

# Iowa Braille and Sight Saving School Campus

Vinton, Iowa

## Repurposing and Development

### History -

- Vinton, Iowa, became home for the education of Iowa's blind children in 1858.
- The first building was completed in 1862, which still is in use today.
- Over the years, the campus in Vinton grew to what is today 48 acres and 11 buildings with over 200,000 usable square feet.
- The governance for the school eventually fell under the Iowa Board of Regents.
- Due to medical advancement and technology improvements in educating blind children, the need for a centralized residential programming has virtually gone away. In 2011, there were no more children or adults in residence.

## In 2018 -

- The current operating deficit (cash) to the State of Iowa is approximately \$400,000.
- The remaining administrative functions connected to the school are being moved to Council Bluffs by July 1.
- Old Main will be virtually empty. Some of the remaining buildings totaling 100,000 square feet leased to AmeriCorps NCCC.
- No property taxes being generated for the City of Vinton or Benton County.

## However -

- In late 2016, the Board of Regents offered to the City of Vinton the entire campus – land and buildings – for a very nominal purchase price. \$1
- The challenge is the campus is sized as a state wide institution – and the City of Vinton is a town of only 5,200 people. With operating cash deficits of \$400,000, deferred maintenance needs and primarily only one paying tenant, the financial risks are significant.
- In October of 2017, the City of Vinton formed a Braille School Committee to try and find a way for the City to assume ownership.

## The City's Objectives -

- To preserve, protect and make financially sustainable the operations of the building known as Old Main.
- To generate property taxes from 1) the development and sale of remaining buildings to private investors for use as senior housing, workforce housing, possible commercial use; and 2) to sell of a portion of vacant land to private interests for residential development and possible commercial development.
- Retain approximately 13.5 acres for public use as a park.
- Set aside approximately 4 acres for use as a new public safety building (FEMA requiring Vinton to move fire station).

## The Plan -

- Renovate Old Main for purposes of consolidating operations of the AmeriCorps NCCC. Very important to get all known lease revenues into Old Main to make its ownership and preservation by the City of Vinton sustainable.
- Sell off remaining buildings to developers – remaining buildings smaller and already designed for residential use. Will generate local property taxes.
- Sell a portion of vacant land for residential and commercial development – generate property taxes.
- Reserve a portion of land for public use and a possible public safety building.

## What the Plan Would Accomplish

### Existing -

- \$400,000 annual cash loss to the State of Iowa
- No local property taxes
- Iconic, historical building known as Old Main sitting empty and deteriorating.

### With the Plan –

- Annual cash loss to the State of Iowa goes away
- Increasing amount of local property taxes being generated.
- Old Main updated, leased to AmeriCorps with positive cash flow for maintenance and repairs.

## The Ask - \$2,000,000

- The Plan starts with the renovation and updating of Old Main. After consultations with AmeriCorps and existing facilities management, we believe \$2 million to be the minimum required for the renovation and is therefore our formal request.
- The renovation will attempt not only to meet the current needs of AmeriCorps, but will be designed in such a way that it can quickly be repurposed in the unlikely event AmeriCorps is defunded.
- A small part of Old Main (auditorium) will be reserved for joint use with the community and for historical purposes.

## Wrap It Up -

- The State of Iowa wins as a \$400,000 annual cash loss goes away. The Board of Regents will no longer be in the real estate leasing business.
- The City of Vinton wins in that Old Main is preserved and on a path of sustainability. A growing amount of property taxes will be generated. Public use space and a space for a public safety building is provided for.
- Both the State of Iowa and the City of Vinton win in that AmeriCorps jobs and economic impact are given an updated facility to grow in.







## A *historic* OPPORTUNITY TO SHAPE THE FUTURE OF THE PAST

Recently, the State of Iowa has offered to make available to Vinton the former Iowa Braille and Sight Saving Campus, consisting of 48 acres and 11 buildings with over 200,000 square feet. Vinton is prepared to offer this facility up to private developers, government agencies, education institutions and/or private businesses for repurposing and development. This represents a rare and exceptional opportunity with unparalleled economic potential.

