



## **Story County Economic Development Group**

### **Tentative Agenda**

**July 18, 2019**

10:00 am

Public Meeting Room – 2<sup>nd</sup> Floor

Story County Administration Building

Nevada, Iowa

1. Welcome and Introductions
2. Approval of Minutes from April 25, 2019
3. Organization Meeting
  - a. Election of Officers
  - b. Annual Eligibility Determination
  - c. Determination of Annual Allocation Amounts
4. Economic Development Summit Update
5. Community and County Updates
6. Comments Regarding Non-Agenda Items
7. Dates to remember:
  - a. August: BOS Approval of Annual Allocation Amounts and Release of Funds
  - b. Applications for County Funding Program Projects Due on or Before September 30<sup>th</sup>
  - c. Next Meeting: October 24<sup>th</sup> at 10am in Public Meeting Room – 2<sup>nd</sup> Floor
  - d. Story County Administration Building, Nevada
    - i. Approve County Funding Program Projects
    - ii. Joint Meeting with BOS and Budget Discussion
  - e. November: BOS Acts on County Funding Program Projects
8. Adjournment

## Story County Economic Development Group Meeting Minutes

April 26, 2018

### Cambridge Community Building (Cambridge)

ATTENDEES: Greg Schlueter, Delbert Amsden, Doug Miller, Steve Gast, Dave Thom, Jodi Meredith, Sonia Arellano Dodd, Mark Jackson, Stephanie Woodhouse, Karen Denger, Craig Henry, Michael Cox, Susan Erickson, John Hall, Karen Davis, Drew Kamp

1. Welcome and Introductions
2. Approval of Minutes from January 24, 2019

Scott DeYoung motioned, Greg Schlueter second. Passed unanimously.

3. Discussion Regarding Annual Allocation Reports and Appointed Representative

Question was raised about the number of appointments allowed.

4. Economic Development Summit Update

Plans are for September 20<sup>th</sup>. Dustin will need to provide an update via email to the group. It was recommended that Dustin seek approval on topics from the communities at SCEDG.

5. Community and County Updates

#### *Slater*

Awarded Catalyst Grant for Gross Wen Technology. Open house for the demo facility will be in June. Starting to consider community center on Main Street.

#### *Huxley*

Trail head design is complete and working on easements. Winery and micro brewery moving along with plans to open in August. 3 developments moving with 500+ residential lots. Last HDC lot has been sold.

#### *Kelley*

No updates.

#### *Colo*

Exploring land for housing development. Auction house is under construction. Nilands has reopened.

#### *Zearing*

Prairie Rail Trail Expansion is underway. 108 E Main is hoping to be complete mid-summer. 2 buildings the city owns that are being considered for redevelopment.

#### *Story City*

Eby Expansion will be completed by the end of May for manufacturing and June for the sales office. Soilview construction is scheduled for this summer. 14 of 28 new housing lots are sold. Woodland Farms has created land for 45 housing lots. North Park 2nd phase is under construction. Mall redevelopment is going well.

### *Gilbert*

Water plant bid is going out, estimating \$4.7 million. 2/3 through wastewater project at \$4.3 million. 40 acres being developed with residential, town homes, and apartments. The bike trail will be connected through the development.

### *Roland*

Pool bond passed for \$3.1 million. Lagoon will be completed by September for \$4.2 million. Bridge through town planned in 2020.

### *Cambridge*

Catalyst grant for Legion Building & Huxley Communications for REDL&G secured. Sewer upgrade application is into the DNR.

### *Maxwell*

51 acres for development is in the process of sale. Dollar General plans are being reviewed. Sewer plant in design review with DNR.

### *Collins*

City Clerk Retired - job is open through May 10th. Annexing land for housing & Landus. Deploying TIF to new areas for street repair. First new house built in a long time currently in process for a sale. Meeting with Flummerfelt to discuss in-fill lots.

### *Ames*

Vertex announcement - currently at 81 employees going to 300 in 3 years. ISU Research Park Director announcement expected soon. Comp Plan update underway. Downtown Parking study being conducted. 2 new housing development on the south side of town. Development agreement for Fleet Farm being worked on.

### *Nevada*

Downtown redevelopment planning is underway. Verbio construction has started. Burke construction has started.

### *Story County*

June 28<sup>th</sup> Tedesco Learning Corridor is opening. Hickory Grove Lake is drained for the summer for construction. Prairie Rail Trail will be completed this summer. Hear of Iowa from Slate to Huxley is planned for this summer.

#### 6. Approval of Calendar Year 2019 Meeting Calendar

Calendar Invites have been sent out. October meeting is in Huxley.

#### 7. Comments Regarding Non-Agenda Items

The Housing Study was brought up as a topic of conversation. Supervisor Olson had originally been working on it and it died at the Story County Supervisors table. It was motioned to

continue to conversation with the County regarding a housing study for communities outside of Ames by Gast. Seconded by Henry. Motion passed.

There was conversation about the need for a Flood Plain Manager through a 28E agreement with a number of the communities.

Conversation was had on the Property Tax Bill that recently passed. Additionally, SAVE passed.

Adjourned at 11:07 AM.



