

IOWA DEPARTMENT OF TRANSPORTATION

AGENDA ITEMS/COMMISSION ORDERS

Tuesday, August 11, 2015  
Comfort Suites Hotel & Conference Center  
1780 Stonegate Center Drive  
Burlington

<u>ITEM NUMBER</u>	<u>TITLE</u>	<u>SUBMITTED BY</u>	<u>PAGE</u>
D-2016-8 8:00 a.m.	*Approve Minutes of the July 14, 2015 Commission Meeting  Commission Comments  Staff Comments	Connie Page	1
PPM-2016-9 8:05 a.m.	*Public Transit Infrastructure Grant Program Funding Recommendations	Michelle McEnany	2
PPM-2016-10	*Fiscal Year 2016 State Aviation Program	Michelle McEnany	3
PPM-2016-11	*Revitalize Iowa's Sound Economy (RISE) Policies	Craig Markley	7
PPM-2016-12 8:10 a.m.	*Revitalize Iowa's Sound Economy (RISE) Application – Oelwein (Delegation)	Craig Markley	10
PPM-2018-13	*Revitalize Iowa's Sound Economy (RISE) Application – Marshalltown (Delegation)	Craig Markley	13
8:20 a.m.	Adjourn/Public Input		

\*Action Item

On Monday, August 10, the Commission and staff will tour transportation projects in southeast Iowa starting at 9:15 a.m. at the Comfort Suites Hotel & Conference Center, 1780 Stonegate Center Drive, in Burlington and ending around 3 p.m. back at the Comfort Suites. The Commission and staff will hold an informal meeting beginning at 3:30 p.m. Transportation-related matters will be discussed but no action will be taken.

DEPARTMENT OF TRANSPORTATION  
COMMISSION ORDER

Division/Bureau/Office Director's Office Order No. D-2016-8  
Submitted by Connie Page Phone No. 515-239-1242 Meeting Date August 11, 2015  
Title Approve Minutes of the July 14, 2015, Commission Meeting

**DISCUSSION/BACKGROUND:**

**PROPOSAL/ACTION RECOMMENDATION:**

It is recommended the Commission approve the minutes of the July 14, 2015, Commission meeting.

**COMMISSION ACTION:**

Moved by Huber Seconded by Reasner

	Aye	Vote Nay	Pass
Boswell	<u>X</u>	_____	_____
Huber	<u>X</u>	_____	_____
Miles	<u>absent</u>	_____	_____
Putney	<u>X</u>	_____	_____
Reasner	<u>X</u>	_____	_____
Rose	<u>X</u>	_____	_____
Yanney	<u>X</u>	_____	_____

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Division  
Director

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Legal

\_\_\_\_\_  
State Director

## Commission Comment

### 1. Monday's Tour

Commissioner Rose briefly reviewed Monday's tour route which included U.S. 61 to Grandview, Iowa 92 through Columbus Junction to U.S. 218, south on U.S. 218 to Iowa 16 and then to the Burlington airport where the group had lunch and heard a presentation from Air Choice One. After lunch the group toured the fertilizer plant in Wever. That place is so huge that they have their own street signs. They currently have 3,800 construction jobs, and there will be 200 permanent jobs. He thought the fertilizer plant changed the dynamics of this entire area. The tour was great, and he expressed appreciation to Jim Armstrong, Mark Van Dyke and Jason Huddle, District 5 DOT Office, for their work in putting the tour together.

### 2. Welcome to Legislators

Commission Chair Boswell welcomed area legislators including Representative Dennis Cohoon, House District 87 (Burlington and West Burlington); Senator Chris Brase, District 46 (Muscatine and Scott Counties); Representative Bruce Bearinger, House District 64 (Oelwein) and Oelwein Economic Development Director, and Representative Norlin Mommsen, House District 97 (Clinton County).

Commission Chair Boswell noted the Commission held a workshop Monday afternoon where the business items were thoroughly reviewed with staff. Commissioner John Putney participated by telephone, and Commissioner Loree Miles is out of state and unable to participate.



PPM-2016-9

Craig Markley, Office of Systems Planning, said last month at the Transportation Commission workshop the fiscal year 2016 Public Transit Infrastructure Grant program was presented. The Iowa DOT received six grant applications for this funding, and staff recommends funding be awarded to five projects totaling \$1,643,807 as listed in the commission order.

