



FLORIDA

FY 2022

Annual Report

Kelley's Message

Fiscal Year 2022 flew by! We found ourselves getting back to normal, enjoying our family gatherings again, attending sporting events and weddings, and being in the office with our co-workers. Or could it be that I am getting a little older, and I am just learning to enjoy every minute, so time really does fly?

As I prepared our Economic Development Administration's (EDA) final close out report for our CARES Act funding, I was reminded of the large volume of projects the ECIA team completed over the past two years. While COVID caused havoc for all of us in some way or the other, our region was very resilient, and we found ways to complete projects and win grants to benefit our communities and the region. Several examples of projects we have either started or are currently working on this past fiscal year are as follows: coaching 31 communities in four counties through the Keep Iowa Beautiful Hometown Pride Program; completed a housing study for the City of Dubuque and a housing implementation plan for the City of Maquoketa; updated the Grant Wood Loop Master Plan; completed comprehensive plans for Preston, Bellevue and Mechanicsville; completed strategic plans for Preston, Edgewood, and Community Solutions of Eastern Iowa; updated 15 city codes; wrote and was awarded 14 CDBG-CV grants in eight different communities in the region; completed a video for Dubuque County Energy District; developed the first annual impact report for Gateway Area Community Center, a nonprofit in Clinton; submitted and were awarded four Downtown Housing grants; submitted and were awarded four Catalyst grants; wrote and secured the 21st Century Community Learning Grant; EDA Economic Adjustment Grants were awarded to Northeast Iowa Community College and a second one to Eastern Iowa Community College; and we held over 70 group trainings and 317 individual trainings in the past fiscal year. This list is not exhaustive so you can find the EDA final report at <https://www.ecia.org/publications/index.php#outer-226>.

A project that is near and dear to my heart and was completed by the end of FY22, was the Bear River Cottages Pocket Neighborhood in Maquoketa. While we didn't have the ribbon cutting until Sept. 27, 2022, three years from the date we broke ground, all the homes were sold, and all buyers were in by June 30th. It was a relief! We are very proud of this project and thankful to our partners who helped make this development a reality!

We look forward to FY 2023, and our continued work with our member governments and community partners. You make our work interesting, challenging and fun! Stay healthy and safe and thank you for your support of ECIA!

Michelle Schnier, Kelley Deutmeyer, and Carl Reimer.



Leadership

FY 22 ECIA Executive Board and Council

Connie Behnken, Mayor, City of Manchester (Executive Committee)
Elise Bergan, Director, Edgewood Development Corporation
Joshua Boldt, City Manager, City of Maquoketa
Beth Bonz, City Manager, City of Asbury (Executive Committee)
Cori Burbach, Assistant City Manager, City of Dubuque (Executive Committee - Alternate)
Brad Cavanagh, Mayor, City of Dubuque (Executive Committee)
Tom Determann, Supervisor, Clinton County (Executive Committee)
Annette Ernst, City Administrator, City of Peosta
Jim Fogel, EIRHA/EIRHC Vice Chair (Executive Committee - Alternate)
Brad Gaul, Supervisor, Cedar County Board of Supervisors
Linda Gaul, City Clerk, City of Earlville
Steve Hasenmiller, Mayor, City of DeWitt
Shirley Helmricks, Supervisor, Delaware County Board of Supervisors
Nick Hockenberry, Co-Owner, River Ridge Brewing
Jeff Kaufmann, Supervisor, Cedar County Board of Supervisors (Alternate)
Brian Kelly, President, Clinton Community College, Eastern IA CC
Roger Laughlin, Mayor, City of West Branch (Alternate)
Steve Lindner, City Administrator, City of DeWitt (Alternate)
Scott Maddason, Mayor, City of Clinton (Executive Committee)
Jeff Madlom, Supervisor, Delaware County Board of Supervisors
Sarah Maurer, Mortgage and Consumer Loan Officer, GNB Bank
Larry McDevitt, Supervisor, Jackson County Board of Supervisors (Alternate)
Tom Messerli, Mayor, City of Maquoketa (Alternate)
Roger Michels, Mayor, City of Bellevue
Jason Neises, Community Development Coordinator, Community Foundation of Greater Dubuque
Rod Ness, Executive Director, Cedar County Economic Development
Andrew Oberbreckling, Mayor, City of Mechanicsville
Derek Olberding, Vice President, Fidelity Bank (Executive Committee)
Harley Pothoff, Supervisor, Dubuque County Board of Supervisors
Don Recker, Private, Dubuque County (Alternate)
Tom Roth, Council Member, City of Bellevue (Alternate)
Shannon Sander-Welzien, Executive Director, YWCA Clinton
Don Thiltgen, Private, Clinton County (Alternate)
Matt Tranel, Vice President, Maquoketa State Bank
Timothy Vick, City Manager, City of Manchester (Alternate)
Brian Wagner, City Manager, City of Tipton (Executive Committee)
Teresa Weinschenk, City Administrator, City of Preston
Jay Wickham, Supervisor, Dubuque County Board of Supervisors (Alternate)
Jeremiah Wiese, Mayor, City of Wheatland (Executive Committee - Alternate)
Jack Willey, Supervisor, Jackson County (Executive Committee)



