

Annual Comprehensive Economic Development Strategy (CEDS) And Progress Report

Grantee: East Central Intergovernmental Association

Project Number: 05-83-04375-02

Period covered by the report: April 1, 2024 to March 31, 2025

Total Expenditures: Cumulative through end of reporting period

All line items may not apply. Please see latest authorized budget (SF-424) to fill out column 1.

*Contracts, Subawards, and Equipment expenditures require receipts/invoices to be attached.

Line Item	Total Budgeted (from SF424)	Federal Funds Expended	Match Funds Expended
Personnel	\$ 252,808	\$ 117,221	\$133,941
Fringe Benefits	\$ 70,789	\$ 39,339	\$ 44,949
Travel	\$ 14,227	\$ 922	\$ 1,054
Equipment*	\$0	\$0	\$0
Supplies	\$0	\$0	\$0
Contractual/Subaward*	\$0	\$0	\$0
Other	\$0	\$0	\$0
Indirect Costs	\$ 82,176	\$ 52,518	\$ 60,008
Total	\$ 420,000	\$ 210,000	\$ 239,952

ADJUSTMENTS

ECIA's five-year CEDS was submitted in September 2022 for the years 2022 to 2027 as part of the new consolidated CEDS. The four goals of the ECIA remained consistent with the previous CEDS and include the following: maintaining and modernizing critical infrastructure including transportation, broadband, water, sewer, downtowns, and community facilities; attracting and retaining a varied population and workforce to meet the needs of regional employers; support business expansion, development, retention and entrepreneurship; and honoring cultural and natural resources through enhancing quality of life. At this time, we do not have adjustments to our strategy, however, the following is a report on current conditions, unforeseen opportunities and unexpected problems.

- The workforce remains the highest priority with record low unemployment rates causing stress for many companies as they cannot meet their hiring needs. Our economic development partners and community colleges continue to prioritize growing our workforce and retaining talent in the region. As indicated in the following chart, the region's average annual unemployment rate for calendar year 2024 hovered close to the State of Iowa's rate of 3% and lower than the national average of 4%. Headed into calendar year 2025, in January and February, three of the counties in the ECIA region are experiencing higher unemployment rates than the State of Iowa average of 3%. All counties in the region are well below the U.S. average of 4%. The highest unemployment rate for the region in January 2025 is 5.2% in Jackson County, 2.2% higher than the state's average unemployment rate for year 2024.

Annual Comprehensive Economic Development Strategy (CEDS) And Progress Report

	Average Annual Rate 2024	Jan 2025	Feb 2025	March 2025
Cedar County	2.8%	4.0%	3.7%	3.6%
Clinton County	3.9%	4.9%	4.7%	4.6%
Delaware County	2.8%	4.4%	4.6%	4.0%
Dubuque County	3.3%	4.2%	4.1%	4.0%
Jackson County	3.7%	5.2%	5.1%	4.6%
State of Iowa (adjusted)	3.0%	3.3%	3.3%	3.4%
United States (adjusted)	4.0%	4.0%	4.1%	4.2%

Source: Iowa Workforce Development Local Area Unemployment Statistics (LAUS) (Seasonally Adjusted) (<https://workforce.iowa.gov/labor-market-information/indicators/local/data>)

The construction sector remains a concern for the region, the state and across the nation. From January 2024 to January 2025, the construction sector shed 2,700 jobs, which is a 3.2% decrease in available construction jobs, according to the Associated Contractors of America (AGC). The industry is experiencing difficulties with rising costs. There is also a struggle to replace aging workers and push for new construction training and education support, as well as immigration reform measures, to encourage more people into the industry.

(Sources: AGC Construction Employment Increases and Decreases Article:

<https://www.agc.org/news/2025/03/17/construction-employment-increases-34-states-and-dc-january-2024-january-2025-23-states-add-jobs>)

IA Association of Realtors Housing Market Statistics Single-Family Detached Properties

Mar-24	Closed Sales	Percent Change from last Year	Median Days on Market	Percent Change from last Year	Median Sales Price	Percent Change from last Year	Inventory	Percent Change from last Year
COUNTIES								
Cedar County	11	83.30%	33	-62.90%	\$229,000	15.90%	36	-14.30%
Clinton County	37	5.70%	81	80.00%	\$135,000	17.40%	91	31.90%
Delaware County	13	30.00%	67	15.50%	\$210,000	-22.90%	31	6.90%
Dubuque County	71	-11.30%	42	27.30%	\$228,000	9.70%	126	51.80%
Jackson County	8	-52.90%	53	43.20%	\$128,950	-13.70%	40	53.80%

Annual Comprehensive Economic Development Strategy (CEDS) And Progress Report

Mar-25	Closed Sales	Percent Change from last Year	Median Days on Market	Percent Change from last Year	Median Sales Price	Percent Change from last Year	Inventory	Percent Change from last Year
COUNTIES								
Cedar County	10	-10.00%	34	2.94%	\$232,450	1.48%	58	37.93%
Clinton County	39	5.13%	45	-80.00%	\$118,400	-12.30%	123	26.02%
Delaware County	18	27.78%	26	-157.69%	\$172,000	-18.10%	43	27.91%
Dubuque County	71	0.00%	9	-366.67%	\$253,000	10.96%	102	-23.53%
Jackson County	9	11.11%	29	-82.76%	\$210,000	62.85%	37	-8.11%

Current as of April 8, 2025. All data from the multiple listing services in the state of Iowa. | SortStats © 2025 Domus Analytics | <https://dashboards.domusanalytics.com/v/IowaSnapshotMap>

- The charts above from the IA Association of Realtors Housing Market Statistics shows the home sale statistics for Single Family detached homes in March 2024 and 2025. In all counties aside from Jackson and Dubuque Counties, the inventory has increased for available homes. The median sales price has seen a massive increase in Jackson County, but this is due to homes sold being significantly more expensive for the month of March 2025. Dubuque and Clinton counties have the highest number of closed sales per month compared with Cedar County seeing slowing sales.

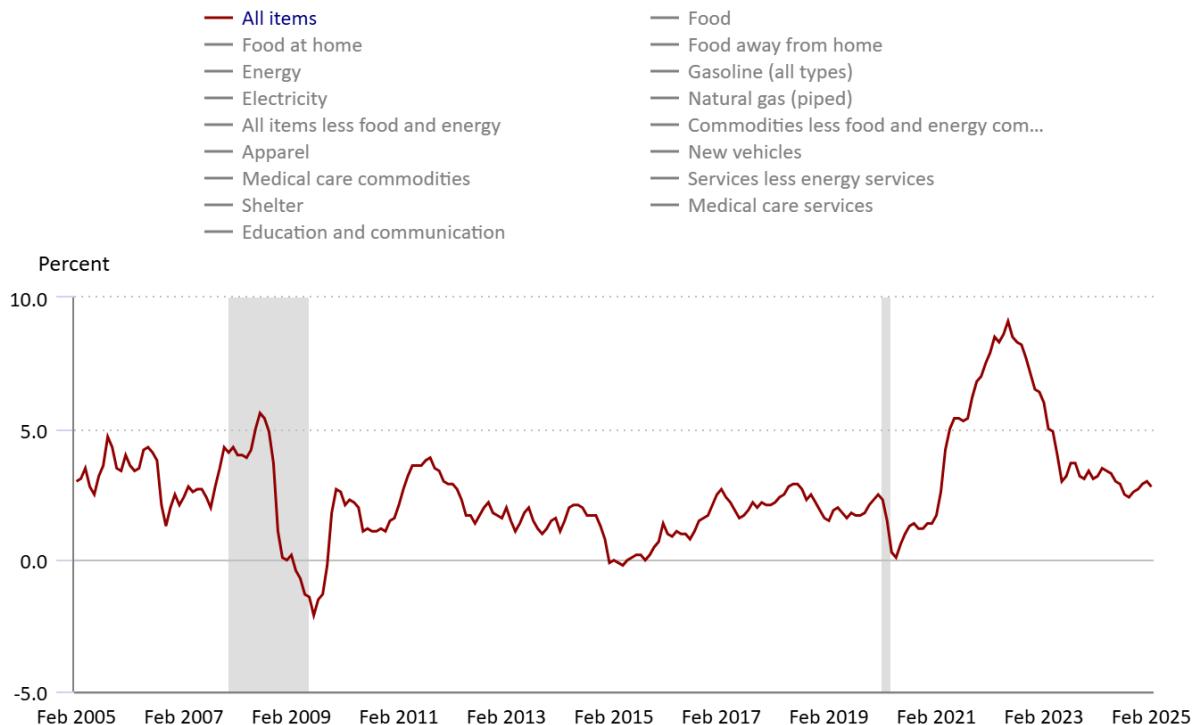
- Available and affordable housing remains a concern for employers throughout the region. The chart to the right shows the number of renters spending more than 30% of their income on housing costs. As you can see, Jackson County has had a huge change from 2022 to 2023 with a 61.84% decrease. This is likely due to housing affordability and availability in communities such as Bellevue. The county with the lowest percentage change remains Dubuque County with only a 0.95% decrease. Overall, though, the ECIA region has seen only a small percentage decrease from 2022 to 2023. This data was obtained through ACS estimate data from the US Census Bureau.