Commissioner Yanney moved, Commissioner Rose seconded the Commission approve the FY 2016 Public Transit Infrastructure Grant program funding recommendations as listed. Commissioner Miles absent; remaining Commissioners voted aye.

DEPARTMENT OF TRANSPORTATION  
COMMISSION ORDER

Planning, Programming, and Modal Division

Division/Bureau/Office Office of Aviation Order No. PPM-2016-10

Submitted by Michelle McEnany Phone No. 515-239-1659 Meeting Date August 11, 2015

Title Fiscal Year 2016 State Aviation Program

**DISCUSSION/BACKGROUND:**

The Office of Aviation requests approval for the fiscal year (FY) 2016 State Aviation Program, including project recommendations for the Commercial Service Vertical Infrastructure, General Aviation Vertical Infrastructure, and the Airport Improvement Program. A copy of the recommended program with project costs is attached.

**PROPOSAL/ACTION RECOMMENDATION:**

It is recommended the Commission approve the FY 2016 State Aviation Program as attached.

**COMMISSION ACTION:**

Moved by \_\_\_\_\_ Seconded by \_\_\_\_\_

	Aye	Vote Nay	Pass
Boswell	_____	_____	_____
Huber	_____	_____	_____
Miles	_____	_____	_____
Putney	_____	_____	_____
Reasner	_____	_____	_____
Rose	_____	_____	_____
Yanney	_____	_____	_____

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Division Director                      Legal                      State Director

PPM-2016-10

Craig Markley, Office of Systems Planning, said last month the fiscal year 2016 State Aviation program was presented to the Commission for review. Iowa DOT staff recommends approval of a little over \$3 million for the Airport Improvement program for airport safety and improvement projects. The list of those projects as presented in the Commission workshop is attached to the commission order. Iowa DOT also requests approval of the Vertical Infrastructure program. The Commercial Service Vertical Infrastructure program was once again appropriated \$1.5 million to be allocated by formula to all eight commercial service airports and the General Aviation Vertical Infrastructure was appropriated \$750,000 for a competitive grant application program. Staff recommends funding projects at ten airports. The list of these projects is also attached to the commission order for Commission approval.

Commissioner Reasner moved, Commissioner Yanney seconded the Commission approve the FY 2016 State Aviation program as attached. Commissioner Miles absent; remaining Commissioners voted aye.

## FY 2016 State Aviation Program

### Airport Improvement Program projects

Airport	Project	Total project cost	State amount
Ames Municipal Airport	Rehabilitate taxiway	\$222,000	\$150,000
Cherokee County Regional Airport	Create zoning ordinance	\$18,000	\$15,300
Clinton Municipal Airport	Rehabilitate hangar apron	\$141,200	\$101,200
Davenport Municipal Airport	Rehabilitate runway and taxiway pavement	\$136,158	\$95,311
Decorah Municipal	Terminal driveway and fence improvements	\$85,000	\$72,250
Iowa City Municipal Airport	Expand aircraft parking apron	\$249,900	\$174,930
Iowa Falls Municipal Airport	Conduct airport drainage study	\$34,450	\$29,280
Marion Municipal Airport	Create airport layout plan	\$72,000	\$61,200
Marion Municipal Airport	Create zoning ordinance	\$29,500	\$25,000
Marion Municipal Airport	Create land use ordinance	\$22,500	\$19,125
Monticello Regional Airport	Construct taxiway for future T-hangar Development	\$228,034	\$193,828
Muscatine Municipal Airport	Upgrade airport electrical system	\$72,500	\$61,625
Ottumwa Regional Airport	Expand apron and taxiway	\$257,500	\$218,875
Paullina Municipal Airport	Create zoning ordinance	\$20,000	\$17,000
Perry Municipal Airport	Rehabilitate runway pavement	\$150,000	\$105,000
Pocahontas Municipal Airport	Re-grade runway 18-36	\$25,500	\$21,675
Red Oak Municipal Airport	Construct taxiways for T-hangars	\$93,900	\$75,120
Rock Rapids Municipal Airport	Replace rotating beacon	\$45,500	\$36,400
Sioux County Regional Airport	Improve terminal area infrastructure	\$132,200	\$112,200