Ryan KIB Hometown Pride committee, ballpark improvements project planning.

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Keep Iowa Beautiful/Hometown Pride

Keep Iowa Beautiful (KIB) began a new partnership in FY 22 to expand KIB's Hometown Pride program with the East Central Intergovernmental Association (ECIA), the Delaware County Board of Supervisors, Cedar County Economic Development and 15 communities: Colesburg, Delaware, Delaware County, Delhi, Dundee, Earlville, Edgewood, Greeley, Hopkinton, Manchester, Masonville, Mechanicsville, Ryan, Stanwood, Tipton, and West Branch. Through the Hometown Pride program, Keep Iowa Beautiful is building strong communities with sustainable futures. The Hometown Pride program enhances the economic and cultural vitality of communities by supporting, facilitating, and furthering the implementation of community and county plans and ideas in a coordinated strategy for five years with the assistance of a community coach.

ECIA Coaches worked on the following technical assistance and project types during the fiscal year: dog park planning; grant research, writing, and project implementation; park planning and improvements; community signage; historic preservation; community beautification; downtown murals; decorative light poles and streetscapes.



Tipton mural, partially paid for through an Iowa Department of Cultural Affairs grant.



Director Debi Durham, Iowa Economic Development Authority and Iowa Finance Authority with the Martins on the porch of their new home.

Pocket Neighborhood

Home – it can mean stability, comfort, love; however people define it, everyone, no matter their background, income level, age... deserves a safe and healthy home. Planning for the pocket neighborhood, now known as Bear River Cottages, began in 2009 with research of other developments and based on the results of a housing needs study done for Maquoketa, which indicated that 300 new homes are needed by 2025. The East Central Development Corporation (ECDC) was also formed at that time to act as the administrative entity to manage this \$2.5 million multi-year project that was completed in FY 22. ECIA, along with the following partners, creatively addressed the need for responsibly-priced housing by building new, safe, affordable homes for \$150,000: City of Maquoketa, Jackson County Board of Supervisors, Federal Home Loan Bank, Maquoketa State Bank, Maquoketa Municipal Electric Utilities, Iowa Finance Authority, Iowa Economic Development Authority, Eastern Iowa Regional Housing Corporation Housing Trust Fund, Jackson County Economic Alliance, Theisen's, McDonough Foundation, Iowa Association of Realtors, Trees Forever, Iowa Area Development Group, Habitat for Humanity, Balliu Construction, Nemmers Realty, and Burrington Group Engineering.



This cluster of homes gathered around a landscaped common area is not a neighborhood of several hundred houses, but a realm of 10 homes, in a safe environment, where neighbors live in a community setting.

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Loomis Hotel

The Loomis Hotel is Farley's oldest building and is a major contributor to the charm of the downtown area. Constructed in 1897, the three-story former hotel sits at one of the busiest intersections in downtown Farley. The Loomis Hotel project received a \$100,000 Community Catalyst Building Remediation grant and a \$300,000 Downtown Housing grant in FY 22 and is focused on restoring original architecture which includes the following:

- Original red brick
- Tuckpointing to save original façade
- High ceilings
- Decorative tin ceiling tiles
- First floor: arched window and door replacement
- First floor: new hardwood floors/window trim and baseboards
- First floor: ADA-accessible entrance
- Window awnings in keeping with the historical style of the building

The Loomis Hotel building will be restored to include a commercial space on street level, and a new apartment added to the existing three apartments on the second floor, and four completely new apartments in the conversion of a large, former ballroom on the third floor. Other sources that rounded out the project included City and FIDC = \$125,000 and in-kind labor = \$25,000. Total cost of this project is \$1,000,000.



