

THE WINDMILL

REAP Program to Fund Conservation And Recreation Improvements



The Iowa DNR’s Resource Enhancement and Protection (REAP) Program provides up to \$10 million to cities, counties, and conservation boards to purchase property and develop projects that provide recreation and conserve environmentally sensitive space. While the main grant priority in recent years is the acquisition of sensitive properties for public uses, such as conservation and hunting grounds, REAP also funds development of recreational projects that include playgrounds, campgrounds, trails, boating and fishing facilities, habitat development, and more. REAP also likes combo acquisition and development projects. The grants do not fund sports fields, swimming facilities, and indoor recreational amenities. Recently, several SICOG communities have expressed a desire to build, expand, or replace restroom buildings in city parks. These are eligible projects, but will not score well without a recreational development component. In other words, these grants will more likely fund a restroom development as part of a comprehensive park and/or open space improvement project. A good thing about REAP is that it does not require a specific match, although some local match helps with scoring. While the applications are due August 15, 2019, **we ask that applicants have plans in place by July 31.**

Please contact SICOG about your project this month. We would be glad to discuss it further and help our members, at no charge, to apply for these funds.

INDEX



A View from the First Tee

2



SICOG Exec. Board Minutes
2019 Iowa Floods – Recovery Assistance for Individuals
Calendar of Events

3



SICOG Looking to Help a City Apply for Downtown Revitalization Funds

2019 SICOG Partnerships

4



In the Spotlight:
The Community of Lamoni

5



Approaching Grant Opportunities

6



Building Local Strength:
Emerging Strategies for Inclusive Development

SICOG’s First Time Homebuyer Program has Funds Available

7

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A View From the First Tee

As was mentioned last month, there are many projects are underway in the region. Water treatment plants and wastewater treatment plants are under construction. We are working with many (that is more than 4) new economic development projects, meaning more jobs for the area.

It is difficult to believe that 13 years ago, June 2006, my son in law left for the Iowa State Trooper academy at Fort Dodge. My wife just keeps getting more beautiful.

It will soon be Community Development Block Grant (CDBG) time. If you are thinking about a project and you want SICOG to assist, please give us a call. Remember, the CDBG program has a quarterly application process. Now you can submit an application 4 times a year.

Golf season has begun and I must tell you that I have played a time or two. I cannot explain it, but the drives are long, the chips are soft and close and the putts just don't go in. I am depressed but am committed to practice.



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*



RAGBRAI is almost here, July 21-28. We have two additional bike enthusiasts. Please watch for "TEAM SICOG" updates via our web site, as we ride through communities and the countryside. Remember, we are all riding this year in hopes of becoming healthier, happier, and trimmer individuals. "TEAM SICOG" members are looking forward to this year's RAGBRAI. This year, the daily rides are longer than last year, which will give us less time to discover the treasures in each of the host communities. We will have an HD SICOG RAGBRAI WEB CAM, as a special feature this year! This way you can follow our progress across Iowa.

As many of you remember, I was a dance dad. Both daughters danced. Just an update that in May, I attended my 35th annual dance recital. I must admit that it is easier now that my phone can access the Internet and has several games on it.

Just a quick note that I want to welcome Stuart (Stu) Burzette, who will be joining the SICOG staff as a Transportation/ Regional Planner on June 17, 2019. We will have a more in-depth article next month so watch for it. Welcome to the SICOG team, Stu!

As always, if there is anything we can do for you; please do not hesitate to call us at 641-782-8491. REMEMBER, we are working for you.

Executive Board Meeting of May 7, 2019

Chairman Christensen called the meeting to order at 1:00 p.m. with the following members present: Birt, Christensen, Davidson, Fitch, McCann, Minnick, Riley, Trickey, Twombly, and Zabel. Staff present: Ostroski and Brimm.

Twombly made a motion to approve the agenda. Minnick seconded the motion, all ayes. Motion carried. Davidson made a motion to approve the minutes of the March 5, 2019 meeting. Riley seconded the motion, all ayes. Motion carried.

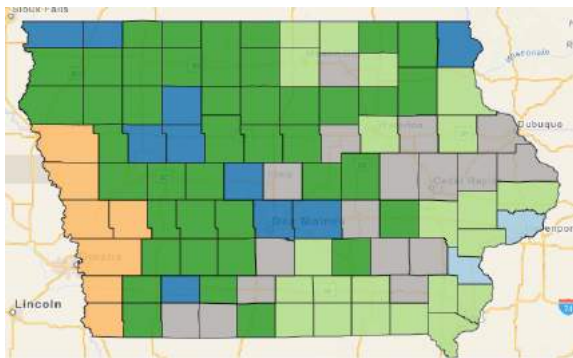
McCann made a motion to approve the financial reports for the months of March and April. Zabel seconded the motion, all ayes. Motion carried.