The City of Vinton, Iowa, is centrally located within the Cedar Valley and Cedar Rapids/Iowa City economic regions, one of the most dynamic and diverse economic growth engines within the State of Iowa. The City has within a 60 minute drive 2 major universities, private colleges, community colleges, local and world class research hospitals and a small hub commercial airport with 14 direct destination cities.



Founded in 1852, this property has been home to Iowa's second oldest education institution. Mary Ingalls, its most famous student, graduated from this school in 1889.



### KEY CONTACTS:

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### RESOURCES:

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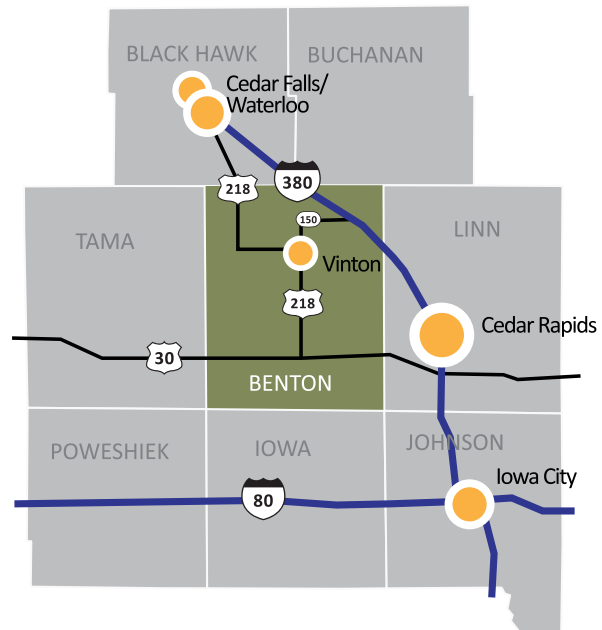
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## A *historic* OPPORTUNITY TO SHAPE THE FUTURE OF THE PAST



Several features make this area a great location and creative proposals that achieve the community goals for development of any and all of the campus, it's buildings or land will be considered. Centrally located between Waterloo and Cedar Rapids, the IBSSS property is located in a community that features a robust main street and retail selection, excellent school district for growing families and offers a multitude of recreation and entertainment options.

**TO REQUEST ADDITIONAL INFORMATION REGARDING THE PROJECT,** please contact Brian Crowe or Melissa Schwan.

**IBSSS**  
 Iowa Braille & Sight Saving School Property

## A *historic* OPPORTUNITY

*A rare and exceptional opportunity with unparalleled economic potential in the heart of Eastern Iowa.*

## TO SHAPE THE FUTURE OF THE PAST





## PROPERTY OVERVIEW

Proposals will be accepted for a single area or any combination of multiple areas of property.

- A South Area:** Approximately 7.2 acres. Contemplated use to include housing.
- B South Area Campus:** Approximately 7 acres. This property is currently used as a soccer field. It contains an underground geothermal heating and cooling system that was installed in 2014 and feeds Old Main and Palmer Hall. Contemplated use to include public space.
- C West Area :** Approximately 4 acres of undeveloped land that included a 100-car gravel parking lot and 1,317 feet of access to Highway 218 to the west. Contemplated use may include housing or commercial. The remaining 4 acres have been identified by FEMA as a probable location for a new public safety facility for the City of Vinton in the near future.
- D North Campus Area**

**PALMER HALL** | Constructed: 1937, Gross Sq. Ft.: 27,486  
 General Description: This is a two-story structure with a full basement with a connecting tunnel to Old Main. It is built of concrete, masonry, and steel with a metal roof. Palmer hall currently contains six classrooms, 29 dorm rooms, two large conference rooms, 28 administrative offices, six mechanical rooms and ten restrooms.

**HOSPITAL** | Constructed: 1905, Gross Sq. Ft.: 3,200  
 General Description: This is a two-story concrete structure with a masonry exterior and an asphalt shingle roof. It contains four administrative offices and general storage.

