

# THE WINDMILL

## Wellmark Foundation MATCH Grants



The Wellmark Foundation will once again offer its popular MATCH grants. These grants are designed to generate local match funding funds for the following types of projects:

- Edible orchards;
- Community gardens and greenhouses;
- Food preparation methods;
- Farm/field/garden-to-table projects, including education;
- Policies or councils working to create access to healthy foods and nutrition education;
- Public playground structures and spaces;
- Outdoor recreation and sport courts or fields;
- Public swimming pools, splash pads, or aquatic centers;
- Trails, including links, spurs and connectors;
- Safe Routes to School plans and infrastructure;
- Accessible and safe walking paths or routes;
- Share-the-road plans and infrastructure; and
- Bike-share program infrastructure.

This list is not exhaustive, but should give you ideas on what can be funded. Applicants can be local governments and 501c3 nonprofits. The Large MATCH Grant is up to \$100,000 and is due on February 22, 2019. The Small MATCH Grant is up to \$25,000 and is due on June 7, 2019. Contact SICOG for assistance with your project.

## SICOG Staff

Timothy Ostroski	Executive Director
Judy Brimm	Finance Director
Jeremy Rounds	Regional Planner
Joel Lamb	Regional Planner
Marcus Amman	Transportation/Planner
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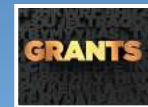
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## A View From the First Tee

Happy New Year! It was an excellent 2018 with your organization (SICOG) assisting with many projects and many grant applications. This past year, the staff at SICOG prepared applications totaling \$9,055,977.48. The very good news is that \$5,675,819 was awarded for various projects. Doing the simple math, based on dues received from our members, SICOG basically returned \$85.27 to every man, woman and child in the region. As we begin 2019, we have \$1,002,287 pending requests for funds with a very strong possibility of the area receiving MILLIONS MORE!! We will be doing a year-end report for SICOG, SIDG, our Housing Revolving Loan Fund and Industrial Revolving Loan Fund in the near future.

Someone asked me the other day to highlight 2018. Here is my top five:

1. Visit to Peru - Machu Picchu
2. Baseball, T-Ball and Dance Recital
3. Taking a Family Vacation
4. Playing golf
5. Watching my wife enjoy the grandkids sooooo much.

Speaking of highlights, SICOG's Accounting Firm has begun an agency-wide audit of SICOG and its affiliated organizations for the year ended September 30, 2018. The audit will identify the expenditures and revenues for SICOG and its wholly affiliated organizations. The audit is completed annually and includes our Housing Revolving Loan Fund, Industrial Revolving Loan Fund, Community Revolving Loan Fund, contracted Revolving Loan Fund, EDA Assistance Grant, State Assistance Grant and all administrative contracts and sub-recipient agreements. A copy of the audit report will be available for review in the Office of the Auditor of the State and in the SICOG office after June 1, 2019.

Southern Iowa COG Housing Trust Fund (SICOG HTF) received \$236,394 through the Local Housing Trust Fund program managed by the Iowa Finance Authority. These funds are used for various housing related projects such as owner-occupied rehabilitation, home-ownership assistance, senior housing renovations, new construction, and demolition programs. These funds are available region-wide.

As many of you are aware, we continue our "Partnership Program". This is a program to expand our services and work efforts to our member area. Elsewhere in this newsletter, is a page identifying our current partners. I am very grateful to the individual organizations and financial institutions that joined the "Partnership Program 2018". Look for your opportunity to become a 2019 SICOG Partner in the coming weeks!



*As always, if  
there is  
anything I can  
do, please let me  
know. Our  
phone number  
is 641.782.8491.*

*Remember, we are working  
for you.*

*Timothy Ostroski*



## SICOG Executive Board Meeting of December 4, 2018

Vice-chairman Dan Christensen called the meeting to order at 1:02 p.m. on Tuesday, December 4, 2018 at the SICOG office in Creston. The following members were in attendance: Christensen, Davidson, Lesan, McCann, Minnick, Price, Riley, Trickey, Tullberg, Twombly, Waddle and Zabel. Staff present: Ostroski and Brimm.

Price made a motion to approve the agenda. Twombly seconded the motion, all ayes. Motion carried. McCann made a motion to approve the minutes of the November 6, 2018 meeting. Davidson seconded the motion, all ayes. Motion carried. Riley made a motion to approve the financial reports for the month of November. Zabel seconded the motion, all ayes. Motion carried.

Other items discussed included: EDA-RLF semi-annual reports, CDBG applications, grant report, distribution of funds, Empower Rural Iowa, state legislature, federal legislature, internal disaster recovery plan, and change next meeting date to January 8, 2019. Price informed the members, that due to personal business conflicts, this would be his last meeting.

