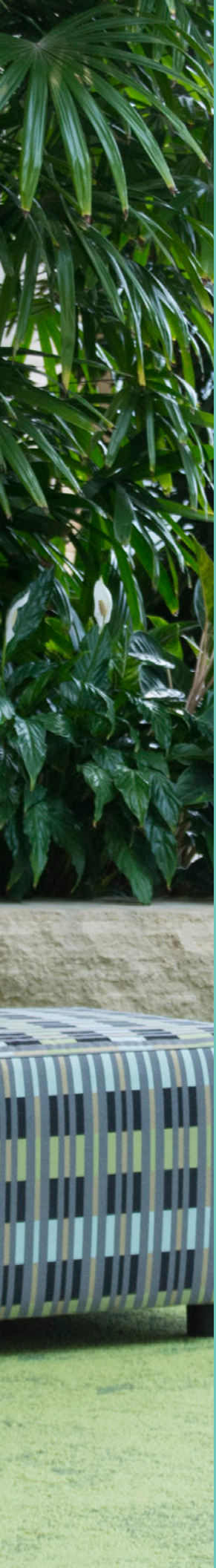


IOWA ECONOMIC DEVELOPMENT AUTHORITY
ANNUAL REPORT





The mission of the Iowa Economic Development Authority (IEDA) is to create opportunities for Iowans, communities, and businesses to thrive. Through two main divisions – Business Development and Community Development – IEDA administers several state and federal programs to meet its goals. This report pertains only to State funded programs managed by the Business Development Division.

OVERALL RESULTS

Iowa's economy is strong and growing steadily. Iowa's GDP in 2023 was \$202.1 billion. Iowa experienced a 8.4% growth in GDP since 2020. As a low cost of doing business state, Iowa is in a great position to attract new businesses and to encourage expansions of already existing companies. Many great companies have found Iowa the perfect place to establish operations or expand.

The IEDA has assisted 535 projects using programs, such as the High Quality Jobs Program, and funds authorized by the Iowa Legislature since July 2012. From July 2012 through June 2024, the IEDA Board awarded \$73 million in direct financial assistance and \$752 million in tax credits. These incentives bring projects to Iowa that are expected to result in 76,267 direct, indirect and induced jobs and \$18.7 billion in capital investment for Iowa's economy. For every \$1 in state incentives, which includes direct financial assistance and tax benefits, these projects provide a return of \$25.74 in capital investment.

It is important to note that 34% of projects awarded since July 2012 remain in the performance period. During this period, jobs created meet the required wage thresholds and make the capital investments to comply with the agreed-upon contractual obligations that must be fulfilled by the project completion date at the end of the performance period. IEDA monitors performance throughout the term of the contract. However, a determination as to whether a business has fulfilled its contractual obligations is generally not completed until the end of the performance period.

Loans and awards of tax credits are neither grants nor gifts. Projects must earn the awards. A business receives no refund of sales tax until the investment is made, the money was spent to build or expand its footprint in Iowa and the business provides documentation of expenditures. A business cannot claim an investment tax credit until it can offset the income. A business must provide security or must make the investment and create/retain the jobs, as promised, before loan funds are disbursed.









CONSIDERATIONS

This year's annual report contains projects awarded through IEDA's business development programs after July 1, 2012. Additionally, any awards approved prior to Fiscal Year 2013 that were not in a closed status prior to the date of the database migration, Sept. 1, 2018, are included in this report.

During the 12 years covered in this report, programs like the Grow Iowa Values Fund and others have come and gone. Multiple business assistance programs have been in effect during the period covered in this report. It's important to note, program requirements changed over the period covered, either due to legislative or administrative rule changes or internal contracting and policy modifications. Some programs, when created, did not have job requirements but later required them. Economic fluctuations during the reporting period also influence outcomes, significantly impacting the ability to meet job and investment requirements. Some projects outlined in this report were caught in the 2008 and 2020 recessions that produced poor market conditions.