Pictured to the left is Jeff Simon and George Davis, community champions who, among others, took the lead on revitalizing the Loomis Hotel building.



Students developed an e-commerce UX solution for Scotts Miracle Gro

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Innovate 120

Innovate 120 is a new concept for Maquoketa and Jackson County, focusing on providing a hub for entrepreneurship, co-working and collaboration. It supports small, growing businesses with access to updated facilities, flexible workspaces, and the latest conferencing technology at a lower cost. Innovate 120 aims to create an entrepreneur ecosystem in Jackson County by growing the skills and capabilities of emerging businesses and residents through business coaching, workshops, and competitions. By engaging the younger generation, Innovate 120 will position Maquoketa as a business incubator and hub for employment potential that will attract innovation and talent. In FY 22, Innovate 120 received a CDBG CV grant for \$407,000 for facility renovations and improvements to its existing space which includes the build out of:

- Main conference room
- Main lobby
- Kitchen/cafe
- Classroom/computer lab

Other sources of funding involved in the whole Innovate 120 building renovation project includes: Rural Innovation = \$13,120; CDBG = \$65,143; developer = \$159,205; downtown incentives = \$10,000. Total project cost is \$654, 468.



Wrapping up the 2022 cohort with accolades for our 4 successful client presentations.

INNOVATE 120



Kitchen in the new Hardacre Lofts apartments. Windows facing the downtown square, pictured right.

Hardacre Lofts and Rhino's

A project that came to fruition in FY 22 is the Hardacre Lofts - two new apartments above the historic Hardacre Theatre. ECIA wrote and secured a past \$100,000 Community Catalyst Building Remediation grant for the \$400,000 project. Both apartments were rented within weeks of completion. Monthly rent is \$800.00 plus utilities and the Hardacre Theatre board is the landlord.

Another project ECIA helped with involves a prominent downtown building. Built in 1911, Tipton's "Rhino" building, a former Masonic Temple, is as important as it is striking. This classic architecture at a crucial intersection downtown has become an eyesore. Three Tipton natives dedicated to community betterment formed a private development group to work with the City and help finance the rebirth of the Rhino's building. Plans to revitalize the building resulting in a fully functioning sports bar with two new apartments include:

- Securing the exterior envelope which includes windows, doors, and roofing
- HVAC, plumbing, electrical, insulation
- General carpentry
- Paint, carpet, fixtures, etc.

In FY 22, ECIA wrote and the the City received a Downtown Housing Grant for \$200,000 and a Community Catalyst Building Remediation grant for \$100,000. Other sources of funds include local incentives (\$157,500), private equity (\$112,419), and private loans (\$337,258). Total cost to save this building is \$907,177.



Brian Wagner, Tipton City Manager and Linda Beck, Tipton Economic Development Director, who are leading efforts to revitalize downtown Tipton, one building at a time.

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Preliminary draft rendering of the new medical center



From Nuisance to New Use

Demolishing an old, abandoned downtown corner building is a big deal for a small town. It's an even bigger deal when there is a health facility interested in the location. Based on historical information available, the building on the corner of Chestnut and SE 1st Streets in Hopkinton (left inset) was initially built as a lumber storage facility prior to 1895. The facility was then repurposed as a garage in 1921. Between 1937 and 2017, the structure was a commercial facility. Most recently, the building contained a warehouse, retail store, and office space. The property has been essentially abandoned since 2017 due to lack of income from the property and became dilapidated, creating blight at a prominent corner of the downtown - it was time for it to be demolished: Enter the Iowa DNR's Derelict Building Program and an interested developer; the Regional Medical Center (RMC). RMC's plan is to relocate and expand an existing regional family health clinic to a newer building. In FY 22, ECIA applied for and secured an Iowa DNR Derelict Building grant for \$22,225 for demolishing this neglected building. The cleared site will be transferred to RMC, which plans to invest \$845,532 for the construction of the new regional family health clinic. This expanded clinic will retain jobs, increase provider coverage to better serve clinic patients, improve the site's property tax base in Hopkinton, and remove an eyesore downtown.