Trickey made a motion to pay for the renovations (office share of the downtown revitalization grant) by utilizing SICOG reserve funds. Twombly seconded the motion, all ayes. Motion carried.

Other items discussed included: Committee Appointments, Draft Audit Report, Draft Form 990, EDA-RLF Semi-annual Reports, Grant Report, Homes for Iowans, Partnership Program, iWIN, State Legislature (COG Assistance) and SICOG Annual Golf Invitational.

McCann made a motion to adjourn the meeting at 1:50 p.m. Twombly seconded the motion, all ayes. Motion carried.
Minutes Submitted by Brimm

2019 Iowa Floods - Recovery Assistance for Individuals



The disaster declaration by the President makes the Federal Emergency Management Agency’s (FEMA) Individual Assistance Program available to eligible homeowners, renters, and businesses, regardless of income.

In addition, the website below lists important resources and contact information for the following: Iowa Individual Disaster Assistance Grant Program, Disaster Unemployment Assistance, Getting Help with Applying for Assistance - Disaster Recovery Centers, Small Business Administration (SBA) Disaster Loan Outreach Centers, Iowa Housing Search, Iowa Mortgage Help, Iowa Disaster Case Loan Assistance, Rebuilding - Contractors, Farming and Agricultural Resources, Flood Clean Up in Rural Areas, Flood Clean Up, Legal Assistance, and Volunteers.

To find out what grants you may be eligible for, go to the following website and click on your county on the map to see the assistance you are eligible for. <https://floods2019.iowa.gov/individuals.aspx>



June 17
CDBG Grant Administrator Training, Courtyard by Marriott, Ankeny
9:00 a.m. – 4:30 p.m.

July 2
SICOG Executive Board Meeting, 1:00 p.m.
SIDG Executive Board Meeting to follow
Housing Trust Fund Meeting, 2:00 p.m.

July 9
RPA/14 ATURA Policy Board Meeting, Adair County, 1:30 p.m.

August 19
CDBG Labor Standard Training, Courtyard by Marriott, Ankeny 9:00 a.m. – 4:00 p.m.

August 20
CDBG Recipient Workshop, Courtyard by Marriott, Ankeny 9:00 a.m. – 3:00 p.m.

September 11
CDBG Environmental Training, September 11, Fred Maytag II Scout Center, Des Moines 9 a.m. – 4:00 p.m.



SICOG Looking to Help a City Apply For Downtown Revitalization Funds

The Iowa Economic Development Authority (IEDA) has, for the past ten years, funded Downtown Revitalization (DTR) grants from the Community Development Block Grant. In the past few years, the IEDA has allocated funding to grant 5 to 7 awards. In many of the past few years, there have been fewer applications (3 to 5) than available funds. For this reason, SICOG desires to work with one city (of course, if there is interest, we will assist more than one) to apply for these funds for the next funding cycle. We feel, at this point in the program's history, it makes sense to submit an application every year.

So far, SICOG has successfully applied for the grants the following cities have received: Corning, Osceola, Adair, Winterset, and Creston. No applications are in the planning stage.

Here is what the program does. It makes a full renovation of the street-facing facades of blighted downtown buildings (commercial or non-commercial) with a grant of up to \$500,000 for cities of 1,000 population or greater or a grant of up to \$300,000 for smaller cities. Blighted buildings are essentially deteriorated buildings and that term does not mean the building is beyond repair. The applicant City and property owners are expected to make a contribution to fund a share of the project. The best feature of this program may be all of the resources involved to bring each building back to its best potential, which may or may not mean bringing back its historic elements. The City and property owners have significant roles in the design process and the vision for the downtown district. Unfortunately, the program will not fund work beyond the first 24 inches from the streetscape (such as roof, furnace, sidewalls, etc.).

Here is how it works and what you would be doing if your City applies. The application due date has not been established but is likely to be April 2020. That seems like a long time, but it is best if the City starts now. The application process has many time-sensitive steps that are best to begin this summer and fall. **SICOG would like to be working with a City on this application by mid-August.** The first step is to identify your corridor and possible levels of local funds. Second, the City, with SICOG's assistance, procures an architect to work on the design concepts for the application. A slum and blight survey is prepared, which outlines the extent of need for façade repairs and delineates the eligible elements for improvement through the grant. Early fall, SICOG, the City, and the architect host a community meeting to educate the public about the program and generate a list of interested building owners. Over the winter, SICOG and the architect meet with interested owners to refine design concepts and cost estimates for the final application.