**OLD MAIN** | Constructed: center portion 1858-1860, south wing 1869, north wing 1873, chapel 1913, Gross Sq. Ft.: 69,280  
 General Description: This is a four-story structure with a full basement connected to Rice and Palmer Halls by tunnels. It is built of concrete, masonry and steel. It has a new standing seam metal roof as of 2014. It currently contains 18 classrooms, 13 dorm rooms, three large conference rooms, 62 administrative offices, six mechanical rooms and ten restrooms.

**RICE HALL** | Constructed: 1950, Gross Sq. Ft.: 35,910  
 General Description: This is a two-story structure with a full basement and a connecting tunnel to Old Main. It is built of concrete, masonry, and steel with a metal roof. Rice Hall currently contains three classrooms, 58 dorm rooms, four large conference rooms, 6 administrative offices and five restrooms.

**COTTAGE** | Constructed: 1933, Gross Sq. Ft.: 12,120  
 General Description: This is a two-story structure with a full basement. It is built of concrete, masonry, and steel with an asphalt shingle roof. It currently contains one classroom, 20 dorm rooms and five restrooms.



PALMER HALL



HOSPITAL



OLD MAIN



RICE HALL



COTTAGE

# SHAPE THE *future* OF THE PAST : VINTON COMMUNITY SNAPSHOT

**Household Income**  
 2016 Estimated Median Household Income  
 \$49,512

**Population**  
 2014: 5,159

**Resident Age**  
 Median Resident Age  
 42.6 years

**House Values**  
 2016 Estimated Median House Value  
 \$123,227

## Education

**Vinton-Shellsburg Community School District**  
 K-12 enrollment 1,026 students

- Elementary,
- Middle School,
- High School (plus K-5 Elementary located in Shellsburg)

**Kirkwood Community College**  
 (Vinton Learning Center)

## Day Care

**Happy Time Child Development Center**  
**HACAP Head Start**

## Healthcare

**Virginia Gay Hospital and Clinics**

- 25 bed critical access hospital
- 24/7 emergency department
- Long-term care & rehabilitation attached
- Four family health care clinics

## Ancillary Healthcare

- (2) Dentists
- (4) Chiropractic
- (2) Optometrists

## Major Employers

**Virginia Gay Hospital**  
 Health Care  
 150 Full Time, 145 Part Time

**Vinton-Shellsburg Community School District**  
 Education  
 198 Full Time, 30 Part Time

**Lutheran Home**  
 Senior Care Facility  
 48 Full Time, 72 Part Time

**Ideal Industries**  
 Manufacturing  
 40 Full Time

**Kerry**  
 Food Industry  
 25 Full Time

**Farmers Savings Bank**  
 Financial  
 15 Full Time, 3 Part Time

**Custom Millwork & Finishing**  
 Manufacturing  
 13 Full Time, 3 Part Time

\*August 2016,  
 Source: City of Vinton: Maxfield Research & Consulting, LLC

## Total Retail Taxable Sales

**Fiscal Year 2015** \$49,357,675  
**Fiscal Year 2016** \$50,082,834

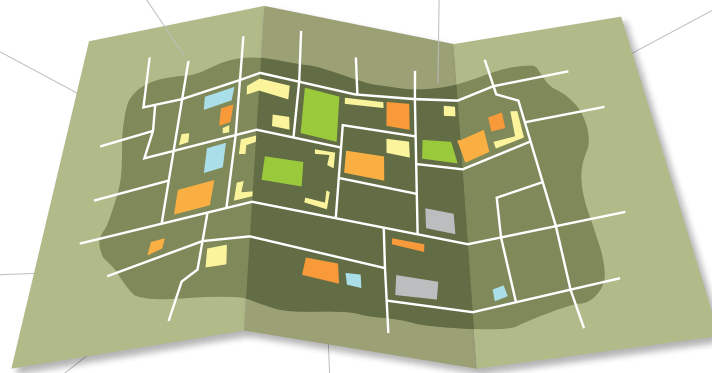
## Unemployment Rates

**Benton County**  
 November, 2017: 2.7  
 November, 2016: 2.9  
 November, 2015: 3.3

## Commuting Patterns

**Worker Out-Commuting Rates**  
 The City of Vinton's overall rate of out-commuting is compared to the average for similarly sized cities below. The rates express the percentage of working residents who commute somewhere outside the city for work.