Renters Spending more than 30% of Income on Housing Costs				
Geography	2017	2022	2023	Percent Change (22-23)
Cedar County	314	540	585	8.33%
Clinton County	2289	2002	2186	9.19%
Delaware County	372	426	514	20.66%
Dubuque County	4573	4630	4586	-0.95%
Jackson County	711	629	240	-61.84%
ECIA Region	8259	8227	8111	-1.41%

- Inflation has persisted as a key economic challenge for the region over the past few years. Prices began to rise in the spring of 2021 following the end of the Covid-related recession. Inflation rates accelerated rapidly throughout 2021 and through the first half of 2022 before peaking in June 2022. That month, the national Consumer Price Index (CPI), a measure of the average change over time in prices paid by consumers in the US, registered a 9.1% increase over the previous year, the fastest increase in prices since November 1981. Prices continued to rise in the second half of 2022 and first half of 2023, but the rate of inflation fell steadily during this time. Since June of 2023, the year-over-year percent change in inflation has leveled off at around 3% to 3.5%. The figure below charts the 12-month percent change in CPI over the past 20 years.

Annual Comprehensive Economic Development Strategy (CEDS) And Progress Report

12-month percentage change, Consumer Price Index, selected categories, not seasonally adjusted

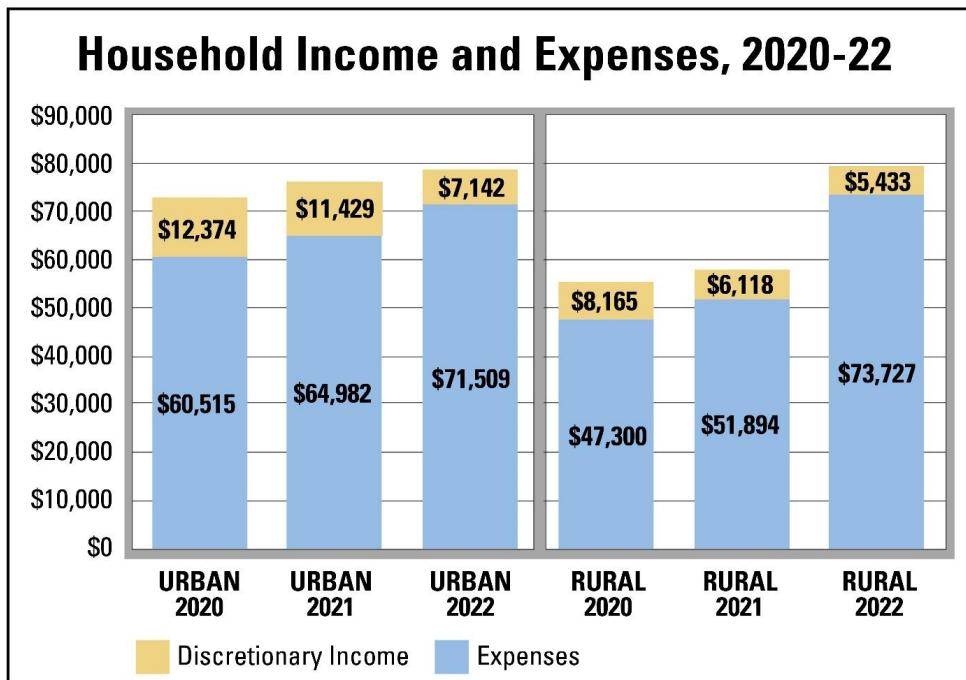


Source: U.S. Bureau of Labor Statistics.

While conditions have improved, in the spring of 2025 prices remain high and inflation rates remain higher than the U.S. Federal Reserve's target 12-month inflation rate of 2%. The Federal Reserve has attempted to curb inflation by increasing the federal funds target interest rate. With the rate of inflation stabilizing in 2024, and slowly dropping coming into 2025, with 2.8% for the month of February 2025, the future is looking hopeful.

- The combination of high prices and high interest rates has been a drag on the U.S. economy. Higher rates make it more costly for businesses to grow and for families to buy a house or a car. With higher prices, many households have seen their discretionary income dwindle as their expenses rise. Rural households in the ECIA region and across the state of Iowa have been hit especially hard. According to a study completed by Iowa State University professor, David Peters, average discretionary income dropped in all U.S. households from 2020 to 2022, but the decrease has been even worse in rural areas. Two years of rising prices shrank discretionary income in rural households to less than \$500 a month. Rural households drive more frequently and longer distances than urban households, so when gas prices shot up in early 2022, rural households felt it more. For the first two-thirds of 2022, inflation cost rural households an extra \$450 per month, between \$60 to \$90 more than urban households. The figure below shows change in average household discretionary income for urban and rural households from 2020-2022.

Annual Comprehensive Economic Development Strategy (CEDS) And Progress Report



Source: *David Peters and Deb Berger/Iowa State University.*

ECIA GOVERNING BODY

Please see attached PDF of ECIA's governing body.

ECIA STRATEGY COMMITTEE

Please see attached PDF of ECIA's Strategy Committee.

ECIA STAFF

Please see attached PDF of the ECIA staff roster.

Annual Comprehensive Economic Development Strategy (CEDS) And Progress Report

REPORT

FY 2023 – FY26 SCOPE OF WORK – April 2023 to March 31, 2026

REPORTING PERIOD – APRIL 1, 2024 TO MARCH 31, 2025

Grantee: East Central Intergovernmental Association (ECIA)

Project Number: 05-83-04375-02

EDA Planning funds supported the implementation of an Economic Development program designed to create and retain jobs throughout the region. ECIA performed the following activities as part of our annual EDA Planning Grant:

A. LOCAL GOVERNMENT MEETINGS AND ECONOMIC DEVELOPMENT GROUP MEETINGS: ECIA staff regularly attends meetings of local governments and local economic development groups to provide information and facilitate program implementation.

1. ECIA will participate on the Greater Dubuque Development Corporation Board of Directors; the Greater Dubuque Upcoming Leaders' Boards; is a partner in Start-up Dubuque; and meets monthly with GDDC staff to discuss regional ED projects and related retention and expansion projects.

Accomplishments and Quantifiable Deliverables

a. Staff attended three of the four Greater Dubuque Development Board meetings via Zoom and three of the four Young Leaders Board meetings via Zoom.

b. Staff also participated in 10 monthly meetings with GDDC staff to discuss economic and community development priorities and activities throughout the region.

Attending the meetings maintains relationships with local businesses and with Greater Dubuque Development staff and keeps ECIA engaged in economic development priorities in the Dubuque area. As a result of these discussions there has been much discussion on barriers for people to obtaining employment. We have worked collaboratively on childcare and transportation issues.

Difficulties

No difficulties this year.

2. ECIA will facilitate County mayors' meetings in the ECIA region.

Accomplishments and Quantifiable Deliverables

a. ECIA hosted 16 Mayor's meetings and local official orientations throughout the region; in Cedar (2), Delaware (1), Dubuque (4), Jackson (6) and Clinton (2) Counties and presented information on various topics of interest to the Mayors including Keep Iowa Beautiful Hometown Pride, DNR requirements for lead pipe mapping and inspections of rental units and new construction, affordable housing, housing repairs, Crime Stoppers, Naloxone Distribution Stations

Annual Comprehensive Economic Development Strategy (CEDS) And Progress Report

in the Communities, Emergency Planning for Small Cities, Ports of Eastern Iowa, Brownfield Program, Homelessness, Rural County Transportation, Property Tax Legislation: Effects on Small Cities & Solutions, USDA RCDI Trainings, and ECIA programs and services. The mayoral league and Board of Supervisors are coming to an agreement on a potential emergency management association levy for the purposes of 911 communications funding.

As a result of these meetings, ECIA was able to push out our programming, validate the good work that we do, and generate more work.

Difficulties

It is not always easy to get the mayors to participate in Cedar and Delaware counties. Even with offering free meals and Zoom, we still don't always get good participation. We will continue to work on their participation.

3. ECIA staff regularly participates in City Clerk meetings throughout the ECIA region and hosts two regional clerks' meetings annually.

Accomplishments and Deliverables

- a. ECIA hosted two East Central Iowa Clerks Association (ECICA) meetings with the following topics: Cities and Human Resources; Underground Storage Tanks; Homes for Iowa; Procurement and Bidding Processes; One Person City Clerk Offices; Providing Public Funds to Private Entities for Public Purposes; Legislative Updates.
- b. Staff attended the following clerks meetings: Delaware County (4), Dubuque County (5). These are more for networking among the clerks and ECIA researching questions that may come up.

Because of this activity and the constant outreach and networking involved, community relationships are strengthened.

Difficulties

One difficulty is coming up with appealing topics for the ECICA meetings. Another is getting these meetings going in the other counties.

4. ECIA staff will hold meetings and facilitate community discussions in our small rural communities through the Hometown Pride initiative throughout the region and apply for grants related to their community economic and community development priorities.

