



Capital City Reinvestment District

Reimagining the Superfund Site

August 19, 2024

Transmittal Letter



August 19, 2024

To: Alaina Santizo, Iowa Reinvestment Act Program Manager, Iowa Economic Development Authority

From: Naomi Hamlett, Economic Development Coordinator, City of Des Moines

Re: IRA Application for The Capital City Reinvestment District: Reimagining a Superfund Site

The City of Des Moines is pleased to submit the attached revised Iowa Reinvestment Act (IRA) application for the Capital City Reinvestment District: Reimagining a Superfund Site. The major project within the District has not changed since the original final application. We are proposing a multi-use 6500-seat stadium that will be built for soccer and will host Iowa's first professional soccer team, as well as many other community events. Additional development around the area and within the approximately 73-acre site is proposed to produce 350 hotel rooms, 300 residential units, 380,000 square feet of retail, and 300,000 square feet of office.

Since this effort started, progress has been made on various aspects of the Plan:

- Ownership of Superfund site. The City of Des Moines has ownership of the Superfund site (aka the Dico site) through approval of a consent decree between the Department of Justice (DOJ), Environmental Protection Agency (EPA), Dico, Inc., Titan Tire Corporation, Titan International, Inc., and the City of Des Moines. .
- Clean-up activities. EPA and the City of Des Moines worked together to demolish the Superfund site buildings on the site, removing an obvious eyesore in downtown Des Moines.
- USL Franchise. In January 2022, Krause Group announced that they have completed a franchise agreement with United Soccer League for both professional men and women's soccer.
- Western Gateway projects. In Fall 2022, review, and approval of an adaptive reuse project in the existing Crescent Chevrolet building in Western Gateway was completed. Big Grove Brewery opened in Summer 2022, Homegrown, a restaurant opened in January 2023 and a full-service marketing agency occupied additional space in March 2023.
- City Processes. Krause+ has started the City approval process for the stadium area. The required Large Scale Development Plan has been approved. Work continues with the development agreement for TIF between the City, Krause+, and Iowa Soccer Development Foundation (ISDF).

As you re-review this application, please note that these proposed projects are definitely a reinvestment in the city, region, and state. They are a reinvestment in a local Superfund site at an important gateway into our Capital city. Through comprehensive redevelopment of the area realized by a thoughtful planning effort, the reinvestment funds will help us convert an obsolete and contaminated industrial eyesore into a vibrant area for our state's residents, workers, and visitors. The funds will reinvest in our regional connections to the environment. And they are also a reinvestment in our ability to attract professional sports to the state, and, thus, in our workforce attraction efforts. It is the City of Des Moines' pleasure to offer this application to you for your review.

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Section A

Project & Eligibility

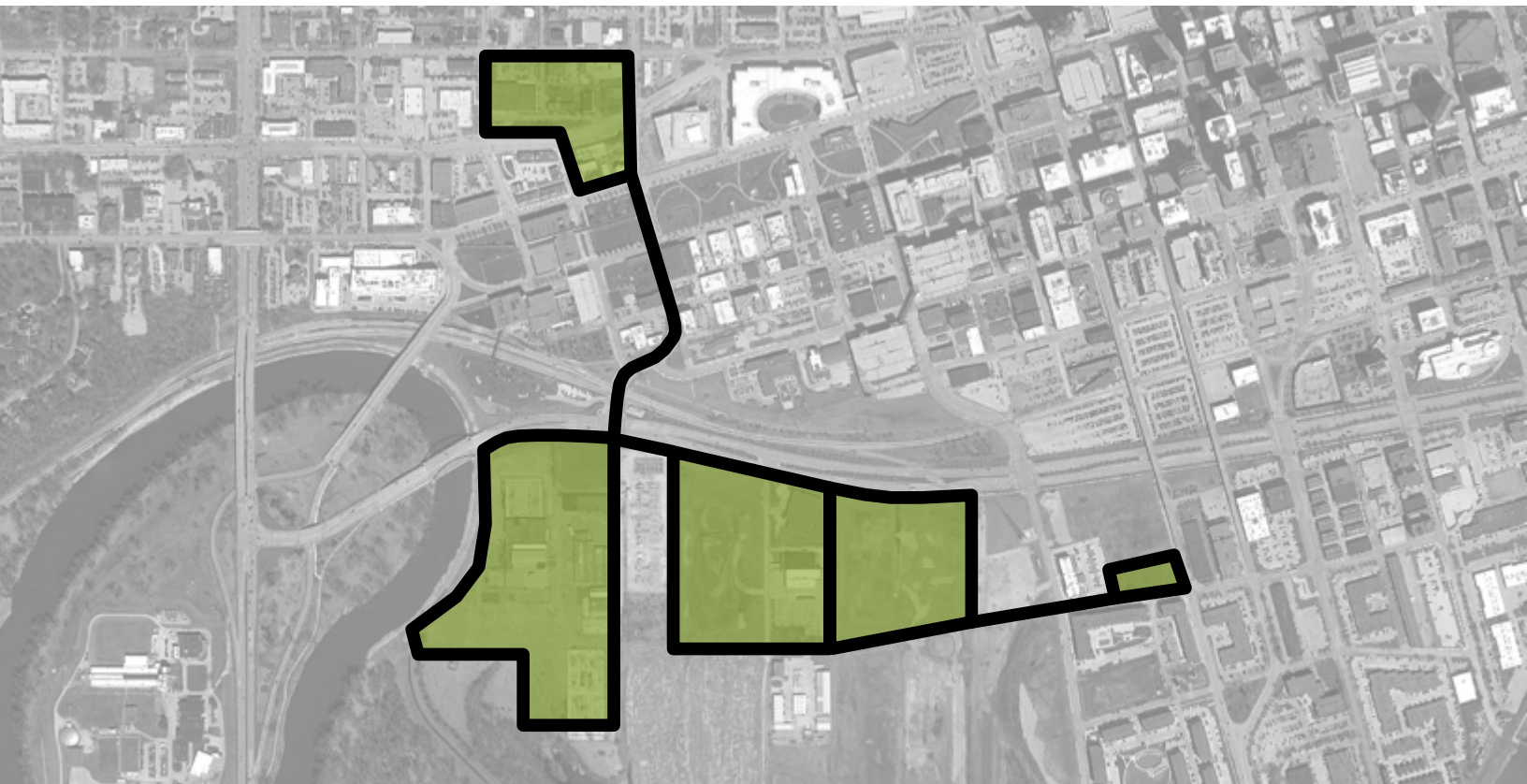
Overview of IRA District & Demonstration of

| | |
|------------|--|
| Benefit A1 | City Resolution |
| A2 | Urban Renewal Area Documentation |
| A3 | Detailed Parcel Map |
| A4 | Owners of Record |
| A5 | Legal Description of Real Estate |
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Project & Eligibility

A

COVER PAGE



NAME OF PROJECT/DISTRICT

Capital City Reinvestment District:
Reimagining the Superfund Site

PHONE

515-283-4021

DATE SUBMITTED

8/19/2024

EMAIL

nahamlett@dmgov.org

APPLICATION

Pre Final

FEDERAL IDENTIFICATION NUMBER

42-6004514

APPLICANT

City of Des Moines

SIZE OF PROPOSED DISTRICT

72.65 acres

CONTACT

Development Services Director

**ARE THE PARCELS CONTIGUOUS,
PHYSICALLY CONNECTED?**

Yes No

NAME

Naomi Hamlett
Erin Olson-Douglas

ADDRESS

400 Robert D. Ray Drive, Des Moines, IA, 50309

The 72.65-acre district includes three neighborhood hubs connected by short community corridors which are accounted for in the total area of the district.

Overview of The Proposed IRA District

A

& DEMONSTRATION OF DIRECT & SUBSTANTIAL BENEFITS TO REAL PROPERTY



Iowans have worked diligently to build a capital city that reflects deep community roots, broad cultural heritage, and the best of Midwest living.

The projects in the Capital City Reinvestment District (CCRD) will continue to build the state's regional and national reputation as a destination rich in attractions ranging from cultural celebrations to sporting events, and natural resources to public art. More importantly, the same vibrancy and spectrum of opportunities that appeal to visitors will enhance everything that already makes Iowa a great place to call home.

The Capital City Reinvestment District will reimagine blighted, vacant and brownfield sites in the heart of Des Moines and replace them with dynamic, mixed-use neighborhoods that use the power of place to draw people of all ages and backgrounds to downtown. The CCRD will include three hubs, the Stadium Neighborhood¹, Western Gateway, and Gray's Landing, connected by pedestrian-friendly community corridors.

¹ Working name, proper name to be determined.

Overview of The Proposed IRA District

A

& DEMONSTRATION OF DIRECT & SUBSTANTIAL BENEFITS TO REAL PROPERTY



The Stadium Neighborhood

Development in the Stadium Neighborhood will rehabilitate a 38-acre parcel contaminated by toxic chemicals into the site of a multi-use stadium optimized for soccer, a hotel, and a Global Plaza for community events and festivals. Surrounding parcels will become an entertainment venue, a convenience store, and mixed-use retail, office, and multifamily residential units. The land, just steps from some of Des Moines' biggest attractions, including Gray's Lake, Water Works Park, and the Central Iowa Water Trails, has been a federally designated Superfund² site since 1983, and has limited reuse options even after remediation.

Currently an active liability, the area will become an economic driver that highlights nearby natural resources, offers diverse architecture, and creates an entertainment destination anchored by Iowa's first professional soccer team. The sport will provide unique opportunities to create a bridge between those who grew up here and people from around the world who choose to call Iowa home. That broad heritage will be reflected in the surrounding plaza and neighborhood, highlighting Iowa's growing cultural diversity.



Superfund site prior to 2021 remediation © Zach Boyden-Holmes – USA TODAY Network

² Congress established the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), informally known as Superfund, in 1980. The legislation empowers the Environmental Protection Agency to identify and clean up hazardous waste sites and pursue action against the responsible party(ies).

Overview of The Proposed IRA District

A

& DEMONSTRATION OF DIRECT & SUBSTANTIAL BENEFITS TO REAL PROPERTY



The Western Gateway Neighborhood

Des Moines' Western Gateway will welcome visitors to downtown with a vibrant streetscape including a pedestrian mall – the paseo – bracketed by retail, restaurants, mixed-use residential units, and a hotel that will provide walkable access to Iowa Methodist Medical Center and surrounding businesses. Ingersoll Avenue, which passes through the site, will be redesigned to create balance between car, foot, and bicycle traffic. This will extend the Ingersoll “road diet”³ already implemented further to the east, reducing traffic speed, and improving safety for pedestrians, cyclists, and motorists. The area, currently a mix of vacant structures, surface parking lots, and offices, will be reenergized by stores that invite window-shopping on a noon walk and businesses that draw people for an after-hours meal or weekend entertainment.

Appealing public spaces will weave throughout the neighborhood including plazas, rooftop decks, and landscape designed to encourage people to engage with the built environment and with each other. Visual interest is a central component of the vision, with planned murals, sculptures, water features, gardens, terraces, skyline views, and mixed architectural elements enhancing the creative and artistic atmosphere established by the nearby Pappajohn Sculpture Park.



Current Site

³ Road diets typically reduce traffic lanes and use the recovered space to balance usage between cars, bikes and pedestrians by widening sidewalks, creating buffers, and/or adding bike lanes.

Overview of The Proposed IRA District

A

& DEMONSTRATION OF DIRECT & SUBSTANTIAL BENEFITS TO REAL PROPERTY



Gray's Landing Neighborhood

Two Gray's Landing projects will round-out the CCRD with a hotel and supermarket replacing existing brownfield sites that were host to World War II-era industrial and transportation operations. The Sherman Hotel, with a unique, community-focused design that emphasizes common areas, will offer an engaging home-base for groups visiting Des Moines. The grocery store will be a critical addition to the projects which are collectively envisioned as a pedestrian-centric zone that offers essential needs within easy walking distance. These projects will complement development that is already planned or underway in Gray's Landing including residential, childcare, and senior living projects. The Capital City Reinvestment District and surrounding areas have nearly 3000+ housing units in the development pipeline which will benefit from this nearby amenity.



Overview of The Proposed IRA District

A

& DEMONSTRATION OF DIRECT & SUBSTANTIAL BENEFITS TO REAL PROPERTY



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Realizing this vision will result in more than \$5.3 billion in direct spending over the first 20 years⁴, creating jobs, spurring tourism, and adding value to real property.

Together the project sites and existing structures have a total valuation of less than \$15 million despite their prime location. Their blighted condition is also depressing the value of surrounding property. Upon the completion of IRA projects, the property valuation will be more than 10 times greater – an estimated \$159 million. Construction is projected to create ~6800 temporary jobs and business operations another 2000+ permanent positions.

The IRA District will have a profound impact on Iowa, galvanizing an economic surge, reinvigorating areas of downtown Des Moines that have fallen into disuse, and adding to the recreational and entertainment assets the state has to offer both residents and visitors. Recent recognition in Forbes, U.S. News and World Report, Moody Analytics, and Business Insider highlight what Iowans already know – that this is a great place to live. The Capital City Reinvestment District will make it even better.

⁴ This total includes non-Iowa Reinvestment Act-qualified portions (residential/office) of planned CCRD projects and excludes construction.

Final Resolution

A1

OF GOVERNING BODY INCLUDING INTENT TO ESTABLISH IOWA REINVESTMENT DISTRICT, APPROVAL OF DISTRICT PLAN, & FINDING THAT THE PROPOSED DISTRICT IS AN AREA SUITABLE FOR DEVELOPMENT

★ Roll Call Number
22-0178

Agenda Item Number
30

Date February 7, 2022

RESOLUTION APPROVING THE PROPOSED FINAL DISTRICT PLAN FOR THE CAPITAL CITY REINVESTMENT DISTRICT AND APPROVING THE SUBMISSION OF AN APPLICATION TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY FOR APPROVAL OF THE DISTRICT

WHEREAS, in 2013 the Iowa Legislature enacted the Iowa Reinvestment District Act (the "Act") which establishes a program administered by the Iowa Economic Development Authority ("IEDA") that allows certain state hotel and motel, and sales and use tax revenues to be reinvested in designated reinvestment district and in 2020 amended the Act to modify its provisions and provide additional funding; and,

WHEREAS, the IEDA Board has announced that it "will fund projects that are most likely to improve the quality of life, create and enhance unique opportunities, and substantially benefit the municipality, the surrounding region, and the state as a whole"; and,

WHEREAS, on February 8, 2021, by Roll Call Number 21-0217, the Des Moines City Council approved the submission to the IEDA of a preapplication for seeking provisional approval of the proposed Capital City Reinvestment District and the preliminary District Plan, along with a demonstration of compliance with the conditions of Iowa Administrative Code section 261—200.5(3); and,

WHEREAS, The IEDA granted provisional approval to the preapplication; and,

WHEREAS, the Act and the administrative rules adopted by the IEDA require that a final application be submitted following provisional approval; and,

WHEREAS, the City's Office of Economic Development has prepared a final application, which is attached to this resolution and is on file with the City Clerk's Office.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. The City of Des Moines hereby makes the following findings of fact in support of the proposed Capital City Reinvestment District:

- a) The City of Des Moines intends to establish a reinvestment district to be known as the "Capital City Reinvestment District".
- b) The District is located in the City of Des Moines as shown by Exhibit "A" and is legally described in Exhibit "B".

Final Resolution

A1

OF GOVERNING BODY INCLUDING INTENT TO ESTABLISH IOWA REINVESTMENT DISTRICT, APPROVAL OF DISTRICT PLAN, & FINDING THAT THE PROPOSED DISTRICT IS AN AREA SUITABLE FOR DEVELOPMENT

★ Roll Call Number
22-0178

Agenda Item Number
30

Date February 7, 2022

- e) The area in the District is suitable for redevelopment, and each parcel within the District will be directly and substantially benefited by development in the District.
 - d) The District is entirely within the boundaries of the Metro Center Urban Renewal Area, an urban renewal area established pursuant to Iowa Code chapter 403.
 - e) The District consists of contiguous parcels, including right-of-way that do not exceed 75 acres in total.
 - f) The District does not include the entire incorporated area of the City and is not located in whole or in part within another reinvestment district.
2. The district plan for the proposed Capital City Reinvestment District, which meets the requirements of Iowa Administrative Code section 261—200.5(2), is hereby approved.
 3. The Office of Economic Development is hereby authorized and direct to submit a final application to the IEDA in a form substantially similar to the form included with this resolution, seeking approval of the proposed Capital City Reinvestment District and the preliminary District Plan, along with a demonstration of compliance with the conditions of Iowa Administrative Code section 261—200.5(3).

(Council Communication No. 22- 048)

MOVED by Mandelbaum to adopt. Second by Gatto.
Motion by Sheumaker to allow the public to speak failed no second.

FORM APPROVED:

/s/ Thomas G. Fisher Jr.
Thomas G. Fisher Jr.
Assistant City Attorney

| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|------|------|--------|
| COWNE | ✓ | | | |
| BOESEN | ✓ | | | |
| GATTO | ✓ | | | |
| MANDELBAUM | ✓ | | | |
| SHEUMAKER | | ✓ | | |
| VOSS | ✓ | | | |
| WESTERGAARD | ✓ | | | |
| TOTAL | 6 | 1 | | |

MOTION CARRIED

APPROVED

J. M. Franklin Cowie
Mayor

CERTIFICATE

I, P. KAY CMELIK, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

P. Kay Cmelik

City Clerk

Preliminary Resolution

A1

OF GOVERNING BODY INCLUDING INTENT TO ESTABLISH IOWA REINVESTMENT DISTRICT, APPROVAL OF DISTRICT PLAN, & FINDING THAT THE PROPOSED DISTRICT IS AN AREA SUITABLE FOR DEVELOPMENT

★ Roll Call Number

21-0217

Date February 8, 2021



Agenda Item Number

4B

RESOLUTION APPROVING THE PROPOSED PRELIMINARY DISTRICT PLAN FOR THE CAPITAL CITY REINVESTMENT DISTRICT AND APPROVING THE SUBMISSION OF A PREAPPLICATION TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY FOR PROVISIONAL APPROVAL OF THE DISTRICT

WHEREAS, in 2013 the Iowa Legislature enacted the Iowa Reinvestment District Act (the "Act") which establishes a program administered by the Iowa Economic Development Authority ("IEDA") that allows certain state hotel and motel, and sales and use tax revenues to be reinvested in designated reinvestment district; and,

WHEREAS, the IEDA Board has announced that it "will fund projects that are most likely to improve the quality of life, create and enhance unique opportunities, and substantially benefit the municipality, the surrounding region, and the state as a whole; and,

WHEREAS, the Act and the administrative rules adopted by the IEDA require the submission of a preapplication for provisional approval of a proposed reinvestment district; and,

WHEREAS, the City's Office of Economic Development has prepared a preliminary District Plan for the proposed Capital City Reinvestment District (the "District").

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. The City of Des Moines hereby makes the following findings of fact in support of the proposed Capital City Reinvestment District:

- a) The City of Des Moines intends to establish a reinvestment district to be known as the "Capital City Reinvestment District".
- b) The District is located in the City of Des Moines as shown by Exhibit "A" and is legally described in Exhibit "B".
- c) The area in the District is suitable for redevelopment, and each parcel within the District will be directly and substantially benefited by development in the District.
- d) The District is entirely within the boundaries of the Metro Center Urban Renewal Area, an urban renewal area established pursuant to Iowa Code chapter 403.
- e) The District consists of contiguous parcels, including right-of-way that do not exceed 75 acres in total.
- f) The District does not include the entire incorporated area of the City and is not located in whole or in part within another reinvestment district.

Preliminary Resolution

A1

OF GOVERNING BODY INCLUDING INTENT TO ESTABLISH IOWA REINVESTMENT DISTRICT, APPROVAL OF DISTRICT PLAN, & FINDING THAT THE PROPOSED DISTRICT IS AN AREA SUITABLE FOR DEVELOPMENT

★ Roll Call Number

21-0217

Agenda Item Number

48

Date February 8, 2021

2. The preliminary district plan for the proposed Capital City Reinvestment District, which meets the requirements of Iowa Administrative Code section 261—200.5(2), is hereby approved.
3. The Office of Economic Development is hereby authorized and direct to submit a preapplication to the IEDA seeking provisional approval of the proposed Capital City Reinvestment District and the preliminary District Plan, along with a demonstration of compliance with the conditions of Iowa Administrative Code section 261—200.5(3).

(Council Communication No. 21- 060)

MOVED by Mandelbaum to adopt.