The typical grant, but not required, is a project with 12 to 14 buildings at a total cost of \$900,000, inclusive of design fees and the like. The grant would fund \$500,000 and the City and owners would fund the remaining part of the project. Typically, the match ratios for the construction costs are approximately 50% grant, 25% City, and 25% owner.

If your City wishes to explore this program more, please contact Jeremy Rounds at your SICOG with any questions or if you wish for someone to visit with your city council about the program.

2019 SICOG PARTNERSHIPS

PLATINUM (\$2,500)

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

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
- Corning Municipal Utilities
- First National Bank of Osceola
- Gilbert True Value of Leon & Osceola
- 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
- City State Bank of Mount Ayr
- Clarke County Hospital
- Clarke Electrical Cooperative of Osceola
- Community Development Corporation of Greenfield
- Farmers & Merchants State Bank of Orient, St. Charles, & Winterset
- FNB Bank of Fontanelle & Greenfield
- Great Western Bank of Creston
- 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

The Community of Lamoni

SICOG and Lamoni have partnered on multiple projects including renovations to the wastewater treatment facility, housing rehabilitation, fire equipment, derelict buildings, and recreational trails.

What unique characteristics are you proud of in Lamoni?

Lamoni has a unique mix of cultures and socio-economic status. We have a lot of Amish people living on the edge of town in all directions. German is their first language, then English. Based on their religion, they have their own schools in which they attend through the 8th grade.

Being a University town, Lamoni is fairly progressive. This also brings a lot of diversity to the table; a variety of ages, ethnicities, levels of education, and economic status. We are known for the juxtaposition of being the poorest county in the state and the city with the highest number of PHDs per capita. Our largest demographic is 18 - 26 year olds.

Interstate 35 brings a lot of traffic to the edge of our community. With that, we are fortunate to benefit with some increased commerce.

What is Lamoni's claim to fame?

We have the historical distinction of being home to Joseph Smith III, leader of the Reorganized Church of Jesus Christ of Latter Day Saints. It is a historic building known as Liberty Hall and is located on the West edge of town. The house, built in 1881, served as the residence of Joseph Smith III when he served as the president and prophet of the Latter Day Saints when it was headquartered in Lamoni. The church is now known as Community of Christ.

Bruce Jenner (Olympic decathlon winner) and David Yost (Blue Power Ranger) are both graduates of Graceland University.

Can you tell us about a successful project or partnership in Lamoni?

We are currently working on our third round of CDBG Housing Rehabilitation.

What projects are you working on now in Lamoni?

We are continuing expansion and development of our municipal airport, housing rehabilitation, updating our water treatment facility, and downtown abatement/rehabilitation.

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

Liberty Hall, our downtown business district, the Welcome Center, Amish Country Store, Maidrite, Graceland University, our 6 plus mile recreational trail, Zoomers RV, and Freedom Racing.

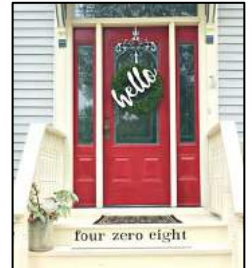
What do you want people to know about Lamoni that they might not already know?

Lamoni is a tight-knit community with many things going on. We are not doing anything earth shattering at any given time, but we always have irons in the fire, working toward a progressive future!

Do you have a website or social media links for Lamoni that you would like for us to share?

Lamoni's website is: www.leadonlamoni.com

We also have an active presence on the City of Lamoni's Facebook page: www.facebook.com/lamoniowa/