Accomplishments and Deliverables

- a. Seven ECIA staff coach 34 communities in Cedar, Delaware, Dubuque, and Jackson counties.
- b. Coaches assisted with the writing of 45 grant applications and securing \$303,228. This dropped significantly because of lack of grants and competition for fewer grants.

Annual Comprehensive Economic Development Strategy (CEDS) And Progress Report

- c. Over 200 meetings attended by the coaches to move community projects forward.

Because of these activities, community champions who want to get things done are learning about more and new opportunities to achieve their project dreams. Some members are even writing their own grants and getting awarded.

Difficulties

Not enough grant or other funding for all the projects. Meeting cancellations by committeees or weather. Lots of evening meetings since committee members have regular day jobs.

4. ECIA staff will continue to participate in the Project Hope, DubuqueWorks, Opportunity Dubuque committees. The groups are focused on workforce solutions for the Dubuque area.

Accomplishments and Quantifiable Deliverables

- a. ECIA staff attend Project Hope, DubuqueWorks and support Opportunity Dubuque initiatives. Staff also provide updates on programming and resources.

Difficulties

None.

5. ECIA staff will hold trainings pertinent to local government priorities through the USDA Rural Community Development Initiative (RCDI) grant funding. Trainings include topics such as Tax Abatement, Housing Finance and development, Workforce strategies, Childcare and its impact on workforce recruitment, Economic Development Deal structuring, Opioids, quality drinking water, Capital Improvement planning, Entrepreneurship, Budgeting, etc.

Accomplishments and Quantifiable Deliverables

- a. ECIA held 51 group trainings virtually on topics such as TIF, Council Effectiveness, Economic Benefits of Trails, Air Quality, and Procurement, between April 1, 2024 and March 31, 2025. ECIA is planning to hold meetings both virtually and in person as we proceed into 2024 and 2025. The Zoom option has remained popular for those who do not want the travel time to attend meetings and trainings.

- b. ECIA was also selected as a Fiscal Year 2025 Grantee for the Rural Community Development Initiative (RCDI) Program. The amount received through the grant totals \$150,000 over three years. This funding will be used for ECIA to continue the Rural Regeneration Training Institute (RRTI) that provides training and technical assistance to rural government leaders and economic development organizations in the areas of improving quality of life, community resiliency, and general technical assistance. This grant is in addition to ECIA's two other USDA grants that provide training and technical assistance to low-income communities.

- c. ECIA will be applying for an RCDI grant again in the summer of 2025 for a late fall 2025 start

Annual Comprehensive Economic Development Strategy (CEDS) And Progress Report

date. This will allow ECIA to continue to provide training and technical assistance to member communities.

Difficulties

The difficulties lie in planning around schedules of elected officials, city staff and economic developers. It's a challenge to get individuals to commit time out of the office, even though the training is of high quality, applicable to their roles, and is a free service.

6. ECIA staff will continue working and meeting with State legislative staff, Iowa League of Cities, Iowa Association of Counties, and Iowa Council of Governments to keep the legislators informed of the regional economic and community development priorities.

Accomplishments and Quantifiable Deliverables

a. Land Banks stalled during the 2021, 2022, 2023, and 2024 legislative sessions. As of April 2025, there is no indication that the bill will be enacted into law.

Difficulties

It has been six years since the Land Bank bill was originally introduced in the Senate and it continues to be a lower priority for the legislators.

B. TRAINING AND CONFERENCE: Attend and participate in meetings of national, state, and local organizations affecting regional strategy policies and programs.

1. ECIA staff will attend the Iowa League of Cities meeting.

Accomplishments and Quantifiable Deliverables

a. One ECIA staff attended the Iowa League of Cities Annual meeting. Valuable networking occurs at this conference and ECIA members who can't make it rely on ECIA to go to this conference and bring back information. Because of this activity, member relationships are strengthened, new ideas considered, and training topics brought to the region for future ECIA meetings.

Difficulties

None.

2. ECIA staff will attend regional national meetings such as NADO, NARC, NADCO, Brownfields, IEDC meetings, or trainings and meetings hosted by EDA.

Accomplishments and Quantifiable Deliverables

a. ECIA staff attended the National Brownfields conference in Michigan, Economic Development conference in Denver, CO, and staff attended the APA National Conference too. Staff also attended the National Association of Development Organizations conference in New Orleans, and National

Annual Comprehensive Economic Development Strategy (CEDS) And Progress Report

Association of Regional Councils in Dayton.

Difficulties

None.

3. ECIA staff will participate in local, regional, and national meetings presenting on ECIA programs, projects and successes in the region related to economic and community development.

Accomplishments and Quantifiable Deliverables

- a. ECIA staff presented at the Iowa League of Cities Annual Conference on What is a COG session and highlighted the ECIA Home Repair Program in September 2024.
- b. ECIA staff presented on ECIA's programs and services at 11 city council meetings.
- c. ECIA staff presented on the Nuisance Abatement program at council meetings in April 2024, November 2024, and March 2025, a town hall meeting in July 2024, the PEI meeting in January 2025, and a community betterment committee in March 2025.
- d. Iowa NAHRO - challenge of PHAs using COC Homeless Funding April 2024, West Des Moines.
- e. Iowa Housing Conference - September 24 - Fundraising for Homeless Providers Panel, Des Moines.
- f. Dubuque Area Christians United (DACU).
- g. Dubuque Retired School Teachers Association.
- h. Dubuque Chamber of Commerce Leadership Dubuque.
- i. Women's Leadership Network - Staff nominated Young Professionals - April 2024
- j. ECIA staff presented to the City of Cascade about the successes that the Cascade Economic Development Corporation has had under the lead of ECIA staff.
- k. ECIA staff presented to the supervisors of Cedar, Clinton, Delaware, Dubuque, and Jackson counties about ECIA programs and activities conducted in their regions.

Difficulties

None.

C. DEVELOPMENT STUDIES: Assist local governments and economic development entities in preparing Community Plans, Workforce Housing Plans, Comprehensive Plans, etc.

Annual Comprehensive Economic Development Strategy (CEDS) And Progress Report

1. ECIA staff will prepare strategic plans for development groups, chambers or cities and counties.

Accomplishments and Quantifiable Deliverables

- a. Proposal has been sent to the Maquoketa Chamber.

Difficulties

None

2. ECIA staff will prepare feasibility studies for community projects and provide oversight and assistance in conducting their community-wide fundraising efforts for community projects.

Accomplishments and Quantifiable Deliverables

- a. ECIA entered into a contract with L'Arche of Clinton, a nonprofit that provides homes and programming for adult handicapped men in spring 2023. Casebook is in progress.

Difficulties

None.

3. ECIA staff work closely with local governments in preparing Comprehensive Plans, Economic Development Plans, Housing Needs Assessments, etc.

Accomplishments and Quantifiable Deliverables

- a. Asbury Zoning Ordinance. Project complete in May 2024.
- b. Delhi Park Plan. Project complete October 1, 2024.
- c. Jackson County Comp Plan. Project complete in June 2024.
- d. Delaware County Water Trails Plan. Target completion date is June 2025.
- e. DeWitt Comp Plan. Target completion date is June 2025.
- f. Peosta Housing Study. Project complete in April 2025.
- g. Jackson County Zoning Ordinance update. Target date for completion is August 2025.
- h. Sageville Strategic Planning. Project complete in December 2024.

Difficulties

There is a small waiting list. These plans take a long time to complete.

Annual Comprehensive Economic Development Strategy (CEDS) And Progress Report

D. ECONOMIC DEVELOPMENT TECHNICAL ASSISTANCE: Provide technical assistance to local governments, development corporations, chambers of commerce, businesses and individuals, in the ongoing implementation of the Comprehensive Economic Development Strategy with providing technical expertise in community and project planning, grant writing, financing and deal packaging.

1. ECIA staff will prepare grant and loan applications for community and economic development projects.

Accomplishments and Quantifiable Deliverables

- a. E.C.I.A. Business Growth had 6 new loans totaling \$6,321,960.
- b. ECIA staff are currently administering 4 CDBG-CV projects for various communities in the region. The CV grants are from the State COVID funding.

Difficulties

We have had two EDA public works projects turn back their funding due to rising costs of construction and the rising costs of their projects. Local match is always an issue for the smaller more rural communities on any project. We have noticed loan volume slow down in our Business Growth RLF and SBA 504 loan programs. The higher interest rates are causing the slow down.

2. ECIA staff will prepare federal and state grant applications for housing and transportation projects.

Accomplishments and Quantifiable Deliverables

- a. Renewal of HUD Emergency Solutions Grant \$109,000.
- b. Renewal of HUD COC Rapid Rehousing Grant \$240,000.
- c. Awarded HUD HOME ARP (HARP) Supportive Services grant \$237,000.
- d. Will Submit HUD HOME TBRA application for \$499,000.
- e. Treasury Emergency Rental Assistance 2 (ERA2) award still active.
- f. Continuation of IFA fiscal management for Fountain of Youth award noted below. \$450,000.
- g. HUD Lead and Healthy Homes grant \$5,750,000.
- h. HUD Lead and Healthy Homes grant \$5,250,000.
- i. HUD Older Adult Home Modification Grant \$2,000,000.

