



STORY COUNTY
ECONOMIC DEVELOPMENT GROUP

Story County Economic Development Group

Interim Agenda

October 27, 2022
10:00 AM
Community Center
503 Elm
Story City, Iowa

1. Welcome and Introductions
2. Approval of Agenda
3. Approval of Minutes from July 21, 2022
4. Old Business
 - a. Annual Eligibility Determinations
5. New Business
 - a. Fiscal Year 2024 Budget Discussions
 - b. Annual Allocation Amounts Determinations
 - c. Approve Calendar Year 2023 Meetings
6. Other Items
 - a. Community and County Updates
 - b. Comments Regarding Non-Agenda Items
 - c. Housing Action Plan – Quarterly Update
7. Dates to remember
 - a. Next Meeting – January 26, 2023 (In Person/Hybrid - Administration Building, Nevada)
8. Adjournment

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Story County Economic Development Group Meeting Minutes

July 21, 2022

Cambridge City Center, 225 Water St.
Cambridge, Iowa

ATTENDEES: Amy Kohlwes (Colo), Jodi Meredith (Roland), Karen Denger (Kelley), Shelly Winscott (Cambridge), Debbie Younkin (Story County Planning and Zoning Commission), Susan Roberts (Cambridge), Karen Davis (Zearing), Greg Piklapp (Ames Chamber of Commerce/EDC), Amy Howard (Ames Chamber of Commerce/EDC), Brenda Dryer (Nevada EDC), Sonia Sundberg (Gilbert), Mark Jackson (Story City), Lisa Heddens (Story County Board of Supervisors), Steven Gast (Maxwell), Rita Conner (Huxley), Barb McBreen (Cambridge), Bobby Chubbic (Cambridge), Linda Murken (Story County Board of Supervisors), Bryce Garman (Story County staff), Leanne Harter (Story County staff)

1. **Welcome and Introductions – Chair Amy Kohlwes called the meeting to order**
2. **Approval of Agenda - with the addition of minutes from January 27, 2022**
Gast/McBreen - Motion to Approve (MCU)
3. Organization Meeting
 - a. Election of Officers
Chair – Amy Kohlwes
Jackson/Denger – Motion to Approve (MCU)

Vice-Chair – Karen Davis
Kohlwes/Dryer – Motion to Approve (MCU)
4. **Approval of Minutes from April 28, 2022, and January 27, 2022**
Howard/Davis – Motion to Approve (MCU)
5. **Old Business**
 - a. **Economic Development Summit**
Greg Piklapp provided a brief overview of what was anticipated to be discussed, noting the focus on housing and economic development issues.
 - b. **Housing Study Update**
Leanne Harter provided an update on where the process was and the next steps.

c. Annual Strategic Planning – reports from Subcommittees

This will be discussed at future meetings.

6. New Business

a. Annual Report

Harter presented the draft Annual Report for the members to recommend approval of to the Board of Supervisors.

Conner/McBreen – Motion to Approve (MCU)

b. Annual Eligibility Determinations

Harter reviewed the eligibility determinations, noting that McCallsburg had not met all the requirements. Members discussed the eligibility status;

Gast/Conner – Motion to Table to October Meeting (Motion Passed; Meredith, Jackson Nay)

Piklapp will work with McCallsburg to address the issue. Harter directed to return with historical information at the October meeting.

c. Annual Allocation Amounts Determinations

The subcommittee will meet to discuss various options for the formulas which will be brought to the October meeting.

d. FY 2023 Project Fund Requests

Potential funding for FY 2023 Project Fund requests was discussed.

Jackson/Gast – Motion to set the cap for FY 2023 Project Fund requests at \$16,500. (MCU)

7. Community and County updates

Participants presented updates from the communities that were in attendance.

8. Comments Regarding Non-Agenda items

It was noted that the Story County Housing Trust was identifying vacant lots in communities for placement of a Homes for Iowa dwelling.