FORM APPROVED:

/s/ Thomas G. Fisher Jr.
Thomas G. Fisher Jr.
Assistant City Attorney

| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|------|------|--------|
| COWNE | ✓ | | | |
| BOESEN | ✓ | | | |
| GATTO | ✓ | | | |
| GRAY | ✓ | | | |
| MANDELBAUM | ✓ | | | |
| VOSS | ✓ | | | |
| WESTERGAARD | ✓ | | | |
| TOTAL | 7 | | | |

MOTION CARRIED APPROVED
J. M. Frankha Cowie Mayor

CERTIFICATE

I, P. Kay Cmelik, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

P. Kay Cmelik City Clerk

Documentation

A2

THE DISTRICT IS IN AN URBAN RENEWAL AREA

★ Roll Call Number
00-789

Agenda Item Number
68-E

Date March 20, 2000

HEARING AND ADOPTION OF THE PROPOSED THIRTY-THIRD AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE CAPITOL-CENTER DEVELOPMENT AREA URBAN RENEWAL PROJECT

WHEREAS, on February 21, 2000, by Roll Call No. 00-453, the City Council of the City of Des Moines resolved that a public hearing on the proposed Thirty-third Amendment to the Urban Renewal Plan for the Capitol-Center Development Area Urban Renewal Project be held on March 20, 2000, in the City Council Chamber; and,

WHEREAS, this Council by Roll Call No. 3748 dated August 2, 1973, approved the Urban Renewal Plan for the Capitol-Center Development Area Urban Renewal Project (the "Plan") and such Plan has subsequently been amended thirty-two times; and,

WHEREAS, the purpose of the proposed Thirty-third Amendment to the Plan is to provide for the merger of the Capitol-Center Development Area Urban Renewal Project and the Riverpoint Capitol-Center Development Area Urban Renewal Project into one combined Urban Renewal Project to be known as the Metro Center Urban Renewal Project; and,

WHEREAS, the two existing Areas share common, inter-related functions such as transportation and parking systems, public infrastructure, zoning and development patterns, and the urban renewal activities undertaken in one Area often directly affect property in the other, and some urban renewal activities such as the proposed Court Avenue Entertainment Center physically extend across the common boundary; and,

WHEREAS, the merger of these two Urban Renewal Projects into the combined Metro Center Urban Renewal Project will permit the City to implement its urban renewal program in a more effective, coordinated and efficient manner; and,

WHEREAS, a further purpose of the proposed Thirty-third Amendment is to show the possible acquisition and sale for redevelopment of the area between 10th and 13th Streets and between Locust and Mulberry Streets, but excluding the Hotel Fort Des Moines; and,

WHEREAS, the Urban Renewal Plan for the Metro Center Urban Renewal Project will provide a comprehensive and integrated approach to dealing with slum and blight conditions in the downtown and the adjacent functionally related areas; and,

WHEREAS, the proposed Thirty-third Amendment was reviewed by the Urban Renewal Board and it has recommended that the Thirty-third Amendment be approved; and,

(continued)

Documentation

A2

THE DISTRICT IS IN AN URBAN RENEWAL AREA

★ Roll Call Number
00-789
Date March 20, 2000

Agenda Item Number
68-E

-2-

WHEREAS, the Plan and Zoning Commission reviewed the proposed Thirty-third Amendment at its meeting on March 16, 2000, and made recommendations as to its conformity with the Des Moines 2000 Land Use Plan, as amended, for the development of the City as a whole; and

WHEREAS, notice of this public hearing, attached hereto as Exhibit "B" and made a part hereof, was published in the Des Moines Register on March 2, 2000, which notice set forth the information required by Iowa Code, Section 403.5(3); and

WHEREAS, notice was given by ordinary mail to the Des Moines Public School District, Des Moines Area Community College and Polk County of a consultation meeting in the Naucalpan Conference Room, at City Hall, at 2:00 p.m., on March 2, 2000; and

WHEREAS, the City has received no requests from the Des Moines Public School District, Des Moines Area Community College or Polk County for any modification of the proposed division of revenue from the tax increment of the Urban Renewal Project Area; and,

WHEREAS, the public hearing has now been opened and all persons and organizations desiring to be heard regarding the proposed Thirty-third Amendment have been given the opportunity to be heard; NOW THEREFORE,

BE IT BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, as follows:

1. The public hearing on the proposed Thirty-third Amendment to the Urban Renewal Plan for the Capitol-Center Development Area Urban Renewal Project is hereby closed.
2. Upon consideration of the recommendation of the Plan and Zoning Commission and all other recommendations and statements from all other interested parties and organizations, the Council finds that the Thirty-third Amendment conforms to the Des Moines 2000 Land Use Plan, as amended, for development of the City as a whole.
3. The Thirty-third Amendment attached hereto as Exhibit "A" is hereby adopted and approved and the merger and consolidation of the Capitol-Center Development Area Urban Renewal Project and the Riverpoint Capitol-Center Development Area Urban Renewal Project into a single urban renewal project to be known as the Metro Center Urban Renewal Project is hereby approved.

(continued)

Documentation

A2

THE DISTRICT IS IN AN URBAN RENEWAL AREA

★ Roll Call Number

00-789

Agenda Item Number

68-E

Date March 20, 2000

-3-

- The Urban Renewal Plan for the Capitol-Center Development Area Urban Renewal Project, as amended by the Thirty-third Amendment thereto to be hereafter known as the Urban Renewal Plan for the Metro Center Urban Renewal Project, is in full force and effect and the City Clerk is directed to submit the certified Amendment and a certified copy of this resolution to the County Recorder of Polk County, Iowa, for filing and recording in the manner provided by law.

(Council Communication No. attached)

MOVED by VLASSIS to adopt.

FORM APPROVED:

Roger K. Brown
Roger K. Brown

Assistant City Attorney

C:\ROG\RENEWAL\CapCtr\33rdAmendment\FearingRC.wpd

Attachments:

Exhibit "A" - 33rd Amendment

Exhibit "B" - Notice of Public Hearing

| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|------|------|--------|
| DANIELS | ✓ | | | |
| COLEMAN | ✓ | | | |
| FLAGG | | ✓ | | |
| HENSLEY | ✓ | | | |
| MCPHERSON | | | | ✓ |
| BROOKS | ✓ | | | |
| VLASSIS | ✓ | | | |
| TOTAL | 5 | 1 | | 1 |

MOTION CARRIED

APPROVED

Paul S. Daniels Mayor

CERTIFICATE

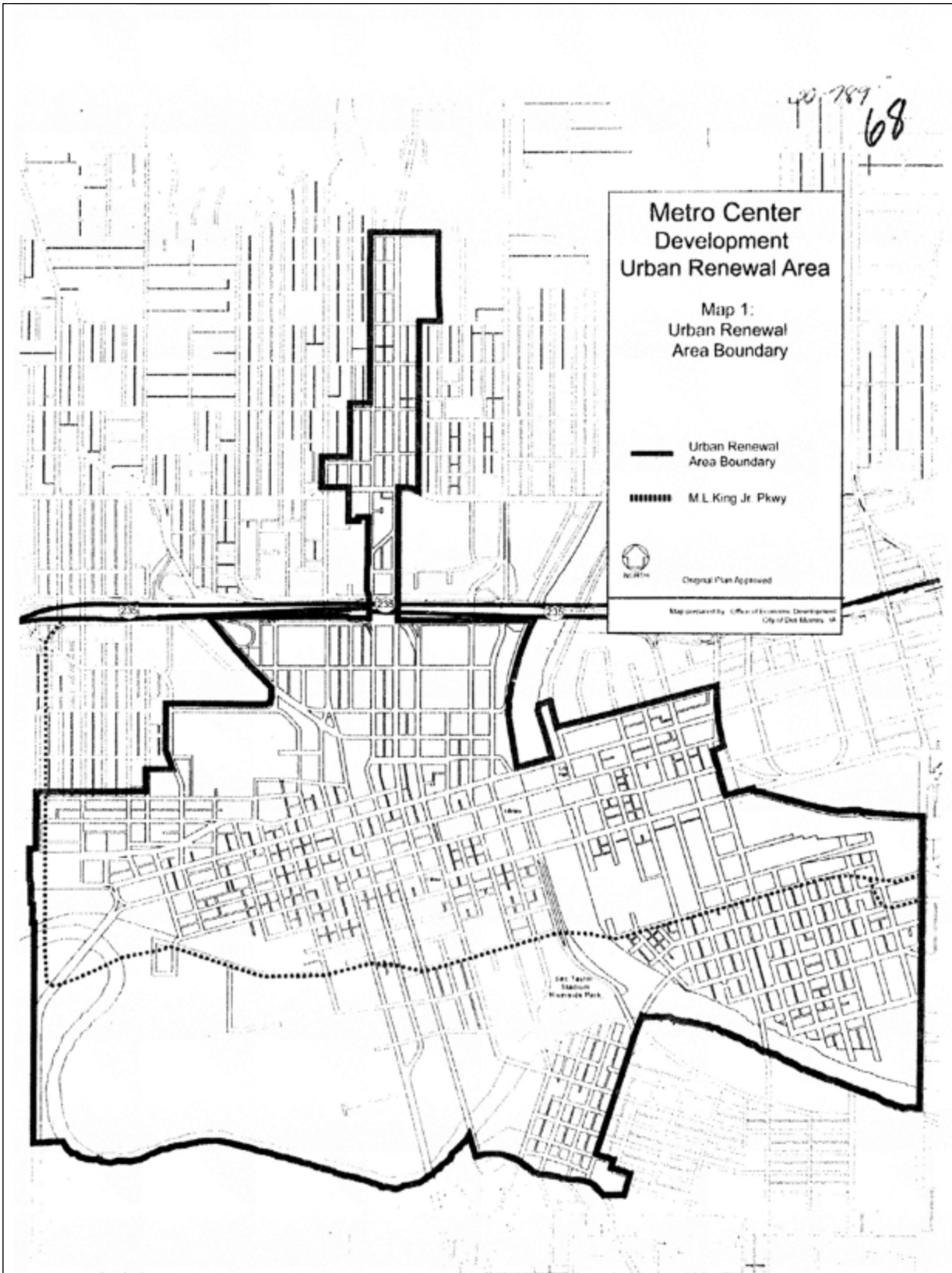
I, DONNA V. BOETEL-BAKER, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Donna V. Boetel-Baker City Clerk

Documentation

THE DISTRICT IS IN AN URBAN RENEWAL AREA



THE DISTRICT IS IN AN URBAN RENEWAL AREA



Detailed District Map



IRA District

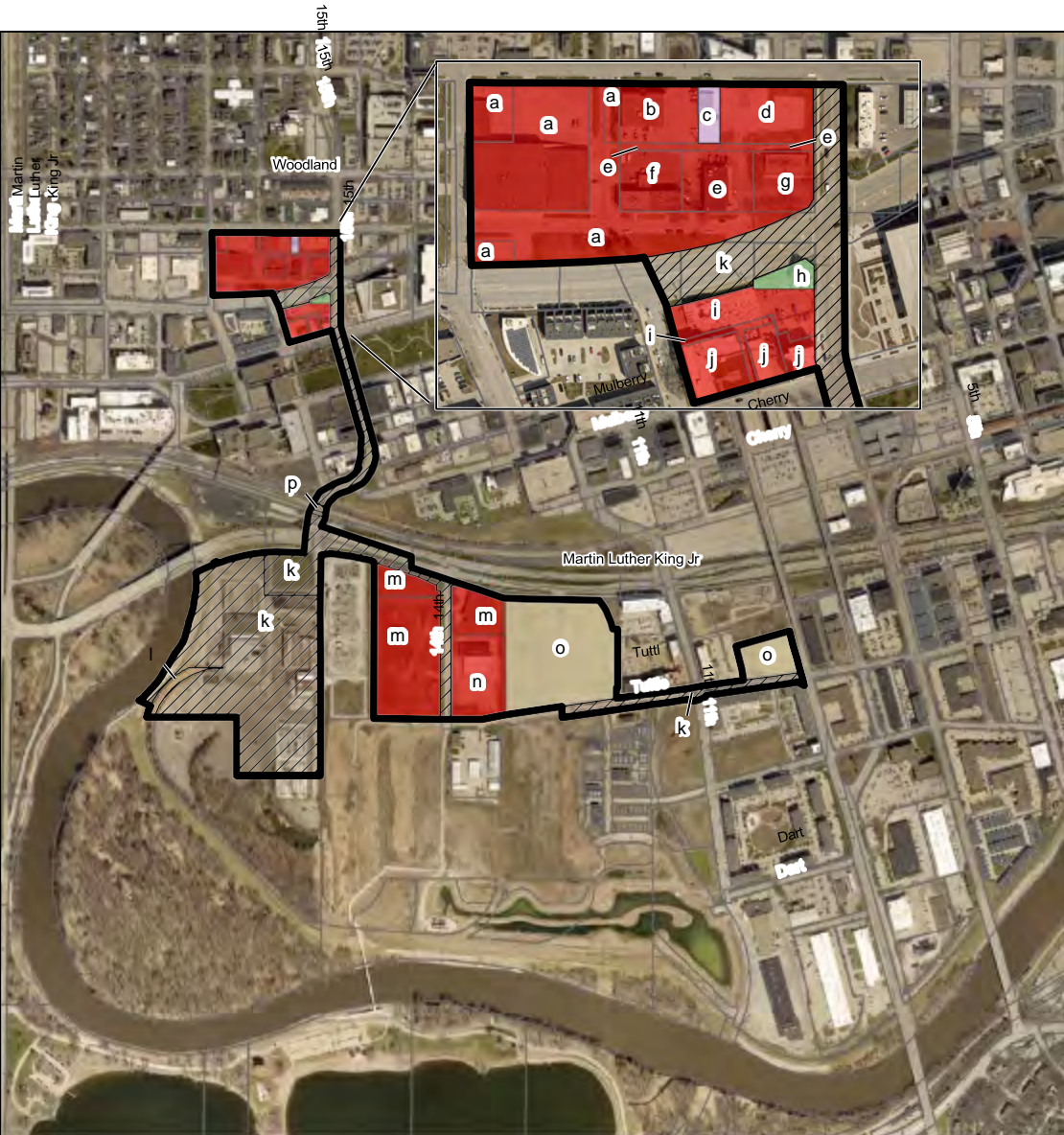


Urban Renewal Area

Detailed Map of the Proposed IRA District

A3

DEPICTING EXISTING PARCELS OF REAL ESTATE AND PHYSICAL CONNECTIONS



Legend

- IRA 2022 (72.25 acres)
- Parcel Boundary
- Krause property (a, b, d, e, f, g, i, j, m, n)
- Polk County Medical Society (c)
- TLC Properties Inc (h)
- City of Des Moines (k)
- Norfolk Southern RY (l)
- River Point West LLC (o)
- Union Pacific Railroad (p)



Disclaimer: This map is approximate and may not be complete. City assumes no liability for accuracy. Consult sources listed to verify information.
Sources: City of Des Moines Community Development, Engineering, Parks, and IT, Polk County Assessor

Date: 1/7/2022

Note: The Superfund site straddles the CCRD boundary and will be re-parceled to establish new property lines during planning and entitlement. As a result, the current combined acreage of properties is slightly larger than the district.

Names & Addresses of Owners of Record

A4

AND PARCELS TO BE INCLUDED IN THE DISTRICT

15th & Grand Properties LLC

515 16th Street
Geoparcels: 7824-05-485-001
Butler Building
1501 Grand Avenue
Geoparcels: 7824-05-485-005
Jefferson Building
1511 Grand Avenue
Geoparcels: 7824-05-485-004
Jefferson Building
1519 Grand Avenue
Geoparcels: 7824-05-485-003
Western Gateway South Block Alley
Geoparcels: 7824-05-485-007

1501 Ingersoll Avenue LLC

1501 Ingersoll Avenue
Geoparcels: 7824-05-480-012

1508 High Street LLC

1508 High Street
Geoparcels: 7824-05-480-014

1515 Linden Street LLC

1515 Linden Street
Geoparcels: 7824-05-480-015
Linden Street Alley (2 parcels)
Geoparcels: 7824-05-480-013
Geoparcels: 7824-05-480-004

1535 Linden Street LLC

1535 Linden Street
Geoparcels: 7824-05-480-005

Blackacre Development LLC

301 SW 14th
Geoparcels: 7824-09-151-006
310 SW 14th
Geoparcels: 7824-08-276-007
315 SW 14th
Geoparcels: 7824-09-151-002
1350 Tuttle Street
Geoparcels: 7824-09-152-001
1400 Market Street
Geoparcels: 7824-08-276-008

City of Des Moines

15th Street (City Street; 2 parcels)
Geoparcels: 7824-08-620-043
Geoparcels: 7824-08-620-044
122 SW 16th Street
Geoparcels: 7824-08-235-004
200 SW 16th Street
Geoparcels: 7824-08-276-010
1400 Market Right of Way
(City Right of Way)
Geoparcels: 7824-08-276-012
Grand Avenue (City Street)
Geoparcels: 7824-05-640-004
Ingersoll Avenue (City Street)
Geoparcels: 7824-05-640-004
Linden Street (City Street)
Geoparcels: 7824-05-640-004
Tuttle Right of Way
(City Right of Way; 4 parcels)
Geoparcels: 7824-09-610-050
Geoparcels: 7824-09-610-063
Geoparcels: 7824-09-610-060
Geoparcels: 7824-09-610-010
Tuttle Street (Future City Street)
Geoparcels: n/a
Wabash Street (City Street)
Geoparcels: 7824-08-620-027

Krause Group and Subsidiaries⁵

301 SW 14th
Geoparcels: 7824-09-151-006
310 SW 14th
Geoparcels: 7824-08-276-007
315 SW 14th
Geoparcels: 7824-09-151-002
515 16th Street
Geoparcels: 7824-05-485-001
555 17th Street
Geoparcels: 7824-05-479-002
1350 Tuttle Street
Geoparcels: 7824-09-152-001
1400 Market Street
Geoparcels: 7824-08-276-008
1501 Grand Avenue
Geoparcels: 7824-05-485-005
1501 Ingersoll Avenue
Geoparcels: 7824-05-480-012
1508 High Street
Geoparcels: 7824-05-480-014

1511 Grand Avenue
Geoparcels: 7824-05-485-004
1515 Linden Street
Geoparcels: 7824-05-480-015
1519 Grand Avenue
Geoparcels: 7824-05-485-003
1535 Linden Street
Geoparcels: 7824-05-480-005
1540 High Street LLC
Geoparcels: 7824-05-480-001
1620 High Street
Geoparcels: 7824-05-479-001
Linden Street Alley (2 parcels)
Geoparcels: 7824-05-480-013
Geoparcels: 7824-05-480-004
Western Gateway South Block Alley
Geoparcels: 7824-05-485-007

Polk County Medical Society

1520 High Street
Geoparcels: 7824-05-480-002

River Point West LLC

320 SW 9th Street
Geoparcels: 7824-09-178-020
1350 W MLK Jr. Parkway
Geoparcels: 7824-09-151-007

TLC Properties

1500 Ingersoll Avenue
Geoparcels: 7824-05-485-006

⁵ 15th & Grand Properties LLC, 1501 Ingersoll Avenue LLC, 1508 High Street LLC, 1515 Linden Street LLC, 1535 Linden Street LLC, Blackacre Development LLC

Legal Description of Real Estate

A5

FORMING THE BOUNDARIES OF THE PROPOSED IRA DISTRICT

Boundary Description

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF 17TH STREET AND THE SOUTH RIGHT OF WAY LINE OF HIGH STREET; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF 15TH STREET; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE OF 15TH STREET TO THE EAST RIGHT OF WAY LINE OF 16TH STREET; THENCE CONTINUING SOUTHERLY ALONG SAID EAST RIGHT OF WAY LINE OF 16TH STREET TO THE NORTH LINE OF LOT A (FORMER MARKET STREET RIGHT OF WAY), CENTRAL DES MOINES INDUSTRIAL PARK, AN OFFICIAL PLAT; THENCE SOUTHEAST ALONG SAID NORTH LINE OF SAID LOT A TO THE EAST LINE OF SECTION 8, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M.; THENCE SOUTH ALONG SAID EAST LINE OF SAID SECTION 8 TO THE SOUTH LINE OF SAID LOT A; THENCE SOUTHEAST ALONG SAID SOUTH LINE OF SAID LOT A TO THE NORTHWEST CORNER OF LOT 5 IN SAID CENTRAL DES MOINES INDUSTRIAL PARK; THENCE CONTINUING ALONG THE NORTH LINE OF SAID LOT 5 TO A POINT ON SAID NORTH LINE BEING 116.67 FEET WEST FROM THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTHEASTERLY ALONG A CURVE A DISTANCE OF 206.17 TO A POINT ON THE SOUTH LINE OF SAID LOT 5, SAID CURVE HAVING A CHORD BEARING OF S24°06'44"E AND A CHORD OF 204.27 FEET; THENCE EAST ALONG SAID SOUTH LINE OF SAID LOT 5 TO THE EAST LINE OF LOT 4 IN SAID CENTRAL DES MOINES INDUSTRIAL PARK; THENCE SOUTH ALONG SAID EAST LINE OF SAID LOT 4 TO THE NORTH RIGHT OF WAY LINE OF TUTTLE STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE OF TUTTLE STREET TO THE WESTERLY LINE OF PARCEL 2019-245, SAID PARCEL BEING RECORDED IN BOOK 17675 PAGE 253 AT THE POLK COUNTY'S RECORDER OFFICE; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE NORTHERLY LINE OF SAID PARCEL 2019-245; THENCE EASTERLY ALONG SAID NORTHERLY LINE OF SAID PARCEL 2019-245 TO THE WEST RIGHT OF WAY LINE OF SOUTHWEST 9TH STREET; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE OF SOUTHWEST 9TH STREET TO THE SOUTH RIGHT OF WAY LINE OF TUTTLE STREET; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE OF TUTTLE STREET TO SOUTHWEST CORNER OF LOT A IN GRAY'S STATION PLAT 2, AN OFFICIAL PLAT; THENCE NORTH ALONG THE WEST LINE OF SAID LOT A TO THE NORTH RIGHT OF WAY LINE OF TUTTLE STREET; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE OF TUTTLE STREET TO THE SOUTHWEST CORNER OF LOT 3 IN SAID CENTRAL DES MOINES INDUSTRIAL PARK; THENCE CONTINUING WEST ALONG A STRAIGHT LINE TO THE SOUTHEAST CORNER OF LOT 2 IN SAID CENTRAL DES MOINES INDUSTRIAL PARK; THENCE CONTINUING WEST ALONG THE SOUTH LINE OF SAID LOT 2 TO THE WEST LINE OF SAID LOT 2; THENCE NORTH ALONG SAID WEST LINE OF SAID LOT 2 TO THE SOUTH RIGHT OF WAY LINE OF WEST MARTIN LUTHER KING JR PARKWAY; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE OF MARTIN LUTHER KING JR PARKWAY TO THE WEST LINE OF LOT 1 IN SAID CENTRAL DES MOINES INDUSTRIAL PARK; THENCE SOUTH ALONG SAID WEST LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID SOUTHWEST CORNER ALSO BEING ON THE EAST LINE OF DICO PLAT NO.1, AN OFFICIAL PLAT; THENCE CONTINUING SOUTH ALONG SAID EAST LINE OF SAID DICO PLAT NO.1, A DISTANCE OF 363 FEET; THENCE WEST AND PERPENDICULAR TO SAID EAST LINE OF SAID DICO PLAT NO.1, A DISTANCE OF 530 FEET; THENCE NORTH AND PARALLEL TO SAID EAST LINE OF SAID DICO PLAT NO.1, A DISTANCE OF 371 FEET; THENCE WEST AND PERPENDICULAR TO SAID EAST LINE OF SAID DICO PLAT NO.1 TO THE WESTERLY LINE OF LOT A IN SAID DICO PLAT NO.1; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF SAID LOT A TO THE MOST NORTHERLY LINE OF A PARCEL DEEDED TO THE CITY OF DES MOINES AND RECORDED IN BOOK 5048 PAGE 641 AT THE POLK COUNTY RECORDER'S OFFICE; THENCE NORTHWESTERLY ALONG SAID MOST NORTHERLY LINE TO THE EASTERLY BANK OF THE RACCOON RIVER; THENCE NORTHERLY ALONG SAID EASTERLY BANK OF THE RACCOON RIVER TO SAID SOUTH RIGHT OF WAY LINE OF MARTIN LUTHER KING JR PARKWAY; THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE OF MARTIN LUTHER KING JR PARKWAY TO A POINT THAT IS 77 FEET EAST OF THE WEST LINE OF LOT 3, BLOCK 4, CITY PLACE, AN OFFICIAL PLAT; THENCE NORTHERLY ALONG A STRAIGHT LINE TO A CORNER OF A PARCEL IN CONDEMNATION, SAID CONDEMNATION BEING RECORDED IN BOOK 8945 PAGE 23 AT THE POLK COUNTY RECORDER'S OFFICE AND SAID PARCEL BEING SHOWN ON RECORDED PAGES 65 AND 66 OF SAID CONDEMNATION AS EXHIBIT 8; THENCE NORTHERLY ALONG A WEST LINE OF SAID PARCEL, 9.74 FEET TO THE MOST NORTHWESTERLY CORNER OF SAID PARCEL; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO THE SOUTHWEST CORNER OF A PARCEL IN THE NORTHEASTERLY 18 FEET OF THE ORIGINAL CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD AND SHOWN IN AFFIDAVIT THAT IS RECORDED IN BOOK 16179 PAGE 114 AT THE POLK COUNTY RECORDER'S OFFICE, SAID PARCEL BEING SHOWN ON 6TH AND 7TH PAGE (EXHIBIT R-6A) OF SAID RECORDED AFFIDAVIT; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID PARCEL ON EXHIBIT R-6A TO THE NORTHWESTERLY CORNER OF SAID PARCEL ON EXHIBIT R-6A, SAID WESTERLY LINE OF SAID PARCEL ALSO BEING THE WEST RIGHT OF WAY LINE OF 16TH STREET; THENCE CONTINUING NORTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF 16TH STREET TO THE EAST LINE OF LOT 8, BLOCK 49, LYON'S ADDITION TO FORT DES MOINES, AN OFFICIAL PLAT; THENCE EASTERLY ALONG A STRAIGHT LINE AND ACROSS 16TH STREET RIGHT OF WAY TO THE SOUTH AND WEST RIGHT OF WAY LINE OF 15TH STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE OF 15TH STREET TO THE NORTH RIGHT OF WAY LINE OF GRAND AVENUE; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE OF GRAND AVENUE TO THE EASTERLY RIGHT OF WAY LINE OF 16TH STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 3, LINDEN, AN OFFICIAL PLAT; THENCE CONTINUING NORTHERLY ALONG THE WEST LINE OF SAID LOT 3 TO THE NORTHERN CURB LINE OF INGERSOLL AVENUE; THENCE WESTERLY ALONG SAID NORTHERN CURB LINE OF INGERSOLL AVENUE TO THE EAST RIGHT OF WAY LINE OF 17TH STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF 17TH STREET TO THE POINT OF BEGINNING.