Annual Comprehensive Economic Development Strategy (CEDS) And Progress Report

j. HUD Healthy Homes Grant \$2,000,000.

k. Grid Resilience Grant \$701,374.

Difficulties

Difficulties continue to be securing the unrestricted matching funds for the federal grants. And the 10% administrative fee that often does not cover staff time.

3. ECIA will continue working with counties in the region in the design, preliminary engineering work, and grant application plans for funding for unsewered communities in the region.

Accomplishments and Quantifiable Deliverables

a. Project was completed for the Droeßler Subdivision water project in August 2024.

Difficulties

Funding for these water and sewer projects are complicated and takes several years to secure and begin construction. Rates are high in these smaller communities since they have fewer users.

4. ECIA staff will continue to explore funding and programs to address the workforce shortage in the region.

Accomplishments and Quantifiable Deliverables

a. ECIA staff are working with Fountain of Youth to receive State of Iowa funding for a pilot program for offenders being released from prison. The program would provide housing assistance, transportation, wrap around supportive services, and a job at a local employer. An application was secured for the State of Iowa for funding reentry assistance.

b. Workforce Recruitment is another piece of the workforce shortage and we have engaged other organizational solutions as part of our programming. We hosted the Iowa Nice program which is an entirely volunteer run non-profit program adopting and assisting Ukrainian refugees with schooling and housing. Most refugees had employment within the first few months of arriving to DeWitt, Iowa and were able to help purchase their homes soon after.

c. Housing is another key piece of the workforce shortage. The Prosperity Eastern Iowa committee the Homes for Iowa facility in spring 2024 to learn more about the process and view the quality craftsmanship.

Difficulties

With such low unemployment, recruitment is very difficult for employers. New incentives that are appealing to the workforce are necessary to be successful and this is costly to companies, especially small companies.

Annual Comprehensive Economic Development Strategy (CEDS) And Progress Report

5. ECIA staff will work with economic developers to explore entrepreneurial centers and entrepreneurial startup businesses throughout the region.

Accomplishments and Quantifiable Deliverables

a. Innovate 120 had its ribbon cutting in May 2023. The project is completed and is located in Maquoketa.

b. Innovate 120 is continuing to have programming with high school students from the surrounding schools located in Jackson and Clinton County.

Difficulties

ECIA is continuing to collaborate with Innovate 120 and assist them in grant research and assisting them with applying for future funding in order to sustain their current programming as well as finding ways to expand their current programming.

5. ECIA staff will continue to explore funding options to address the derelict building needs and assist in securing grants and loans to demolish buildings, clean-up sites, rehab buildings, etc., for our member governments.

Accomplishments and Quantifiable Deliverables

a. ECIA provided technical assistance and ECIA Brownfields grant funds of \$100,000 to the City of Stanwood for the removal of regulated asbestos containing material and demolition in May 2022. The project received \$67,724 in ECIA Brownfields Assessment funds. ECIA assisted the City in obtaining IA DNR Brownfields funds of \$24,999.

b. The City of Clinton utilized \$53,103 from the ECIA Brownfields Assessment grant and in May/June 2024 received \$441,500 in loans from the ECIA Brownfields RLF Program of which \$88,300 was forgiven. ECIA assisted the City in obtaining additional funding totaling \$524,999 from the U.S. EPA Brownfields Cleanup Program and from IA DNR Brownfields Program. Funds were utilized for removal of regulated asbestos containing material and demolition of the 1000 Block of South 4th St, Clinton in May 2024.

c. ECIA provided Brownfields technical assistance and financial assistance of \$132,557 to the City of Clinton for assessment and planning activities regarding the former YMCA site. ECIA is working with the City on an asbestos abatement and partial demolition of the site to make it ready for reuse. The cleanup project consists of three phases. Phase 1 is underway and includes the RACM demolition and separation of the historic building from the additions. The City obtained two loans totaling \$650,000 partially forgivable loan from ECIA Brownfields RLF Program and is in the process of securing an additional \$1,300,000 in loans from the ECIA Brownfields RLF Program. ECIA assisted the city in applying for a \$1,100,000 EPA Brownfield Cleanup Grant for the city of Clinton for a RACM demolition project of the additions at the former Clinton YMCA.

Annual Comprehensive Economic Development Strategy (CEDS) And Progress Report

- d. ECIA was awarded a \$1,000,000 FY23 EPA Brownfields Assessment grant, an additional \$1,000,000 in EPA FY23 Brownfields Supplemental funds and an additional \$3,000,000 in EPA FY24 Brownfields Supplemental funds for the RLF. ECIA is in the process of applying for an additional \$2,500,000 in supplemental funds to further recapitalize its Brownfields RLF program.
- e. ECIA has approved a loan commitment for \$1,500,000 for Greater Dubuque Impact Investment Fund for the remediation of the western portion of the Blum site in Dubuque. ECIA's consultants are in the process of conducting environmental assessments to determine the degree of cleanup. Cleanup is anticipated to commence in summer 2026.
- f. ECIA provided \$215,205 in assessment and planning funds from the EPA Brownfield Assessment Grant for eleven sites from Jan 2024 to March 2025. Twelve environmental assessments and two plan activities have been completed. One plan activity and six assessment activities are underway.
- g. ECIA wrote and submitted successful \$100,000 Catalyst grants for the cities of Preston and Sabula for rehab to two-story buildings with upper story housing.

Difficulties

Turnover and poor performance of one of the approved environmental consultants on ECIA's approved environmental consultant list caused delays in projects. ECIA was able to procure an additional consultant and is looking to further add depth to its approved consultant list in the fall. Brownfield cleanup projects are complex and require a lot of effort before starting. ECIA and communities must be able to pivot as unknown issues arise during the cleanup project such as partial collapses, discovery of additional contaminants. ECIA works diligently with the borrower, EPA and IA DNR to address issues as arise during the cleanup to keep things moving in a timely manner.

6. ECIA staff will work with our member governments on their disaster resiliency and recovery needs.

Accomplishments and Quantifiable Deliverables

- a. The Jackson County Hazard Mitigation Plan update has been completed and approved by HSEMD and has been submitted to FEMA in November 2024. The plan was approved by HSEMD on December 20, 2024 and is valid through December 19, 2029.

Difficulties

ECIA has submitted quotes for two other counties (Cedar and Delaware) to update HMPs, but no federal or state funding currently available, so unclear as to whether or not these types of projects will continue.

E. PROSPERITY EASTERN IOWA COLLABORATIVE MARKETING: Administer and conduct the activities identified by the Prosperity Eastern Iowa economic development partnership to further business retention and expansion. Key projects and activities that will be conducted include:

Annual Comprehensive Economic Development Strategy (CEDS) And Progress Report

1. Continue to seek partners and raise funds for the Prosperity priorities and projects.

Accomplishments and Quantifiable Deliverables

- a. ECIA Staff continuously seeks partners and tries to raise funds for PEI priorities and projects.
- b. The Grant Wood Mississippi River Region (GWMRR) is dissolving in 2025.

Difficulties

None.

2. Continue to work on workforce recruitment and retention strategies for the region to address the workforce shortage.

Accomplishments and Quantifiable Deliverables

- a. ECIA staff continues to staff the Cascade Economic Development group and continues to work on workforce related initiatives.
- b. PEI continues to review best practice models for child care options in the region. Child care is a barrier for some potential employees to maintaining or securing a job. Successful models are being reviewed to determine feasibility in the PEI region. The region celebrated the ribbon cuttings for Dyersville's child care center and the Dubuque/YMCA Child care center.
- c. PEI continues to move forward on resources and grant opportunities related to recruitment, retention and training and is strengthening partnerships with NICC, IowaWORKs and others. Some trainings this year included recruiting Immigrants from Ukraine with the Iowa NICE model and Iowa HOMES affordable housing built locally by inmates in Iowa. We also hosted regional speakers on an immigrant survey to share data and barriers to employment.

Difficulties

The workforce shortage continues to be a problem with very low unemployment rates.

3. Provide training opportunities to the Prosperity partners through the USDA RCDI grant in economic development priorities and tools.

Accomplishments and Quantifiable Deliverables

- a. Prosperity partners attended trainings by utilizing USDA RCDI funds at a value of \$8,007.35. Three members went to 15 conferences.

Difficulties

None.

4. Continue to provide expertise developing and submitting proposals to leads and inquiries in the

Annual Comprehensive Economic Development Strategy (CEDS) And Progress Report

region and providing technical assistance to the economic development partners in the region.

Accomplishments and Quantifiable Deliverables

- a. PEI provided several leads to the regional ED groups. The leads were followed up on by ED partners.

Difficulties

Leads coming through the State of Iowa to PEI are limited and very few and far between.

5. Provide resources to the partners in the region to replace software that has been discontinued by the State of Iowa that tracks business retention efforts.

Accomplishments and Quantifiable Deliverables

Email out reminders and resources to staff yearly, and follow up on any questions/inquiries.

Difficulties

None.

6. Partner with the Field of Dreams to expand the economic and community development opportunities as the result of this initiative throughout the region.