ECIA launched its nuisance abatement program in 2019, and this was one of the first properties served up to staff to tackle in Delhi. The city council decided to start focusing on nuisance properties in an effort to clean up their community. These 'before' photos to the right show years of neglect and dilapidation. After going through the nuisance abatement process and ultimately acquiring the property via Iowa Code chapter 657A, a developer purchased the property and built two condos in FY 22 (pictured below, left).



After: Two new condos on the former nuisance property



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Making Homes Safe

In March of 2022, for the first time ever, ECIA staff had a float in a parade! No, it wasn't a staff teambuilding event; The Dyersville St. Patrick's Day parade was a perfect venue to promote the Lead Paint and Healthy Homes (LPHH) program that the ECIA Community and Economic Development department administers. The group passed out candy and distributed flyers saying "It's your Lucky Day. Call us for home repair and renovation funds." Staff also had signage explaining program details and things it provides like help with radon, windows, siding, peeling paint, and exhaust fans.

The LPHH program is for homeowners and renters who live in Delaware or Dubuque County, and the cities of Clinton or Maquoketa. The program offers an average of \$25,000 per property to make the home lead safe and also for improvements to make the home healthier. Lead is especially harmful to young children under five years old, so those with young children who live in the home or visit the home are a program priority. Once an applicant is income qualified, an inspector makes a scheduled visit to identify if there is lead. If lead is found, in many cases, applicants can get new windows or siding as well as other home improvements. ECIA has a pool of lead certified contractors that complete the remediation and improvements. While the work is being completed, available funds provide housing at a nearby hotel for the homeowners.

In FY 22, ECIA helped 18 homeowners with \$427,630 total funds.

The Community and Economic Development department has a knack for finding the resources to complete impactful projects. Work on the house pictured below began in FY 22 in Delaware County and has a plethora of assistance attached to complete the project: LPHH (\$65,635); USDA RD Home Repair and Improvement (\$10,000); Older Adults Home Modification (\$5,000); Housing Trust Fund (\$8,980). The City also helped by getting a large tree cut down on the property. Chimney is down, new windows are in, new roof is on, new siding is going on, new concrete is poured. The homeowner can now exit the front of her home with a new deck with steps.





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Brownfields Revolving Loan Fund

Brand new in FY 22, ECIA created a Brownfields Revolving Loan Fund (RLF) and launched two projects. The City of Stanwood received a grant of up to \$100,000 and a loan up to \$50,000 for the regulated asbestos containing material (RACM) demolition of the two structures located at 211 & 213 E Broadway St (pictured left). The demo will be completed by Spring 2023 and site to be made ready for reuse. The City is considering utilizing the property for expansion of its municipal service facilities.

The City of Clinton received a loan for up to \$250,000 for the abatement of asbestos, lead-based paint and mold removal from the former YMCA building structures (pictured below). ECIA is collaborating with YTT Design and the City to create a site reuse plan to assist the City in marketing the property to potential developers. The plan compiles feedback from the public regarding community needs and desires for the site. The project will tentatively be completed Fall 2023.





Poly did her part by promoting the Darkbird doggie bandanas!

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E.C.I.A. Business Growth, Inc

When E.C.I.A. Business Growth, Inc. was established, the goal was to stimulate the economy of our five-county region by making loans to new or established businesses. The primary purpose of these loans is the creation of jobs for our area citizens. Below is FY 22 activity:

- The Pub Club, LLC (Lost Nation) for a \$50,000.00 ECIA RLF loan to purchase real estate
- TV Ops, LLC (Peosta) for a \$350,000.00 ECIA RLF loan to purchase equipment
- The Eyewear Gallery, LLC (DeWitt) for a \$758,000.00 SBA loan to purchase real estate and improvements
- Sky Auto Mall, LLC (Center Point) for a \$1,122,000.00 SBA loan to purchase real estate and improvements
- ECI Express, Inc (Cascade) for a \$165,000.00 ECIA RLF loan to purchase real estate
- Cobra Lanes, LLC (Farley) for a \$190,000.00 ECIA RLF loan to purchase real estate and equipment
- Kendrick, Inc (Edgewood) for a \$1,039,000.00 SBA loan for building construction
- The Woodland Eye Clinic, PC (Dyersville) for a \$574,000.00 SBA loan to purchase real estate and building construction
- Metal Design Systems (Anamosa) for a \$2,997,000.00 SBA loan to purchase real estate and building construction
- Clee Entertainment, Inc (Clinton) for a \$255,000.00 SBA loan to purchase real estate and improvements
- Welu, Inc (Dubuque) for a \$160,000.00 ECIA RLF loan to purchase equipment
- Briley, LLC (Dyersville) for a \$125,000.00 ECIA RLF loan to purchase real estate
- RA-LY Transport, LLC (Earlville) for a \$300,000.00 ECIA RLF loan to purchase real estate
- City of Clinton for a \$250,000 EPA Brownfield RLF loan to assist in the environmental contamination cleanup of the YMCA property
- City of Stanwood for a \$150,000 (\$100,000 Grant, \$50,000 Loan) EPA Brownfield RLF loan to assist in the environmental contamination cleanup of 211 & 213 E Broadway Street