Documentation that Real Property

WILL BE DIRECTLY & SUBSTANTIALLY BENEFITED BY DEVELOPMENT

The Capital City Reinvestment District will increase the value of real property by nearly \$145 million*.

That represents a collective growth of nearly 1000%. For existing buildings, including the Crescent building and the Butler (Tier II Retail), the building valuation (excluding land) is expected to increase by more than 2000%. Current valuations of the 70+ acre district are based on Polk County Assessor's evaluation as documented below. Projected values are based on market rents and cost to construct commercial real estate in Des Moines. After analysis of the cost to build and the future operating projections of each building, they were compared to "like" products in the Downtown Des Moines to understand land and building values. Those values were used to analyze tax projections to understand if they could be deemed "reasonable" and supported by the operating performance of the properties. Based on these approaches, we concluded that future assessed values of these properties would be \$159 million*.

| Current & Projected Values – Capital City Reinvestment District | | | |
|---|---------------------|----------------------|-------------------------|
| | Current Value* | Projected Value* | % Increase in Valuation |
| Land | \$8,565,400 | \$18,241,706 | 113% |
| Buildings | \$6,103,300 | \$140,896,928 | 2209% |
| Total | \$14,668,700 | \$159,138,634 | 985% |

* Figures depicted in text and chart are from the Preliminary IRA Application and used for consistency. Projected values only include newly developed, district-eligible square footage, and do not include the stadium value. Please see the appendix for documentation of taxable valuation from Polk County Assessor data.IS

Capital Investment, Non-Retail Focus & Funding Leverage

While overall capital investments are more than \$275,000,000, investments in new retail establishments represent approximately 40% of the total district project costs, with the bulk of the development focused on public amenities, tourist attractions, infrastructure, and accommodations, all of which contribute to quality of life for the people who live, work, and visit Des Moines. Even better, the district projects are expected to generate more than \$143.63 million in qualifying new sales tax revenues. The pre-application requested \$27.1 million resulting in a \$23.5 million award. If considering the remaining total gap of \$19.85 million this is far below the required 35% limit. State funding will be balanced by the significant investment the EPA and the City of Des

Moines have made in site remediation and City-provided Tax Increment Financing (TIF) and developer equity and private investment of nearly \$65 million, and third-party financing of more than \$150 million.

The City of Des Moines, Krause+, and Sherman & Associates are making substantial investments in the CCRD and surrounding areas; however, assistance is needed to ensure the stadium can become a reality. As a non-profit-owned amenity that will have significant positive economic and tourism impacts on the state, Iowa Reinvestment Act funding is a pivotal source to bridge the existing financing gap for the venue and realize both the vision and the economic potential of the Capital City Reinvestment District.

Section B

District Plan

Neighborhood & Project Details

B1 Pro Iowa Stadium

B2 Global Plaza

B3 Stadium Hotel

B4 Convenience Store

B5 Entertainment Venue

B6 Big Grove Brewery

B7 Western Gateway Hotel

B8 Gray's Landing Grocery

B9 Sherman Hotel

Tier II Retail Introduction

B10 Building A, Western Gateway Tier II Retail

B11 Building B, Western Gateway Tier II Retail

B12 Building C, Western Gateway Tier II Retail

B13 Building D, Western Gateway Tier II Retail

B14 Building E, Western Gateway Tier II Retail

B15 Building F, Western Gateway Tier II Retail

B16 Building G, Stadium Neighborhood Tier II Retail

B17 Building H, Stadium Neighborhood Tier II Retail

B18 Building I, Stadium Neighborhood Tier II Retail

B19 Building J, Stadium Neighborhood Tier II Retail

B20 Building K, Stadium Neighborhood Tier II Retail

B21 Building L, Stadium Neighborhood Tier II Retail

B22 Building M, Stadium Neighborhood Tier II Retail

B23 Building N, Stadium Neighborhood Tier II Retail

Proposed Projects & Total Capital Investment

B

AMOUNT & USE OF STATE ASSISTANCE REQUESTED & FINANCING GAPS

| Proposed Projects | |
|--|----------------------|
| Pro Iowa Stadium | \$87,000,000 |
| Global Plaza | \$8,000,000 |
| Stadium Hotel | \$34,932,613 |
| Convenience Store* | \$8,541,351 |
| Entertainment Venue* | \$26,881,874 |
| Big Grove Brewery* | <i>Completed</i> |
| Western Gateway Hotel | \$28,201,402 |
| Gray's Landing Grocery* | \$7,660,444 |
| Sherman Hotel | \$17,800,215 |
| Building A, Western Gateway Tier II Retail* | \$4,200,364 |
| Building B, Western Gateway Tier II Retail* | \$1,712,299 |
| Building C, Western Gateway Tier II Retail* | \$3,440,615 |
| Building D, Western Gateway Tier II Retail* | \$1,734,073 |
| Building E, Western Gateway Tier II Retail* | \$3,527,445 |
| Building F, Western Gateway Tier II Retail* | \$3,270,933 |
| Building G, Stadium Neighborhood Tier II Retail* | \$5,224,174 |
| Building H, Stadium Neighborhood Tier II Retail* | \$4,599,168 |
| Building I, Stadium Neighborhood Tier II Retail* | \$8,548,370 |
| Building J, Stadium Neighborhood Tier II Retail* | \$4,008,657 |
| Building K, Stadium Neighborhood Tier II Retail* | \$5,182,691 |
| Building L, Stadium Neighborhood Tier II Retail* | \$9,616,901 |
| Building M, Stadium Neighborhood Tier II Retail* | \$10,620,862 |
| Building N, Stadium Neighborhood Tier II Retail* | \$8,675,844 |
| Capital Investments | \$293,380,294 |

*Retail Projects, approximately 40% of district project costs

Amount of State Assistance Requested

The pre-application requested \$27.1 million resulting in a \$23.5 million award. If considering the remaining total gap of \$19.85 million (\$33.75 million total) this is far below the required 35% limit.

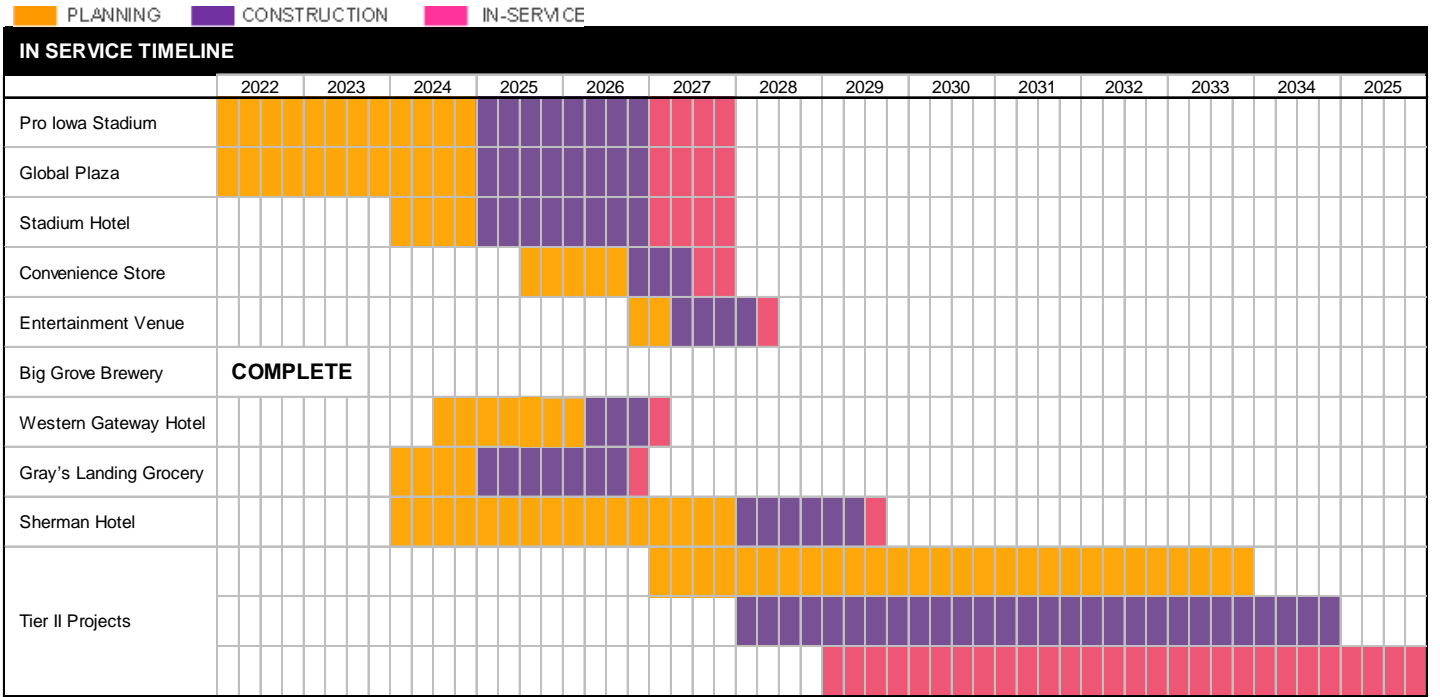
Description of How State Assistance Will Be Used in the District & Gap in Financing

The assistance will be used as a construction source for stadium development. As demonstrated in this application, the Pro Iowa Initiative is a major catalyst in the clean-up of the Superfund site. Rehabilitation of the parcel will result in significant commercial development across the CCRD and an increase in real property value both in and around the area. Though this district will generate nearly \$143,630,000 in eligible sales and hotel/motel taxes through the Iowa Reinvestment Act, the pre-application awarded \$23,500,000 to the Capital City Reinvestment District. Estimating the net present value of the future tax stream financed through a lending institution and included as a discounted construction source, the net present value is projected at \$16,000,000. Funding from the Iowa Reinvestment Act will fill a critical gap in financing, providing the leverage to unlock the value of existing commitments and begin construction.

Proposed Projects & Total Capital Investment

B

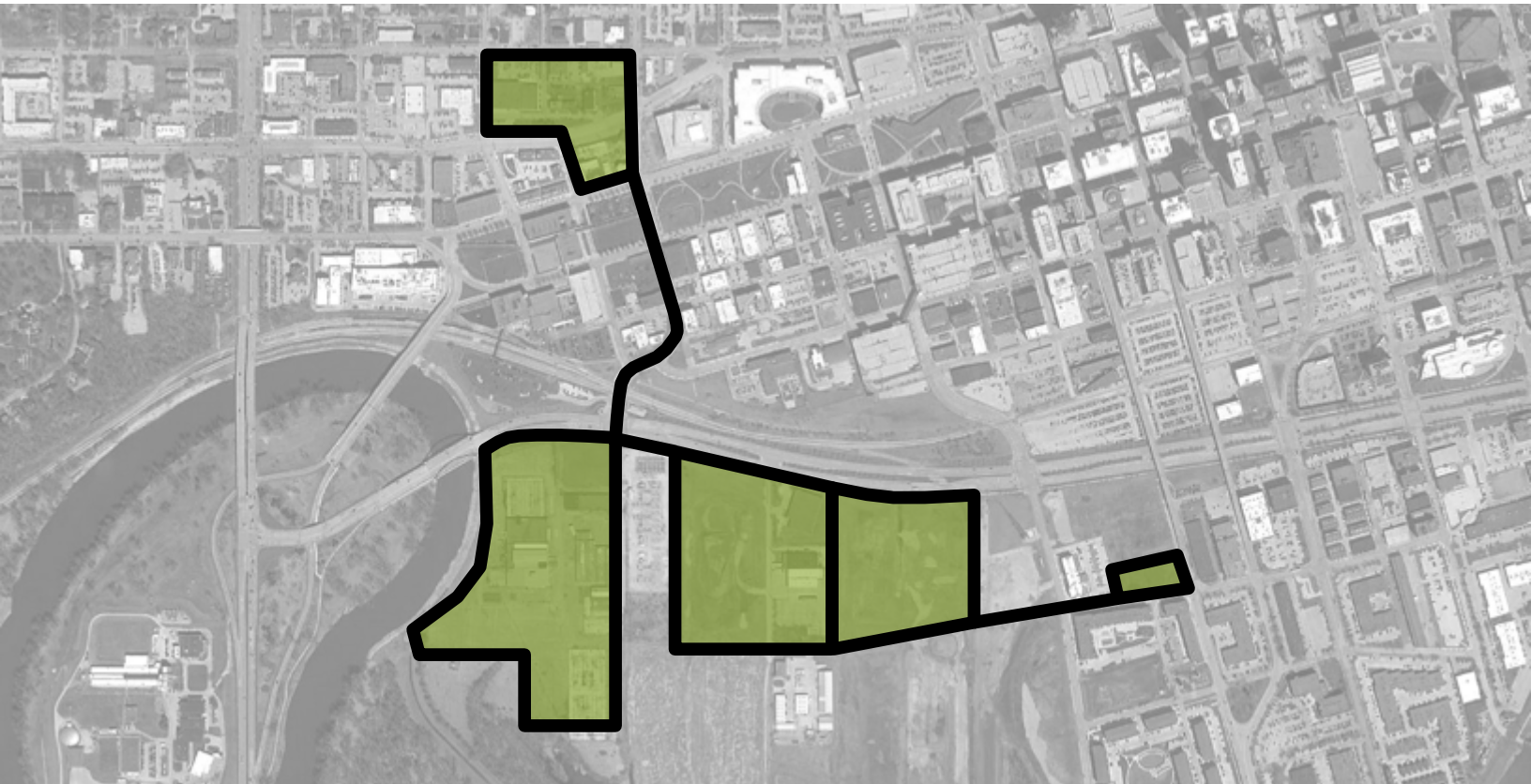
AMOUNT & USE OF STATE ASSISTANCE REQUESTED & FINANCING GAPS



The Best of the Past & the Future

B

AN INTRODUCTION TO THE IRA DISTRICT & NEIGHBORHOODS



The vision for the Capital City Reinvestment District is a place with entertainment and recreational activities that create a local and regional draw.

The area has a variety of places to live, offers a walking-distance commute, sits next to Gray's Lake, Water Works Park, and the Racoon River, and is home to people with a variety of ages and backgrounds. The mixed-use streetscape sparks activity 18 hours per day, seven days per week, and through all seasons. Pedestrian-focused design minimizes car traffic and encourages social interaction as neighbors and visitors meet each other on the sidewalks. It's a place that is welcoming, engaging, and lively. It's the kind of neighborhood that has retained the best of the past and offers the best of the future.

While the Western Gateway projects will redevelop parts of an existing neighborhood, the other projects will join with in-progress redevelopment efforts focusing on an underdeveloped area south of the central business district. These redevelopment plans include Gray's Landing (Sherman Associates) and Gray's Station (Hubbell Realty) which will create Des Moines' newest downtown neighborhood. The Krause+ master plan will complement these existing efforts, as well as accelerate the overall development, value, and impact in this area, by undertaking the last and most difficult parcel to be redeveloped – the Superfund site.

The Best of the Past & the Future

B

AN INTRODUCTION TO THE IRA DISTRICT & NEIGHBORHOODS



The Stadium Neighborhood

The Stadium Neighborhood is shaped by the Racoon River to the west, and bounded by greenspace to the south, brownfield sites to the east and MLK Parkway to the north. It is made up of three existing parcels, including a Superfund site (future Pro Iowa Stadium, Global Plaza, Stadium Hotel, and Tier II Retail), and surrounding properties – a City-owned right of way along Wabash Street (future Convenience Store), and the western portion of a site along Tuttle Street (future Entertainment Venue, Tier II Retail) which are connected by the MLK Parkway right of way. A settlement between the prior site owner and the United States Department of Justice/ Environmental Protection Agency (EPA) was reached in 2020 and received final approval by the U.S. District Court for the Southern District of Iowa on February 1, 2021.⁶ The Consent Decree⁷ approved by the District Court, gave the City of Des Moines ownership of the Superfund site, financial support for the removal of contaminated buildings, and support for rehabilitation by the EPA and the City.

As of February of 2022, the City of Des Moines assumed ownership of the site and remediation of the contaminated buildings is complete. Site rehabilitation will need to be completed for the parcel to be ready for redevelopment within parameters established by the EPA for safe use.⁸

- A. Stadium
- B. Global Plaza
- C. Convenience Store
- D. Retail
- E. Retail
- F. Stadium Hotel
- G. Office / Retail
- H. Retail
- I. Entertainment Venue
- J. Retail
- K. Office / Retail
- L. Multi-Family / Retail
- M. Multi-Family / Retail

⁶ United State of America v. DICO, Inc. and Titan Tire Corporation, (4:10-cv-00503), United States District Court for the Southern District of Iowa, Order of Judge Robert W. Pratt, 2/1/2021.

⁷ United State of America v. DICO, Inc. and Titan Tire Corporation, (4:10-cv-00503), United States District Court for the Southern District of Iowa, Consent Decree, 2/1/2021.

⁸ For more detail on the Superfund site, please see Section D, Unique in Nature.

The Best of the Past & the Future

B

AN INTRODUCTION TO THE IRA DISTRICT & NEIGHBORHOODS



The Western Gateway Neighborhood

The bulk of the CCRD Western Gateway projects sit between High Street and Ingersoll Avenue, covering two blocks between 15th and 17th Streets, with additional acreage running south to Grand Avenue between 15th and 16th Streets. The area is comprised of several parcels that currently house surface parking and standard office buildings (future Western Gateway Hotel and Tier II Retail). Two older structures with distinct character, the former Crescent Chevrolet building (future Big Grove Brewery) and the Butler Building (future Tier II retail), provide opportunities for adaptive reuse projects.