Vinton 70.9%  
 Peer Cities 81.9%



**Recreation**  
**Vinton Parks & Recreation Department**

- Skate Center
- Summer Swimming Pool
- 4 City Parks
- Bike Trails

**Community Resources**  
**Benton Development Group**

- A county-wide resource for economic development

**Vinton Unlimited**

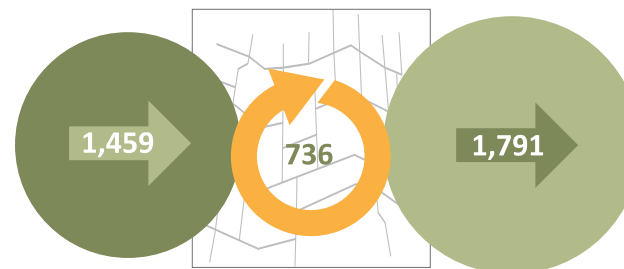
- A merged chamber of commerce and economic development group

## Population Age Distribution 2000-2020

	Number of People			
	US Census		ESRI	
	2000	2010	2016	2021
Vinton	No.	No.	No.	No.
Under 18	1,276	1,299	1,144	1,106
18 to 24	405	426	469	444
25 to 34	613	584	587	625
35 to 44	781	634	588	584
45 to 54	599	714	704	642
55 to 64	398	573	652	706
65 to 74	438	405	503	568
75+	592	622	588	576
TOTAL	5,102	5,257	5,292	5,360

## Vinton Inflow/Outflow

Outflow reflects the number of workers living in the city but are employed outside of the city while inflow measures the number of workers that are employed in the city but live outside.



## CENTRAL LOCATION

Vinton is conveniently located just 32 miles north of Cedar Rapids and 34 miles south of Waterloo/Cedar Falls. With service by air, rail and highway, logistics are no issue for this connected community. Businesses looking to be near major cities and families wishing to avoid the hassle of rush hour traffic or long commutes will find this area an ideal location!

## HIGHWAY CONVENIENCE

Interstate 380 is just a short 15 minute drive from downtown Vinton and State Highway 30 runs just 14 minutes south of our city limits. Our central location is ideal for employee commute times, as well as, shipping and trucking logistics.

### Commute Times:

Cedar Rapids, IA	32 minutes
Waterloo, IA	34 minutes
Cedar Falls, IA	42 minutes
Des Moines, IA	1.85 hours
Minneapolis/St. Paul	3.73 hours
Omaha, NE	4.00 hours
Chicago, IL	4.50 hours
Kansas City, MO	5.00 hours
Lincoln, NE	5.00 hours
St. Louis, MO	5.25 hours

## AIRLINES AND AIRPORTS

**Eastern Iowa Airport**  
 The Eastern Iowa Airport located in Cedar Rapids and is served by Allegiant, American Airlines, Delta, Frontier Airlines & United with non-stop flights to around fourteen airports. It is located on the south edge of Cedar Rapids, about 40 minutes from Vinton.

**Waterloo Regional Airport**  
 Operated as a Department of the City of Waterloo, this airport is served by American Airlines with two daily flights to and from Chicago.

**Veterans Memorial Airport**  
 Vinton offers it's own access to air travel with the Vinton Veterans Memorial Airport. Classified as a General Service Airport by the Iowa DOT, it supports most twin and single-engine aircraft and may occasionally serve business jets.

## RAILROAD INFRASTRUCTURE

Iowa Northern Railway Company is an integral part of agriculture and industry in Iowa. Iowa Northern has a unique approach to help customers be more competitive. They operate 24-hours, seven days a week and possess a strong primary traffic base local to the 163-miles of operation. Iowa Northern Railway Company is located in the heart of Midwest and connects with virtually every rail system in the nation. They have direct connections to the Union Pacific, Canadian National, Cedar Rapids & Iowa City and Canadian Pacific. These connections make it possible to reach the Burlington Northern Santa Fe, Kansas City Southern, CSXT, Norfolk Southern and Iowa Interstate Fe, Kansas City Southern, CSXT, Norfolk Southern and Iowa Interstate. These connections give customers cost effective rail service to every market in North America.