Lesan made a motion to adjourn the meeting at 1:15 p.m. Price seconded the motion, all ayes. Motion carried.

Minutes Submitted by Brimm

## Agenda - RPA 14 / ATURA Policy Board Meeting

January 15, 2019 at 1:30 p.m., Jamie's Coffee Mill & Deli, Mount Ayr, Iowa

*SICOG serves as transportation planning staff to the five-county ATURA Transportation Planning Affiliation region (Adams, Adair, Taylor, Ringgold and Union Counties)*

### Action Items:

- Election of officers for Calendar Year 2019
- Review Regional Surface Transportation Block Grant & Technical Committee scores for applications received
- Propose moving annual STBG application due date from December 31st to November 30<sup>th</sup>

### Discussion Items:

- 2019 Transportation Planning Work Program (TPWP)
- Farm to Market Road funding request from ISG
- Title VI needs clarification

## Transportation Alternatives Program (TAP)

Iowa's Transportation Alternatives Program (TAP) has been in existence since 1991. Eligible project activities for Iowa's TAP funding continue to include a variety of smaller-scale transportation projects such as pedestrian and bicycle facilities, recreational trails, safe routes to school projects, and community improvements such as historic preservation, vegetation management, and some environmental mitigation related to storm water and habitat connectivity.

Iowa's TAP program can be accessed in two ways. Statewide and multi-regional projects should apply directly to the Iowa DOT by October 1 annually for consideration in the Statewide TAP program. To access funding for smaller, local projects located in the RPA 14/ATURA region (Adair, Taylor, Union, Ringgold and Adams Counties) applicants should apply to SICOG using the DOT application form. Local project applications are due at the SICOG office by February 15 or August 15 each year.

Detailed information about Iowa's TAP program may be found in the program guidance:

[https://iowadot.gov/systems\\_planning/grant-programs/transportation-alternatives](https://iowadot.gov/systems_planning/grant-programs/transportation-alternatives) or on the RPA 14/ATURA website: [www.sicog.com/affiliates/atura/funds](http://www.sicog.com/affiliates/atura/funds)

Those with questions about a project or who are interested in applying are encouraged to contact Marcus Amman at the SICOG office 641.782.8491 or [amman@sicog.com](mailto:amman@sicog.com) prior to submitting an application.



January 15

RPA 14/ATURA Policy Board Meeting, Jamie's Coffee Mill & Deli, Mount Ayr, 1:30 p.m.

February 5

SICOG Executive Board Meeting, 1:00 p.m.

SIDG Executive Board Meeting to follow

March 5

SICOG Executive Board Meeting, 1:00 p.m., SIDG Executive Board Meeting to follow

March 26

SICOG's 45<sup>th</sup> Annual Meeting, SICOG office, 1:00 p.m.



## Derelict Building Grant

The partnership between Keep Iowa Beautiful and the Iowa Department of Natural Resources (IDNR) continues this year with the 2019 Derelict Building Grant. This grant funds the bulk of the cost for asbestos testing and removal, environmental studies, and building renovations or deconstruction. Deconstruction is the process by which a building is torn down methodically and debris is separated, measured, weighed, and so forth, and where salvageable materials are diverted from the landfill. The program intent is to improve conditions of old properties while also ensuring diversion goals are met. A secondary goal is to encourage an economically beneficial use for the property; such might include business or upper story housing space, public green space, or even land-banked property for future use.

This grant is available for cities up to 5,000 people that have a derelict former commercial or industrial building in need of urgent investment or removal. Applications are due February 21, 2019. Please contact SICOG for assistance with this grant. SICOG has been successful with this program over the past ten years and wants to put that experience to use in your community.

## SICOG Exploring Lead Paint Grant Program, Desires Local Input

Rural Iowa has an ongoing problem with lead paint in its old housing stock and limited resources to combat the problem. A few years ago, the US Department of Housing and Urban Development (HUD) created a program to address lead hazards in homes. To date, only larger metro areas of Iowa have participated in this rather large grant that can award over \$1 million per grantee.

This year, HUD and others made extra effort to get word out to rural areas. Because of this, SICOG staff participated in a webinar about the program and followed that up with a conversation with HUD staff. HUD strongly encourages us to put together a project this year, as there is more money than previous years and special bonus points for new applicants serving the underserved areas. If awarded, the grant will provide technical assistance and actual home repairs for owner and renter occupied homes with lead hazards, which consists in over half our region's housing stock.