FINANCIAL ASSISTANCE AWARDS

(July 2012 through June 2024)

Each year, IEDA's Compliance Team compiles a report of the status of each business project awarded or under contract. The Fiscal Year 2024 Annual Report measures status and progress of projects awarded since July 2012 and tracked by the Compliance Team. Below is an explanation for each status, as well as an explanation of how they appear within the report.

Contract Pending

Projects in this category can include projects receiving an award by the IEDA Board, but as of the final compilation of this report, were still in contract negotiations or awarded so recently that the businesses receiving the awards weren't required to report this cycle. These encompass the most recent awards made prior to the cut-off date of June 30, 2024.

These projects appear under the "Contract Pending" heading and include only the initial project information.

Projects not Proceeding

This category encompasses projects awarded incentives that elected not to move forward in receipt of funds. This doesn't necessarily mean the project won't happen, only that the business declined State assistance. Projects in this category include awards declined, rescinded or terminated.

These projects are displayed under these headings:

- Contract Terminated
- Declined/Rescinded

Projects under Contract

This category encompasses projects awarded incentives through IEDA programs, have signed contracts with the State, and are in either the “performance” period or the “maintenance” period. In most cases, a project is required to meet job, wage and capital investment obligations by the “Project Completion Date.” Beyond the completion date, a project is required to maintain the obligated jobs and investment through the “Maintenance Date.”

These projects are displayed in this report under these headings:

- Performance Period
- Maintenance Period

Projects in Default

Projects in this category are considered “in default” at the time of the annual report. The status of “in default” is often temporary since businesses are allowed a contractually designated cure period to correct the default. Reasons for being considered “in default” range from not filing required reports to not creating the jobs or investment required by the contract.

These projects appear under a heading titled “Projects in Default.”

Closed Projects

Projects in this category are considered “completed” at the time of the annual report. Each has been evaluated to determine if the project met all contract terms. If so, projects are categorized as successful and are under no additional obligation to report information to IEDA. If a project did not meet the terms required in the contract, the IEDA Compliance Team notifies the business the amount it must forego, or pay back to the State, based upon contractual provisions. Sometimes that consists of paying back all or a portion of the direct assistance provided by the State or returning or not claiming some or all tax credits awarded. These projects are categorized as either “full repayment required” or “partial repayment required.”

These projects are displayed in this report under these headings:

- Closed Projects - Successful
- Closed Projects - Full Repayment Required
- Closed Projects - Partial Repayment Required

COMPLIANCE CUMULATIVE DATA BY STATUS

July 1, 2012 - June 30, 2024, and older open contracts

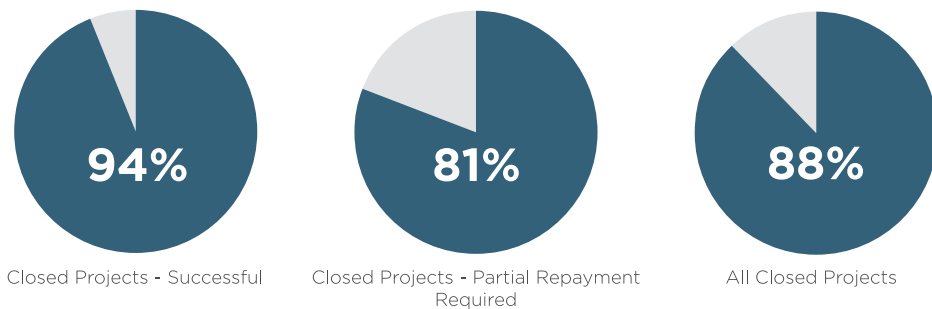
	Sum of Capital Investment	Sum of Total Direct Funding Awarded	Sum of Tax Benefits Awarded	Sum of Total Contracted Jobs	Sum of Total Project Completion Jobs	Sum of Total Final Numbers Jobs	Sum of Total Project Cost at Project Completion
Awarded	\$840,951,843	\$0	\$1,227,766	68	\$0	\$0	\$0
Closed Contracts - Full	\$161,445,166	\$2,077,000	\$7,910,329	668	31	\$0	\$165,239,178
Closed Contracts - Partial	\$429,044,242	\$8,231,000	\$34,602,423	2267	2209	1784	\$1,179,471,821
Closed Contracts - Successful	\$5,669,691,333	\$21,861,357	\$220,079,434	10906	10096	10114	\$8,077,715,221
Contract Sent for Recipient Signature - (Compliance)	\$1,409,110,180	\$7,850,000	\$17,602,100	687	\$0	\$0	\$0
Contract Terminated	\$1,257,595,274	\$7,421,000	\$98,323,739	4196	199	105	\$238,880,353
Declined or Rescinded	\$1,529,810,135	\$9,520,000	\$92,570,724	4377	22	\$0	\$16,482,061
In Collections	\$3,546,000	\$500,000	\$214,800	312	\$0	\$0	\$0
Under contract - In Maintenance	\$4,102,918,969	\$2,033,612	\$110,767,063	3682	3672	\$0	\$7,865,042,109
Under contract - In Performance	\$6,774,017,346	\$13,932,000	\$181,961,497	8808	144	\$0	\$0
In Default	\$18,305,000	\$0	\$957,500	49	49	\$0	\$19,821,289
Grand Total	\$22,196,435,488	\$73,425,969	\$766,217,375	36,020	16,422	12,003	\$17,562,652,032