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Transit and Transportation

DMATS

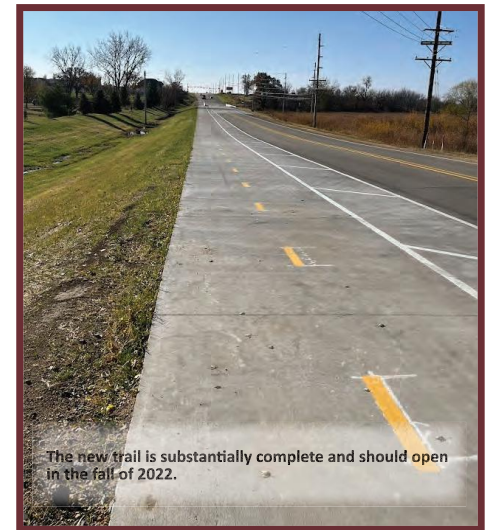
The Dubuque County BUILD grant includes a series of roadway repairs, intersection improvements, and a trail extension on the northwest side of Dubuque. Approximately 3.1 miles of the Northwest Arterial will be resurfaced, rehabilitated, and reconstructed. Roundabouts will be built at two intersections, one at South John Deere Road and Peru Road and another at the South John Deere parking lot entrance and South John Deere Road. In addition, a new multi-use trail will be constructed to connect the John Deere Dubuque Works with the Heritage Trail. The first roundabout at Peru Rd is in completion stages. Grading and pavement preparations are done for the South John Deere Rd improvements. The project is scheduled to be completed by the fall of 2024.

RPA

The City of Maquoketa is wrapping up construction on the South Main Street Trail. The RPA 8 Policy Board awarded a \$242,000 Transportation Alternatives Program (TAP) grant to the City in FY 22 to help construct this crucial piece of bicycle and pedestrian infrastructure.

The new trail runs three quarters of a mile north along South Main Street from the Prairie Creek Bridge. The route then turns on to Monroe Street and Allen Street connecting to the city's existing network of trails and bicycle routes at East Summit St. Maquoketa's trail network runs throughout the city and north to the Hurstville Interpretive Center.

The new trail provides significant access and safety benefits to area residents. Prior to the construction of the S. Main St. Trail, the street layout required pedestrians and bicyclists to travel on a gravel shoulder. The new trail extends the city's existing trail system to the Maquoketa's south city limit and to the newly constructed South Main Street Bridge with a dedicated multi-use trail over Prairie Creek. The trail provides direct bicycle and pedestrian access to Horseshoe Pond Park and extends access closer to the community's south side businesses and the Jackson County Regional Health Center.



The new trail is substantially complete and should open in the fall of 2022.

Transit

When the Covid-19 pandemic drastically reduced demand for transit service, the RTA had to shift gears to keep the service running. In the early days of the pandemic, RTA ridership decreased drastically. Using pandemic relief funding from the federal government, RTA management created programs that sustained the service, reduced costs for riders, and helped working parents transport their children.

The programs included \$2 rides within counties, \$1 rides within the cities of Maquoketa and Manchester, and free rides for people 15 and under helped RTA attract riders. Over the course of the pandemic, these programs helped RTA regain, and then surpass its pre-pandemic ridership levels with annual general public rides growing from 33,000 pre-Covid to 59,000 for FY 22.



