeam](http://IADG.com/OurTeam)*

**Bruce Nuzum**, President

**Brian Tapp**, V.P. Value Added Agriculture

**Kay Snyder**, Director of Marketing & Communications

**Steven Benne**, Development Finance Director

**Bruce Hansen**, V.P. Business Development

**Ethan Pitt**, V.P. Community Initiatives and  
Ripple Effect Program Director

**Susie Wilhite**, Sr. Manager, Accounting and  
Human Resources

## Watch for IADG's New Look

IADG is excited to announce that a brand refresh is underway. The current logo was incorporated in 2010 to recognize IADG's 25th anniversary. This brand has served the organization well.

Over a decade later, we feel the time is right for an update. As we continue the great work for economic development across rural Iowa on behalf of our rural utility partners, we do it with new leadership, staff, and new and enhanced programs. Over the next few months, you will see the changes rolled out across IADG's materials, website, social media outlets, and beyond.



## Books to Kids in Appanoose and Monroe Counties

**Chariton Valley Electric Cooperative, Northeast Power (NEP), and CoBank**

recently partnered to fund the **Dolly Parton Imagination Library®**

program in Monroe and Appanoose counties. This program promotes early childhood literacy through books that are mailed monthly directly to children under the age of five at no cost to the child or family.



The Carnegie Evans Public Library in Albia kicked-started their program with a \$13,000 donation. The Friends of Drake Public Library in Centerville expanded their existing program with the \$7,000 donation from these sponsors.



Dolly Parton launched the Imagination Library to honor her father who never learned to read or write. The program is meant to give children from all walks of life a chance that Dolly's father never had.