### Airport Improvement Program projects (continued)

Airport	Project	Total project cost	State amount
Sioux Gateway Airport	Improve airfield fencing, lighting, and drainage	\$305,840	\$152,950
The Eastern Iowa Airport	Construct new taxiway and apron	\$449,500	\$382,075
Vinton Veterans Municipal Airport	Replace pole and rotating beacon	\$47,860	\$40,681
Washington Municipal Airport	Construct hangar apron	\$77,604	\$65,963
Winterset Municipal Airport	Construct taxilane trench drain	\$23,000	\$19,550
Airport Improvement Program transfer to General Aviation Vertical Infrastructure			\$97,335
<b>Total</b>		<b>\$2,939,646</b>	<b>\$2,343,873</b>

### General Aviation Vertical Infrastructure projects

Airport	Project	Total project cost	State amount
Ames Municipal Airport	Site improvements for future terminal building	\$2,410,000	\$150,000
Council Bluffs Municipal Airport	Replace T-hangar door operators	\$216,451	\$75,000
Cresco Municipal Airport	Rehabilitate hangar and construct pilot lounge	\$18,728	\$15,919
Lamoni Municipal Airport	Construct six-aircraft hangar	\$322,000	\$150,000
Marshalltown Municipal Airport	Pave hangar floor	\$94,500	\$80,325
Perry Municipal Airport	Repair hangar roof	\$20,000	\$14,000
Sibley Municipal Airport	Rehabilitate terminal building	\$26,836	\$16,101
Sioux County Regional Airport	Construct maintenance and electrical vault buildings	\$182,200	\$150,000
Spencer Municipal Airport	Rehabilitate hangar floor	\$76,650	\$45,990
Washington Municipal Airport	Construct hangar	\$630,540	\$150,000
<b>Total</b>		<b>\$3,997,905</b>	<b>\$847,335</b>

### Commercial Service Vertical Infrastructure Projects

Airport	Project	Total project cost	Allocated state share
Des Moines International Airport	Construct T-hangars	\$3,619,000	
Des Moines International Airport	Construct fixed-based operator facility	\$16,471,000	\$585,230
*Dubuque Regional Airport	Storage hangar design	\$2,500,000	\$105,684
Eastern Iowa Airport, The	Rehabilitate terminal building (phase 3)	\$8,018,250	\$319,398
Fort Dodge Regional Airport	Construct hangar	\$100,000	
Fort Dodge Regional Airport	Redesign flight service station	\$100,000	\$94,845
Mason City Municipal Airport	Replace eight garage overhead doors	\$46,000	
Mason City Municipal Airport	Perform a terminal electrical and mechanical systems study	\$48,882	\$94,882
Sioux Gateway Airport	Rehabilitate and build hangars	\$120,000	\$102,732
Southeast Iowa Regional Airport	Replace storm damaged hangars	\$288,000	\$96,034
**Waterloo Regional Airport	Hangar rehabilitation and baggage area renovation	\$119,720	\$101,196
Total		\$31,430,852	\$1,500,000

\*Dubuque Regional Airport carryover funds from previous years are approved to be used for 2016 storage hangar project.

\*\*Waterloo Regional Airport carryover funds from previous years are approved to be used for programmed Commercial Service Vertical Infrastructure facility projects.

DEPARTMENT OF TRANSPORTATION  
COMMISSION ORDER

Division/Bureau/Office Planning, Programming and Modal Division  
Office of Systems Planning Order No. PPM-2016-11  
Submitted by Craig Markley Phone No. 515-239-1027 Meeting Date August 11, 2015  
Title Revitalize Iowa's Sound Economy (RISE) Policies

**DISCUSSION/BACKGROUND:**

Policies used to evaluate and administer RISE projects have been reviewed by department staff. The attached document describes those policies. Changes to the RISE policies will take effect on RISE projects approved by the Commission in August 2015 or later.

**PROPOSAL/ACTION RECOMMENDATION:**

It is recommended the Commission approve the attached RISE policies.

