

# THE WINDMILL

## Greenfield Receives Funds From FHLBank's Affordable Housing Program



*Pictured in the center: Paul Nelson, Union State Bank of Greenfield; Cindy Axne, Congresswoman; and Kimberlee Stanton, manager of the housing complex. Residents of the complex stand to the left and right.*

SICOG assisted the Greenfield Senior Citizen Housing Corporation with a grant (subsidy) application through the Federal Home Loan Bank of Des Moines and the local FHLB member Union State Bank in 2018. Last December, we were notified that the \$200,000 subsidy request was awarded. This subsidy reduces the amount of USDA funds the GSCHC will have to borrow and keep rental rates affordable for the seniors and special needs persons living in the facility. The FHLB held an award ceremony in September. If your community needs housing funding, contact SICOG to learn about the FHLB and other grants and forgivable loans for housing projects.



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## A View From the First Tee

As I sat down to my computer to prepare this month's "Director's Comments," I was thinking about all of the work and accomplishments SICOG has contributed to the growth and development of the eight counties we serve. As my mind tried to wrap itself around those accomplishments, I thought, "If we have done this or that, are there other agencies like ours that have done the same thing?" (Quite honestly in Iowa, I don't think so). That led me to think of Enrico Fermi.

At this point, I bet you are thinking, "How is he going to equate the creator of the world's first nuclear reactor with SICOG?" NOPE, I was thinking of the Area 51 and Fermi Paradox. The question is "There should be intelligent alien civilizations in our galaxy – so why haven't we found any of them?" That got me wondering how many possible inhabitable planets could have an intelligent alien civilization? So, I did the math (Drake's equation) ---  $N = R \cdot x_{fp} \cdot x_{ne} \cdot x_{fi} \cdot x_{fc} \cdot x_L$  or 100,000 possible like-type planets in just our galaxy!!

Having completed the number of possibilities, I concluded that I really got off track and should get back to my "Director's Comments."

This month's exciting news - SICOG achieved its annual goal of assisting our members receive over \$2,000,000 in grant dollars. Each year since becoming the director of SICOG, the goal of the staff is to assist with the preparation of applications for needed improvements in our cities and counties totaling over \$2,000,000. With the funding of the Fontanelle Wastewater Improvement Project, that goal was achieved. To date, SICOG's total grants in FY 2019 has reached \$2,039,127.

Also, here is a shout out to my family. My youngest daughter, dedicated to her work, was named "employee of the month." My oldest daughter keeps me young by finding hard projects to do in the hottest of weather. My son-in-law is protecting Iowans. My first granddaughter is now in 4<sup>th</sup> grade and quite the equestrian. My second granddaughter has mastered wrapping PopPop around her little finger. Last but not least, my beautiful wife is the, smartest, most caring, kindest, funniest, and best person that I could spend my life with. To sum it up, she is just the best person ever.

One thing I will mention is that we had a successful 18th Annual SICOG Golf Invitational on September 11, 2019. Please see the article and photographs on the following pages.



*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*



Finally, 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 cannot express how grateful I am to the individual organizations, businesses, and financial institutions that have joined the "Partnership Program 2019."



## Executive Board Meeting of September 2, 2019

Vice-chairman Twombly called the meeting to order at 1:00 p.m. with the following members present: Birt, Davidson, Fitch, Lesan, McCann, Riley, Trickey, Twombly, Waddle and Zabel. Staff present: Ostroski and Brimm.

McCann made a motion to approve the agenda. Riley seconded the motion, all ayes. Motion carried. Fitch made a motion to approve the minutes of the August 6, 2019 meeting. McCann seconded the motion, all ayes. Motion carried. Waddle made a motion to approve the financial reports for the month of August. Zabel seconded the motion, all ayes. Motion carried. Lesan made a motion to approve the proposed budget for FY 20, as presented. Riley seconded the motion, all ayes. Motion carried.

Trickey made a motion to delete the handicap ramp from the renovations. Zabel seconded the motion. Discussion followed. The vote was called: 4-aye (Lesan, Davidson, Trickey and Zabel) and 6-nay (Twombly, Waddle, Birt, Fitch, Riley and McCann). Motion failed.

Waddle made a motion to approve the depository resolution for FY 20, as presented. Birt seconded the motion. A roll vote was taken: Twombly - aye, Birt - aye, McCann - aye, Fitch - aye, Zabel - aye, Riley - aye, Waddle - aye, Trickey - aye, Davidson - aye, Lesan - aye. Christensen - absent and Minnick - absent. Motion carried.

Other items discussed included: Employee Handbook, Budget Committee, Grant Report, Budget FY 19, Project List, Golf Invitational, EDA Denver Regional Conference, State Legislature, and Federal Legislature. Trickey made a motion to adjourn the meeting at 1:50 p.m. McCann seconded the motion, all ayes. Motion carried. Minutes submitted by Brimm.