ANALYSIS

Additional analysis of closed projects can be completed. Sometimes, projects do not meet all obligations and some form of repayment is required. However, most projects are successful, meeting the obligations set forth in the contract. In fact, among all closed projects since FY 2013, 86% of the jobs pledged at time of award were created by the end of the performance and maintenance periods. For every \$1 in incentives (direct financial assistance and tax benefits) awarded between July 2012 and June 30, 2024, to closed projects, the State realized a return of \$25.74 of capital investment made by the company.

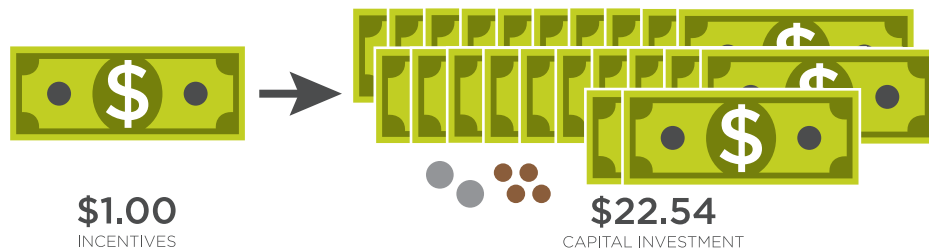
JOBS COMPLETION RATE

PERCENTAGE OF CONTRACTED JOBS CREATED



RETURN ON INVESTMENT

AMOUNT OF CAPITAL INVESTMENT GENERATED FOR EVERY DOLLAR OF INCENTIVES



COMPLIANCE CUMULATIVE DATA BY IEDA PROGRAM

July 1, 2012 - June 30, 2024, and older open contracts

	Count of Company	Sum of Capital Investment	Sum of Total Direct Funding Awarded	Sum of Tax Benefits Awarded	Sum of Total Contracted Jobs	Sum of Total Project Cost at Project Completion
Enterprise Zone	26	\$383,080,226	\$1,250,000	\$29,552,779	1061	\$284,384,032
High Quality Jobs Program	480	\$20,989,502,421	\$71,975,969	\$709,218,768	31778	\$16,756,097,018
Targeted Jobs	42	\$823,852,841	\$200,000	\$27,445,828	3181	\$522,170,982
Grand Total	548	\$22,196,435,488	\$73,425,969	\$766,217,375	36020	\$17,562,652,032

ACCESS FULL COMPLIANCE DATA

View the complete annual report compliance data by company, status and county at iowaeda.com/our-agency/reports/.