**COMMISSION ACTION:**

Moved by \_\_\_\_\_ Seconded by \_\_\_\_\_

	Aye	Vote Nay	Pass
Boswell	_____	_____	_____
Huber	_____	_____	_____
Miles	_____	_____	_____
Putney	_____	_____	_____
Reasner	_____	_____	_____
Rose	_____	_____	_____
Yanney	_____	_____	_____

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Division  
Director

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Legal

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State Director

PPM-2016-11

Craig Markley, Office of Systems Planning, said at the July 14 Transportation Commission workshop we had discussion concerning the RISE policies used to evaluate and administer projects. We recommended Commission approval of the RISE policies as attached to the commission order.

Commissioner Reasner moved, Commissioner Rose seconded the Commission approve the attached RISE policies. Commissioner Miles absent, remaining Commissioners voted aye.

**Revitalize Iowa's Sound Economy (RISE) Policies**  
**Effective August 11, 2015, Iowa Transportation Commission Business Meeting**

Annual laborshed wage rate

- A company's ability to meet 100 percent of the annual laborshed rate for their area will be used to assist in determining RISE participation.

Project Completion Settlement Process

- First 50 percent of RISE funding not subject to settlement calculation.
- Settlement prorated against RISE funding beyond first 50 percent.
- In evaluating job contingency requirements, consideration will be given to jobs created from a different company that locates at the site of the original RISE-supported development. These jobs are subject to the same monitoring period as the original RISE development and will be evaluated based on wage rate, benefits and other RISE eligibility requirements.
- If at least 90 percent of the job creation and/or retention contingency is met at the wage rate established at the time of project approval, the project is considered substantially complete.
- Settlement installment payments calculated based on the prime interest rate minus 3 percent.

Monitoring process

- In monitoring job contingency requirements, initial payroll is required to establish baseline data.
- Three years after the roadway is open to traffic, the job creation and/or retention along with the wage rate contingencies must be met. Review and calculate average number of jobs created and/or retained using payrolls from the beginning and end of any six-month period from the time funding is awarded to three years after the RISE infrastructure improvement is complete.
- Submittal of documentation in cases of job turnover for establishing compliance with agreement contingency is allowable.

RISE cost per job increase

- \$12,000 per job maximum.

Local development funding

- Funding used for speculative RISE-eligible (nonretail) development.
- RISE participation held to 50 percent of eligible project costs.

Iowa's Certified Sites Program (IEDA) RISE Local Development applications

- Maximum RISE participation awarded is variable depending on the acreage of the Certified Site:
  - 50-499 acres; up to 60 percent RISE participation
  - 500-999 acres; up to 65 percent RISE participation
  - 1,000 acres or more; up to 70 percent RISE participation
- A funding commitment may be considered by the Commission following receipt and review of an application for RISE funding. Final details of RISE project scope and maximum RISE award dollar amount will be finalized and brought for consideration by the Commission as a modification to the RISE award once determined through further discussion between the applicant and Iowa DOT staff.
- Projects awarded RISE Local Development assistance may be modified in the event that a business location decision is imminent. Following submission of the necessary information, the roadway project may be converted at the Commission's discretion to a more typical RISE Immediate Opportunity project qualifying for up to 80 percent RISE participation.
- A RISE Local Development funding commitment for a Certified Site under these policies will expire according to the same schedule as the certification of the site expires through the IEDA Certified Sites program.

Double access issue

- Interpretation has been to not fund RISE projects that create more than one access unless necessary to support additional entrances to a business or the project is the last link in the street/highway network. RISE funding will not be provided for more than one access unless

- necessary to support RISE-eligible development or where necessary to support an IEDA designated Certified Site.

Loan interest rate

- RISE loan installment payments calculated using an interest rate between zero percent and the 10-year U.S. Treasury bond rate based on the quality of the RISE project.

Addition of RISE funding to a previously awarded project

- Allow the addition of RISE funding by Iowa Transportation Commission approval if the road construction has not started yet or the RISE-supported company construction has not been completed.

Roads/streets previously improved with RISE funding

- Additional funding for previously RISE-funded projects not allowed. However, new projects for capacity improvements necessary to support immediate job creation decision will be considered.

**DEPARTMENT OF TRANSPORTATION  
COMMISSION ORDER**

Planning, Programming and Modal Division

Division/Bureau/Office Office of Systems Planning Order No. PPM-2016-12  
 Submitted by Craig Markley Phone No. 515-239-1027 Meeting Date August 11, 2015  
 Title Revitalize Iowa's Sound Economy (RISE) Application – Oelwein (Delegation)

**DISCUSSION/BACKGROUND:**

The city of Oelwein submitted a RISE Immediate Opportunity application requesting a grant to assist in the construction of approximately 2,825 feet of 14th Street Southeast and turn lanes on Outer Road located on the southeast side of town. This project is anticipated to be completed by December 2016.