TIER I PROJECTS

- A. Western Gateway Hotel
- B. Big Grove Brewery

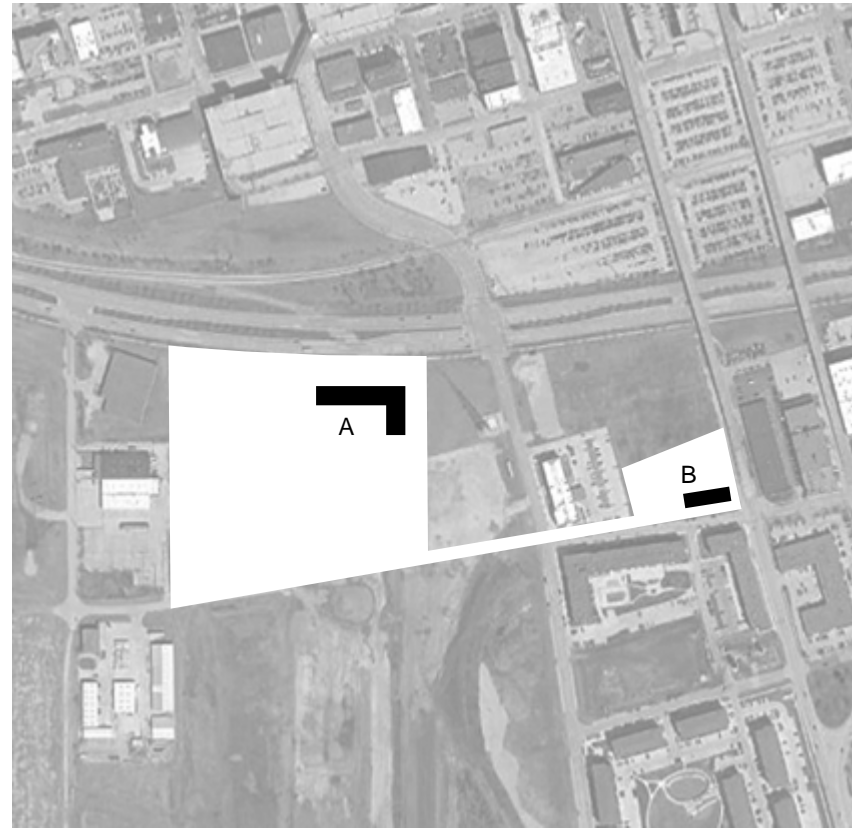
TIER II PROJECTS

- C. 4 Story Mixed Use
- D. 3 Story Mixed Use
- E. 3 Story Mixed Use
- F. 5 Story Mixed Use
- G. 3 Story Mixed Use
- H. 3 Story Mixed Use

The Best of the Past & the Future

B

AN INTRODUCTION TO THE IRA DISTRICT & NEIGHBORHOODS



Gray's Landing Neighborhood

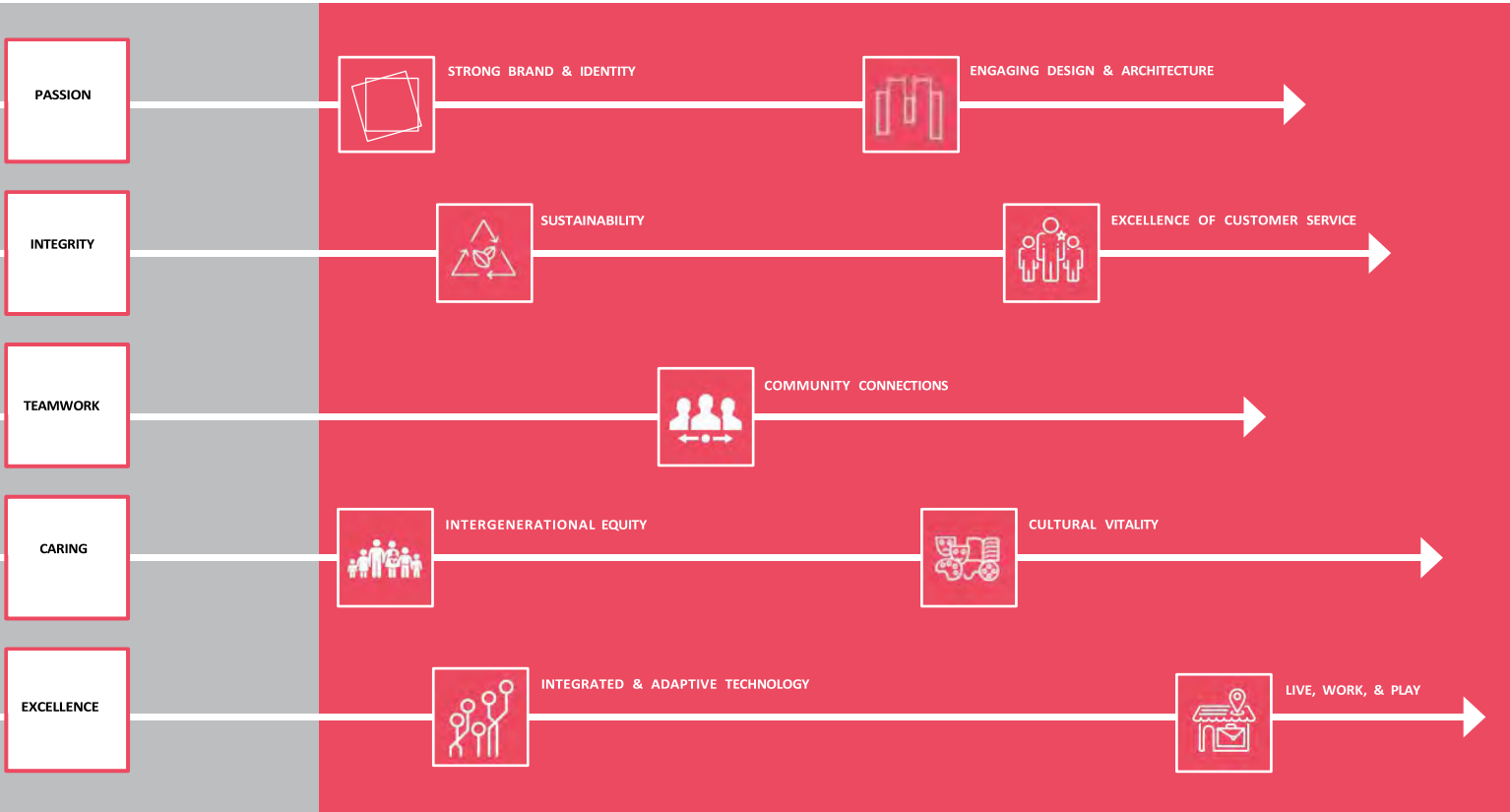
Projects that are part of the under-construction Gray's Landing neighborhood will be built on two parcels. The first is the eastern portion of a site along Tuttle Street (future Gray's Landing Grocery), approximately twelve acres, bounded by MLK Parkway to the north and Tuttle Street to the south. An old rail line marks the eastern boundary, and the western property line bumps up against planned Stadium Neighborhood development. A corridor running east along Tuttle Street connects to the second Gray's Landing parcel (future Sherman Hotel) which is immediately northwest of the Tuttle and SW 9th intersection. A recently constructed Holiday Inn Express is just to the west and A vacant brownfield site to the north. Though the site was originally developed for industry and transportation uses, there are currently no structures on either parcel. Redevelopment has already begun in the neighborhood and the Capital City Reinvestment District was drawn to effectively fill in current gaps in the master plan.

- A. Gray's Landing Grocery
- B. Sherman Hotel

The Best of the Past & the Future

B

PLACEMAKING AT THE HUMAN SCALE



The concept of placemaking will be at the heart of each neighborhood design, building places that create destinations, and destinations that build regional identity. The Project for Public Spaces contends communities, “succeed or fail at the human scale – the place scale – and this scale is often overlooked... places thrive when users have a range of reasons (10+) to be there. These might include a place to sit, playgrounds to enjoy, art to touch, music to hear, food to eat, history to experience, and people to meet.”⁹

In addition to quality-of-life benefits, evidence suggests there are positive economic impacts. According to the Governor’s Economic Recovery Advisory Board, “Communities with placemaking initiatives exceed the annual national average of GDP growth.” In addition, the Board suggests the kinds of projects included in the CCRD (recreational, cultural, entertainment) provide “connectors for local and regional projects that support the entire state.”¹⁰

The Capital City IRA District will use the power of place to create destinations that, along with Iowa’s other attractions like the Loess Hills, the covered bridges of Madison County, the Great River Road and more, will improve quality of life for residents while spurring tourism across the state.



⁹ “The Power of 10+.” Project for Public Spaces www.pps.org/article/the-power-of-10, Accessed January 5, 2021
¹⁰ Rep. Iowans Unite for Growth. Governor’s Economic Recovery Advisory Board, 2021.

© Project For Public Places

The Best of the Past & the Future

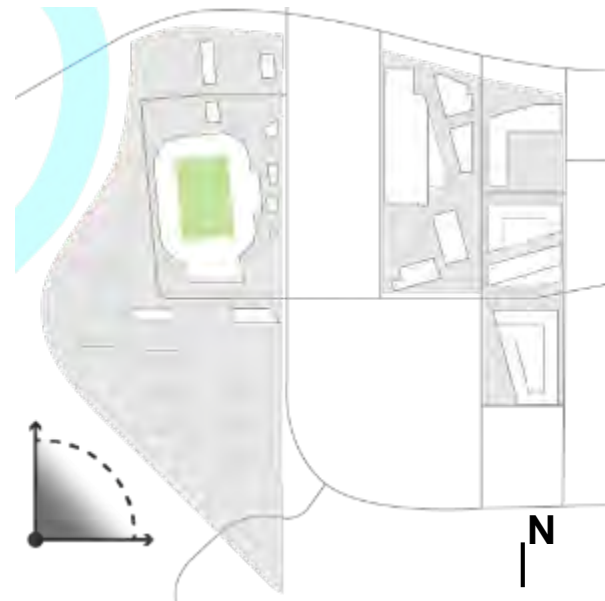
B

DISTRICT VISUAL AIDS



Stadium Neighborhood

Ariel View
SW



The Best of the Past & the Future

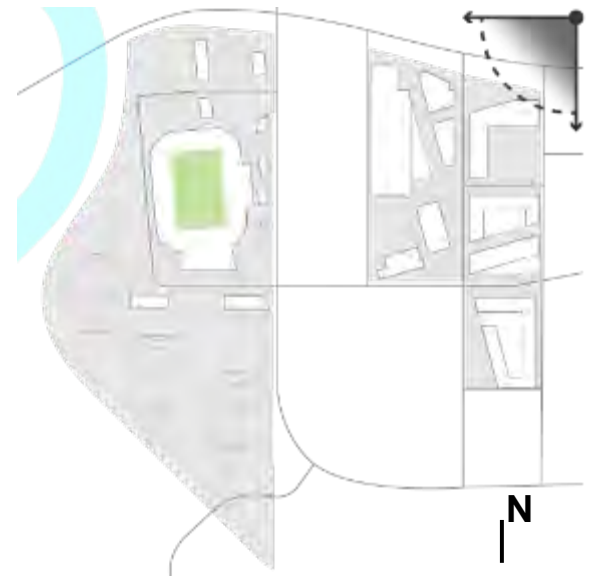
B

DISTRICT VISUAL AIDS



Stadium Neighborhood

Ariel View
NE



The Best of the Past & the Future

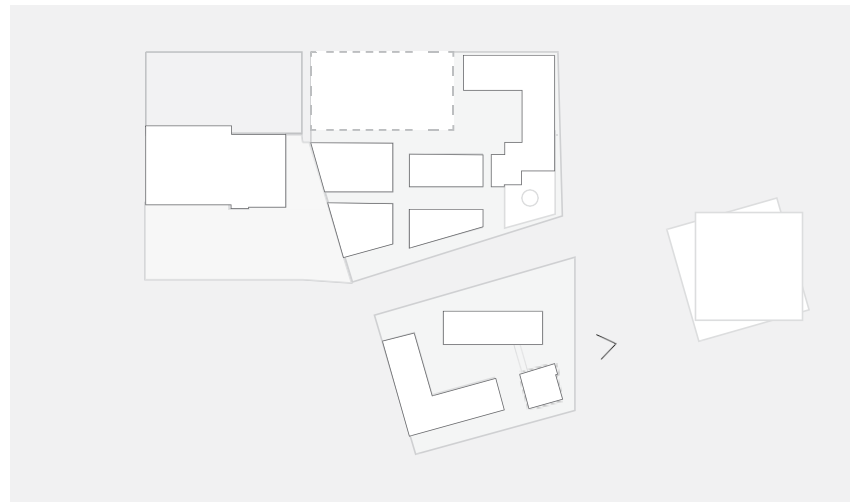
B

DISTRICT VISUAL AIDS



Western Gateway Neighborhood

Ariel View
SE



The Best of the Past & the Future

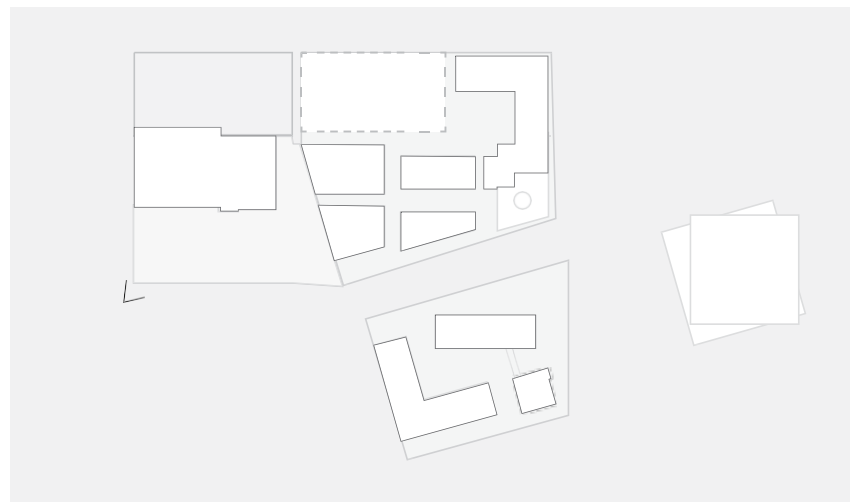
B

DISTRICT VISUAL AIDS



Western Gateway Neighborhood

Ariel View
SW



The Best of the Past & the Future

B

DISTRICT VISUAL AIDS



Gray's Landing Neighborhood

Ariel View
SW

The Best of the Past & the Future

B

DISTRICT VISUAL AIDS



Gray's Landing Neighborhood

Ariel View

NE

The Best of the Past & the Future

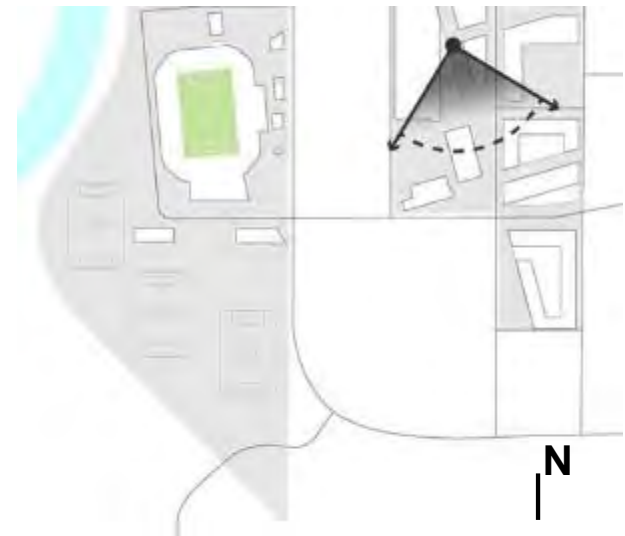
B

DISTRICT VISUAL AIDS



Stadium Neighborhood

Street View
SW Commons



The Best of the Past & the Future

B

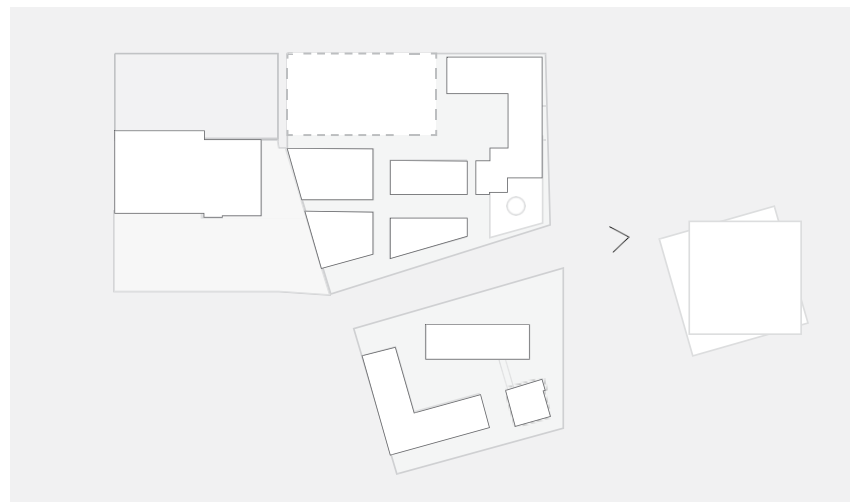
DISTRICT VISUAL AIDS



Western Gateway Neighborhood

Street View

East



The Best of the Past & the Future

B

DISTRICT VISUAL AIDS



Western Gateway Neighborhood

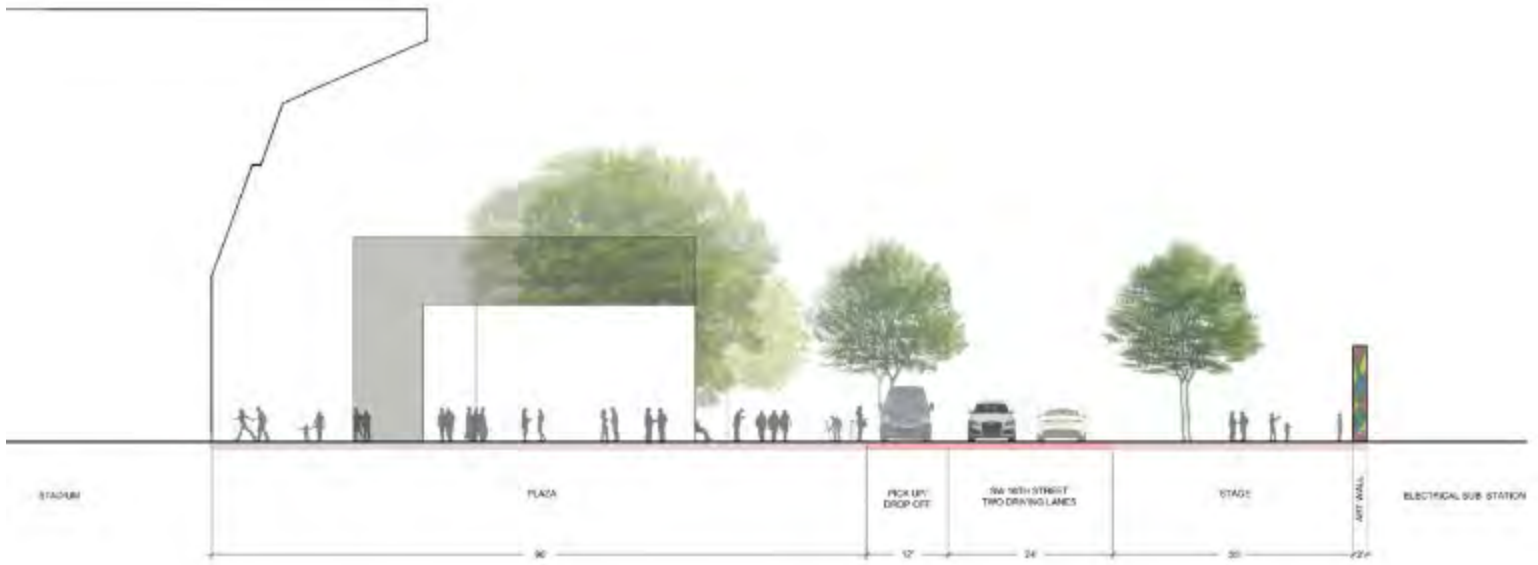
Street View
East through Paseo



The Best of the Past & the Future

B

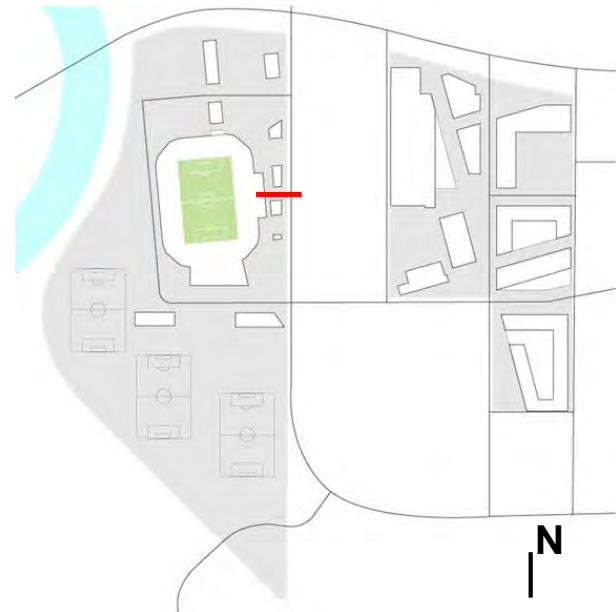
DISTRICT VISUAL AIDS



Stadium Neighborhood

Streetscape

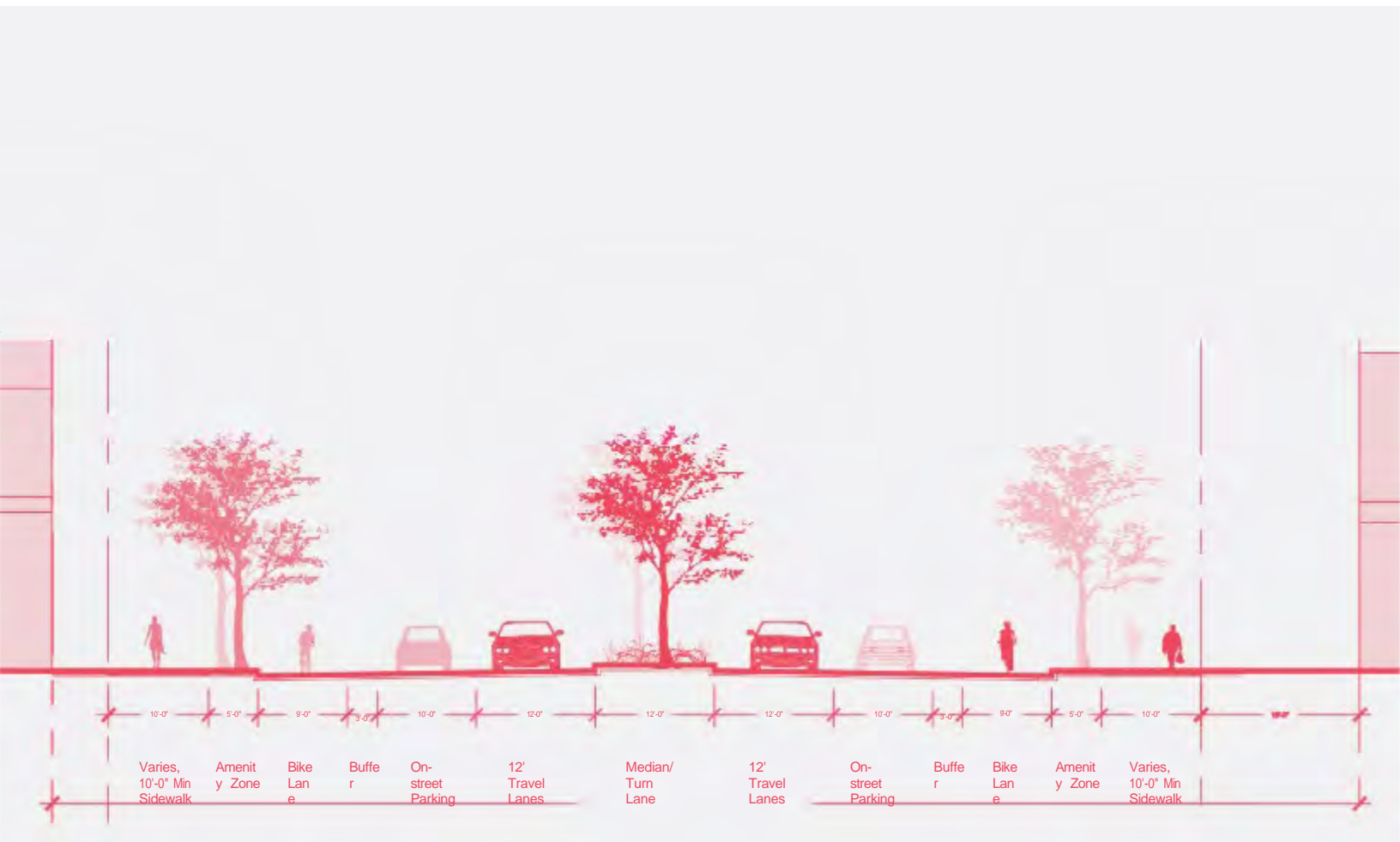
SW 16th along the plaza



The Best of the Past & the Future

B

DISTRICT VISUAL AIDS



Varies, 110'-0" min, 120'-0" Max ROW

Western Gateway Neighborhood

Streetscape
Ingersoll Avenue



The Best of the Past & the Future

B

DISTRICT VISUAL AIDS



Gray's Landing Neighborhood

Streetscape

SW 13th

The Best of the Past & the Future

B

DESIGN STRATEGY



Stadium Neighborhood

Roads & Property

The Superfund site to the west and Tuttle site to the east create two distinctive areas within this district. These two sites are woven together via existing and new roads.