Accomplishments and Quantifiable Deliverables

- a. In constant communication with Dyersville Economic Development related to Field of Dream initiatives.

b. Previously ECIA applied for a DRA grant and successfully received monies to create a database of community assets and mapped those for the region, entitled “Field of Opportunities.” This year, ECIA received a Core grant to continue this work integrating the asset database with information from the Grant Wood Loop website into more regional marketing, collaborating with Travel Dubuque. Each participating county has its own unique webpage on the Travel Dubuque site and the yearly published Travel Dubuque guide has specialized advertising for each county included. Other marketing initiatives include scavenger hunts, water/bike trail maps, selfie stations and possible bike rental kiosks. This regional marketing plan offers visitors and residents alike to explore outside Dubuque and Dyersville’s Field of Dreams into some of the other unique gems found in our region. We are hoping to apply for a grant to further initiatives for the upcoming year as well.

Difficulties

Timelines can change because we are working with various folks on this project, overall the project is going well.

Annual Comprehensive Economic Development Strategy (CEDS) And Progress Report

EVALUATE

The evaluation framework serves as a mechanism to gauge and measure progress on the implementation of the overall CEDS goals while providing information for our CEDS Annual Performance Report. These regular updates keep the strategic direction and action plan relevant and the CEDS current and provide an opportunity for the CEDS Committee and our partners to visualize progress. The evaluation framework is an important element of the ongoing planning process and should answer the questions “How is the region doing?” and “What can we do better?” The performance measures will help to evaluate the progress of activities in achieving the vision, goals, and objectives of the ECIA region. The Goals and Evaluation for each goal for the five-year CEDS for 2022-2027 for the year April 1, 2024 to March 31, 2025 are as follows:

Goal 1: Maintain and modernize critical infrastructure for a more competitive region.

- Number of EDA/CDBG planning related projects addressing infrastructure needs for water, sewer, broadband/fiber, downtown investments, business park expansion or development, etc.
- ECIA is currently working on 3 sewer and water projects funded with CDBG, City, USDA and SRF funding; 1 downtown revitalization project funded by CDBG, city bonds, and private investments from developers; and 2 EDA public works grants in the region funded with EDA, SRF and city funding. Total cost of all projects are estimated at 42,000,000 with \$11,000,000 in grants and \$31,000,000 in local share. ECIA staff is also working on a childcare center with the City of Maquoketa. The City provided \$120,000 in local match; with \$480,000 from CDBG funds with IEDA.
- Total funding available and grants awarded from federal and state programs for water, sewer, wastewater, broadband/fiber, etc. and total public and private investment.
- All Covid funding has been allocated and projects have been completed aside from one project in Dubuque County. There was previously \$31,000,000 available at Iowa Department of Economic Development for Community Development Block Grant COVID related projects for public WiFi, public facilities, business assistance, housing conversion, commercial façade improvements, daycare assistance and food bank programs.
- Total DMATS/RPA funding available and grants awarded for transportation and multi-modal projects in the region.
- ECIA has 43 active transportation related projects in the region ranging from multi-million-dollar projects over multiple years to small \$25,000 projects for very rural communities. Total funding for transportation and planning projects over the June 2023 to June 2028 timeframe is \$67,212,167 with \$40,847,481 of that funding from local sources and the balance from federal and state sources.

Annual Comprehensive Economic Development Strategy (CEDS) And Progress Report

PROJECTS	TIMELINE	FUNDING		
		Federal	State	Local
DMATS				
Smart Traffic Routing with Efficient and Effective Traffic Signals (STREETS) - PHASE I	06/2021 – 06/2025	\$998,000	\$2,118,250	\$550,000
Smart Traffic Routing with Efficient and Effective Traffic Signals (STREETS) - PHASE II	10/2024 – 06/2027	\$758,800	\$1,100,000	\$464,700
DMATS Travel Demand Forecast Model	06/2023 – 06/2025	\$100,000		\$25,000
East -West corridor Improvements	05/2022 – 06/2026	\$1,190,175		\$297,544
14th Street Overpass	10/2025-09/2028	\$9,156,598		
US Highway 20 - Northwest Arterial Intersection	10/2025-09/2029	\$3,995,136		
North Cascade Resurfacing	10/2025-09/2028	\$1,120,000		\$280,000
Skyline Rd Resurfacing	10/2025-09/2028	\$1,760,000		\$440,000
Safe Roads and Streets for all - DMATS	05/2024 – 05/2025	\$200,000	\$12,000	\$38,000
Asbury/Hales Mill Roundabout- City of Asbury	08/2024 – 06/2026	\$500,000		\$500,000
Old Hales Mill Rd - City of Asbury	07/2023 – 06/2024	\$1,000,000		
Peosta Street Mill and Overlay	04/2025-10/2026	\$200,000		
RPA 8				
City of Maquoketa Platt Street project	01/2019 – 06/2025	\$3,818,957	\$5,064,643	\$4,587,768
City of Clinton - Drive to Prosperity: Manufacturing Drive and Bluff Boulevard Reconstruction	07/2021 – 06/2026	\$15,000,000	\$7,900,000	\$15,200,000
DeWitt Comp Plan	07/2023 – 12/2024	\$15,000		\$15,000
DeWitt Zoning	01/2025 – 12/2026	\$15,000		\$15,000
Safe Roads and Streets for all -RPA 8	05/2023 – 05/2025	\$198,400	\$12,000	\$37,600
F-12 CIR with HMA Overlay - Clinton Co	07/2023 – 06/2025	\$1,185,000		
Bridge on Y-4E - Clinton Co	07/2024 – 06/2026	\$240,000		\$60,000
E 50 Overlay - Clinton Co	07/2025 – 06/2027	\$1,700,0000	\$80,000	
6th Avenue/Northridge - City of DeWitt	10/2024 – 09/2026	\$703,635		
Intersection study 11th Street and Westwood drive	07/2025-06/2026	\$16,000		
Intersection Study (Highway 13 with Honey Creek Drive and Crescent Drive)	07/2025-06/2026	\$48,000		
HWY Z34 improvements - Jackson Co	10/2024 – 09/2026	\$1,350,000		
E17 Rehabilitation	10/2025-09/2028	\$1,508,636		
Higginsport Road improvements - Dubuque Co	10/2024 – 09/2026	\$2,360,000		\$590,000
East Main Street - City of Manchester	10/2023 – 09/2025	\$684,280		\$904,525

Annual Comprehensive Economic Development Strategy (CEDS) And Progress Report

E Maple St - City of Maquoketa	10/2024 – 09/2026	\$211,000		
S Main/Summit Intersection - City of Maquoketa	10/2024 – 09/2026	\$159,550	\$290,000	
D5X Paving Project	10/2025-09/2028	\$1,720,000		
RPA FUNDING FOR SMALL CITIES				
SMALL CITIES				
<i>CLINTON CO</i>				
Goose Lake	07/2024 - 06/2025			\$13,268
Lost Nation	07/2024 - 06/2025			\$8,792
Low Moor	07/2024 - 06/2025			\$25,000
Welton	07/2024 - 06/2025			\$22,940
<i>DELAWARE CO</i>				
Delaware	07/2024 - 06/2025			\$18,000
Dundee	07/2024 - 06/2025			\$25,000
Masonville	07/2024 - 06/2025			\$25,000
<i>DUBUQUE CO</i>				
Epworth	07/2024 - 06/2025			\$25,000
Holy Cross	07/2024 - 06/2025			\$25,000
Luxemburg	07/2024 - 06/2025			\$16,720
<i>JACKSON CO</i>				
Bellevue	07/2024 - 06/2025			\$23,321
La Motte	07/2024 - 06/2025			\$12,410
Preston	07/2024 - 06/2025			\$25,000

- Total funding available and grants awarded for downtown revitalization and upper story housing projects in the region.
 - City of Maquoketa received a CDBG downtown revitalization grant \$500,000 grant with \$500,000 local match from a private building owners and the city. This grant has closed out as of March 31, 2025.
 - ECIA has submitted a downtown revitalization grant for the City of Clinton and is awaiting approval. That grant amount equals \$610,000 from IEDA and \$816,000 of local and private investment.

Goal 2: Attract and retain a varied population and workforce to meet the needs of regional employers.

- Number of new day care centers opened in the region
 - This is difficult to track especially with private in-home day care facilities. ECIA has been working with our regional Economic Developers and meeting with Childcare Resource and Recovery on best practices for recruiting in-home day care providers, funding new day care centers in

Annual Comprehensive Economic Development Strategy (CEDS) And Progress Report

partnership with private businesses, and talking with school districts in the region about their interest in partnering on new day care options. We have found there is no simple solution even with State funding available to assist with developing daycare facilities. Some “wins” in the region concerning child care include the following:

The City of Maquoketa and Sunshine Childcare Center were awarded CDBG funds in the amount of \$480,000 (State funds) and \$120,000 matching funds from the City to expand childcare in the City of Maquoketa. This grant is currently being administered as it was awarded last year.

The City of Dubuque has New Horizon Academy opening soon. New Horizon Academy is corporate-sponsored childcare for employees of Cottingham & Butler and will also serve the Dubuque community.