A listing of programs, abbreviations and definitions of column headings used in the full annual report tables are available at: [iowaeda.com/userdocs/News/Report Definitions Key.pdf](https://iowaeda.com/userdocs/News/Report%20Definitions%20Key.pdf)









ACCOUNTING INFORMATION

Another important aspect of IEDA's responsibilities in administering business incentives is the accounting side. Some incentives awarded by the State include low interest loans paid back throughout the life of a project. When projects don't meet the obligations set forth in the contract, it's necessary to recapture.

IEDA's Accounting Team functions separately from the Compliance Team and is responsible for handling loan repayments, working with companies to set up payment plans and, in some cases, working with outside counsel to take legal action if a company is not complying with repayment requirements. While this is the exception and not the norm, it is IEDA's responsibility to pursue these avenues to ensure taxpayer dollars are returned when contractual obligations aren't met.

The Accounting Team and Compliance Team categorize projects differently, using different statuses, due to distinct functions. Below is a definition for each accounting status:

Closed – Collections: Projects in this category are closed and working with in-house collections staff to repay the required amount.

Closed – Converted: At some point, forgivable loans awarded to projects in this category were converted to loans. A project in this status is currently paying back the loan.

Closed – Legal: Projects in this status have been referred to outside counsel to seek legal recourse for repayment.

Closed – Paid in Full: Projects that fully paid the obligations to the State.

Closed – Write-Off: A project in this category has been through the in-house collections process, the legal process or in some other way demonstrated full or partial repayment or claw back is not possible. These accounts have been written off by IEDA, and the agency is no longer seeking repayment.

Open: A project in this category is still open but may be paying the loan portion of its award.

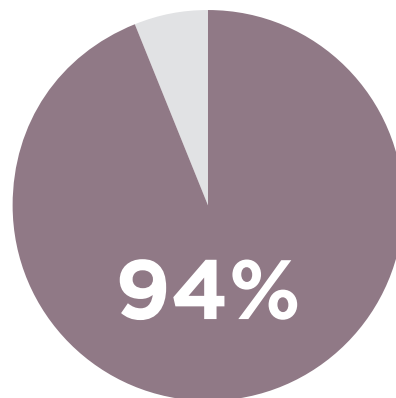
Closed – Collect Paid in Full: Projects with this status are closed and have fulfilled the repayment obligations to the State.

ACCOUNTING ANALYSIS

A review of the accounting statuses show, over the course of the annual report timeframe (July 2012 - June 2024), IEDA closed projects with a 92% repayment rate. A summary of the accounting statuses and accompanying metrics can be viewed in the following tables.

STANDING OF PROJECTS

PERCENTAGE OF PROJECTS IN GOOD STANDING



INTEREST PAYMENTS

AMOUNT OF INTEREST GENERATED FROM FY 2024



ACCOUNTING CUMULATIVE DATA BY STATUS

July 1, 2003 - June 30, 2024

	Sum of Beginning Loan Balance @ 7/1/2023	Sum of Additions	Sum of Adjustments	Sum of Repayments	Sum of Interest	Sum of Ending LoanBalance @ 6/30/2024	Sum of Total Project Cost at Project Completion
Closed - Collections	\$601,005.32	N/A	N/A	\$17,598.83	\$0.00	\$583,406.49	N/A
Closed - Converted	\$455,433.46	\$200,000.00	-\$344,523.91	\$17,737.89	\$8,061.42	\$293,171.67	\$108,621,350
Closed - Forgiven	-\$24,762.64	N/A	-\$0.20	\$2,083.33	N/A	-\$26,846.17	\$1,104,213,101
Closed - Legal	\$1,006,370.03	N/A	N/A	N/A	N/A	\$1,006,370.03	\$12,651,005,288
Closed - Paid in Full	\$2,547,915.69	\$100,000.00	-\$222,684.16	\$1,480,097.25	\$32,091.97	\$945,134.34	N/A
Closed - Write-Off	\$2,805,113.58	N/A	-\$2,829,429.58	\$29,487.49	\$3,465.24	-\$53,803.49	\$355,674,738
Open	\$21,152,222.46	\$3,405,470.65	N/A	\$1,713,151.01	\$167,120.60	\$22,844,542.11	\$16,482,061
Grand Total	\$28,543,297.90	\$3,705,470.65	-\$3,396,637.85	\$3,260,155.80	\$210,739.23	\$25,591,974.98	\$21,212,730,412