Harter noted the following: communities have been sent requests to send Story County pictures of communities the County would then use in an upcoming publication and she informed the group that the URA program will remain paused for now.

9. Dates to Remember

a. Annual Report to BOS on August 9, 2022

b. Annual Allocation Amounts to BOS on August 9, 2022 – on hold pending October meeting.

c. Applications for County Funding Program Projects – Due on or before September 30th

10. Next Meeting – October 27, 2022 at 10:00 am with Story City volunteering to host.

11. Adjournment

Jackson/McBreen – Motion to Approve (MCU)

memo

Story County Economic Development Group

To: Story County Economic Development members

From: SCEDG Allocation Committee – Amy Howard (Ames Chamber), Jodi Meredith (City of Roland), Jennifer Davies (City of Slater), Jolene Lettow (City of Huxley), Sonia Arellano Sundberg (City of Gilbert)

Date: October 2022

Re: Community Allocations

SCEDG created an Allocation Committee to review community allocations to determine if revisions are needed to create a more equitable disbursement.

The general understanding is that SCEDG allocation funding is to be used in aiding communities with economic development through projects and planning opportunities.

The Allocation Committee noticed a trend in smaller communities “banking funds” over multiple years to save enough money to move forward with projects or to assist in the cost of hiring community planners/advisors, etc. to assist economic development.

Currently the allocation formula leans heavily upon population numbers. Smaller communities with smaller budgets and therefore less General Obligation money to dedicate towards economic development also tend to be the communities with a greater need to hire out for economic development projects and assistance.

Ames Chamber will receive \$52,224.82 this fiscal year according to the current formulas. Kelly will receive the smallest allocation at \$2,229.85. Amy Howard with Ames Chamber believed her organization with some planning, could continue to accomplish their goals for SCEDG allocations even if their future allocations were capped at \$50,000.00. Using the Ames amount of \$50,000.00 as part of the base configuration, the Allocation Committee has suggested a few funding options moving forward.

Option 1:

Keep funding allocations as they are currently. Using 2020 Census populations, determine base and certification amounts based on attendance. Subtract communities not eligible from total population. Subtract base/certification amounts from beginning amount by County (\$110,000.00). Subtract 15% of total funded by BOS for project funds. Divide resulting number by population and then multiply by 2020 Census to determine per capita amounts.

Option 2:

Maintain funding from Story County at \$110,000.00. Eliminate the project fund formula and application process. Allocate \$50,000.00 to Ames Chamber and equally divide the remaining \$60,000.00 amongst the other 13 communities provided they meet requirements of eligibility determination. This would result in the remaining communities receiving an annual allocation of \$4,615.00 each. All communities except Ames, Huxley and Nevada would see a positive increase in funding. Ames would receive \$2,224.82 less, Huxley would receive \$593.85 less and Nevada would have a \$2,620.93 loss in allocation.

Option 3:

Request an increase in funding from the BOS from \$110,000.00 to \$150,000.00. Eliminate the project fund formula and application process. Allocate \$50,000.00 to Ames Chamber and equally divide the remaining \$100,000.00 amongst the other 13 communities provided they meet requirements of eligibility determination. This would result in the remaining communities receiving an annual allocation of \$7,692.31. All communities except Ames would see a positive increase in funding. Ames would receive \$2,224.82 less.

To offset the \$40,000.00 in additional funding to SCEDG the committee suggests the BOS end the Technical Assistance Grant and the Façade Grants. While these grants support great economic development projects they have been underutilized. Absorbing this funding into the community allocations will still allow façade improvements and/or funding of grant writers, code codification, comprehensive planning, etc. as each community sees a need in their area. This option would continue to support nearly all communities at or will increase current funding without adding a large burden to tax payers.

** It is important to note; the Allocation Committee suggests no changes go into effect until the FY 2023-2024 fiscal year. The delay in formula changes would allow communities to prepare and plan for future economic needs in their budgeting process.