SICOG is looking into these funds, which should be available later this winter. However, the scope of this grant requires that we have several partners, most notably but not limited to counties in the region that are interested. One of the counties must be the applicant for a broader region. **We are asking the SICOG counties, especially public health staff, to let us know this month if you might be interested and we will get you more information about the grant. If there is enough interest, we may begin work on a regional proposal, which could have a big impact on our housing stock. Please contact Jeremy Rounds, Joel Lamb, or Marcus Amman at SICOG to discuss your interest.**

## 2018 SICOG PARTNERSHIPS

### PLATINUM (\$2,500)

- John Wayne Birthplace Society, Ltd. of Winterset
- City of Osceola
- Clarke County Development Corporation

### DIAMOND (\$1,500)

- Creston City Water Works
- First National Bank of Afton & Creston
- Iowa State Savings Bank of Corning, Creston, Diagonal, & Lenox
- Lenox Municipal Utilities

### GOLD (\$1,000)

- Garden & Associates, Ltd. of Creston & Oskaloosa

### SILVER (\$500)

- American State Bank of Lamoni, Osceola & Winterset
- First National Bank of Murray & Osceola
- Community Development Corporation of Greenfield
- Corning Municipal Utilities
- Greater Regional Medical Center of Creston
- JEO Consulting Group, Inc. of Ankeny
- Michael Foods of Lenox
- PCSB Bank in Clarinda, Corning, Creston, Lenox, & Mount Ayr
- Snyder & Associates, Inc. of Ankeny & Atlantic
- Southwest Iowa Rural Electric Cooperative of Corning, Mount Ayr, & Stanton
- Tyler Insurance Services of Creston & Mount Ayr
- Union County Development Association
- Veenstra & Kimm, Inc. of West Des Moines

### BRONZE (\$250)

- Adams Community Economic Development Corporation
- Akin Building Centers of Corning & Creston
- Bradley Angus Farms of Lenox
- City State Bank of Mount Ayr
- Clarke Electrical Cooperative of Osceola
- Farmers & Merchants State Bank of Orient, St. Charles, & Winterset
- FNB Bank of Fontanelle & Greenfield
- Gilbert True Value of Leon & Osceola
- Lenox Development Corporation
- Ringgold County Development Corporation
- Saylor Realty, LLC of Osceola
- Southwestern Community College
- State Bank of Brooks
- Union State Bank of Greenfield
- Union State Bank of Winterset

THANK YOU FOR YOUR SUPPORT!

## In the Spotlight

# Community of Adair

*SICOG and Adair have partnered on multiple projects including: ZIPP's Pizzeria, 5<sup>th</sup> Street Bridge, Adair downtown facade, 321 Building catalyst grant, Adair Fire Department, and water treatment facility grant*

What unique characteristics are you proud of in Adair?

- ❖ Adair is the highest point in Iowa, located on the M & M Divide. Rain that falls on the west side of town flows to the Missouri River. Rain that falls on the east side of town flows to the Mississippi River.
- ❖ It is home to one of the first rural locations of the Boys & Girls Club.

What is Adair's claim to fame?

- ❖ Adair's most recent claim to fame came in two fold - in 2016, Zipp's Pizzeria was chosen Iowa's Best Pizza and the Chuck Wagon Restaurant was chosen Iowa's Best Burger.
- ❖ The most recognizable is Ole Smiley - Adair's smiley-faced yellow water tower that looks out toward Interstate 80 and catches the eye of many travelers.
- ❖ The Jesse James Train robbery marker is located just west of Adair. This is where Jesse and his gang committed the first train robbery in the west back in 1873.



What projects are you working on now in Adair?

- ❖ The Adair Fire Department has been fundraising for a new fire station. The building has been erected and work continues on the inside of the building.
- ❖ The construction of the new Dollar General Store is moving along.



Tell us about a successful project/partnership in Adair.

- ❖ The new housing development in northwest Adair was recently completed.
- ❖ Electrical updates above and below the ground and two other major electrical projects in rural areas are almost complete.
- ❖ The Adair downtown revitalization façade project and the renovated 5<sup>th</sup> Street Bridge project were both completed in October.
- ❖ The water main and fire hydrant replacement project also came to a close last fall.
- ❖ A new entertainment venue, Schafer's Barn on the Hill, is now open for business.

If you were asked to give a tour of your community to a visiting dignitary, what would you show them?