ACCOUNTING CUMULATIVE DATA BY IEDA PROGRAM

January 1, 2011 - June 30, 2024

	Sum of Beginning Balance	Sum of Additions/ New Loans	Sum of Adjustments	Sum of Principal Payments	Sum of Interest Payments	Sum of Balance as of 6/30/2020
Community Economic Betterment Account	-\$46,492.63	\$0	\$0	\$0	\$0	-\$46,492.63
Closed - Write-Off	-\$46,492.63	\$0	\$0	\$0	\$0	-\$46,492.63
Demonstration Fund	\$6,762,570.68	\$817,793.96	-\$1,173,015.32	\$854,438.62	\$64,656.02	\$5,552,910.73
Closed - Converted	\$295,053.57	\$200,000.00	-\$184,411.22	\$17,737.89	\$7,861.42	\$292,904.47
Closed - Legal	\$72,894.46	\$0	\$0	\$0	\$0	\$72,894.46
Closed - Paid in Full	\$819,676.99	\$0	-\$32,086.62	\$497,289.69	\$14,370.77	\$290,300.71
Closed - Write-Off	\$982,284.88	\$0	-\$956,517.48	\$25,767.40	\$2,322.00	\$0.00
Open	\$4,592,660.78	\$617,793.96	\$0	\$313,643.64	\$40,101.83	\$4,896,811.09
Economic Development Set-Aside	\$33,751.86	\$0	-\$33,751.86	\$0	\$0	\$0.00
Closed - Write-Off	\$33,751.86	\$0	-\$33,751.86	\$0	\$0	\$0.00
Entrepreneurial Ventures Assist. Financial Assistance	\$823,140.06	\$0	-\$276,438.51	\$4,008.13		\$542,693.42
Closed - Legal	\$216,376.47	\$0	\$0	\$0	\$0	\$216,376.47
Closed - Write-Off	\$276,438.51	\$0	-\$276,438.51	\$0	\$0	\$0.00
Open	\$330,325.08	\$0	\$0	\$4,008.13	\$0	\$326,316.95

	Sum of Beginning Balance	Sum of Additions/ New Loans	Sum of Adjustments	Sum of Principal Payments	Sum of Interest Payments	Sum of Balance as of 6/30/2020
Grow Iowa Value Fund	\$8,493,489.12	\$0	-\$468,306.24	\$9,600.00	\$0	\$8,015,582.88
Closed - Collections	\$315,000.00	\$0	\$0	\$0	\$0	\$315,000.00
Closed - Forgiven	-\$38.84	\$0	\$0	\$0	\$0	-\$38.84
Closed - Legal	\$347,099.10	\$0	\$0	\$0	\$0	\$347,099.10
Closed - Write-Off	\$468,306.24	\$0	-\$468,306.24	\$0	\$0	\$0.00
Open	\$7,363,122.62	\$0	\$0	\$9,600.00	\$0	\$7,353,522.62
High Quality Jobs	\$1,274,921.44	\$190,000.00	-\$0.20	\$436,233.37	\$0	\$1,028,687.87
Closed - Forgiven	\$2,083.53	\$0	-\$0.20	\$2,083.33	\$0	\$0.00
Closed - Paid in Full	\$71,232.15	\$0	\$0	\$68,750.00	\$0	\$2,482.15
Open	\$1,201,605.76	\$190,000.00	\$0	\$365,400.04	\$0	\$1,026,205.72
Iowa Fund	\$4,908,731.67	\$410,112.69	-\$875,192.00	\$733,306.92	\$53,081.96	\$3,710,345.45
Closed - Legal	\$370,000.00	\$0	\$0	\$0	\$0	\$370,000.00
Closed - Paid in Full	\$580,629.82	\$0	-\$0.26	\$399,391.94	\$11,215.44	\$181,237.61
Closed - Write-Off	\$877,027.57	\$0	-\$875,191.74	\$3,204.64	\$658.69	-\$1,368.81
Open	\$3,081,074.28	\$410,112.69	\$0	\$330,710.34	\$41,207.83	\$3,160,476.65