## Fiscal Year 2019 Annual Report

Submitted June 2019

### Meetings and Attendance

Date of Meeting	Meeting Location	Attendance																		
		Ames	Cambridge	Collins	Colo	Gilbert	Huxley	Kelley	Maxwell	McCallsburg	Nevada	Roland	Slater	Story City	Zearing	BOS	PZC Rep	SCCB Rep	AEDC Contract	SC Staff
4/25/2019	Gilbert City Hall	X	X	X	X	X	X	X	X		X	X	X	X	X			X	X	
1/24/2019	Slater City Hall	X	X	X		X	X	X	X		X	X	X	X					X	X
10/25/2018	Collins Community Center	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X
8/16/2018	Nevada - Admin Building	X	X	X	X	X	X	X	X		X	X	X	X	X	X			X	X

Based on the attendance in FY 2019, the following communities are eligible for FY2020 funding:

- All communities except McCallsburg.

### ***Fiscal Year 2019 Funds Awarded***

For Fiscal Year 2019, the Story County Board of Supervisors budgeted \$110,000 in funding to the Story County Economic Development Group. These funds are distributed in two ways to eligible Story County communities:

1. Annual Allocation: Annually, all eligible Story County communities receive a base amount for attending meetings and being certified with the County, plus a per capita distribution of the funds allocated by the Story County Board of Supervisors.
2. Project Funds (formally known as "Pool" funds): Project Funds consist of a maximum of 15% of the total funds allocated annually to the SCEDG from the Board of Supervisors.

Each eligible community may only submit one application and application requests shall not exceed \$2,500 per request.

These funds can be used to assist eligible communities in Story County with the following initiatives:

- Community marketing and prospecting
- Development of promotional materials
- Consulting and planning services
- Speculative buildings
- Financial incentives
- Tourism attractions (which create a major impact on the entire county – events are not eligible)
- General community betterment activities
- Main Street projects which are part of a planned community project, including, but not limited to such things as streets aping, facilitators for planning, focus groups, and community-based restoration.
- Welcome signage and community entrance beautification
- Community driven housing promotion, including, but not limited to housings assessments, marketing of housing opportunities, and marketing for recruitment of potential developers
- Industrial park and commercial park preliminary studies
- Directional and local attraction signage.

Community	Ames	Cambridge	Collins	Colo	Gilbert	Huxley	Kelley	Maxwell	McCalsburg	Nevada	Roland	Slater	Story City	Zearing	TOTALS
Population (2010)	58,965	827	495	876	1,082	3,317	309	920	333	6,798	1,284	1,489	3,431	554	80,999
Pool Funds	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$ -	\$500	\$500	\$500	\$500	\$500	\$6,500
Base	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$ -	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$19,500.00
Certification	\$49,536.85	\$694.77	\$415.85	\$735.93	\$908.99	\$2,786.63	\$259.59	\$772.90	\$ -	\$5,711.04	\$1,078.70	\$1,250.92	\$2,882.40	\$465.42	\$67,500.00
Total \$ FY19	\$51,536.85	\$2,694.77	\$2,415.85	\$2,735.93	\$2,908.99	\$4,786.63	\$2,259.59	\$2,772.90	\$ -	\$7,711.04	\$3,078.70	\$3,250.92	\$4,882.40	\$2,465.42	\$93,500.00
Project Funds	\$ -	\$2,500.00	\$2,500.00	\$800.00	\$ -	\$2,500.00	\$ -	\$2,200.00	\$ -	\$ -	\$2,000.00	\$ -	\$2,500.00	\$1,500.00	\$16,500.00
Total \$ FY19	\$51,536.85	\$5,194.77	\$4,915.85	\$3,535.93	\$2,908.99	\$7,286.63	\$2,259.59	\$4,972.90	\$ -	\$7,711.04	\$5,078.70	\$3,250.92	\$7,382.40	\$3,965.42	\$110,000.00

**Projects (by Community)**

Community	Project Description	Requested Amount	Awarded Amount
Cambridge	Asbestos abatement of old library and Legion Hall	\$3,000.00	\$ 2,500.00
Collins	Mural	\$3,000.00	\$ 2,500.00
Colo	Engineering fees for proposed development	\$800.00	\$ 800.00
Huxley	Update economic development video and fliers	\$2,900.00	\$ 2,500.00
Maxwell	Brochure development	\$1,500.00	\$ 2,200.00
Roland	Painting exposed brick	\$2,000.00	\$ 2,000.00
Story City	Repair and renovation of exterior of carousel pavilion	\$10,000.00	\$ 2,500.00
Zearing	Permanent signage	\$1,500.00	\$ 1,500.00
<b>Totals</b>			\$ 16,500.00

### ***Story County Economic Development Group – Agenda Summaries***

Throughout Fiscal Year 2019, the Story County Economic Development Group received reports and presentations, and/or took action on, the following items:

- Presentation/Discussion by Lauris Olson – Housing Grant Pilot Proposal
- Presentation on Wastewater Alternative – Gross-Wen Technologies
- Housing Needs Assessment Discussion
- Calendar Year 2019 Adopted
- Economic Development Summit
- Amendments to Bylaws
- Presentation on the Story County Housing Trust – Amber Corrieri

### ***Upcoming Items (Fiscal Year 2020)***

- July 2, 2019 – Board of Supervisors Approval of Annual Report
- July 18, 2019 – SCEDG Meeting – Election of Officers
- September 20, 2019 – Economic Development Summit
- September 30, 2019 – Applications for County Funding Program Projects Due
- October 24, 2019 – Joint meeting with the Board of Supervisors

***Submitted to the Board of Supervisors by Drew Kamp, Chairperson, Story County Economic Development Group***



***Drew Kamp***

***Date: Friday, June 14, 2019***