- ❖ The tour would begin at Schafer Systems and continue on to the Chuck Wagon Restaurant. From there, past the new Dollar General Store, a closer look at Ole Smiley, and a drive through the Adair City Park which was given a facelift in 2016 with the addition of multiple playground pieces, the favorite being the Mantis zip line.
- ❖ Heading north on the White Pole Road, we would approach the new fire station. Next on the tour, would be Audubon Street, better known as main street, where fifteen of the buildings took advantage of the Downtown Revitalization Façade project. We would proceed toward Zipp's Pizzeria and continue past one of the newest businesses, The Welders Wife, and proceed by retail and commercial businesses on the outskirts of town.
- ❖ Heading back toward town, we would drive past St. Gregory's Rehabilitation Facility and continue through the housing districts of Adair. Due to the damage from the hailstorm in 2014, replacing windows and siding was a must. Adair has never looked so good. We would also stop by the Crawford Addition housing development.
- ❖ To end our tour, we would drive over the long awaited, newly renovated, historical 5<sup>th</sup> Street Bridge.



## Approaching Grant Opportunities

The following are deadlines for popular grants our members and associated organizations should consider. SICOG has the staff and experience to assist our communities in submitting the best possible applications for these funds. **There are many other sources, so if you have a project, please contact us.**

Source/Program	Funding Uses	Due Date
EPA Brownfields Grants <sup>2</sup>	Grants up to \$800,000 for various activities, including planning, assessment, and cleanup of large or expensive environmentally compromised areas that, because of the compromise, are difficult to redevelop or bring to productive use	January 31
Homeland Security Grant Program <sup>2</sup>	Funds to implement terrorism prevention and emergency response projects meeting gaps in service as identified by State priorities.	Notice of interest due January 31
Paint Iowa Beautiful <sup>2</sup>	Keep Iowa Beautiful's donated paint program for community painting projects	February 15
Derelict Building Program <sup>1</sup>	Deconstruction or renovation of abandoned or other derelict buildings, and removal of environmental hazards, such as asbestos (see article)	February 21
Wellmark Large MATCH Grant <sup>2</sup>	Matching grants up to \$100,000 for health and wellness projects (see separate article)	February 22
Alliant Energy Foundation <sup>6</sup>	Community projects focused on environment, education, family needs and programs, and outdoor recreation	March 1
Land and Water Conservation Fund <sup>1</sup>	Outdoor recreational facilities, campgrounds, playgrounds, open spaces, and wildlife areas	March 15
Iowa West Foundation <sup>2,4</sup>	Community development, economic development, education, and human needs projects	March 15
Keep Iowa Beautiful Build With Bags program <sup>2</sup>	Grants that award up to \$2,000 toward the purchase and installation of recycled material benches, containers, and the like for parks and school playgrounds.	March 31
CDBG Water and Sewer Program <sup>1</sup>	Water and wastewater capital improvements: plants, mains, lagoons, pumps, towers, etc.	March 31, June 30, Sept. 30, Dec. 31
Solid Waste Alternatives Program <sup>1</sup>	Programs to encourage landfill alternatives – recycling, diversion, new technologies, new manufacturing processes, etc.	April 1
USDA Rural Energy For America (REAP) <sup>2</sup>	Renewable energy construction and energy efficiency improvements for business enterprises	April 1
Alliant Energy Hometown Safety Grants <sup>3,6</sup>	Grants up to \$2,000 to purchase emergency equipment, such as Jaws of Life, AEDs, thermal imaging cameras, etc.	April 1, August 1, December 1
Community Attraction and Tourism (CAT) <sup>2</sup>	Tourism, recreation, and entertainment capital projects, such as museums, libraries, swimming pools, trails, large recreational areas, amphitheaters, etc.	April 15
CDBG Community Facilities and Services Fund <sup>1,2</sup>	Grants for storm water projects and public facilities serving LMI persons, such as childcare facilities, sheltered workshops, and quasi-medical and senior facilities	April 19
CDBG Housing Sustainability Fund <sup>1</sup>	Grants for owner-occupied housing rehabilitation and weatherization	April 26
Iowa Cultural Heritage Project Grant <sup>2</sup>	Grants up to \$10,000 to support a community project that creates jobs for Iowans and provides access to a cultural heritage experience	May 1
Iowa Cultural Affairs Capacity Building Grant <sup>2</sup>	Up to \$2,500 to build organizational capacity of cultural organizations to operate and provide programs for the community	May 1
Iowa Great Places New Designations <sup>2</sup>	Applications for new designations and for projects in those newly designated communities. These grants can be substantial.	May 1
Iowa Arts Project Grant <sup>2</sup>	Grants up to \$10,000 to support the creation and presentation of new artwork, development of an arts experience or formation of an arts education program.	May 1
Iowa Historic Resource Development Program <sup>2</sup>	Grants up to \$50,000 for various historic resource projects, such as museums, documentary collections, historic preservation projects, district nominations, etc.	May 1 (tentative)
CDBG Downtown Revitalization Fund <sup>1</sup>	Grants for downtown building façade improvements	May 17
Wellmark Small MATCH Grant <sup>2</sup>	Matching grants up to \$25,000 for health and wellness projects (see separate article)	June 7
FEMA Hazard Mitigation Grant Program (nearly \$4,000,000 Iowa allocation) <sup>2</sup>	Hazard mitigation plans and projects, including tornado safe rooms, building and utility retrofits, minor flood control projects, elevations and relocations of buildings in flood hazard areas and storm water management projects	Open ended