Pedestrian & Bicycle Paths

New bike and pedestrian friendly infrastructure integrate the development into Des Moines' existing and planned open spaces. This new walkable network will bridge the gap between Gray's Lake and the Pappajohn Sculpture Park.

The Best of the Past & the Future

B

DESIGN STRATEGY



Stadium Neighborhood

Buildings

Buildings are situated on sites along major roads and city grids to optimize activation of public/private spaces.

Open Space

Public open spaces contribute to the growth of private businesses as well as the formation of a district identity.

The Best of the Past & the Future

B

DESIGN STRATEGY



Stadium Neighborhood

Active Edges

Retail fronts are situated along major vehicular and pedestrian paths.

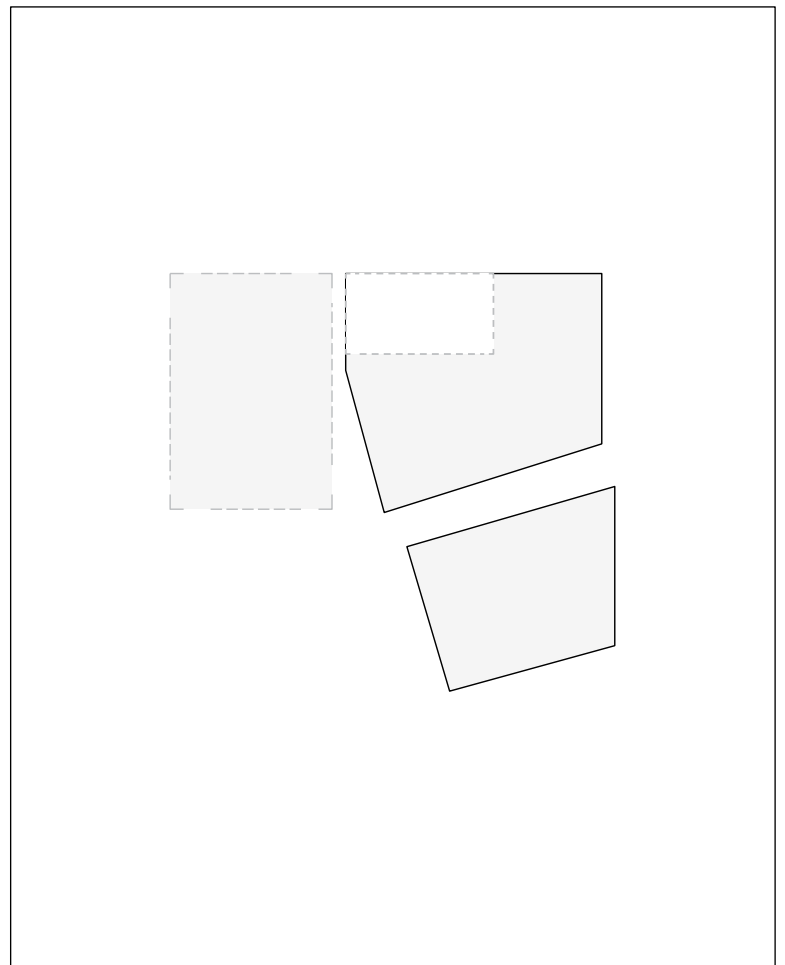
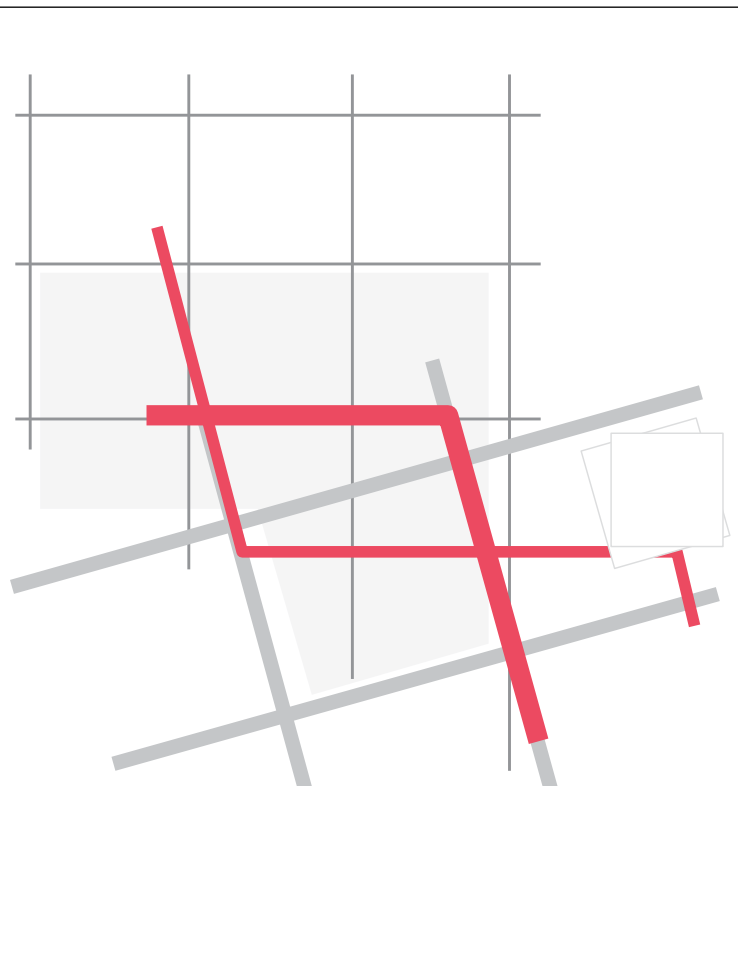
Gameday Activity

Pockets of pre/post-game activities are in close proximity and are well connected.

The Best of the Past & the Future

B

DESIGN STRATEGY



Western Gateway Neighborhood

Framework

At the convergence of city and neighborhood grids, the site is positioned to create a seamless yet inviting transition from one to the other.

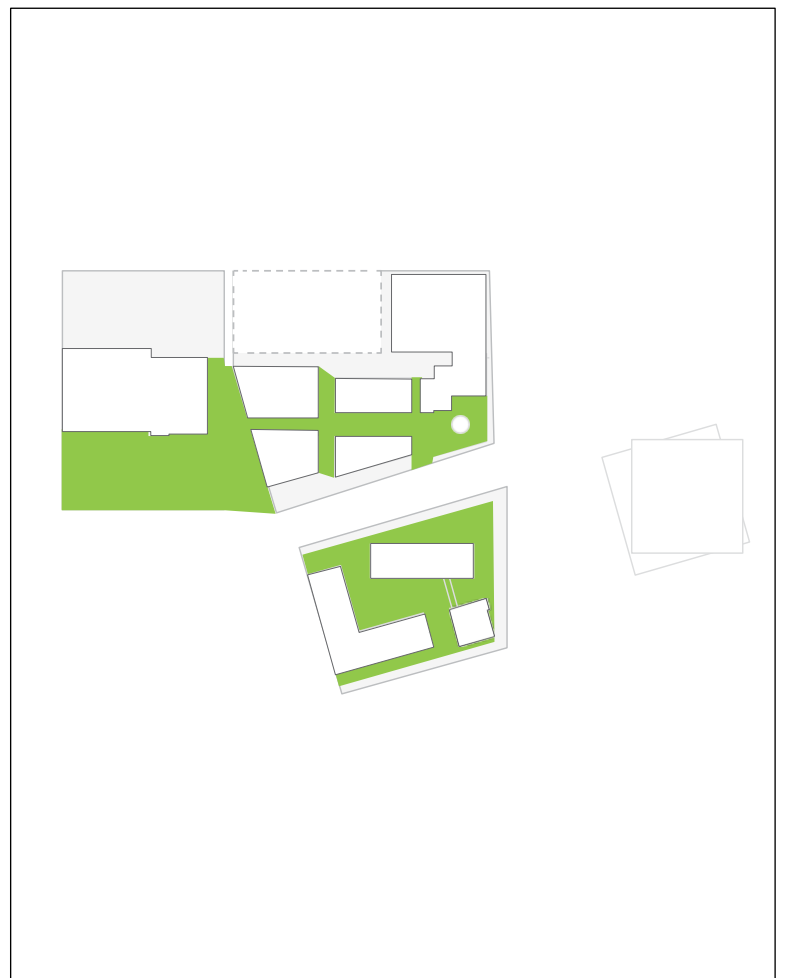
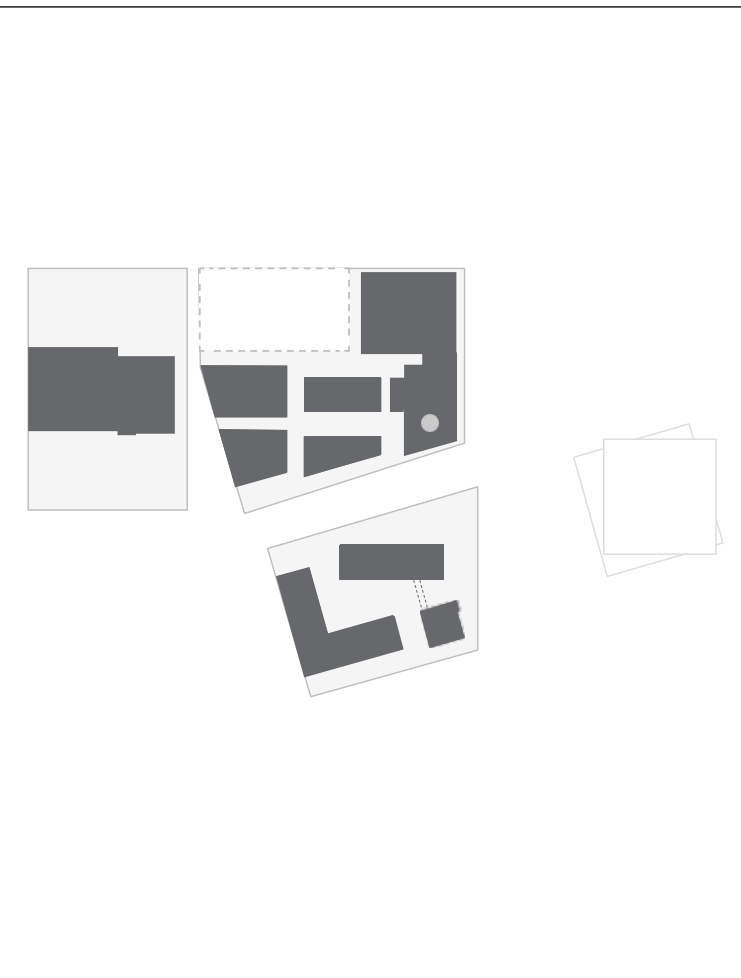
Property

The property can be broken into 3 major developable areas. Ingersoll Avenue separates the northern two areas from the southern block.

The Best of the Past & the Future

B

DESIGN STRATEGY



Western Gateway Neighborhood

Building Footprints

The building footprints lie within the developable areas and play off of the forms of the intersecting grids.

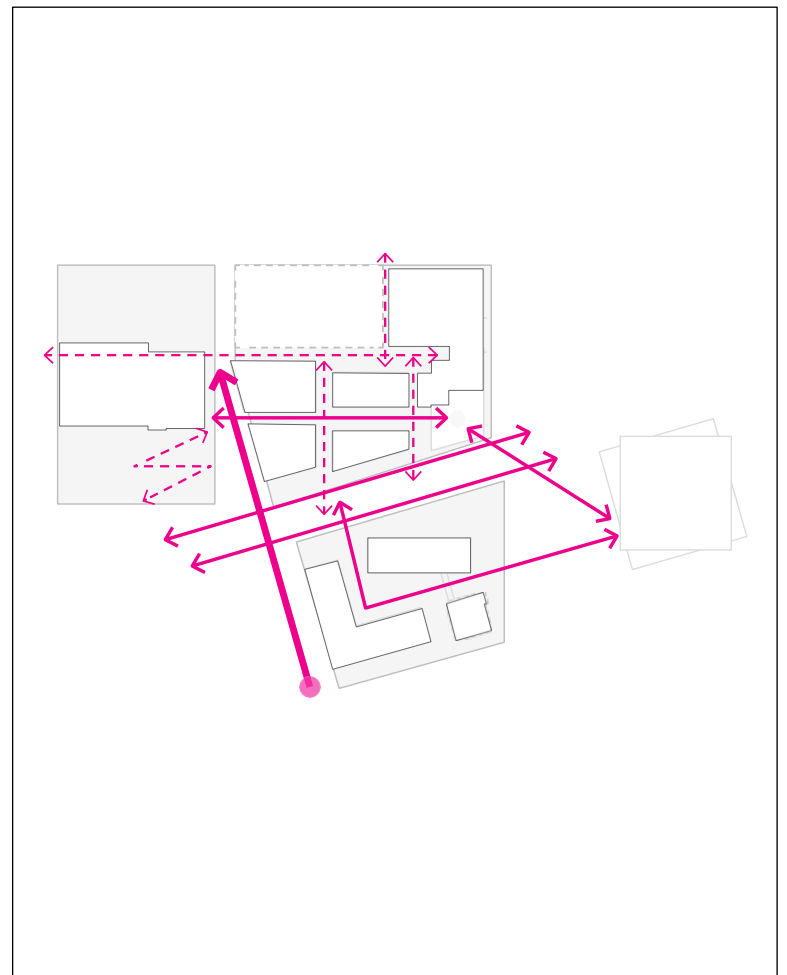
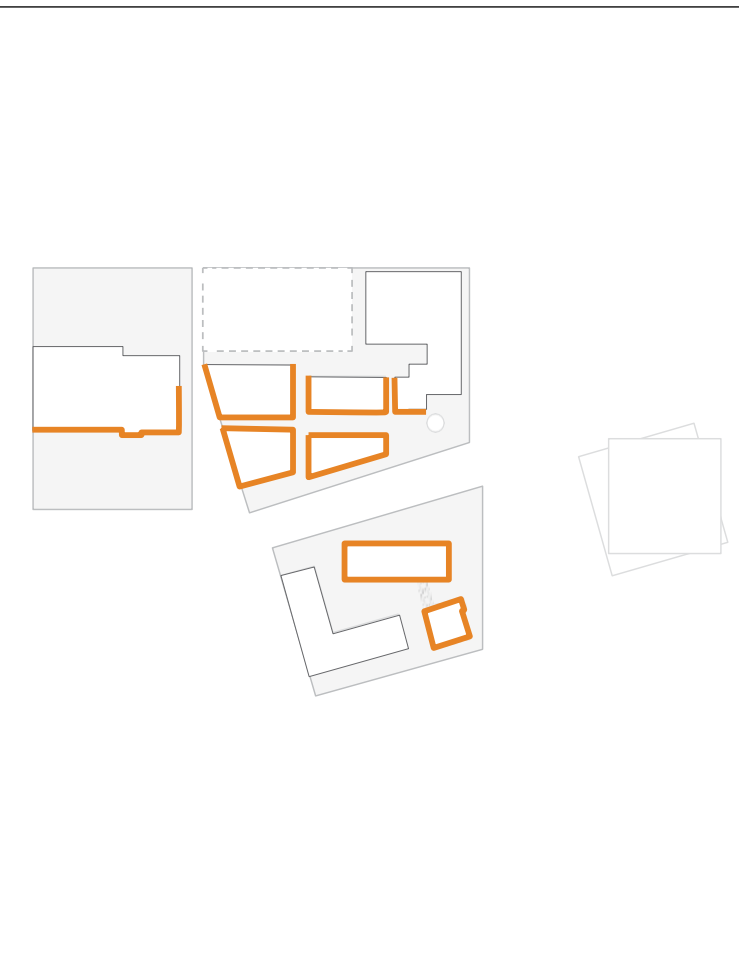
Open Space

To create a sense of place, open space becomes critical to bringing value to the public realm.

The Best of the Past & the Future

B

DESIGN STRATEGY



Western Gateway Neighborhood

Active Edges

Retail edges are strategically sited to activate the ground floor, bringing life to the street, alley, or the plazas.

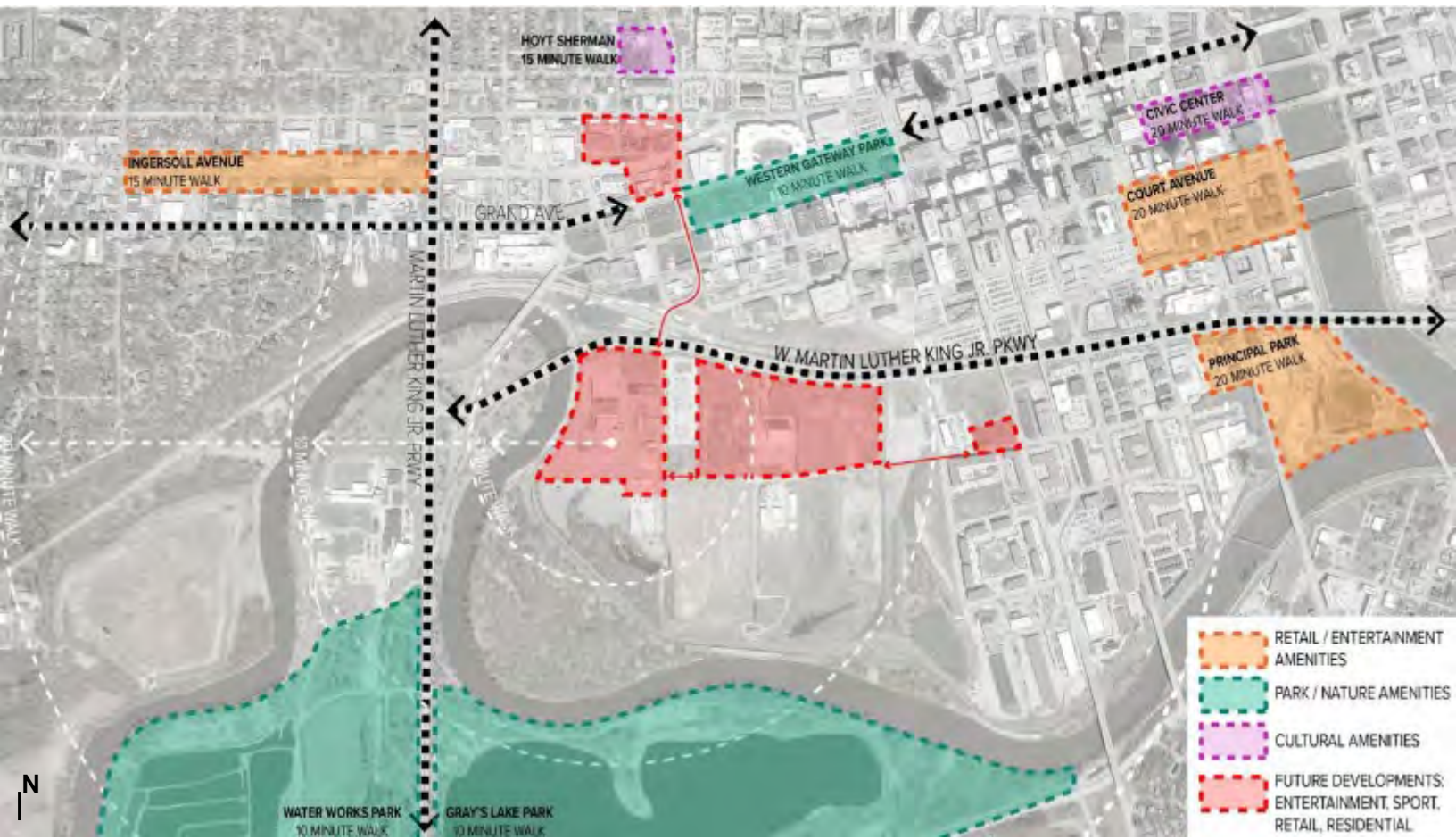
Pedestrian Stitch

The presence of midblock crossings and pedestrian paseos draw users through the site, stitching the north and south across Ingersoll to the Krause Gateway Center.