ACCOUNTING CUMULATIVE DATA BY IEDA PROGRAM (Continued)

	Sum of Beginning Balance	Sum of Additions/ New Loans	Sum of Adjustments	Sum of Principal Payments	Sum of Interest Payments	Sum of Balance as of 6/30/2020
Iowa Innovation Acceleration Fund	\$880,582.97	\$0	-\$337,582.97	\$219,750.00	\$200.00	\$323,250.00
Closed - Converted	\$160,112.69	\$0	-\$160,112.69	\$0	\$200.00	\$0.00
Closed - Paid in Full	\$720,470.28	\$0	-\$177,470.28	\$219,750.00	\$0	\$323,250.00
Physical Infrastructure Assistance Program	-\$26,825.88	\$0	\$0	\$0	\$0	-\$26,825.88
Closed - Forgiven	-\$26,807.33	\$0	\$0	\$0	\$0	-\$26,807.33
Closed - Write-Off	-\$18.55	\$0	\$0	\$0	\$0	-\$18.55
Proof of Commercial Relevance	\$1,379,783.56	\$550,000.00	-\$160,191.10	\$86,987.29	\$0	\$1,682,605.17
Closed - Collections	\$71,779.35	\$0	\$0	\$0	\$0	\$71,779.35
Closed - Paid in Full	\$53,603.05	\$50,000.00	\$0	\$28,853.94	\$0	\$74,749.11
Closed - Write-Off	\$160,191.10	\$0	-\$160,191.10	\$0	\$0	\$0.00
Open	\$1,094,210.06	\$500,000.00	\$0	\$58,133.35	\$0	\$1,536,076.71

	Sum of Beginning Balance	Sum of Additions/ New Loans	Sum of Adjustments	Sum of Principal Payments	Sum of Interest Payments	Sum of Balance as of 6/30/2020
Targeted Small Business	\$4,059,695.07	\$1,737,564.00	-\$72,159.65	\$915,831.47	\$92,801.25	\$4,809,267.99
Closed - Collections	\$214,225.97	\$0	\$0	\$17,598.83	\$0.00	\$196,627.14
Closed - Converted	\$267.20	\$0	\$0	\$0	\$0	\$267.20
Closed - Paid in Full	\$302,353.42	<u>\$50,000.00</u>	-\$13,127.00	<u>\$266,061.68</u>	<u>\$6,505.76</u>	\$73,164.78
Closed - Write-Off	\$53,624.60	\$0	<u>-\$59,032.65</u>	\$515.45	\$484.55	-\$5,923.50
Open	\$3,489,223.88	<u>\$1,687,564.00</u>	\$0	<u>\$631,655.51</u>	<u>\$85,810.94</u>	\$4,545,132.37
Value-Added Agricultural Products and Process Financial Assistance Program	-\$50.02	\$0	\$0	\$0	\$0	-\$50.02
Closed - Paid in Full	-\$50.02	\$0	\$0	\$0	\$0	-\$50.02
Grand Total	\$28,543,297.90	\$3,705,470.65	-\$3,396,637.85	\$3,260,155.80	\$210,739.23	\$25,591,974.98

FINAL THOUGHTS

This report is created annually to aggregate and summarize business projects receiving incentives through IEDA programs. Each project is unique with its own story and is treated accordingly. A comprehensive file is maintained for each project, and a detailed review is completed for each as part of the compliance process.

IEDA is proud of the role it plays in growing Iowa's economy and welcomes the opportunity to discuss this report in its entirety or by individual project(s).





IOWA ECONOMIC DEVELOPMENT AUTHORITY

1963 Bell Avenue, Suite 200
Des Moines, IA 50315

515.348.6200

iowaeda.com