1 - Cities and counties

2 - Local governments, certain private and non-profit entities

3 - Local governments, first response agencies

4 - Limited to certain geographic area of region

5 - Local governments, NGOs, conservation boards, soil and water conservation districts, public water supply utilities, watershed management organizations

6 - Limited to communities served by company/organization

As always, SICOG provides this un-exhaustive list of grants to generate ideas about possible projects and provide funding guidance. Grant funding sources are increasingly interested in creative solutions to problems and many are willing to support not only construction, but also operations. If your community has a problem that outside funding might address, please contact your SICOG office. We would be glad to help and can attend a local meeting at no cost to our members discuss the project or idea.

## From the Planner's Desk...

### Planning for Mixed Uses in Your Downtown

Any town over a few hundred people in southern Iowa can and once did support upper story housing above retail and office spaces on the main floor. Over time, as the buildings aged and the economy transformed, the upper floors were the first to be vacated, and today many main floor commercial spaces have been abandoned or are chronically vacant. Because housing shortages exist, some vacant main floor spaces are now being converted to residential uses. While it may be tempting to allow residential on the main floor so at least a building is occupied, such decisions should be thought through and at most, main floor residential use should be allowed as a temporary measure only in order to avoid long-term deterioration of the retail economy.

Instead, upper-story housing should be the focus. This provides a revenue stream to support the building's profit, even if the main floor struggles to generate income. Quality upper story living is considered retro and is a popular option for younger adults. The challenge is getting owners of downtown buildings to give upper story housing a second thought and help them understand the economic potential.

Through creative uses of owner investments, TIF, tax abatement, utility incentives, tax credit programs, third-party investments, and grants, a community can bring about upper-story housing on a scale that will help solve housing issues and drive the demand for downtown building space and retail shopping options. Cities and development groups need to be creative at reaching building owners about potential options and the need for housing in the upper stories. It is certainly possible to appeal to them and give them attractive options. For target buildings where the owners are not interested, the option then may be to create a non-profit or for-profit LLC-type enterprise that will seek to purchase and redevelop downtown properties or land bank them for future redevelopment.

The planning piece for this involves the demand research, goal setting, project and program creation, marketing, and grantsmanship. Through planning, we can identify the best use of each property over time and can modify zoning, building codes, and design standards to encourage the ideal mixed-use patterns. We can use planning to address parking and access issues, infrastructure needs, and the like. SICOG can assist your community with these activities.

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### IEDA Offering Upper Story Housing Grants

Iowa Economic Development Authority (IEDA) will accept applications through the Community Development Block Grant (CDBG) program for upper story housing projects in rural Iowa. The ideal projects will involve multiple housing units in one community and can be one or multiple buildings. In this program, building owners partner with the municipality to seek funds to pay for a part of the costs to renovate upper story spaces to provide affordable (not low-income) housing. Grant funds can be used to modernize the building, preserve historic elements (as applicable), make the space more energy efficient, remove lead paint hazards, and even apply green technology solutions. Units involved must be unoccupiable (have not been occupied for at least three years and in need of major improvements). Proposed new housing space does not have to be residential today; it can be former office or storage space, for example.



**The grant period is open ended but IEDA is looking to fund two pilot towns this year. SICOG hopes to have a community within our region participate. If your local government (mayor, council, clerk, etc.) or building owner(s) have interest in upper story housing, please contact SICOG soon. We will go over the details of the program and determine if your project qualifies.**

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## Southern Iowa Council of Governments Executive Board

Karl McCarty	Adams County	Chairperson
Dan Christensen	Decatur County	Vice-Chairperson
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Ron Riley	Union County	Treasurer
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Michelle Tullberg	Private Sector Representative	
Beth Waddle	Private Sector Representative	
Tom Lesan	Member - At - Large	



*SICOG is a non-profit organization that provides and coordinates community and economic development services primarily through the delivery of planning services, technical program assistance, grant writing and administration to assist local governments and others in their efforts to improve the social and economic well-being of its eight county service area.*

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## SOUTHERN IOWA COUNCIL OF GOVERNMENTS

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