The Best of the Past & the Future

B

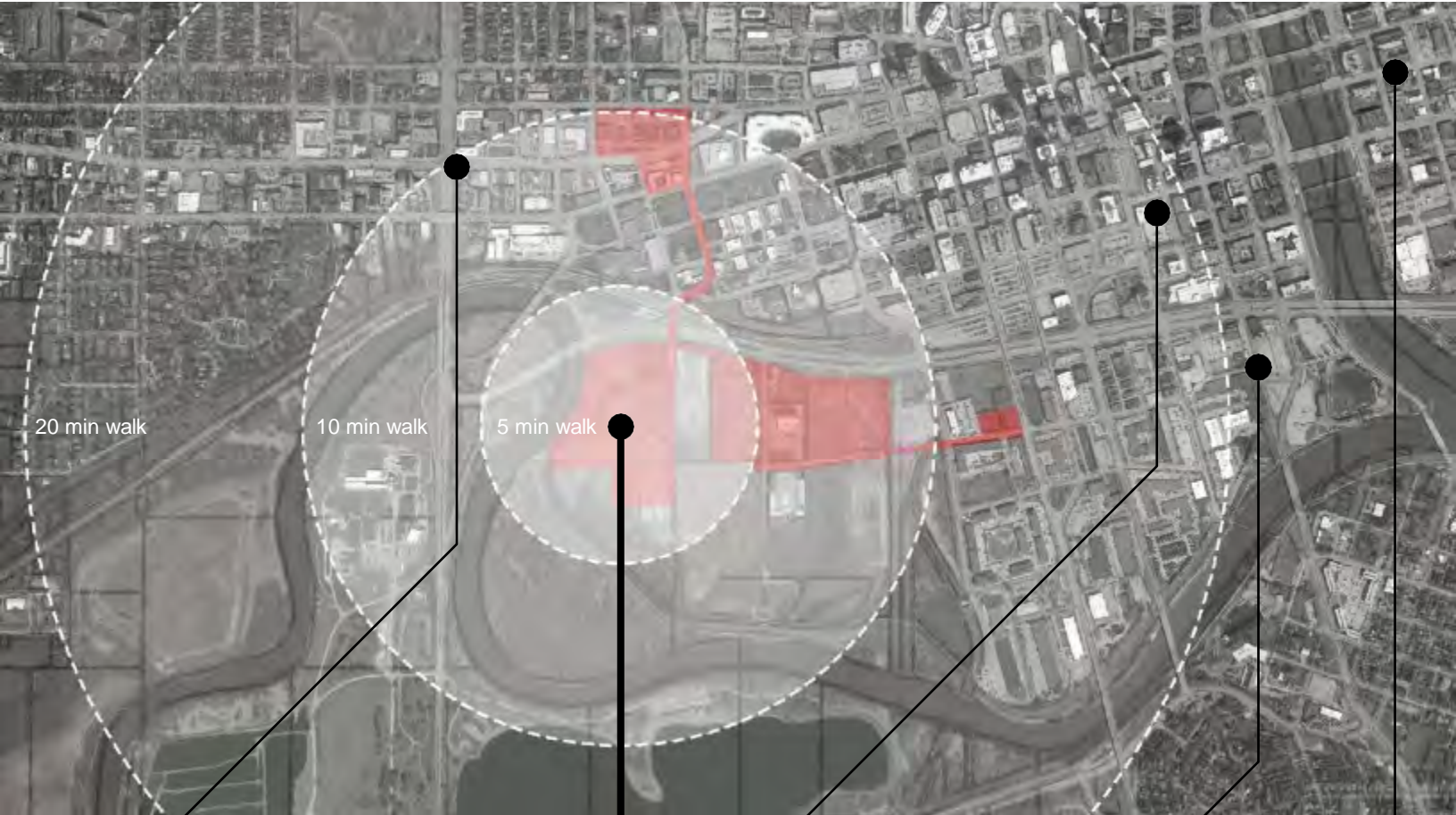
NEIGHBORHOOD WALKABILITY



The Best of the Past & the Future

B

COMPARABLE WALK SCORES BETWEEN LOCATIONS



Ingersoll Avenue
Comparable Score

| | | |
|------|---------|------|
| 83 | 47 | 75 |
| Walk | Transit | Bike |

Court Avenue
Comparable Score

| | | |
|------|---------|------|
| 91 | 62 | 66 |
| Walk | Transit | Bike |

East Village
Comparable Score

| | | |
|------|---------|------|
| 84 | 55 | 86 |
| Walk | Transit | Bike |

Stadium Neighborhood
Current Score

| | | |
|-----------|-----------|-----------|
| 33 | 47 | 43 |
| Walk | Transit | Bike |

I-Cubs District
Comparable Score

| | | |
|------|---------|------|
| 77 | 60 | 67 |
| Walk | Transit | Bike |

Goal

| | | |
|------|---------|------|
| 85 | 60 | 80 |
| Walk | Transit | Bike |

The Best of the Past & the Future

B

SUPERFUND SITE IMPROVEMENTS UNDERWAY

Prior to Improvements



As of November, 2021



Improvement Underway

Photo from November 2021

In 2021, the EPA and City of Des Moines made tremendous progress on the rehabilitation of the Superfund site.

Five contaminated buildings and associated underground storage tanks were safely removed. In a 2022 letter (see appendix), the EPA states they understand that “Krause+ intends to purchase or lease the Property from the City of Des Moines to build a soccer stadium, global plaza, training facility, practice fields, hotel and associated retail. Nothing the EPA has encountered during recent site work would preclude these redevelopment plans.”

Pro Iowa Stadium

B1

QUICK REFERENCE INFORMATION



DEVELOPER

Krause+

ESTIMATED IN-SERVICE DATE

2027

NEIGHBORHOOD

Stadium

PROJECT TYPE

New Development / Amenity, not considered retail under Iowa Code 15J.4.

ESTIMATED COST

\$87 million

(\$67 million hard costs, \$20 million soft & initiative costs)

ESTIMATED ECONOMIC IMPACT

Total spending over 20 years: \$349.13 million

Total fiscal impact over 20 years: \$14.3 million

ESTIMATED ANNUAL VISITORS

165,323 (2027)

179,951 (2044)



Pro Iowa Stadium

PROJECT DESCRIPTION & TIMELINE

The Iowa Soccer Development Foundation (ISDF), in conjunction with Pro Iowa and with development support from Krause+, will design and build a multi-use stadium – one that energizes Iowa’s economy and unites people through shared experiences.

The project will transform a blighted parcel of land into a community asset by constructing a stadium optimized for soccer. It will be home to Iowa’s first men and women’s professional soccer teams and dozens of sporting and cultural events each year.

The stadium will sit on the vacant, 38-acre Superfund site, which is just south of MLK Parkway and east of Fleur Drive. The project is uniquely suited to take advantage of the revitalization opportunities that are available at the site. Because of prior contamination at the property, development options remain limited even after extensive site rehabilitation by the Environmental Protection Agency and the City of Des Moines. Restrictions include limits on digging and ground floor residential properties. The venue can accommodate the limitations without compromising design. In contrast to the conditions that resulted in the Superfund designation, the stadium will pursue a sustainability focused framework that will ensure the project has a positive impact on the ecosystem.

In addition to meeting the site constraints, the initial stadium plan is right sized for the regional market and designed to offer an unparalleled fan experience while showcasing Iowa. With room for 6300 people to attend and 12 premium suites, the facility was developed with a goal of consistently housing a capacity crowd. The energy of a full venue will be enhanced by clear sightlines and an intimate feel that keeps fans close to the action.

PLANNING

2019 – 2024

GROUND BREAKING

2025

CONSTRUCTION COMPLETE

2026

IN-SERVICE

2027

Like all professional sports leagues, the USL Championship has exacting facilities standards and no existing Iowa site can fulfill them. While many high-level Iowa teams call football stadiums home, they do it at the expense of a regulation field. A standard soccer pitch is a minimum of 25% wider than a football field and won’t fit inside a 400-meter track.

Venue specifications will meet the exacting facilities standards of the United Soccer League, including broadcast capability, while incorporating flexible use amenities¹¹ that ensure the area is activated year-round. The facility has the capacity to accommodate professional men and women’s soccer, host concerts, trade fairs, conferences, group meetings, marching bands, and sports like football, rugby, and ultimate frisbee in addition to soccer at all levels. The variety of events at the site will serve central Iowans of all ages, cultures, and backgrounds, and will also have a regional draw, attracting diverse visitors from across the Midwest.

ISDF, a nonprofit, was formed in 2020 with a mission to design and build a multi-use stadium that energizes Iowa’s economy and unites people through shared experiences. Based on an initial feasibility study, ISDF has plans in place that will ensure the stadium and plaza are maintained on both a day-to-day basis and over the years to come. ISDF will own both the stadium and the plaza and will be managed by an independent board of directors that currently includes two county-appointed representatives, one representative each appointed by the stadium operator and the Greater Des Moines Partnership, and one community member.

A separate entity will operate the stadium and plaza. The operating entity will contract with ISDF for use of the facility, providing an ongoing revenue stream that will be used to build a capital maintenance fund for long-term, structural needs. The operator will generate income through tenancy, ticket sales, rentals, and other events, and will be contractually obligated to ensure the venue and plaza remain clean, in good repair and accessible to the community.

¹¹ For example, locker rooms and multipurpose rooms that will serve the needs of exhibition games, festivals, concerts, etc.

Pro Iowa Stadium

B1

SOURCES & USES BUDGET / EXPECTED DEBT & EXPECTED FINANCING



Expected Debt

The Iowa Reinvestment Act will be monetized through Series A Special Revenue Bonds, and any excess revenues will be put into a Series B Subordinate Cash Flow Bond, at current market rates.

Status of Expected Financing & Financing Gap

All financing will be secured through Iowa Soccer Development Foundation, a 501c3 organization that will own the stadium and plaza. More than \$37 million in private funding and \$10.5 million in Polk County funding has been secured for the stadium. ISDF has agreed to a statement of preliminary terms with the City of Des Moines. The nonprofit entity continues to secure grants, donations, and other sources to fill the remaining capital gap.

Tax Projections¹²

Total estimated fiscal impact over 20 years \$143.63 million.

Funding Uses

| | |
|-----------------------------|---------------------|
| Stadium Hard Costs | \$67,000,000 |
| Stadium Soft Costs | \$20,000,000 |
| TOTAL PROJECT BUDGET | \$87,000,000 |

Funding Sources

| | |
|---------------------------------|---------------------|
| Kyle & Sharon Krause | \$23,000,000 |
| Corporate/Private Giving/Grants | \$14,400,000 |
| IRA Bridge Loan | \$16,000,000 |
| Polk County | \$10,500,000 |
| Unnamed Source | \$3,250,000 |
| TOTAL FUNDING SOURCES | \$67,150,000 |
| REMAINING GAP | \$19,850,000 |

Note: Hard costs of the stadium, the actual costs of construction, are estimated at \$67 million. The remaining \$20 million in expenses noted above are Pro Iowa Initiative-related costs that include planning and project development.

¹² For all projects tax projections include estimated gross impact of sales, hotel/motel, state excise, income, and property tax where relevant.

FEASIBILITY & UNIQUE CHARACTERISTICS



Feasibility

Projected annual gross revenues expected as a result of the proposed project: In Year 15, which is assumed to be a stabilized year of operation of all land uses within the CCRD, the annual economic impact of the stadium is estimated to include \$22.7 million of total spending, \$5.7 million in increased earnings, and support 79 FTE jobs. In the same year, the annual fiscal impact is projected to include \$0.92 million in new tax revenues to the state and local governments.

Total annual spending: \$13.9 million (2027) / \$26.1 million (2046)
Increased annual earnings: \$4.2 million (2027) / \$7.8 million (2046)
FTE jobs: 70 (2027) / 79 (2046)

Explanation of the economic impact expected because of the project: Over a 20-year period, total spending for the project is estimated at \$402.84 million.
Note: Please see Section C for detailed feasibility calculations.

Description of the unique characteristics of the project

- The Pro Iowa Stadium will be the first venue in Iowa optimized for professional soccer. Despite soccer's newcomer status in the top tier of professional sports it continues to surge in attendance. According to the league, the average game attendance for the USLC has nearly tripled since it launched in 2011, to a projected 6100 next year. Each year at the MLS level (one step above Iowa's USLC franchise), more fans travel to Major League Soccer matches than to NBA or NHL games.
- More than 30% of the proposed CCRD, including the stadium and Global Plaza, is within, or immediately adjacent to, a 38-acre Superfund site. The stadium and plaza are uniquely suited to the post-remediation site requirements.
- Iowa's demographics are changing – its population is becoming more diverse. Soccer provides an incomparable opportunity to create a bridge between people who grew up here and those from around the world who choose to call Iowa home.

Pro Iowa Stadium

B1

DETAILED BUDGET

| Uses | |
|---|----------------------|
| Stadium // Schematic Design Budget | |
| Stadium Construction Costs | \$ 67,000,000 |
| Architect and Engineering | \$ 6,200,000 |
| Financing Costs | \$ 2,300,000 |
| Consulting Fees | \$ 3,000,000 |
| Contingency | \$ 8,500,000 |
| Total Soft + Initiative Costs | \$ 20,000,000 |
| Total Uses | \$ 87,000,000 |

Global Plaza

B2

QUICK REFERENCE INFORMATION



DEVELOPER

Krause+

ESTIMATED IN-SERVICE DATE

2027

NEIGHBORHOOD

Stadium

PROJECT TYPE

New Development / Public Improvement

ESTIMATED COST

\$8,000,000

ESTIMATED ECONOMIC IMPACT

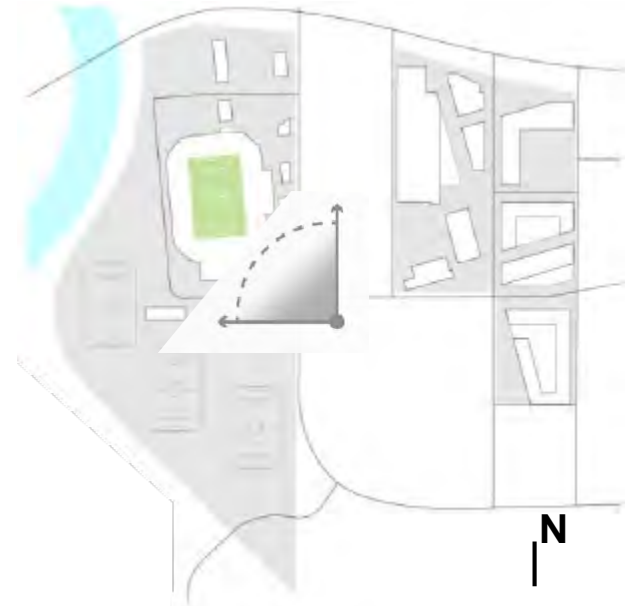
Total spending over 20 years: \$29.5 million

Total fiscal impact over 20 years: \$4.5 million

ESTIMATED ANNUAL VISITORS

100,800 (2027)

109,719 (2046)



Global Plaza

B2

PROJECT DESCRIPTION & TIMELINE

The Global Plaza will echo the international appeal of soccer, with pre-and post-game gatherings and community cultural festivals.

Public seating, landscaping, restaurants, and other retail will ensure daily use that complements larger, less frequent, celebrations. Recreational trails will connect the four-acre plaza to the surrounding district and nearby residential development, as well as other downtown amenities.

Plans for the area also feature a futsal court, a hard-surface space for small-sided soccer games that reflect the informal, fast-paced matches that take place in communities around the globe. "In much of the world, young soccer players learn their skills on concrete, asphalt or dirt. By necessity, they play on whatever is available – a vacant lot, parking area, or street."¹³

Currently, large cultural and community events that are hosted downtown require closing high-traffic streets. The plaza will offer a space for events that maintains the downtown energy and drives traffic to local businesses, while minimizing disruption for non-retail businesses, employees, and residents.



PLANNING
2019-2024

GROUNDBREAKING
2025

CONSTRUCTION COMPLETE
2026

IN-SERVICE
2027

¹³ "Commercial Futsal." SportProsUSA sportprousa.com/commercial/commercial-futsal/, Accessed January 26, 2021

Global Plaza

B2

SOURCES & USES BUDGET / EXPECTED DEBT & EXPECTED FINANCING



Expected Debt

No remaining debt associated with the Global Plaza

Status of Expected Financing & Financing Gap

All financing will be secured through Iowa Soccer Development Foundation, a 501c3 organization that will own the stadium and plaza. \$1.5 million from the City of Des Moines and \$6.5 million from Polk County in funding has been secured for the Global plaza.

Tax Projections

Total estimated fiscal impact over 20 years \$4.5 million.

Funding Uses

| | |
|-----------------------------|--------------------|
| Site Preparation | \$8,000,000 |
| TOTAL PROJECT BUDGET | \$8,000,000 |

Funding Sources

| | |
|------------------------------|--------------------|
| Polk County | \$6,500,000 |
| City of Des Moines (ARPA) | \$1,500,000 |
| TOTAL FUNDING SOURCES | \$8,000,000 |

Global Plaza

FEASIBILITY & UNIQUE CHARACTERISTICS

B2



Feasibility

Projected annual gross revenues expected because of the proposed project:
In Year 15, which is assumed to be a stabilized year of operation of all land uses within the CCRD, the annual economic impact of the plaza is estimated to include \$1.8 million of total spending, \$0.5 million in increased earnings, and support 7 FTE jobs. In the same year, the annual fiscal impact is projected to include \$0.27 million in new tax revenues to the state and local governments.

Total annual spending \$1.3 million (2027) / \$2.1 million (2044)
Increased annual earnings \$0.4 million (2027) / \$0.6 million (2044)
FTE jobs 6 (2027) / 7 (2044)

Explanation of the economic impact expected because of the project:
Over a 20-year period, total spending for the project is estimated at \$29.5 million.
Note: Please see Section C for detailed feasibility calculations.

Description of the unique characteristics of the project

- The four-acre Global Plaza will sit on the Superfund site, transforming a community liability into a next-generation asset for the people of Iowa to enjoy.
- Community cultural events and festivals will have a home in the plaza; one that avoids the logistical and business impacts created by street closures for special events.
- It will be the centerpiece of the Stadium Neighborhood and act as the intersection between downtown and outdoor attractions (Central Iowa Water Trails, Gray's Lake, Water Works Park), via recreational trails and pedestrian-friendly streets.

Stadium Hotel

B3

QUICK REFERENCE INFORMATION



DEVELOPER

Krause+

ESTIMATED IN-SERVICE DATE

2027

NEIGHBORHOOD

Stadium

PROJECT TYPE

New Development / New Lessor

ESTIMATED COST

\$34,932,613

ESTIMATED ECONOMIC IMPACT

Total spending over 20 years: \$428.9 million

Total fiscal impact over 20 years: \$37.5 million

ESTIMATED ANNUAL VISITORS

59,289 (2027)

67,695 (2044)



Stadium Hotel

PROJECT DESCRIPTION & TIMELINE

Krause+ will develop a 150-key, select-service hotel in the Stadium Neighborhood that will feature an activated rooftop with skyline, river, and stadium views.

Accommodations will support both families and business travelers by offering a range of rooms and suites at an average daily rate between \$180-200 (2027 dollars). Amenities will include limited-service kitchen/breakfast, grab- and-go food options, a bar, free surface parking, a pool, gym, business center, banquet space and meeting rooms.

The eight-story hotel will act as a district home-base for sports fans, concertgoers, and tourists. The Pro Iowa Stadium, Global Plaza, retail, practice fields, and greenspace will be less than two minutes away by foot, and the Central Iowa Water Trails, Pappajohn Sculpture Park, Gray's Lake, and Water Works Park will be within easy walking distance.

Located on 1.5 acres off Tuttle Street, the site is part of the highly visible and formerly blighted Superfund parcel which has been recently rezoned for downtown growth and expansion. Existing attributes make the site a desirable location for accommodations/lodging including close proximity to the community attractions described above and to MLK Parkway, an arterial Des Moines street. It will also fill a lodging gap since the nearest hotel, a Holiday Inn Express, offers limited services and is situated nearly a half mile away from the planned stadium and the parks.

PLANNING

2025

GROUNDBREAKING

2026

CONSTRUCTION COMPLETE

2027

IN-SERVICE

2027

Stadium Hotel

B3

SOURCES & USES BUDGET / EXPECTED DEBT & EXPECTED FINANCING



Expected Debt

The construction loan is 80% of total project value. A bridge loan will be utilized for financing the TIF agreement.

Status of Expected Financing & Financing Gap

All financing will be secured through Krause+ and a development agreement (preliminary) with the City of Des Moines, which proposes to provide 100% of project generated TIF back to the developer for 20 years.

Tax Projections

Total estimated fiscal impact over 20 years \$43.9 million.

Funding Uses

| | |
|------------------------------------|---------------------|
| Site Preparation | \$2,777,500 |
| Building Acquisition | \$3,041,500 |
| Building Construction | \$22,528,000 |
| Fixtures | \$3,300,000 |
| Architectural / Engineering Design | \$528,000 |
| Financing / Admin Costs | \$1,441,000 |
| Other Professional Fees | \$1,151,613 |
| Contingencies | \$165,000 |
| TOTAL PROJECT BUDGET | \$34,932,613 |

Funding Sources

| | |
|------------------------------|---------------------|
| Third Party Debt | \$23,496,000 |
| Equity | \$6,987,098 |
| TIF / Forgivable Loan | \$4,449,514 |
| TOTAL FUNDING SOURCES | \$34,932,613 |

Stadium Hotel

B3

FEASIBILITY & UNIQUE CHARACTERISTICS



Feasibility

Projected annual gross revenues expected as a result of the proposed project: In Year 15, which is assumed to be a stabilized year of operation of all land uses within the CCRD, the annual economic impact of the Stadium Hotel is estimated to include \$26.1 million of total spending, \$7.8 million in increased earnings, and support nearly 100 FTE jobs. In the same year, the annual fiscal impact is projected to include \$2.3 million in new tax revenues to the state and local governments.

Total annual spending: \$11.0 million (2027) / \$27.7 million (2046)
Increased annual earnings: \$3.3 million (2027) / \$8.3 million (2046)
FTE jobs: 54 (2027) / 87 (2044)

Explanation of the economic impact expected as a result of the project:
Over a 20-year period, total spending for the project is estimated at \$423.0 million.
Note: Please see Section C for detailed feasibility calculations.

Description of the unique characteristics of the project

- Once known as flyover country, or as a place to stop for gas or fast food on a cross-country trip, Iowa is on the cusp of becoming a regional destination. The Stadium Hotel will provide easy, walkable access to Des Moines highlights including the Central Iowa Water Trails, Pappajohn Sculpture Park, the Science Center of Iowa and more.
- The hotel will be located on one of only three Superfund sites in the country that were on the Environmental Protection Agency's original National Priorities List for remediation in 1983¹⁴, the Administrator's Emphasis List in 2017¹⁵, and remained toxic prior to the start of this project.
- With an investment of more than \$30 million, the hotel is one of the six CCRD projects that are individually large enough to meet the IRA requirement for a \$10 million anchor project.

¹⁴ "Superfund Cleanup Process." EPA. Environmental Protection Agency, April 30, 2020. <https://www.epa.gov/superfund/superfund-cleanup-process>.

¹⁵ "Superfund History." Environmental Protection Agency (<https://www.epa.gov/superfund/superfund-history>, Accessed January 26, 2021)

Convenience Store

B4

QUICK REFERENCE INFORMATION

DEVELOPER

Convenience Store

ESTIMATED IN-SERVICE DATE

2027

NEIGHBORHOOD

Stadium

PROJECT TYPE

New Development / New Retail Establishment

ESTIMATED COST

\$8,541,351

ESTIMATED ECONOMIC IMPACT

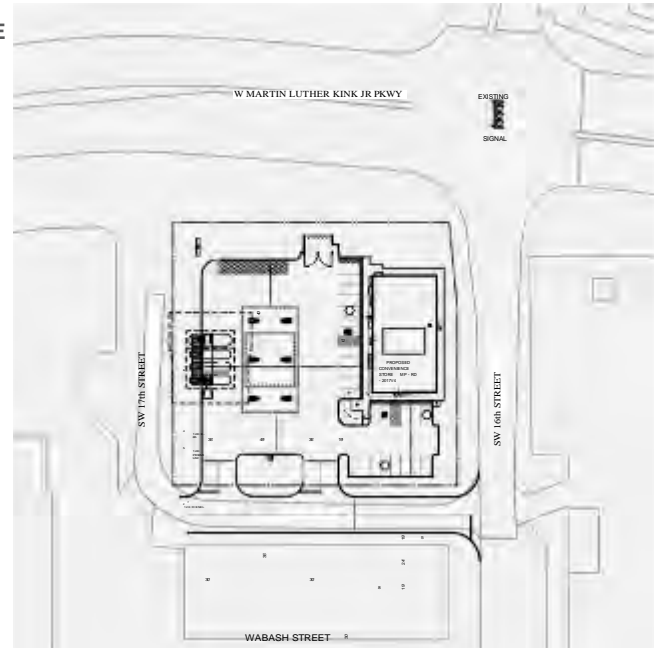
Total spending over 20 years: \$88.4 million

Total fiscal impact over 20 years: \$4.7 million

ESTIMATED ANNUAL VISITORS

9,771 (2027)

10,184 (2046)



Convenience Store

B4

PROJECT DESCRIPTION & TIMELINE

Convenience Store will develop a one-of-a-kind convenience store that is planned for the gateway of the Stadium Neighborhood.