Approaching Grant Opportunities

The following are deadlines for popular grants our members and associated organizations should consider. **The SICOG due date is a date when the applicant should have all relevant information to SICOG to finish the application on time.** SICOG has the staff and experience to assist our communities 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	SICOG's Due Date
IDOT Railroad Revolving Loan and Grant	Rail improvements and extensions involving targeted job creation, rail network improvement, and some planning activities (Eligible: industries, railroads, local governments, economic development entities)	June 10
State Recreational Trails grant	Major trail projects that have a regional impact, especially that connect jurisdictions or major activity centers (Eligible: local governments)	June 10
Community Attraction and Tourism (CAT)	Tourism, recreation, and entertainment capital projects, such as museums, libraries, swimming pools, trails, large recreational areas, amphitheaters, etc. (Eligible: local governments, nonprofits, some provide entities)	June 15
Iowa West Foundation	Community development, economic development, education, and human needs projects (Eligible: local governments and nonprofits in Adams and Taylor Counties)	July 1
National Endowment for the Arts Our Town grant	Project based funding for projects that integrate arts, culture, and design activities (Eligible: local governments, nonprofits, arts organizations)	July 15
Resource Enhancement and Protection (REAP) program	Outdoor recreational projects, natural and recreational land acquisitions, trails, playgrounds, and related recreational infrastructure and open space projects (Eligible: local governments)	July 31
RISE Local Development Grant Program	Funding to provide road/street access to expand business parks and development areas (Eligible: local governments)	August 1
Traffic Safety Improvement Program	TSIP provides safety funds to cities, counties for site specific improvements, traffic control devices or studies (Eligible: local governments)	August 1
Alliant Energy Foundation	Community projects focused on environment, education, family needs and programs, and outdoor recreation (Eligible: local governments and nonprofits served by Alliant Energy)	August 15
CDBG Water and Sewer Program	Water and wastewater capital improvements: plants, mains, lagoons, pumps, towers, etc. (Eligible: local governments)	September 1 (next quarterly round)
Solid Waste Alternatives Program	Programs to encourage landfill alternatives - recycling, diversion, new technologies, new manufacturing processes, etc. (Eligible: local governments and solid waste agencies)	September 1
Water Recreation Access Cost-Share Program	Constructing or improving boat access facilities to Iowa's lakes and streams. Projects can include boat-launching ramps, loading/off-loading docks and other structures to enhance use by the public. (Eligible: local governments and water body owners)	September 1
FEMA Hazard Mitigation Grant Program (nearly \$4,000,000 Iowa allocation)	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 (Eligible: local governments and some nonprofits)	Open ended

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...

Building Local Strength: Emerging Strategies for Inclusive Development is a new publication from the Congress of New Urbanism, an organization dedicated to creating vibrant cities and towns where people have diverse choices for how they live, work, shop, and get around. While the publication focuses on eight urban neighborhood examples and focuses mostly on racial inclusion, the examples and tools offered can be instructive for rural Iowa communities. If nothing else, including some of the ideas and tools in local planning efforts can bring about new discussions that can make our towns more vibrant and attractive for younger generations, which we all recognize is a need.

The main thrust of the article is that revitalization in distressed communities requires a multilayered approach to ensure access to opportunity increases for all residents. Fostering partnerships, including the public (not just local governments, developers, and property owners) in design, and making sure planning is holistic are seen as essential in developing an inclusive neighborhood that is attractive to people and affordable to all.

The article outlines numerous tools that are found in most or all of the neighborhood efforts. These are as follows:

- Legalize Accessory Dwelling Units
- Acquire and Aggregate Vacant Land
- Finance through Crowdfunding
- Provide Opportunities for Ownership
- Respect Local History
- Adopt Inclusionary Zoning
- Promote Incremental Development
- Leverage Local Data
- Build "Missing Middle" Housing
- Recalibrate Parking Requirements
- Create an Active and Beautiful Public Realm
- Create a Philanthropic Fund
- Utilize Opportunity Zones
- Use Tactical Urbanism



We encourage each reader to review this publication free online or by asking SICOG to send it to you. It details each of these tools and how they would work. It also outlines numerous concepts to keep in mind when using the tools listed above. An example of this is to prioritize legacy residents. In other words, bring in those residents who have stuck through the difficult times of a neighborhood and insure their concerns or ideas are heard as part of a development strategy. This is one of thirteen strategies to consider when using the development and design tools. SICOG would like to see these ideas being implemented in our region to make it more attractive to non-traditional rural Iowans and to grow the region while retaining the great residents already found here.

SICOG's First Time Homebuyer Program

Buying your first home is a big step! Quite often, the lack of a sufficient down payment is a major obstacle for many first time homebuyers. Recognizing that need, SICOG created a Housing Revolving Loan Fund (HRLF) to help first time homebuyers meet the down payment requirements. A first time homebuyer is defined as someone who has not owned or purchased a home in the last three years. SICOG's Housing Revolving Loan Fund includes the following opportunities and financial obligations:

- Loans up to \$5,000 can be made with a dollar for dollar match of the homebuyer's own down payment funds
- Activities financed include down payment assistance only
- The interest rate is a low fixed rate of 2%
- The length of the loan is seven years, but the first two years are deferred of interest and payments
- The borrower's financial institution will conduct the initial phase of the loan review and application process and they will also be required to sign the SICOG loan application

SICOG can generally make a loan to a borrower at any income level. At least 51% of the first time homebuyers must meet low-to-moderate (LMI) income guidelines. SICOG has been able to maintain this percentage and therefore is not limited to making loans to only LMI applicants. This loan is available to eligible homebuyers in SICOG's eight county region including the counties of: Adair, Adams, Clarke, Decatur, Madison, Ringgold, Taylor, and Union. SICOG currently has local match funds on reserve for most communities; so if you are considering a new housing loan, please call us to inquire about availability.

Southern Iowa Council of Governments Executive Board

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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.

SOUTHERN IOWA COUNCIL OF GOVERNMENTS

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