This improvement is necessary to provide access to East Penn Manufacturing, a manufacturer of lead-acid batteries. This company conforms to the legislative requirements of the RISE program.

The improvement will support:

- The creation of 140 new full-time jobs.
- \$66,867,468 in associated capital investment.

The RISE cost per job assisted will be \$11,928 and there will be a total capital investment of \$40.04 for each RISE dollar requested.

**PROPOSAL/ACTION RECOMMENDATION:**

It is recommended the Commission, based on the capital investment and job creation commitments, award a RISE grant of \$1,669,870 or up to 80 percent of the total RISE-eligible project cost, whichever is less, from the city share of the RISE Fund.

**COMMISSION ACTION:**

Moved by \_\_\_\_\_ Seconded by \_\_\_\_\_

	Aye	Vote Nay	Pass
Boswell	_____	_____	_____
Huber	_____	_____	_____
Miles	_____	_____	_____
Putney	_____	_____	_____
Reasner	_____	_____	_____
Rose	_____	_____	_____
Yanney	_____	_____	_____

\_\_\_\_\_  
 Division Director                      Legal                      State Director

PPM-2016-12

Craig Markley, Office of Systems Planning, said the city of Oelwein submitted an Immediate Opportunity RISE funding request to construct approximately 2,825 feet of 14<sup>th</sup> Street Southeast and turn lanes on Outer Road located on the southeast side of town. The proposed improvements will result in the creation of 140 new full-time jobs within three years along with \$66,867,468 in associated capital investment. Average wage of the created positions is \$17.26 per hour which is 129 percent of the average labor shed wage rate. RISE grant recommended is \$1,669,870. Local participation is 20 percent or \$417,468 for a total cost of \$2,087,338. RISE cost per job assisted is \$11,928. Total capital investment per RISE dollar is \$40.04. He introduced Jamie Letzring, Oelwein City Administrator.

Ms. Letzring introduced the delegation. The company is East Penn Manufacturing, a private family-owned company operating the largest single site lead acid battery manufacturing facility in the world. They are headquartered in Lyon Station, Pennsylvania, where they have a 500-acre facility that has been there since 1946, and they employ approximately 6,500 people at that facility. The complex in Lyon Station includes four automotive battery plants, an industrial battery plant, specialty battery plant, state-of-the-art oxide facility, an innovative recycling infrastructure and dozens of vertically integrated capabilities and other support facilities. East Penn currently employs 80 employees in Oelwein and will retain those 80 jobs in addition to adding 350 new jobs at a very competitive wage for their region. The primary focus of the Oelwein plant will be a fill, form and finish center which means they will ship dry unformed finished batteries to Oelwein where the batteries will be charged, warehoused, and distributed. Their truck traffic counts at this time are about 50 trucks a day for shipping, receiving and deliveries so part of the reason for a through street is so they can divert truck traffic to Iowa 3, Iowa 150 or Iowa 281 to avoid Oelwein's downtown business district.

Commissioner Rose asked if this is Oelwein's first RISE grant. Ms. Letzring said the city received a RISE grant ten years or so ago.

Mr. Markley reviewed staff's recommendation.

Commissioner Reasner moved, Commissioner Rose seconded the Commission, based on the capital investment and job creation commitments, award a RISE grant of \$1,669,870 or up to 80 percent of the total RISE-eligible project cost, whichever is less, from the city share of the RISE Fund. Commissioner Miles absent, remaining Commissioners voted aye.



Date Submitted: 7/21/2015

Commission Date: August 11, 2015

## RISE Immediate Opportunity Funding Economic Analysis Summary

### GENERAL INFORMATION

**Applicant:** City of Oelwein

**Project Location and Description:** The city of Oelwein submitted a RISE Immediate Opportunity application requesting a grant to assist in the construction of approximately 2,825 feet of 14<sup>th</sup> Street SE and turn lanes on Outer Road located on the southeast side of town.