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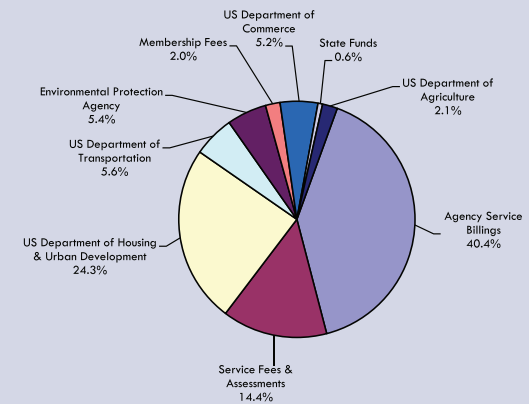
ECIA Technical Assistance

ECIA staff helped communities with the following technical assistance in FY 22:

- ARPA reporting including SAM.gov registration (17)
- City code updates and ordinance preparation (15)
- Government training and workshops (25)
- Strategic plans (2)
- Trail plans (4)
- Comprehensive plans (3)
- Wrote and secured CDBG CV grants (14)
- Wrote and secured grants for KIB communities (10)
- Nuisance abatement (7)
- Facilitated legislative forum (1)
- Updated election ward map (1)
- Address homelessness (2; program highlight below)

ECIA's Community Solutions of Eastern Iowa program's mission is to promote and encourage public well-being; provide homeless prevention resources to those living in poverty and threatened with homelessness; to help individuals and families survive and exit homelessness; and to expand opportunities and empower people to be self-sufficient in east-central Iowa cities and counties. In FY 22, through their Coordinated Entry Services division, staff took 2,463 housing instability calls; 1,367 food request calls; and assisted 414 individuals.

FY 2022 Funding Sources





ECIA staff Holiday party 2021

F Y 2022

Highlights

Team

Sarah Berning, Support Services Manager
 Laura Carstens, Senior Planner
 Ben Cooper, Maintenance Manager
 Dawn Danielson, Development Coordinator & Brownfields Project Manager
 Kelley Deutmeyer, Executive Director
 Amanda Dupont, Grant Specialist/Inspector
 Shelby Eipperle, Community Services Advocate
 Maria Elgin, Housing Support Specialist
 Craig Elskamp, Rehab Specialist/Building Code
 Kyle Finke, Project Manager/Inspector
 Dan Fox, Senior Planner
 Kimberly Glaser, Community Development Coordinator
 Denise Hefel, Finance Assistant/IT Coordinator
 Michelle Huseman, Housing Support Specialist
 Mark Jobgen, EIRUSS Project Manager
 Amber Kelley, RTA Dispatcher
 Elizabeth Kemp, Rehab Specialist/Building Code Inspector
 Angela Koppes, Lead Inspector
 Gail Kuhle, Transit Operations Manager
 Dan Lo'Bianco, Project Manager/Inspector
 Deborah Maier, Housing Support Specialist
 Holly McPherson, Director of Human Resources & Program Development
 Christine Mergen, Finance & Documentation Specialist
 Mindy Meyers, Housing Support Specialist
 Dylan Michels, Technology & Program Support Specialist

Linda Murray, ECIA Receptionist
 Sharon Nesteby, Executive Assistant
 Walter Nims, Lead and Building Code Inspector
 Ashley Noonan, Regional Homeless Coordinator
 Kristi Oberhoffer, Housing Support Specialist
 Leonard O'Connell, Maintenance Manager
 Marla Quinn, Grants & Municipal Coordinator
 Chandra Ravada, Director of Transportation & Transit Services
 Carl Reimer, Homeownership/Housing Development Specialist
 Roseann Sabers, Documentation Specialist
 Michelle Schnier, Director of Housing & Support Services
 Jennifer Schrobilgen, Housing Support Specialist
 Stacie Scott, Transit Operations Manager
 Caitlin Siemionko, Housing Support Specialist
 Tom Simpson, Maintenance Manager
 Scott Smith, RTA Dispatcher
 Matt Specht, Director of Community & Economic Development
 Katie Steffensmeier, Community Outreach & Economic Development Coordinator
 Tricia Wagner, Grants & Program Development Coordinator
 Jennifer Walker, Manager of Special Programs
 Lisa Weinhold, Director of Finance & Administration
 Chris Wesseln, Planner I
 Mindy Wiley, Housing & Grants Coordinator





East Central Intergovernmental Association

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