The City of Dubuque also has the YMCA Early Learning Center that recently opened. The City of Dyersville has the Mike and Jean Knepper child Care center that recently opened. Area Residential Care also will be enhancing their chidcare center. These projects received funding through the Iowa Economic Development Authority to open, along with private dollars.

- Number of industry days hosted by partners in the region.
- Our partner Economic Development groups hosted 6 industry days in the region this past year.
- Number of new housing developments initiated by public and private partners in the region. In Jackson County, the City of Preston had three new residential home permits pulled, Bellevue also had three new permits pulled for residential; the City of Maquoketa created 28 lots in partnership with a private developer. In Clinton County, the City of DeWitt had three new permits pulled for residential homes and nine in the City of Clinton. In Delaware County, the City of Manchester had 12 new single family homes, three two-unit duplexes and three-twelve-unit apartment building permits issued.

In Dubuque County, in the City of Dubuque, there has been a very high number of multifamily residential projects in particular that received permits. Union at the Marina received the necessary permits to construct 201 apartments in the area of Kerper Boulevard and Hawthorne Street with an overall construction value of nearly \$31.74 million, and permits also were issued to smaller complexes along Bies Drive and Radford Road. The City anticipates a continuation of that trend for the rest of 2025 and is working with several residential and commercial developers on permits to begin projects during the upcoming construction season. For the calendar year 2024, the City of Dubuque issued 37 new single family home permits. The City Council put into effect some development incentives and as a result has seen a major influx in residential and commercial building permits. The City of Asbury had 14 new home permits with 26 permits being issued in Peosta for new residential construction.

For Cedar County, the City of Tipton had one permit for a 4 unit townhouse requested for new residential construction and the City of West Branch had 27 single family dwelling permits and one 4 unit townhouse as well as one 5 unit townhouse. The townhouses were part of the former Coell Redi-Mix property that was restored with the ECIA Brownfields program and the City of West Branch.

- Number of Opportunity Dubuque programs offered and the number of graduates annually.
-

Annual Comprehensive Economic Development Strategy (CEDS) And Progress Report

- For this past year, NICC offered 40 career pathway programs.
- Through the Opportunity Dubuque program, 29 unique program pathways were funded for participants to attend the programming for free. In 2024, there were 253 graduates in 14 different Career Pathway Programs.

Goal 3: Support Business Expansion, Development, and Retention, and Entrepreneurialism for regional prosperity.

- Number of business retention calls conducted in the region and number of workforce related issues/ opportunities as a result of the calls.

The economic developers in the ECIA region conduct over 300 calls annually with existing businesses. The common themes with the calls are the need for human capital and a skilled workforce as well as a concern about housing affordability, lack of passenger air service and recreational opportunities available. 75% of the companies reported during the retention visits they are having recruitment challenges with 54% said they do plan to add new jobs. Businesses ranked the top priorities and opportunities in the region as quality of life; childcare affordability of housing; health and wellness opportunities; and entertainment venues. The top barriers to company growth reported during the calls are: finding employees/workforce, lack of air service and population/market size.

- Number of new business proposals developed throughout the region.

In Dubuque City and County this past year including Cascade there are currently several ongoing project leads; including 5 leads from the State of Iowa that went out to the entire ECIA region for new companies.

- Number of new businesses locating in the region or expanding in the region and the total investment. Below is the list of company expansions (includes some closures) from 4/1/2023 to 3/31/2024.

Company Name	City	County	Jobs Gained	Jobs Lost	Reason	Investment
Fortunato's Finest	Tipton	Cedar	6		New coffee shop	
Atlas Roofing Corporation	Clinton	Clinton	20		New flagship building. Project will be fully complete in summer 2026	\$224,000,000
Blue Monde, LLC	Camanche	Clinton		69	Closed	
Promotion Fulfillment Center	Camanche	Clinton			Reduction/Temp Closure	
Schwann's	DeWitt	Clinton		7	Closed	
Motion Raceworks	DeWitt	Clinton	3		Expanded	

Annual Comprehensive Economic Development Strategy (CEDS) And Progress Report

Eastern Iowa Community College Career Advancement Center	DeWitt	Clinton	3			\$41,000,000
Cygnus Home Services, LLC d/b/a Yelloh	Dyersville	Delaware		8	Closed	
Dauntless Delivery	Dubuque	Dubuque		45	Closed	
Duluth Trading Company	Dubuque	Dubuque		74	Closed	
Behnke Enterprises	Farley	Dubuque			40,000 square foot expansion	
Kid Project	Dyersville	Dubuque	25		New additional location	\$6,000,000
John Deere Dubuque Works	Dubuque	Dubuque		99	Forecasting the declining farm industry	
John Deere Dubuque Works	Dubuque	Dubuque		34	Mass Layoff	
Vanguard	Dubuque	Dubuque	10		30,000 square feet expansion	\$1,500,000
WHKS & Company	Dubuque	Dubuque	12		Relocation	\$5,500,000
The McCoy Group	Dubuque	Dubuque	60		New location	\$1,860,000
Green Industrial Supply	Dubuque	Dubuque	10		142,000 square foot expansion	\$8,000,000
Berry Plastics	Peosta	Dubuque			Addition	\$1,600,000
Northeast Iowa Community College (NICC)	Peosta	Dubuque			Remodel to add sports equipment for their expanded sports programming	
Peosta Square	Peosta	Dubuque	10		Remodel Commercial Space-build-out for a restaurant	\$200,000
			159	336		\$289,660,000

➤ Number of entrepreneurial centers opened in the region and the number of new entrepreneurial businesses opened in the region.

➤ Entrepreneurial centers opened in Dyersville and Cascade by the same company, the Innovation Lab, over the last couple of years. The Labs provide incubator space, accelerator programming, and entrepreneurial coaching to start-up businesses. The City of Maquoketa in Jackson County provides

Annual Comprehensive Economic Development Strategy (CEDS) And Progress Report

entrepreneurs with a space called Innovate 120. They provide similar services but are also partnering with the community college and will have programming and training geared for high school students. Finally, there is also an entrepreneurial center that recently opened in Clinton ran through GROW Clinton. This center offers tools for businesses of all types and stages in development.

Goal 4: Enhance quality of life through honoring arts/cultural events and natural resources in our region.

- Change in population in the region.
 - From 2010 Census to 2020 Census the following population changes have occurred in the ECIA region:
 - Regionally the population increased from 198,880 to 201,204 or 1.2% growth.
 - The greatest loss was in Clinton County of 5.4% and the largest gain was in Dubuque County of 6%.
 - The rural areas of cities under 500 population were the hardest hit with a -6.7% loss. The greatest gain was in the City of Asbury in Dubuque County with a 42% growth from 1773 to 4170 total population.

➤ Number of arts and cultural programs/events held in the region.

In the City of Dubuque alone last year over 600 cultural programs/events were held in this past year. Another 66 events were held throughout the region in this last year.

➤ Number of communities with culture creations (trails, murals, paintings, bike paths, etc.). Tipton's Hardacre Theater has paused their fundraising with an \$800,000 gap; West Branch finalized their park plan; City of Colesburg – New north end welcome sign - received \$2,781 Foundation for the Future of Delaware County grant; Delaware – City Park (Planning/applied for grants for improvements) – received \$375 Foundation for the Future of Delaware County grant, \$3,000 Outrun the Rays grant, \$7,697 Delta Dental grant, and \$2,000 McDonough grant; Delaware County Museum – Cataloging project received \$2,500 McDonough grant; Delaware County – Planning for a trail between Hopkinton and Delhi; Delhi – New pickleball courts at Silver Lake Park, funding secured and project July 2024– City Park Plan complete; Manchester – Dog Park will be complete in spring 2025; Baldwin – has secured all funding for park pavilion; LaMotte - \$5,500 in grants for city park; Miles - \$4,000 in grants for splash pad; Preston - Pocket park complete; Sabula - \$2,000 in grants for park/mural.

➤ Number of new projects and funding levels in the Grant Wood Loop initiative annually. Grant Wood Loop has been winding down in recent years due to the lack of State funding for the project. The initial grant ended, and funding for staff time and projects no longer exists. However, several projects that fit under culture creations above also fit with the Grant Wood Loop initiative. The region continues to prioritize recreational projects to recruit and retain workforce. The committee meets twice a year under the auspices of ECIA. The following projects were completed or funding awarded in this past year as they relate to the Grant Wood Loop and recreational amenities: New soccer complex and capital campaign in progress in Dubuque \$3.2M project; Delhi – Pickleball Courts complete in July 2024, Park Plan complete; Ryan – Ballpark Improvement (New pavilion complete, planned pickleball courts); Manchester – Shelly Park Development (CDBG-CV grant for amphitheater, project in progress); Dyersville – new baseball museum opened by Field of Dreams actor; Peosta Kelly Oaks Park – awarded \$100,000 Wellmark grant for a shared multi-use accessible path project; Maquoketa – Green space under construction, Prairie Creek Enhancement project underway.