**Associated Economic Development:** The project provides access to East Penn Manufacturing, a manufacturer of lead-acid batteries.

### ECONOMIC IMPACT

**Total Roadway Project Cost: \$2,087,338**

**RISE Funds Requested:** \$1,669,870; **Grant:** \$1,669,870; **Loan \$----**

**Effective Project Cost to RISE Program:** \$1,669,870

**Local Participation:** \$417,468; **Sources:** Oelwein

**Non-RISE Total Capital Investment:** \$66,867,468

(**Public:** \$1,677,468; **Private:** \$65,190,000)

**Direct Jobs Created:** 140; (**Other, Potential Future Jobs:** 210)

**Direct Jobs Retained:** 0; **Total Direct Jobs Assisted, Short-Term:** 350

**Number of Existing Jobs:** 82

**Project Average Wage Rate of New Jobs:** \$17.26/hr.

**100% Average Laborshed Wage Rate:** \$13.35/hr.

### KEY RATIOS

**Local Match Ratio:** 20% ( $\$417,468/\$2,087,338$ )

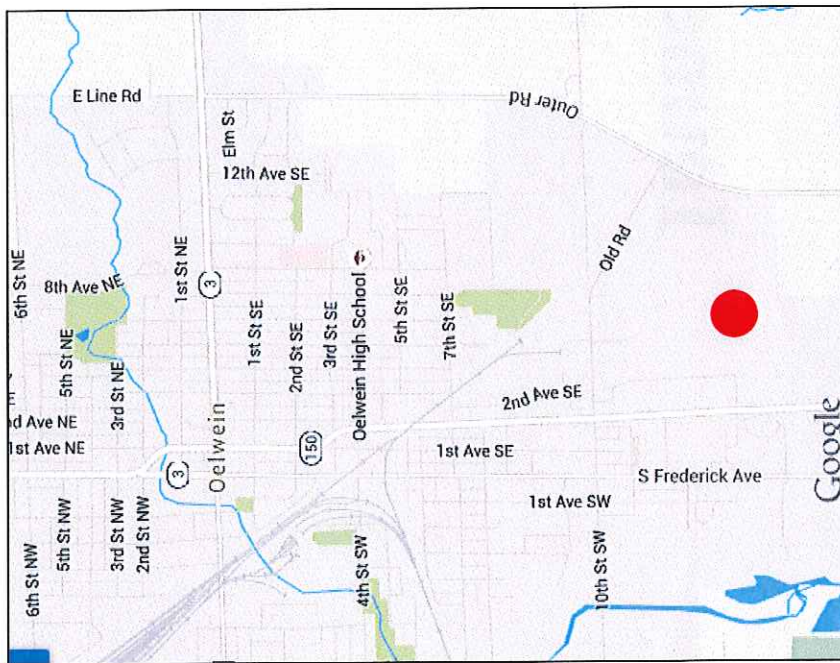
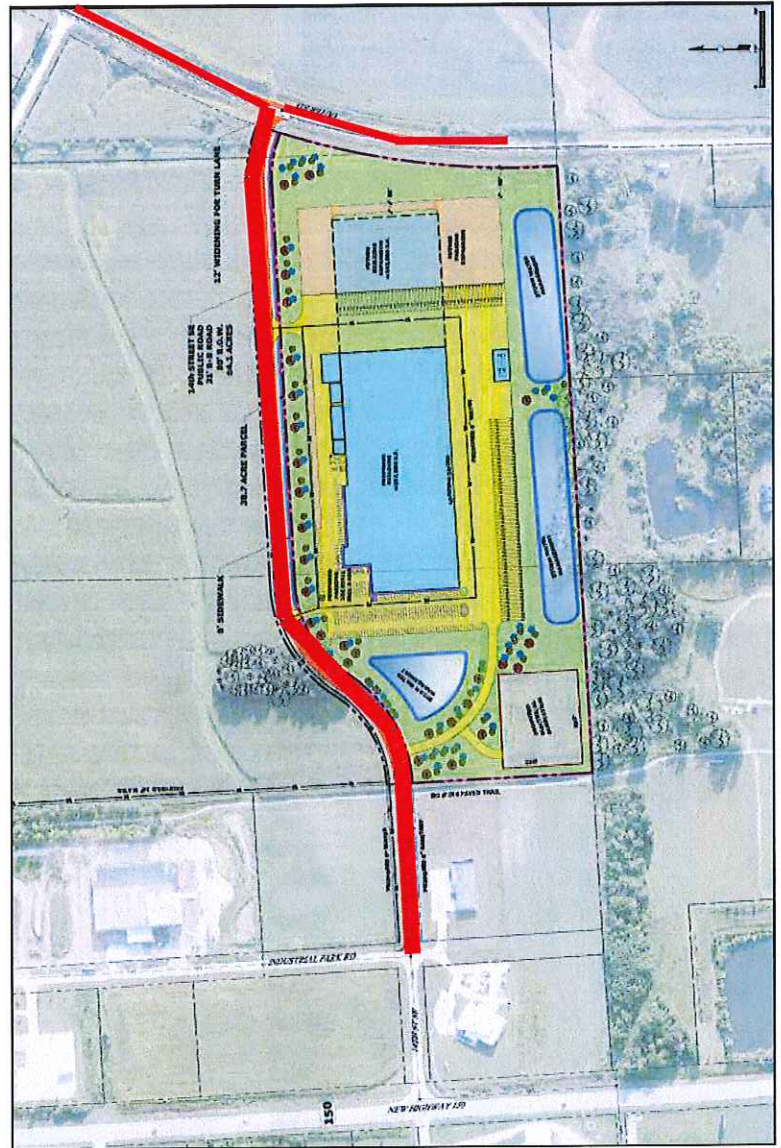
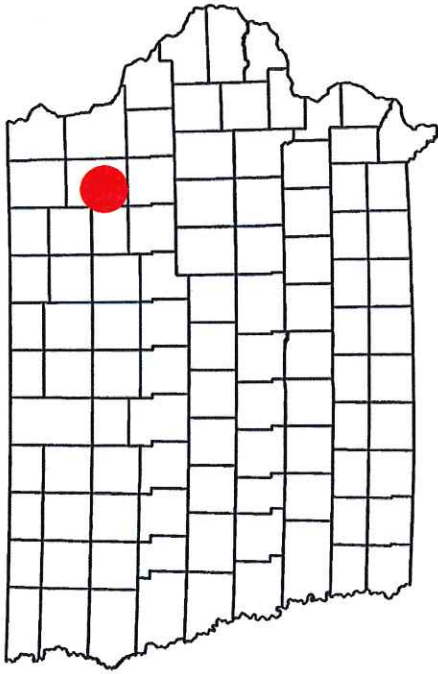
**RISE Cost Per Job Assisted (Created):**  $\$1,669,870/140 = \$11,928$