## New Funds Available to Support Demolition, Rehabilitation of Vacant State Buildings

The Iowa Economic Development Authority (IEDA) announced two new competitive funds to support the mitigation of dilapidated, state-owned properties that can be redeveloped for economic development purposes. Specifically, funding of up to \$6 million has been allocated to the following two funds for current fiscal year (FY) 2020 through FY 2022:

- Vacant State Building Demolition Fund - Provides up to \$1 million in grants per fiscal year for a total of \$3 million; and the
- Vacant State Building Rehabilitation Fund - Provides up to \$1 million in loans per fiscal year for a total of \$3 million. Loans may be forgivable if there is demonstration of accountability, timely results and the majority of project funding comes from other sources.

*"There is at least one building in every community that needs addressed. It's the one everybody discusses but doesn't know what to do about," said Debi Durham, director of IEDA and Iowa Finance Authority. "Now, if that building is state-owned, we have resources available to help communities explore growth, revitalization and development to help these buildings provide a community benefit once again."*

Program parameters for both funds include:

- Applicant is a city/county (funding contract is between IEDA and the city/county)
- Must have a state-owned, vacant/no longer used for a state purpose building in the community or county
- County/city can apply for both a grant and loan for the same project
- Grant and loan applications are separate
- For a large campus, applicant can request funds for one part of a larger project only if applicant assumes ownership of the entire campus
- Must meet project timeline milestones to avoid contract termination and immediate repayment of funds

**Applications for FY 2020 are currently being accepted via [iowagrants.gov](http://iowagrants.gov) and are due by November 27.** Applications will be scored by IEDA and based on criteria including evidence of project readiness and the redevelopment plan. Successful applicants will be informed in December. Contact SICOG at 641.782.8491 for any questions you may have.



November 5  
SICOG Executive Board Meeting, 1:00 p.m.  
SIDG Executive Board Meeting to follow

November 12  
RPA/14 ATURA Policy Board Meeting,  
Taylor County, 1:30 p.m.



## Regional Surface Transportation Block Grant (STBG)

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

**The due date for the STBG grant is quickly approaching!**



**Eligible Applicants:** Agencies with public road jurisdiction, public transit responsibilities or transportation planning responsibilities; Agencies that are partnering with any of the aforementioned agencies.

**Funding Uses:** Road or Bridge projects, transit capital improvements, bicycle and pedestrian facilities, and transportation planning activities.

**The SICOG Due Date: November 30th, 2019**

For more information or any questions regarding these programs, contact Stu Burzette by email [burzette@sicog.com](mailto:burzette@sicog.com) or by phone 641.782.8491.

## Recent USDA Community Facilities Awards

SICOG has been busy working with our cities and counties on USDA Community Facilities grant applications. The first few awards from the current/recent batch have been announced. The first project awarded was for Leon’s police department to modernize some of its equipment. This grant was an award of \$40,400, for 75% of the project cost. Just last week, we were notified that the Adair Fire Department was awarded \$25,000 for a \$126,000 project that includes equipment and interior build-out of the new fire station. Congrats to these cities. A half dozen other applications are currently in the application and review stages. If your community or county needs funds for community facilities, such as emergency equipment and vehicles, other safety projects, and public services, please contact Jeremy or Joel at your SICOG office.

## Champions of the SICOG Golf Invitational

The Colt Thompson team won the first place trophy at the SICOG Golf Invitational held September 11<sup>th</sup> at the Lenox Municipal Golf Course. Pictured left to right: Colt Thompson, Drew Thompson, Joe Warin, and



Ben Waigand. We welcomed fourteen teams from our region for eighteen holes of golf and enjoyed the sunny, breezy day!

Thank you for your hospitality,  
Lenox!



## 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
- North Stone Apartments of Winterset
- 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!**