Annual Comprehensive Economic Development Strategy (CEDS) And Progress Report

SCHEDULE

See Attached PDF of the Implementation Action Plan.

ECIA GOVERNING BOARD MEMBERSHIP ROSTER

1. GOVERNMENT REPRESENTATIVES

Elected officials and/or employees of a general-purpose unit of state, local or Indian tribal government who have been appointed to represent the government.

Name	Government	Position	Female
Brad Gaul	Cedar Co. Supervisor	Supervisor	
Erin George	Clinton Co. Supervisor	Supervisor	X
Steve Hasenmiller	City of DeWitt	Mayor	
Connie Behnken	City of Manchester	Mayor	X
Linda Gaul	City of Earlville	City Clerk	X
Jeff Madlom	Delaware Co Supervisor	Supervisor	
Harley Pothoff	Dubuque Co Supervisor	Supervisor	
Annette Ekhoff	City of Peosta	City Administrator	X
Beth Bonz	City of Asbury	City Administrator	X
Joshua Boldt	City of Maquoketa	City Manager	
Scott Maddasion	City of Clinton	Mayor	
Brian Wagner	City of Tipton	City Manager	
Mike Steines	Jackson Co Supervisor	Supervisor	
Jeremiah Wiese	City of Wheatland	Mayor	
Sheryl Ganzer	City of Preston	City Administrator	X
Roger Laughlin	City of West Branch	Mayor	
Teresa Weinschenk	City of Preston	City Clerk	X
Brad Cavanagh	City of Dubuque	Mayor	
Andrew Oberbreckling	City of Mechanicsville	Mayor	

2. NON-GOVERNMENT REPRESENTATIVES

Private Sector and Stakeholder Representatives: *Community leaders, representatives of workforce development boards, institutions of higher education, minority and labor groups, and private individuals.*

Name	Company / Enterprise	Position	Female
Chuck Niehaus	EIRHA/EIRHC Chair	Chair	
Shannon Sander-Welzien	YWCA Clinton	Executive Director	X
Jason Neises	Comm Foundation Dubuque	Comm Develop Coord	
Elise Bergan	Edgewood Chamber	President	X
Sarah Maurer	GNB Bank	Loan Officer	X
Brian Kelly	EICC-Clinton Co College	President	
Matt Tranel	Maquoketa State Bank	First Vice President	
Shirley Helmrichs	Ag Business Owner	Owner	X
Rod Ness	Cedar Co Econ Development	Executive Director	
Derek Olberding	Fidelity Bank	Vice President	
Jack Willey	Jackson County	Business Owner (retired)	

ALTERNATES - GOVERNMENT REPRESENTATIVES

Name	Company/Enterprise	Position	Female
Steve Lindner	City of DeWitt	City Administrator	
Timothy Vick	City of Maquoketa	City Manager	
Don Schwenker	Jackson County	Supervisor	
Tom Messerli	City of Maquoketa	Mayor	
Jeff Kaufmann	Cedar County	Supervisor	
Dan Srp	Clinton County	Supervisor	
Wayne Kenniker	Dubuque County	Supervisor	
Cori Burbach	City of Dubuque	Asst City Manager	X
Don Thiltgen	Clinton County	Mayor (former)	

CALCULATIONS

<u>Percent</u>	<u>Number</u>
1. Government Representatives (51-65%)	<u>19</u> <u>63%</u>
2. Non- Government Representatives (35-49%)	<u>11</u> <u>37%</u>
Total Board Membership	30 100%

APPLICABLE REGULATIONS- December 19, 2014

13 CFR Part 304.2(c): (2) The District Organization must demonstrate that its governing body is broadly representative of the principal economic interests of the Region, including the private sector, public officials, community leaders, representatives of workforce development boards, institutions of higher education, minority and labor groups, and private individuals. In addition, the governing body must demonstrate the capacity to implement the EDA-approved CEDS.

ECIA STRATEGY & PLANNING COMMITTEE (CEDS) ROSTER APRIL, 2025

1. PRIVATE SECTOR REPRESENTATIVES (At least 51%)

Any senior management official or executive holding a key decision-making position, with respect to any for-profit enterprise.

Name	Company	Position
Shannon Sander-Welzien	YWCA Clinton	Executive Director
Rod Ness	Executive Director	Cedar County ED
Sarah Maurer	GNB Bank	Loan Officer
Matt Tranel	Maquoketa State Bank	First Vice-President
Derek Olberding	Fidelity Bank	Vice President
Jason Neises	Community Foundation Dbq	Comm Development Director
Tom Messerli	Empire Lock and Key	Owner/Operator

2. REPRESENTATIVES OF OTHER ECONOMIC INTERESTS (No more than 49%)

Persons who provide additional representation of the main economic interests of the region. These may include, but are not limited to: public officials, community leaders, representatives of workforce development boards, institutions of higher education, minority and labor groups, and private individuals.

Name	Area of Interest	Position
Sheryl Ganzer	Local Govt	City Admin, Preston
Steve Hasenmiller	Local Government	Mayor, DeWitt
Connie Behnken	Local Government	Mayor, Manchester
Chuck Niehaus	Low-Income, Senior Citizen	Chairperson EIRHA/EIRHC
Brian Kelly	Higher Education	President, Clinton CC
Elise Bergan	Local Government	Director, Edgewood Develop

CALCULATIONS

	<u>Number</u>	<u>Percent</u>
Private Sector Representatives (at least 51%)	7	51%
Representatives of Other Economic Interests (no more than 49%)	6	49%
Total Committee Membership	13	100%

APPLICABLE REGULATIONS:

13 CFR Part 303.6(a):

The Planning Organization must appoint a Strategy Committee. The Strategy Committee must represent the main economic interests of the Region and must include Private Sector Representatives [as defined above] as a majority of its membership. In addition, the Planning Organization should ensure that the Strategy Committee includes public officials, community leaders, representatives of workforce development boards, institutions of higher education, minority and labor groups, and private individuals.

<u>ECIA STAFF</u>	<u>Title</u>	<u>Dept.</u>
Berning, Sarah	Support Services Mgr	Admin
Carstens, Laura	Senior Planner part-time	Transportation
Cooper, Benjamin	Maintenance Manager	Housing
Danielson, Dawn	Lending-Dev. Specialist	Special Programs
Dupont, Amanda	Grant Writer/Inspector	CD/ED
Efferding, Christine	Administrative/Special Programs Assistant	Special Programs
Eipperle, Shelby	Community Service Advocate	Special Programs
Elgin, Maria	Housing Specialist	Housing
Elskamp, Craig	Rehab Specialist/Bldg Code	CD/ED
Finkey, Kyle	Project Manager/Inspector	CD/ED
Fox, Daniel	Senior Planner	Transportation
Glaser, Kim	Community Development Cord.	CD/ED
Hefel, Denise	Finance Assistant/IT Cord.	Admin
Hingtgen, Mae	Executive Director	Admin
Hoffmann, Kathleen	Receptionist	Admin
Huseman, Michelle	Housing Specialist	Housing
Jobgen, Mark	EIRUSS assistant part-time	CD/ED
Kelley, Amber	Transit Dispatcher/Scheduler	RTA
Kemp, Elizabeth	Rehab Specialist/Bldg Code	CD/ED
Kennedy, Rebecca	Finance Accountant	Admin
Koppes, Angela	Lead Inspector	CD/ED
Kuhle, Gail	Transit Operations Mgr	Transit
Lobianco, Dan	Project Manager/Inspector	CD/ED
Maier, Debbie	Housing Specialist	Housing
McPherson, Holly	Director of HR/Program Development	HR/Program Dev
Mergen, Christine	Finance & Compliance Asst.	Admin
Meyers, Mindy	Family Support Coord/Site Mgr	Housing
Michels, Dylan	Information Technology Specilist	HR/Program Dev
Nims, Walter	Lead/Bldg Code Inspector	CD/ED
Oberhoffer, Kristi	Family Support Specialist	Housing
O'Connell, Leonard	Maintenance Manager	Housing
Quinn, Marla	Grants & Municipal Coordinator	Special Programs
Ravada, Chandra	Interim Executive Director	Transportation
Reimer, Carl	HO/Housing Dev Specialist	Housing
Sabers, Roseann	Documentation Specialis	CD/ED
Schnier, Michelle	Director of Hsg & Support Services	Housing
Schrobilgen, Jenny	Housing Specialist	Housing
Scott, Stacie	Transit Operations Mgr	Transit
Shaull, Susan	Transit Dispatcher/Scheduler	Transit