**Total Capital Investment Per RISE Dollar:**  $\$66,867,468/\$1,669,870 = \$40.04$

### CONCLUSIONS

**Narrative:** It is recommended the Commission, based on the capital investment and job creation commitments; award a RISE grant of \$1,669,870 from the RISE fund or up to 80 percent of the total RISE-eligible project cost, whichever is less. Funding will come from the city share of the RISE Fund.

# Oelwein



**DEPARTMENT OF TRANSPORTATION  
COMMISSION ORDER**

Planning, Programming and Modal Division

Division/Bureau/Office Office of Systems Planning Order No. PPM-2018-13

Submitted by Craig Markley Phone No. 515-239-1027 Meeting Date August 11, 2015

Title Revitalize Iowa's Sound Economy (RISE) Application – Marshalltown (Delegation)

**DISCUSSION/BACKGROUND:**

The city of Marshalltown submitted a RISE Immediate Opportunity application requesting a grant to assist in construction of approximately 1,000 feet of South Street located on the southeast side of town. This project is anticipated to be completed by July 2016.

Because this project will provide access to more than 32 acres for industrial purposes and to maximize RISE support for this project, staff evaluated the application as a RISE Local Development project.

The evaluation and rating for the project will be discussed.

**PROPOSAL/ACTION RECOMMENDATION:**

It is recommended the Commission, based on the capital investment commitment and potential for future job creation, reclassify the project as a RISE Local Development project in the February 2015 round of applications and award a RISE grant of \$360,315 or up to 50 percent of the total RISE-eligible project cost, whichever is less, from the city share of the RISE Fund.