# 18<sup>th</sup> Annual SICOG Golf Invitational Lenox Municipal Golf Course



## 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.**

<u>Source/Program</u>	<u>Source/Program</u>	<u>SICOG Due Date</u>
IDNR Wildlife Diversity Funds	Grants for research, habitat management, and environmental education supporting non-game wildlife. (Eligible: Any wildlife management organization (including local governments))	October 15
Branching Out Program	Tree planting projects (Eligible: cities and areas served by Alliant Energy)	October 15
FEMA Assistance to Firefighters Grants	Purchase fire equipment, personal protection equipment, training, station modifications, wellness programs, and vehicles. (Fire departments and non-affiliated fire and EMS agencies)	Projected October 25
Vacant State Building Demolition Fund and Rehabilitation Fund	Up to \$1 million per year for grantees in Iowa per fund to the demolition and rehabilitation of vacant State buildings. SICOG is attempting to acquire a list of potential buildings. (Eligible: local governments)	November 1
IDNR Fish Habitat Program and Wildlife Habitat Promotion	Programs and projects to improve fishing and wildlife habitat. (Eligible: County conservation boards)	November 1
Alliant Energy Hometown Safety Grants	Grants up to \$2,000 to purchase emergency equipment, such as Jaws of Life, AEDs in public buildings, thermal imaging cameras, etc. (Eligible: communities Alliant Energy serves)	November 1
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)	November 15
Iowa Dept. of Agriculture Water Quality Initiative Urban Conservation Projects	Design and installation of urban conservation practices, storm water projects, and the associated education and outreach about the practices (Eligible: Cities, counties, county conservation boards, Soil and Water Conservation District (SWCDs), or other units of government, not-for-profit non-governmental organizations (NGO's) authorized by the secretary of state, public water supply utilities or watershed management authorities)	November 25 (for required pre-apps)
CDBG Water and Sewer Program	Water and wastewater capital improvements: plants, mains, lagoons, pumps, towers, etc. (Eligible: local governments)	December 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)	December 1
CDBG Sustainable Community Demonstration	Innovative and creative projects to support community sustainability. Projects might include green energy and streetscape projects. (Eligible: local governments)	December 1
Solid Waste Management Grant Program	USDA funds to help with various solid waste projects including studies and implementation. (Eligible: Any local government in SICOG region)	December 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)	December 1
Iowa Community Catalyst Building Remediation Program (catalyst grant)	Grants of \$100,000 for full building restoration of commercial or similar buildings, located in but not limited to downtown areas (Eligible: local governments)	December 31
Highway Safety Improvement	Provides grants for low-cost, systematic safety improvements in the \$10,000/mile range, focusing on lane departure crashes. (Eligible: local governments)	Ongoing
Small Town Sign Replacement Program	The program will provide up to \$5,000 for signs and signposts per applying community on a first-come, first-served basis. (Eligible: local governments)	Ongoing
Traffic Engineering Assistance Program (TEAP)	Provides 100 hours of engineering assistance for operations and traffic safety issues. (Eligible: local governments)	Ongoing

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 and Grant Funding

All of SICOG's towns and counties need grant funds to do the work you do. However, grants are becoming more difficult to win, and competition is fierce in most cases. Some grants will give a community more consideration if there is a thoughtful plan that addresses the need, project, or program being considered in the plan. We have discussed many different kinds of plans in The Planner's Desk over the past few years. Some of the plans are general in nature and simply show granting agencies and foundations that the community or county is thinking about its future. Others may be more specific, such as a trails or recreation plans. Funders are more likely to be impressed with a project proposal when there is evidence of thoughtful planning and community support for a project. Also, an increasing number of funders, especially at the State and Federal levels, give actual points when such planning is in place. Please contact SICOG to discuss your goals and how planning may help you reach them.

### 2020 Downtown Revitalization Fund

The Community Development Block Grant program designed to benefit downtowns is the Downtown Revitalization (DTR) Program. The Downtown Revitalization Program provides funding to renovate downtown buildings. Funds are primarily focused on building fronts (façades), but can now also be used for building sides and roofs with some limitations. This program has been around for a few years, but was not usable for smaller cities until recently. Now, smaller communities can prepare joint applications that accumulate a larger number of façades to qualify for the program. In recent years, the competition has been fairly limited and most applications are awarded funds.

\$300,000 to \$500,000 is awarded by this program per grant award (based on population). Matching dollars are required from the city(ies) and/or property owners. The grant rules do not specify a match amount but a greater match will result in a better score.

Cities and property owners jointly decide which properties will receive assistance, but the selected buildings must currently be in fair to poor exterior condition and must not have residential usage (apartments) on their first floor. Buildings must be pre-selected for participation with preliminary design work completed by an architect and preliminary commitments signed by property owners. Typically, 10 to 15 buildings are included in the grant application, and single cities or multiple smaller cities can apply to accumulate a higher number of buildings and higher grant amount. A somewhat smaller number of façades is allowed for cities of less than 1,000 population.

Although the next grant deadline is not expected until April 2020, now is the time to consider whether your community needs downtown renovation. The advance work for these applications is extensive and includes: communications with properties owners to determine which properties will participate, design work for each participating façade, inventory of downtown building conditions, determining eligibility for the national register for all properties in the area, securing partnerships with other cities (if desired), securing local match resources, and preparing other paperwork. SICOG has assisted Corning, Osceola, Adair, Winterset, and Creston through this process and is available to help your community. Please contact Jeremy Rounds at your SICOG office to discuss further.



*Before*



*After*

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## Southern Iowa Council of Governments Executive Board

Dan Christensen	Decatur County	Chairperson
John Twombly	Adair County	Vice-Chairperson
Karen Zabel	City of Lenox Representing Taylor County	Secretary
Ron Riley	Union County	Treasurer
Doug Birt	Adams County	
Marvin McCann	Clarke County	
Diane Fitch	Madison County	
Lyle Minnick	Ringgold County	
Doug Davidson	Private Sector Representative	
Vacant	Private Sector Representative	
William Trickey	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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