2022-2027 CEDS ACTION/IMPLEMENTATION PLAN

CEDS Goal	Objectives	Tasks/Projects	Lead Agency	Funding Source/Agency	Timeframe	Priority	Investment	Jobs Created
Goal 1	Expand Tipton Industrial Park	Expand Tipton Industrial Park. TEDCO is in the process of selling 28 acres of industrial park to the City.	City of Tipton, Tipton ED	RISE; City	2021-2027	Medium		
Goal 1	Expand DeWitt Industrial Park	Expand DeWitt Crossroads Industrial Park. March 2024: Received \$3.4 MM community project funding for projects in Iowa's First Congressional District. March 2025: Waiting on \$2.1 MM RISE grant announcement.	City of DeWitt, DCED	RISE; City, EDA	2023-2027	High		
Goal 1	Completion of water system in Petersburg, IA	Build wastewater system in Petersburg, Iowa. Project complete in 2024.	Delaware County, EIRUSS	USDA; CDBG; SRF	2021-2024	Medium	\$2,000,000	
Goal 1	Completion of water system in Droeessler Subdivision/Spruce Creek Park	Build water system in Droeessler Subdivision/Spruce Creek Park. Construction in progress. Project complete in August 2024.	Jackson County, EIRUSS	USDA; CDBG; SRF;	2021-2024	Medium	\$2,000,000	
Goal 1	Flood protection	\$7.7 million EDA grant to make flood prevention infrastructure improvements needed to protect businesses from future flooding	City of Dubuque	City of Dubuque; EDA	2023-2025	High	\$19,000,000	150
Goal 2	Expansion of Daycare in Dyersville	Build new child care center in the 20W Industrial Park, adding 131 new slots to The Kid Project Community Child Care Center's existing 97 slots. The facility is open to all and will include before and after school care with transportation to the elementary school, and summer programming. Project complete in November 2024.	Dyersville Economic Development	State of Iowa Day Care Grant, private funds	2023-2025	High		
Goal 2	Creation of new Daycare Center in Dubuque Industrial Center West	The new Dubuque Industrial Center West (DICW) Multi-Employer Childcare Center will initially create 120 new child care slots for participating local employers and increase capacity for gap coverages, including infant care, flex care, and drop-in care. The facility will ultimately be capable of hosting a maximum of 225 child care slots. Project complete in January 2024.	Dubuque Initiatives	State of Iowa Day Care Grant, private funds	2023-2025	High		
Goal 2	Creation of Delhi Community Daycare Center	PEI Daycare Advocacy, grant research, and best practices	PEI	CDBG, City, private developer	2021-2027	Medium		
Goal 2	Expansion of Landbank Legislation	Landbank Legislation support and advocate with legislators to pass legislation	ICOG, ECIA, Senator Lofgren	State of Iowa	2020-2027	High		
Goal 2	Creation of workforce outreach events	Cascade Hiring Events	ECIA	CEDC; Maquoketa Valley Electric Co Op	2020-2025			
Goal 2	Eastern Iowa Community College Expansion and Bond Referendum	\$787,620 EDA Grant for equipment in expanded training facility at the Clinton Campus. Project complete in 2023.	ECIA	EDA; EICC	2021-2024	High		
Goal 3	Apply for and get awarded CDBG grant; work with business owners; Rehab downtown properties	Expand Maquoketa Façade Program - apply for another section of downtown and secure additional grant funds. 2025: Project is wrapping up. Have not applied for additional funding	City of Maquoketa, JCEA	CDBG; City; private business owners	2021-2027	High		0
Goal 3	Apply for and get awarded CDBG grant; Work with business owners; Rehab downtown properties	Expand Clinton Façade Program - apply for another section of downtown and secure additional grant funds. 2025: Applied for additional funding waiting to hear if grant is awarded.	City of Clinton, Clinton Regional Development	CDBG; City; private business owners	2021-2027	High		0
Goal 3	Apply for and get awarded Community Catalyst grants; Rehab downtown properties; Spark other dt development	2023: The City of Colesburg was awarded a \$100,000 Catalyst for the last building that was identified in a 2021 Downtown Walkaround. Funds will be used for upper story housing and storefront development. 2024: The Cities of Preston and Sabula were each awarded \$100,000 for redevelopment of downtown buildings.	ECIA, Colesburg	Community Catalyst Building Remediation Grant; City	2021-2027	High		0
Goal 3	Expand incentive programs to create new downtown businesses	Create downtown incentive programs in Cascade, Edgewood, Delmar. Clinton and Maquoketa have expanded their incentive programs. 2025: Work continues.	ECIA, Respective Cities	City; Iowa Economic Development Authority	2021-2027	High		0
Goal 3	Increase # of SBA loans in the region with a minimum of \$2M per year in loans	Grow SBA loan portfolio - \$9,425,960 in SBA 504 and RLF loans in FY 2024.	ECIA Business Growth	Local Banks; Respective Cities	2021-2027	High	\$3,398,092	1
Goal 3	Create and support entrepreneurial development	Innovate 120 - Maquoketa - Entrepreneurial Center - Project complete in 2023.	ECIA, JCEA, City of Maquoketa	CDBG-CV, USDA, EDA, private developer	2021-2024	High	\$500,000	15

CEDS Action Implementation Plan

Goal 3	Expand the EPA brownfields program in the region and create a new RLF	Grow ECIA EPA Brownfields program - ECIA was selected in June 2024 to receive an additional \$3 million through the Bipartisan Infrastructure Law (BIL), because of its existing high-performing Brownfield Revolving Loan Fund (RLF) program.	ECIA, Cities	ECIA; EPA; Iowa DNR	2022-2027	Medium		0
Goal 4	Increase # of KIB communities; Increase # of active projects	Secure additional Keep Iowa Beautiful (KIB) Hometown Pride (HP) funding - in 2021 started a KIB HP contract for Delaware and Cedar Counties - \$500,000 over five years; 2022: started KIB HP contract in Jackson and Dubuque Counties - \$350,000 over 5 years. March 2025: 25 projects in various stages.	ECIA, Cities	Keep Iowa Beautiful; Respective Cities	2021-2027	High		4
Goal 4	Expand Dubuque Museum of Art	DMA received \$8 million through the Destination Iowa Project to create a 45,000 square feet new space to hold classes and display the work of local artists. Construction underway with completion in 2027.	City of Dubuque	Destination Iowa, Private Funders	2023-2026	High	\$55 million	0
Goal 4	Prairie Creek Development	Develop Prairie Creek in Jackson County and secure funding for project. City partnering with Jackson County Conservation. Secured \$750,000 Destination Iowa Grant. City has paid for a disc golf course design and major parts of the project will be bid in Fall 2024. December 2024: \$400,000 CAT grant secured.	Maquoketa and Jackson County Conservation	Maquoketa, Jackson County Conservation, State of Iowa	2023-2026	High	\$2,000,000	
Goal 4	Secure Great Places Grant for Cedar County Hardacre Theater	Secured Great Places Grant for \$350,000. Need to raise additional private and grant funds to complete the project. Capital campaign fundraising is paused with an \$800,000 funding gap. Plan is for 2 storefronts.	ECIA and Cedar County mayors and community members	ECIA, CEDCO, Tipton ED, Cedar County Sups	2022-2025	High		
Goal 4	Engage community; Identify recreational projects	Dubuque Pedestrian and Bike Trail Plan. Project complete in 2024.	ECIA, Dubuque County	Dubuque County; State/local grants	2022-2023	Medium		0
Goal 4	Engage community; Identify recreational projects	Delaware County Trail from Hopkinton to Delhi. January 2025: A first public meeting on proposed route.	ECIA, private residents	Grants, private donations, County/City contributions	2022-2027	Medium		
Goal 4	Expand Grant Wood Loop	The committee met in March 2024 and the whole idea is being expanded into the Field of Opportunities initiative expanding to ECIA five-county region. ECIA received a Core grant to continue this work integrating the asset database with information from the Grant Wood Loop website into more regional marketing, collaborating with Travel Dubuque.	ECIA, Grant Wood members	ECIA, Grant Wood members	2022-2025	Low		
Goal 4	Prosperity Eastern Iowa Field of Opportunities Project	Received funding and completing project funds with regional marketing, selfie stands and more. Applying for another round of funding for future marketing plans including an outdoor guide and videos to be shared on social media. 2024: Grant funded, project in progress.	ECIA, PEI	ECIA, PEI, DRA	2022-2025	High		
Goal 4	North Port Expansion City of Dubuque	Development of a sports complex. Construction of apartment complex (Union at the Marina) in progress.	City of Dubuque and private developers	City of Dubuque, State/local grants, private developers	2023-2027	Medium	\$161,000,000	
Goal 4	South Port Development City of Dubuque	Development of retail, housing, commercial space in South Port; burying flood wall.	City of Dubuque, Private Developers	City of Dubuque, State/local grants, private developers	2023-2027	High		
Goal 4	Schmitt Island Expansion City of Dubuque	Additional new development on Schmitt Island including new hotel, baseball diamond improvements, trail improvements, park improvements, amphitheater. More than \$300 million in economic, ecological, and housing development opportunities.	City of Dubuque, DRA, Dubuque Initiatives, Private Developers	City of Dubuque, State/local grants, private developers, DRA	2023-2030	High	\$25,000,000	
Goal 4	Field of Dreams Expansion. Play major league baseball games; Increase tax revenue; Increase economic impact	Field of Dreams Development - development done in phases to include new baseball stadium, nine youth baseball and softball fields, team dormitories, and a boutique hotel.	City of Dyersville, Dyersville Economic Development, private developer Go the Distance Baseball	City of Dyersville; State/local grants, private Developer Go the Distance Baseball	2020-2028	High	\$80,000,000	250