**COMMISSION ACTION:**

Moved by \_\_\_\_\_ Seconded by \_\_\_\_\_

	Aye	Vote Nay	Pass
Boswell	_____	_____	_____
Huber	_____	_____	_____
Miles	_____	_____	_____
Putney	_____	_____	_____
Reasner	_____	_____	_____
Rose	_____	_____	_____
Yanney	_____	_____	_____

\_\_\_\_\_  
Division Director                      Legal                      State Director

PPM-2016-13

Craig Markley, Office of Systems Planning, reviewed an Immediate Opportunity RISE application from the city of Marshalltown to construct approximately 1,000 feet of South Street located on the southeast side of town. Because this project will provide access to more than 32 acres for industrial purposes and to maximize RISE support, staff evaluated the application as a RISE Local Development project. Under RISE Local Development criteria, the project scored 46 points. Total estimated project cost is \$720,630. The city is requesting a RISE grant of \$360,315 and will be providing a 50 percent local match. He introduced Tom Deimerly, Executive Director, Marshall Economic Development Impact Committee.

Mr. Deimerly said he has been before the Commission before on this project which started roughly four years ago. Things change in business and the business they were working with, TIG Manufacturing, went through some transitions as they evaluated the future of their company in Marshalltown or other locations in Iowa. They elected to make the capital investment in Marshalltown. TIG Manufacturing started in 1993 and is a small company with roughly 15 employees. They supply all the products that John Deere likes to have their name on so any kind of cleaners, fire extinguishers, anything that can be found in the cab of a tractor comes out of their distribution center. Some 2½ years ago they began manufacturing engines that John Deere had taken out of their main production. That necessitated the need for more square footage so they have elected to purchase roughly 16 acres in Marshalltown's industrial park. Their plan is to put up a 30,000 sq. ft. building expandable to 120,000 sq. ft. They have a lot of long-term plans as it relates to the community and company. In addition, this project will open roughly 41 acres to the south for future development. In the area is an independently owned rail line tied with a previous RISE project. The Menards project is going incredibly well and they plan to go operational late 2015 or early 2016. The rail line is now owned by Menards as a partner with the city so as they open these additional acres, they will be able to bring that rail in and have more rail service to sites. He expressed appreciation for the Commission's consideration of the project.

Mr. Markley reviewed staff's recommendation.

Commissioner Rose moved, Commissioner Yanney seconded the Commission, based on the capital investment commitment and potential for future job creation, reclassify the project as a RISE Local Development project in the February 2015 round of applications and award a RISE grant of \$360,315 or up to 50 percent of the total RISE-eligible project cost, whichever is less, from the city share of the RISE fund.

For clarification, Commissioner Reasner said this was a previous RISE grant; the original one was rescinded and we have transitioned to this new RISE grant. Mr. Markley said with Commission approval of this RISE grant, they will rescind the previous award of \$237,616.

Commissioner Miles absent; remaining Commissioners voted aye.

Meeting adjourned at 8:20 a.m.

RISE LOCAL DEVELOPMENT FUNDING  
February 2015  
SUMMARY

Applicant: Marshalltown

Multiyear?: No  
Multijurisdiction?: No

ROAD PROJECT LOCATION AND DESCRIPTION: To construct approximately 1,000 feet of South Street located on the southeast side of town.

ASSOCIATED ECONOMIC DEVELOPMENT: This project will provide access to more than 32 acres for industrial purposes.

PROJECT FINANCING:

Roadway Project Cost:	\$720,630	Local Match (Total):	\$360,315
RISE (Total):	\$360,315	Up-Front:	\$360,315
Grant:	\$360,315	NPV of Loan Repayment:	0
Loan:	0	Effective Match Percent:	50
Loan Terms:	Yrs. 0		
	Int.: 0 %	Up-front Participation Sources:	
		Private:	
		Public:	\$360,315
		Local Match (Total):	\$360,315

PROJECT EVALUATION:

Development Potential (35):	20
Economic Impact and Cost Effect. (20):	4
Local Commit. and Initiative (35):	16
Transportation Need (4):	2
Local Economic Need (6):	4

Total Rating: 46

Jobs: 3

STAFF RECOMMENDATION:

Award a grant of \$360,315 or up to 50 percent of the RISE-eligible project cost, whichever is less. Funding will come from the city share of the RISE Fund.