The 5600-square-foot building will have a structure and facade that complements the surrounding area. Site design will prioritize pedestrian and bicycle traffic entering the neighborhood while preserving easy vehicle access. The retail outlet will offer the high-quality fuel and convenience items customers have come to expect.

The store will be situated on the southwest corner of MLK Parkway and SW 16th, adjacent to the Superfund site. In addition to serving the traffic generated by the neighborhood, and people living in planned housing nearby, it will fill an existing gap. Despite being an artery that runs along the south side of downtown, MLK Parkway has no gas station or convenience store located along its nearly five-mile stretch. The nearest arterial cross-street to the Stadium Neighborhood, Fleur Drive, also has no stations for miles in either direction. The closest convenience stores to the planned site include a QuikTrip on 15th and High (.4 miles distant) and a BP on SW 9th (1 mile distant).

PLANNING

2022 - 2025

GROUNDBREAKING

2026

CONSTRUCTION COMPLETE

2027

IN-SERVICE

2027

Convenience Store

B4

SOURCES & USES BUDGET / EXPECTED DEBT & EXPECTED FINANCING

Expected Debt

A bridge loan will be utilized for financing the TIF agreement.

Status of Expected Financing & Financing Gap

All financing will be secured by Krause+ and a development agreement (preliminary) with the City of Des Moines, which proposes to provide 100% of project generated TIF back to the developer for 20 years.

Tax Projections

Total estimated fiscal impact over 20 years \$4.7 million.

Funding Uses

| | |
|-----------------------------|--------------------|
| Site Acquisition | \$1,899,951 |
| Building Construction | \$6,641,371 |
| TOTAL PROJECT BUDGET | \$8,541,321 |

Funding Sources

| | |
|------------------------------|--------------------|
| Third Party Debt | \$4,637,681 |
| Equity | \$3,570,717 |
| TIF / Forgivable Loan | \$332,923 |
| TOTAL FUNDING SOURCES | \$8,541,321 |

Convenience Store

B4

FEASIBILITY & UNIQUE CHARACTERISTICS

Feasibility

Projected annual gross revenues expected as a result of the proposed project: In Year 15, which is assumed to be a stabilized year of operation of all land uses within the CCRD, the annual economic impact of the Convenience Store is estimated to include \$4.3 million of total spending, \$1.3 million in increased earnings, and support 17 FTE jobs. In the same year, the annual fiscal impact is projected to include \$0.23 million in new tax revenues to the state and local governments.

Total annual spending: \$3.3 million (2027) / \$4.9 million (2046)
Increased annual earnings: \$1 million (2027) / \$1.5 million (2046)
FTE jobs: 17 (2023) / 17 (2046)

Explanation of the economic impact expected because of the project:
Over a 20-year period, total spending for the project is estimated at \$88.4 million.
Note: Please see Section C for detailed feasibility calculations.

Description of the unique characteristics of the project

- Despite being near an intersection that sees more than 36,000 cars per day¹⁶, the parcel where the Convenience Store will sit is currently undesirable because it is immediately adjacent to the Superfund site. Redevelopment of the site will spark development and lift property values for this and other neighboring parcels.
- This Convenience Store will have a one-of-a-kind facade that will signal to visitors that they are entering a unique and lively neighborhood.

¹⁶ "City Annual Average Daily Traffic (AADT) Maps." Iowa DOT <https://iowadot.gov/maps/msp/traffic/2016/cities/DesMoines>, Accessed February 1, 2021.

Entertainment Venue

B5

QUICK REFERENCE INFORMATION



DEVELOPER

Krause+

ESTIMATED IN-SERVICE DATE

2028

NEIGHBORHOOD

Stadium

PROJECT TYPE

New Development / Amenity, not considered retail under Iowa Code 15J.4.

ESTIMATED COST

\$26,881,874

ESTIMATED ECONOMIC IMPACT

Total spending over 20 years: \$777 million
Total fiscal impact over 20 years: \$40.9 million

ESTIMATED ANNUAL VISITORS

89,386 (2028)
92,746 (2046)



Entertainment Venue

B5

PROJECT DESCRIPTION & TIMELINE

Krause+ will develop an entertainment/“eater-tainment” offering with indoor and outdoor space.

In contrast to the large, more limited, special event focus of the stadium, the entertainment space will be a day-to-day destination with a full calendar of programming.

On a nearly three-acre lot off Tuttle Street and near the Superfund site, the building will be just steps from the Pro Iowa Stadium and plaza. This development also plans new infrastructure planning in the area, placing new utilities, streets, sidewalks, bike paths, and lighting for the neighborhood. Its location will draw pedestrian traffic deep into the neighborhood, feed planned retail and dining establishments, and fill nights at the nearby hotel catalyzing further development in the area.



View from SW 14th.

PLANNING

2025

GROUNDBREAKING

2026

CONSTRUCTION COMPLETE

2027

IN-SERVICE

2028

Entertainment Venue

B5

SOURCES & USES BUDGET / EXPECTED DEBT & EXPECTED FINANCING



Expected Debt

The construction loan is 80% of total project value. A bridge loan will be utilized for financing the TIF agreement.

Status of Expected Financing & Financing Gap

All financing will be secured through Krause+ and a development agreement (preliminary) with the City of Des Moines, which proposes to provide 100% of project-generated TIF back to the developer for 20 years.

Tax Projections

Total estimated fiscal impact over 20 years \$40.9 million.

Funding Uses

| | |
|------------------------------------|---------------------|
| Site Acquisition | \$2,288,499 |
| Building Construction | \$16,123,374 |
| Fixtures | \$4,400,000 |
| Architectural / Engineering Design | \$1,506,725 |
| Other Professional Fees | \$1,489,400 |
| Financing / Admin Fees | \$1,073,875 |
| TOTAL PROJECT BUDGET | \$26,881,874 |

Funding Sources

| | |
|------------------------------|---------------------|
| Third Party Loan | \$16,971,429 |
| TIF Bridge Loan | \$4,534,070 |
| Equity | \$5,376,375 |
| TOTAL FUNDING SOURCES | \$26,881,874 |

Entertainment Venue

B5

FEASIBILITY & UNIQUE CHARACTERISTICS



Feasibility

Projected annual gross revenues expected as a result of the proposed project: In Year 15, which is assumed to be a stabilized year of operation of all land uses within the CCRD, the annual economic impact of the Entertainment Venue is estimated to include \$44.8 million of total spending, \$13.4 million in increased earnings, and support 159 FTE jobs. In the same year, the annual fiscal impact is projected to include \$2.4 million in new tax revenues to the state and local governments.

Total annual spending: 31.3 million (2028) / \$50.7 million (2046)
Increased annual earnings: \$9.4 million (2028) / \$15.1 million (2046)
FTE jobs: 153 (2028) / 159 (2046)

Explanation of the economic impact expected because of the project:
Over a 20-year period, total spending for the project is estimated at \$775 million.
Note: Please see Section C for detailed feasibility calculations.

Description of the unique characteristics of the project

- The Entertainment Venue will keep the Stadium Neighborhood activated on the evenings and weekends, both capitalizing on the stadium draw and amplifying it, while making efficient use of area infrastructure.
- This kind of project is part of designing for the next generation – reimagining spaces in ways that allow for flexible and creative uses and offer an atmosphere, energy, and experience that just can't happen through a computer screen.

Big Grove Brewery

QUICK REFERENCE INFORMATION

B6



DEVELOPER

Krause+

ESTIMATED IN-SERVICE DATE

2022 - COMPLETE

NEIGHBORHOOD

Western Gateway

PROJECT TYPE

Adaptive Reuse / New Retail Establishment

ESTIMATED COST

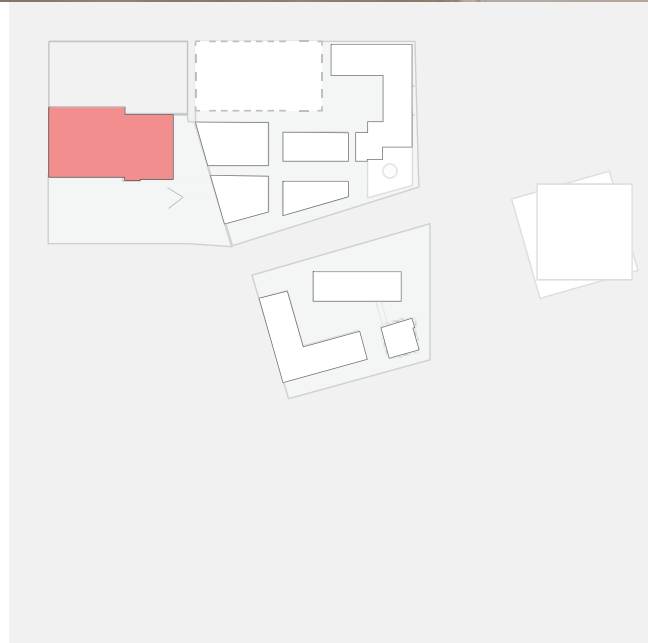
Complete

ESTIMATED ECONOMIC IMPACT

Total spending over 20 years: \$324.7 million
Total fiscal impact over 20 years: \$16.9 million

ESTIMATED ANNUAL VISITORS

41,964 (2022)
40,035 (2046)



Big Grove Brewery

B6

PROJECT DESCRIPTION & TIMELINE

Krause+ completed an adaptive reuse project that anchors the Western Gateway neighborhood, converting the former Crescent Chevrolet car dealership into a large-scale, destination brewery.

The structure, which had been without a long-term tenant for more than a decade, will have indoor and outdoor spaces including a beer hall, a kitchen serving upscale pub food, and an all-season beer garden and patio. A pedestrian mall immediately to the east, with retail, dining, entertainment options, and a hotel, will create a multi-use node that invites people to live, work, and socialize.

A comparative market analysis suggests the Western Gateway area has a significant daytime population (almost twice what was found in similar markets) but relatively less housing and fewer retail businesses. The brewery project will give commuters a reason to stay after work, expanding the range of retail, food and entertainment options in the Western Gateway and capitalizing on the daytime population, while elevating investment potential for surrounding parcels.

Located at the intersection of 17th and Linden Street, the brewery will have 21,950 square feet of indoor and outdoor space. About 9000 square feet on the southwest side of the building will be converted to office space for rent. Parking will consist of 85 surface stalls adjacent to the building.

PLANNING

2021

GROUNDBREAKING

2021

CONSTRUCTION COMPLETE

2022

IN-SERVICE

2022



Big Grove Brewery

B6

SOURCES & USES BUDGET / EXPECTED DEBT & EXPECTED FINANCING



Expected Debt

The construction loan is 80% of total project value. A bridge loan will be utilized for financing the TIF agreement.

Status of Expected Financing & Financing Gap

All financing will be secured through Krause+ and a development agreement (preliminary) with the City of Des Moines, which proposes to provide 95% of project generated TIF back to the developer for 20 years.

Tax Projections

Total estimated fiscal impact over 20 years \$16.9 million.

Big Grove Brewery

FEASIBILITY & UNIQUE CHARACTERISTICS

B6



Description of the unique characteristics of the project

- The brewery is one of the many CCRD amenities that will build vibrancy in the community, a quality that helps businesses attract and retain talent from across the state and beyond.
- The kind of development envisioned for the Western Gateway aligns with public planning and long-term community goals like Downtown Retail 2030 which says, “Creative placemaking will engage people in authentic experiences, reimagine old territories, welcome outsiders and spark unexpected encounters.”¹⁷

¹⁷“Rep. Downtown Retail 2030. Capital Crossroads, City of Des Moines, Des Moines Partnership, Downtown Chamber, 2018.

Western Gateway Hotel

B7

QUICK REFERENCE INFORMATION



DEVELOPER

Krause+

ESTIMATED IN-SERVICE DATE

2027

NEIGHBORHOOD

Western Gateway

PROJECT TYPE

New Development / New Lessor

ESTIMATED COST

\$28,201,402

ESTIMATED ECONOMIC IMPACT

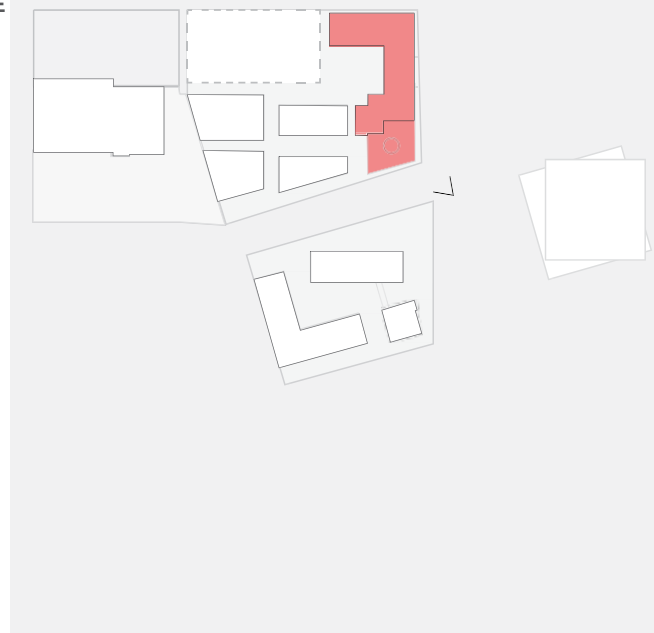
Total spending over 20 years: \$317.5 million

Total fiscal impact over 20 years: \$31.3 million

ESTIMATED ANNUAL VISITORS

37,695 (2027)

44,782 (2046)



Western Gateway Hotel

B7

PROJECT DESCRIPTION & TIMELINE

Krause+ will build a 125-key hotel that, in combination with planned pedestrian-friendly dining, entertainment, and retail, will activate the Western Gateway after business hours and on weekends.

The five-story accommodation will have an extended stay focus with average daily rates ranging from \$180-200 (2027 dollars). It will offer free parking in the attached ramp, a business center and meeting space, gym, and in-room kitchenettes. A small bar/cafe is planned on-site to provide community spaces for hotel guests.

With its plaza acting as a gateway to downtown, the hotel and Western Gateway neighborhood will bridge the Sherman Hill and Ingersoll neighborhoods to the north and west with the central business district to the south, creating an inviting and active thoroughfare. It will be the closest lodging to Iowa Methodist Medical Center, several large employers (Wellmark, UnityPoint, Meredith, Krause Group), and one of Des Moines' most noteworthy attractions, the Pappajohn Sculpture Park.

The project site is west of 15th Street between Ingersoll and High Streets, and is currently home to a small, two-story office building that is bracketed by a small parking lot to the south and a large surface lot to the north. Like many of the surrounding structures, it is set back from the street, discouraging pedestrian engagement even during the busy workday. At night, the area is quiet, devoid of people and energy despite the nearby residential areas. The proposed design will engage the street into the evening and weekend hours, efficiently using existing infrastructure while adding complementary uses.

PLANNING

2021 – 2024

GROUNDBREAKING

2025

CONSTRUCTION

COMPLETE

2027

IN-SERVICE

2027



Western Gateway Hotel

B7

SOURCES & USES BUDGET / EXPECTED DEBT & EXPECTED FINANCING



Expected Debt

The construction loan is 80% of project value. A bridge loan will be utilized for financing the TIF agreement.

Status of Expected Financing & Financing Gap

All financing will be secured through Krause+ and a development agreement (preliminary) with the City of Des Moines, which proposes to provide 100% of project generated TIF back to the developer for 20 years.

Tax Projections

Total estimated fiscal impact over 20 years \$31.3 million.

Funding Uses

| | |
|------------------------------------|---------------------|
| Site Acquisition | \$3,624,731 |
| Building Construction | \$19,516,232 |
| Fixtures | \$2,200,000 |
| Architectural / Engineering Design | \$715,000 |
| Financing / Admin Costs | \$935,439 |
| Other Professional Fees | \$1,210,000 |
| TOTAL PROJECT BUDGET | \$28,201,402 |

Funding Sources

| | |
|------------------------------|---------------------|
| Third Party Debt | \$19,996,115 |
| Equity | \$5,640,281 |
| TIF | \$2,565,006 |
| TOTAL FUNDING SOURCES | \$28,201,402 |

Western Gateway Hotel

FEASIBILITY & UNIQUE CHARACTERISTICS

B7



Feasibility

Projected annual gross revenues expected as a result of the proposed project: In Year 15, which is assumed to be a stabilized year of operation of all land uses within the CCRD, the annual economic impact of the Western Gateway Hotel is estimated to include \$17.8 million of total spending, \$5.3 million in increased earnings, and support 63 FTE jobs. In the same year, the annual fiscal impact is projected to include \$1.7 million in new tax revenues to the state and local governments.

Total annual spending: \$10.9 million (2027) / \$20.2 million (2046)
Increased annual earnings: \$3.2 million (2027) / \$6.0 million (2046)
FTE jobs: 58 (2027) / 63 (2046)

Explanation of the economic impact expected as a result of the project:
Over a 20-year period, total spending for the project is estimated at \$317.5 million.
Note: Please see Section C for detailed feasibility calculations.

Description of the unique characteristics of the project

- This hotel will provide lodging at a key Des Moines crossroad to benefit both local businesses and people visiting Iowa Methodist Medical Center and support some of the more than 1 million unique visitors anticipated annually in the CRD by 2032.
- With these investments, the Western Gateway will offer the opportunity to welcome travelers with the energy and vitality of a community on the rise and provide a glimpse of the atmosphere and amenities they will encounter downtown.

Gray's Landing Grocery

B8

QUICK REFERENCE INFORMATION



DEVELOPER

Sherman Associates

ESTIMATED IN-SERVICE DATE

2027

NEIGHBORHOOD

Gray's Landing

PROJECT TYPE

New Development / New Retail Establishment

ESTIMATED COST

\$7,660,444

ESTIMATED ECONOMIC IMPACT

Total spending over 20 years: \$413.6 million

Total fiscal impact over 20 years: \$21.8 million

ESTIMATED ANNUAL VISITORS

45,715 (2027)

47,646 (2046)

Gray's Landing Grocery

B8

PROJECT DESCRIPTION & TIMELINE

As an essential service provider, grocery stores are critical anchors of walkable, high-density developments.

Sherman Associates will develop a 26,200-square-foot grocery to serve the existing and planned residential areas in the Gray's Landing and the Stadium Neighborhood. While there are currently limited residents in the immediate area, nearly 3000 housing units are in the pipeline. According to the USDA, supermarkets within a half-mile of a residence are considered to have high walkability, those between a half-mile and one mile are moderately walkable, and those over one-mile distance have low walkability.¹⁸ The nearest full-service grocery, a Hy-Vee located in the central business district, is about a mile away on foot.



PLANNING
2024

GROUND BREAKING
2026

CONSTRUCTION COMPLETE
2027

IN-SERVICE
2027

¹⁸Access to Affordable and Nutritious Food: Measuring and Understanding Food Deserts and Their Consequences." United States Department of Agriculture. June 2009, Appendix C

Gray's Landing Grocery

B8

SOURCES & USES BUDGET / EXPECTED DEBT & EXPECTED FINANCING



Expected Debt

Mortgage, TIF and tax abatement..

Status of Expected Financing & Financing Gap

Financing terms based on preliminary engagement with lenders and developer's experience in the market. The developer's master development agreement with the City of Des Moines supports tax abatement and TIF sources.

Tax Projections

Total estimated fiscal impact over 20 years \$21.8 million.

Funding Uses

| | |
|------------------------------------|--------------------|
| Building Acquisition | \$484,325 |
| Building Construction | \$4,123,910 |
| Building Remodeling (TIs) | \$2,017,400 |
| Architectural / Engineering Design | \$174,900 |
| Other Professional Fees | \$859,910 |
| TOTAL PROJECT BUDGET | \$7,660,444 |

Funding Sources

| | |
|------------------------------|--------------------|
| First Mortgage | \$4,603,311 |
| Owner Equity | \$2,298,133 |
| TIF & Tax Abatement | \$759,000 |
| TOTAL FUNDING SOURCES | \$7,660,444 |

Note: Grocery is in a mixed-use development, including housing. Building acquisition, architectural design, other, and funding sources have been proportionally allocated to the grocery project.

Gray's Landing Grocery

FEASIBILITY & UNIQUE CHARACTERISTICS

B8



Feasibility

Projected annual gross revenues expected as a result of the proposed project: In Year 15, which is assumed to be a stabilized year of operation of all land uses within the CCD, the annual economic impact of the Gray's Landing Grocery is estimated to include \$23.0 million of total spending, \$6.9 million in increased earnings, and support 82 FTE jobs. In the same year, the annual fiscal impact is projected to include \$1.2 million in new tax revenues to the state and local governments.

Total annual spending: \$15.6 million (2027) / \$26.0 million (2046)
Increased annual earnings: \$4.7 million (2027) / \$7.8 million (2046)
FTE jobs: 78 (2027) / 82 (2046)

Explanation of the economic impact expected as a result of the project:
Over a 20-year period, total spending for the project is estimated at \$413.6 million.
Note: Please see Section C for detailed feasibility calculations.

Description of the unique characteristics of the project

- The grocery will be a core component of the kind of mixed-use, walkable neighborhoods that draw young professionals, who are more likely to seek out high density areas and less likely to invest in home ownership or a car.¹⁹

¹⁹"The Tomorrow Plan." Des Moines Area Metropolitan Planning Organization, November 2013.

Sherman Hotel

QUICK REFERENCE INFORMATION

B9



DEVELOPER

Sherman Associates

ESTIMATED IN-SERVICE DATE

2030

NEIGHBORHOOD

Gray's Landing

PROJECT TYPE

New Development / New Lessor

ESTIMATED COST

\$17,800,215

ESTIMATED ECONOMIC IMPACT

Total spending over 20 years: \$185.3 million

Total fiscal impact over 20 years: \$19.9 million

ESTIMATED ANNUAL VISITORS

28,995 (2030)

30,405 (2046)



Sherman Hotel

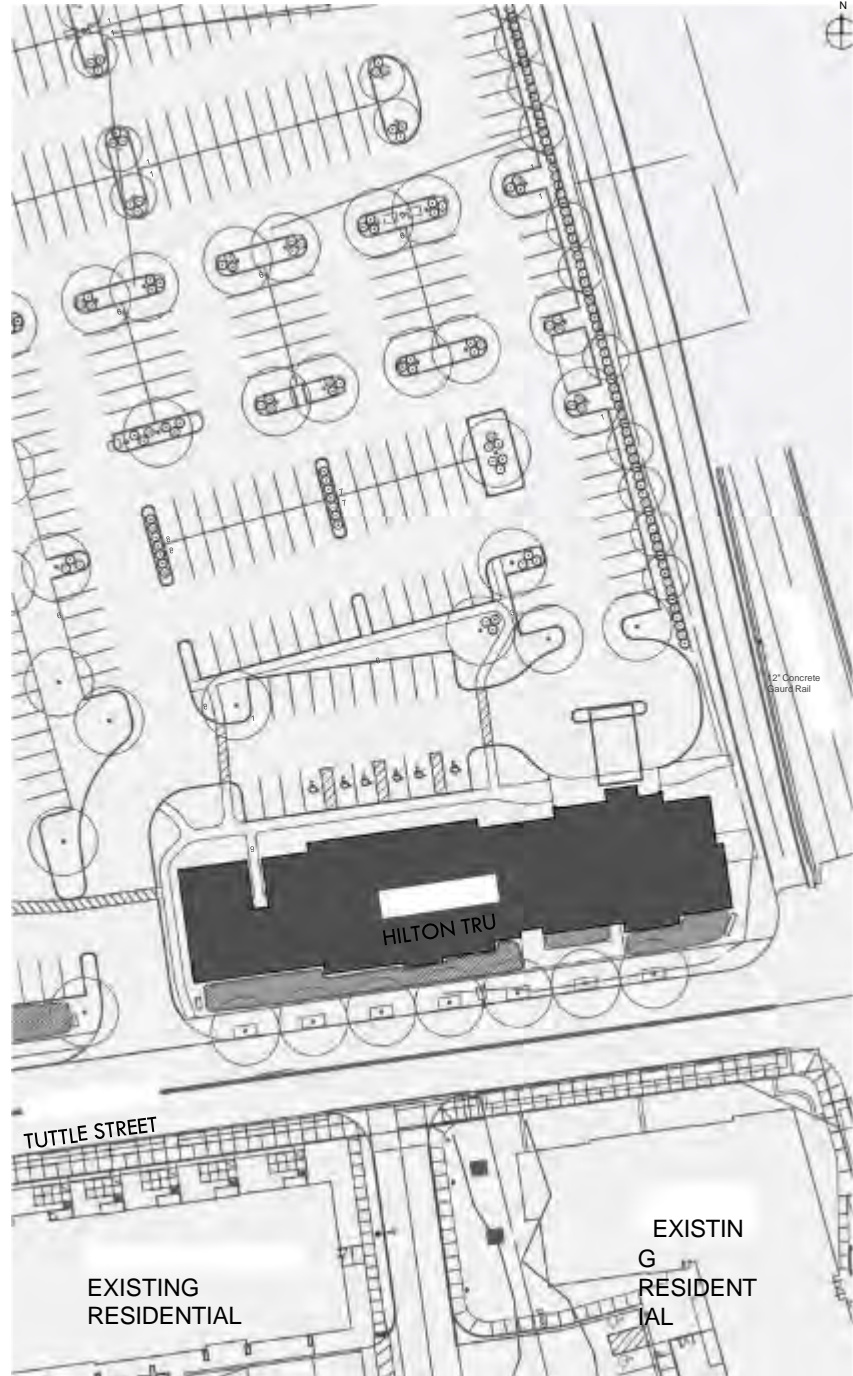
B9

PROJECT DESCRIPTION & TIMELINE

Sherman Associates will develop a four-story, 98-key hotel on an existing brownfield site.

The hotel will be a midscale brand that is designed to appeal to young professionals and those looking for a playful atmosphere. Emphasis is on the hotel's common spaces, which include a 24/7 drink and snack bar, areas to eat, play games, workout, swim, and do business.

This 46,000-square-foot hotel will be located at 320 SW 9th Street and is part of Sherman Associates larger Gray's Landing Master Development. Established projects in the area include a Holiday Inn Express, The Nexus at Gray's Landing and The Edge at Gray's Landing (both residential), and a childcare center. In addition to the hotel, the next stage of development includew The Slate senior apartments which was recently completed, two market-rate apartment projects, and commercial spaces.



PLANNING
2025 – 2028

GROUND BREAKING
2028

CONSTRUCTION COMPLETE
2029

IN-SERVICE
2030

Sherman Hotel

B9

SOURCES & USES BUDGET / EXPECTED DEBT & EXPECTED FINANCING



Expected Debt

Mortgage, TIF and tax abatement.

Status of Expected Financing & Financing Gap

Financing terms based on preliminary engagement with lenders and developer's experience in market. The developer's master development with the city supports tax abatement and TIF sources.

Tax Projections

Total estimated fiscal impact over 20 years \$19.9 million.

Funding Uses

| | |
|------------------------------------|---------------------|
| Building Acquisition | \$2,364,157 |
| Building Construction | \$10,393,721 |
| Fixtures | \$2,884,358 |
| Architectural / Engineering Design | \$275,000 |
| Other Professional Fees | \$1,882,979 |
| TOTAL PROJECT BUDGET | \$17,800,215 |

Funding Sources

| | |
|------------------------------|---------------------|
| First Mortgage | \$9,284,000 |
| Equity | \$6,866,215 |
| TIF & Tax Abatement | \$1,650,000 |
| TOTAL FUNDING SOURCES | \$17,800,215 |

Sherman Hotel

B9

FEASIBILITY & UNIQUE CHARACTERISTICS



Feasibility

Projected annual gross revenues expected as a result of the proposed project:
In Year 15, which is assumed to be a stabilized year of operation of all land uses within the CCRD, the annual economic impact of the Sherman Hotel is estimated to include \$11.7 million of total spending, \$3.5 million in increased earnings, and support more than 41 FTE jobs. In the same year, the annual fiscal impact is projected to include \$1.2 million in new tax revenues to the state and local governments.

Total annual spending: \$8.5 million (2030) / \$13.2 million (2046)
Increased annual earnings: \$2.6 million (2030) / \$4.0 million (2046)
FTE jobs: 40 (2030) / 41 (2046)

Explanation of the economic impact expected as a result of the project:
Over a 20-year period, total spending for the project is estimated at \$185.3 million.
Note: Please see Section C for detailed feasibility calculations.

Description of the unique characteristics of the project

- Close to both the stadium and downtown attractions, the Sherman Hotel will help meet demand created by increased national exposure through stadium events, including ESPN streaming of every USL game.

Tier II Retail Introduction

OVERVIEW, FEASIBILITY & TAX PROJECTIONS

While the stadium is a critical anchor for the CCRD project and it will bring high-energy special events, the goal is bigger than gameday gatherings.

Krause+ will develop sustainable, mixed-use nodes that come alive 365-days-per-year. To accomplish this, the development design will layer destination amenities with the residential and commercial spaces that are core to everyday life. The vision is to create an environment where people can pick up a cup of coffee or sandwich just as easily as they can a ticket to a game.

Plans include 14 mixed-use projects that will include a combination of more than 263,000 square feet of new retail establishments, and nearly 840,000 square feet overall (including residential and office space). These Tier II developments, detailed in Sections B10-B23, will capitalize on the infrastructure required for the Tier I projects, improving community return on investment and bringing weekday demand for restaurants, shopping, and entertainment. Collectively, they are a crucial component of the Capital City Reinvestment District – the supporting projects that reinforce the power of place and enhance the draw across ages, interests, and backgrounds.

Projects will utilize MidAmerican Energy’s Commercial New Construction Energy Efficiency Program and will work with an approved energy consultant prior to construction to determine energy performance goals that are above the minimum applicable code.

Collective Feasibility & Tax Projections

Economic impacts are currently projected collectively for all new retail establishments in Tier II. In Year 15, which is assumed to be a stabilized year of operation of all land uses within the CCRD, the annual collective economic impact of the Tier II Retail is estimated to include \$231.1 million of total spending, \$69.1 million in increased earnings, and support 819 FTE jobs. In the same year, the annual fiscal impact is projected to include \$14.6 million in new tax revenues to the state and local governments.

Total annual spending:
\$173.6 million (2031) / \$261.5 million (2046)

Increased annual earnings:
\$51.9 million (2031) / \$78.2 million (2046)

FTE jobs:
787 (2031) / 819 (2046)

Annual Visitors:
462,605 (2031)
479,870 (2046)

Explanation of the economic impact expected because of the project: Over a 20-year period, total spending for the project is estimated at \$3.5 billion.

While residential development is excluded from Iowa Reinvestment Act projects, it will be integral to long-term neighborhood success. To support regional affordable housing needs, housing development in this area will include recommendations from the recent Des Moines Regional Workforce Housing Strategy. Currently, Krause+ plans to provide 10% of residential units at 80% of Area Median Income (AMI).

Office space is also excluded from Iowa Reinvestment Act projects but will enhance overall performance.

Tier II Retail Introduction

B

DESCRIPTION OF THE UNIQUE CHARACTERISTICS OF THE PROJECTS

- Tier II Retail projects are part of the sweeping scope of the CCRD, adding significant investment and collectively generating nearly \$3.5 billion in total spending over 20 years.
- Tier II Retail projects will be supported by and will feed the CCRD atmosphere, creating the layers of interest and activity that are critical to successful placemaking.
- Investment in placemaking aligns with recommendations from the Governor’s Economic Recovery Advisory Board (released February 2021), which suggests the practice builds “community engagement, fostering a distinct sense of place, and – importantly – helping communities attract and retain talent and boost their economic competitiveness.”²⁰

²⁰“Rep. Iowans Unite for Growth. Governor’s Economic Recovery Advisory Board, 2021.

Building A, Western Gateway Tier II Retail

B10

TIMELINE / SOURCES & USES BUDGET / EXPECTED DEBT & EXPECTED FINANCING / TAX PROJECTIONS & FEASIBILITY

Building A (new retail establishment) is new construction and will be a three-story, 23,000-square-foot, mixed-use retail structure on the southwest corner of Grand Avenue and 15th Street.

The first two floors (13,300 sq. ft.) will be retail space and are included in the fiscal projections for the IRA District. The third floor will offer 11 residential units. The building is located on the northwest corner of Grand Avenue and 16th Street.

Please see Tier II Retail Introduction for more detail.

Timeline

Planning & Construction: 2031-2032

In-Service: 2033

Expected Debt

The construction loan is estimated at 63% of project costs. A bridge loan will be utilized for financing the TIF agreement.

Status of Expected Financing & Financing Gap

All financing will be secured through Krause+ and a development agreement (preliminary) with the City of Des Moines, which proposes to provide 100% of project generated TIF back to the developer for 20 years.

Tax Projections

Economic impacts are currently projected collectively for Tier II, with individual project projections to be available prior to a final application. Please see Building A project description for collective detail and Section C for calculation detail and assumptions.

Description of the unique characteristics of the project

Please see Tier II Introduction for information on the contribution of Tier II Retail to the unique nature of the CCRD. Additional detail is available in Section D.

Funding Uses

| | |
|-----------------------------|--------------------|
| Hard Cost | \$3,150,274 |
| Land & Soft Costs | \$1,050,191 |
| TOTAL PROJECT BUDGET | \$4,200,364 |

Funding Sources

| | |
|------------------------------|--------------------|
| Third Party Debt | \$2,660,230 |
| Developer Equity | \$840,073 |
| TIF | \$700,061 |
| TOTAL FUNDING SOURCES | \$4,200,364 |



- A. 3 Story Mixed Use
- B. 4 Story Mixed Use
- C. 3 Story Mixed Use
- D. 5 Story Mixed Use
- E. 3 Story Mixed Use
- F. 3 Story Mixed Use
- G. 2 Story Office/Retail
- H. 1 Story Retail
- I. 1 Story Retail
- J. 5 Story Office/Retail
- K. 4 Story Office/Retail
- L. 2 Story Retail
- M. 5 Story Mixed Use
- N. 5 Story Mixed Use

Building B, Western Gateway Tier II Retail

B11

DESCRIPTION / TIMELINE / SOURCES & USES BUDGET / EXPECTED DEBT & EXPECTED FINANCING / TAX PROJECTIONS & FEASIBILITY

Building B (new retail establishment) is an adaptive reuse project of the existing, four-story, 16,800-square-foot Butler Building located on the northwest corner of Grand Avenue and 15th Street.

The Butler will become a mixed-use retail structure. The first floor (4,200 sq.ft.) will be retail space and is included in the fiscal projections for the IRA District. The remaining floors will offer 23 residential units.

Please see Tier II Retail Introduction for more detail.

Timeline

Planning & Construction: 2030-2031
In-Service: 2032

Expected Debt

The construction loan is estimated at 63% of project costs. A bridge loan will be utilized for financing the TIF agreement.

Status of Expected Financing & Financing Gap

All financing will be secured through Krause+ and a development agreement (preliminary) with the City of Des Moines, which proposes to provide 100% of project generated TIF back to the developer for 20 years.

Tax Projections

Economic impacts are currently projected collectively for Tier II, with individual project projections to be available prior to a final application. Please see Building A project description for collective detail and Section C for calculation detail and assumptions.

Description of the unique characteristics of the project

Please see Tier II Introduction for information on the contribution of Tier II Retail to the unique nature of the CCRD. Additional detail is available in Section D.

Funding Uses

| | |
|-----------------------------|--------------------|
| Hard Cost | \$1,284,224 |
| Land & Soft Costs | \$428,075 |
| TOTAL PROJECT BUDGET | \$1,712,299 |

Funding Sources

| | |
|------------------------------|--------------------|
| Third Party Debt | \$1,084,456 |
| Developer Equity | \$342,460 |
| TIF | \$285,383 |
| TOTAL FUNDING SOURCES | \$1,712,299 |



Current Location

Building C, Western Gateway Tier II Retail

B12

DESCRIPTION / TIMELINE / SOURCES & USES BUDGET / EXPECTED DEBT & EXPECTED FINANCING / TAX PROJECTIONS & FEASIBILITY

Project C (new retail establishment) is new construction and will be a three-story, 11,600-square-foot, mixed-use retail structure north of Ingersoll Avenue between 15th and 16th Streets.

The first floor (5,800 sq.ft.) will be retail space and is included in the fiscal projections for the IRA District. The remaining floors will offer nine residential units.

Please see Tier II Retail Introduction for more detail.

Timeline

Planning & Construction: 2032-2033

In-Service: 2034

Expected Debt

The construction loan is estimated at 63% of project costs. A bridge loan will be utilized for financing the TIF agreement.

Status of Expected Financing & Financing Gap

All financing will be secured through Krause+ and a development agreement (preliminary) with the City of Des Moines, which proposes to provide 100% of project generated TIF back to the developer for 20 years.

Tax Projections

Economic impacts are currently projected collectively for Tier II, with individual project projections to be available prior to a final application. Please see Building A project description for collective detail and Section C for calculation detail and assumptions.

Description of the unique characteristics of the project

Please see Tier II Introduction for information on the contribution of Tier II Retail to the unique nature of the CCRD. Additional detail is available in Section D.

Funding Uses

| | |
|-----------------------------|--------------------|
| Hard Cost | \$1,300,555 |
| Land & Soft Costs | \$433,519 |
| TOTAL PROJECT BUDGET | \$1,734,074 |

Funding Sources

| | |
|------------------------------|--------------------|
| Third Party Debt | \$1,098,247 |
| Developer Equity | \$346,815 |
| TIF | \$289,012 |
| TOTAL FUNDING SOURCES | \$1,734,074 |

Building D, Western Gateway Tier II Retail

B13

DESCRIPTION / TIMELINE / SOURCES & USES BUDGET / EXPECTED DEBT & EXPECTED FINANCING / TAX PROJECTIONS & FEASIBILITY

Building D (new retail establishment) is new construction and will be a five-story, 40,500-square-foot, mixed-use retail structure in the heart of the Western Gateway between Ingersoll Avenue and High Street (immediately north of Project B12).

The first floor (8,100 sq. ft.) will be retail space and is included in the fiscal projections for the IRA District. The remaining floors will offer 50 residential units.

Please see Tier II Retail Introduction for more detail.

Timeline

Planning & Construction: 2032-2033

In-Service: 2034

Expected Debt

The construction loan is estimated at 63% of project costs. A bridge loan will be utilized for financing the TIF agreement.

Status of Expected Financing & Financing Gap

All financing will be secured through Krause+ and a development agreement (preliminary) with the City of Des Moines, which proposes to provide 100% of project generated TIF back to the developer for 20 years.

Tax Projections

Economic impacts are currently projected collectively for Tier II, with individual project projections to be available prior to a final application. Please see Building A project description for collective detail and Section C for calculation detail and assumptions.

Description of the unique characteristics of the project

Please see Tier II Introduction for information on the contribution of Tier II Retail to the unique nature of the CCRD. Additional detail is available in Section D.

Funding Uses

| | |
|-----------------------------|--------------------|
| Hard Cost | \$2,580,461 |
| Land & Soft Costs | \$860,154 |
| TOTAL PROJECT BUDGET | \$3,440,615 |

Funding Sources

| | |
|------------------------------|--------------------|
| Third Party Debt | \$2,179,056 |
| Developer Equity | \$688,123 |
| TIF | \$573,436 |
| TOTAL FUNDING SOURCES | \$3,440,615 |

Building E, Western Gateway Tier II Retail

B14

DESCRIPTION / TIMELINE / SOURCES & USES BUDGET / EXPECTED DEBT & EXPECTED FINANCING / TAX PROJECTIONS & FEASIBILITY

Building E (new retail establishment) is new construction and will be a three-story, 32,300-square-foot, mixed-use retail structure in the heart of the Western Gateway between Ingersoll Avenue and High Street (immediately north of Project B15).

The first floor (9,400 sq.ft.) will be retail space and is included in the fiscal projections for the IRA District. The remaining floors will offer office space.

Please see Tier II Retail Introduction for more detail.

Timeline

Planning & Construction: 2033-2034

In-Service: 2035

Expected Debt

The construction loan is estimated at 63% of project costs. A bridge loan will be utilized for financing the TIF agreement.

Status of Expected Financing & Financing Gap

All financing will be secured through Krause+ and a development agreement (preliminary) with the City of Des Moines, which proposes to provide 100% of project generated TIF back to the developer for 20 years.

Tax Projections

Economic impacts are currently projected collectively for Tier II, with individual project projections to be available prior to a final application. Please see Building A project description for collective detail and Section C for calculation detail and assumptions.

Description of the unique characteristics of the project

Please see Tier II Introduction for information on the contribution of Tier II Retail to the unique nature of the CCRD. Additional detail is available in Section D.

Funding Uses

| | |
|-----------------------------|--------------------|
| Hard Cost | \$2,645,599 |
| Land & Soft Costs | \$881,846 |
| TOTAL PROJECT BUDGET | \$3,527,445 |

Funding Sources

| | |
|------------------------------|--------------------|
| Third Party Debt | \$2,234,060 |
| Developer Equity | \$705,493 |
| TIF | \$587,892 |
| TOTAL FUNDING SOURCES | \$3,527,445 |

Building F, Western Gateway Tier II Retail

B15

DESCRIPTION / TIMELINE / SOURCES & USES BUDGET / EXPECTED DEBT & EXPECTED FINANCING / TAX PROJECTIONS & FEASIBILITY

Building F (new retail establishment) is new construction and will be a three-story, 24,900-square-foot, mixed-use retail structure north of Ingersoll Avenue between 15th and 16th streets.

The first floor (8,300 sq. ft.) will be retail space and is included in the fiscal projections for the IRA District. The remaining floors will offer office space.

Please see Tier II Retail Introduction for more detail.

Timeline

Planning & Construction: 2033-2034

In-Service: 2035

Expected Debt

The construction loan is estimated at 63% of project costs. A bridge loan will be utilized for financing the TIF agreement.

Status of Expected Financing & Financing Gap

All financing will be secured through Krause+ and a development agreement (preliminary) with the City of Des Moines, which proposes to provide 100% of project generated TIF back to the developer for 20 years.

Tax Projections

Economic impacts are currently projected collectively for Tier II, with individual project projections to be available prior to a final application. Please see Building A project description for collective detail and Section C for calculation detail and assumptions.

Description of the unique characteristics of the project

Please see Tier II Introduction for information on the contribution of Tier II Retail to the unique nature of the CCRD. Additional detail is available in Section D.

Funding Uses

| | |
|-----------------------------|--------------------|
| Hard Cost | \$2,453,199 |
| Land & Soft Costs | \$817,733 |
| TOTAL PROJECT BUDGET | \$3,270,933 |

Funding Sources

| | |
|------------------------------|--------------------|
| Third Party Debt | \$2,071,590 |
| Developer Equity | \$654,187 |
| TIF | \$545,156 |
| TOTAL FUNDING SOURCES | \$3,270,933 |

Building G, Stadium Neighborhood Tier II Retail

B16

DESCRIPTION / TIMELINE / SOURCES & USES BUDGET / EXPECTED DEBT & EXPECTED FINANCING / TAX PROJECTIONS & FEASIBILITY

Building G (new retail establishment) is new construction and will be a two-story, 16,000-square-foot, retail structure located immediately south of MLK Parkway and west of the Convenience Store (Project B4).

All square footage is included in the fiscal projections for the IRA District.

Please see Tier II Retail Introduction for more detail.

Timeline

Planning & Construction: 2025-2026

In-Service: 2027

Expected Debt

The construction loan is estimated at 63% of project costs. A bridge loan will be utilized for financing the TIF agreement.

Status of Expected Financing & Financing Gap

All financing will be secured through Krause+ and a development agreement (preliminary) with the City of Des Moines, which proposes to provide 100% of project generated TIF back to the developer for 20 years.

Tax Projections

Economic impacts are currently projected collectively for Tier II, with individual project projections to be available prior to a final application. Please see Building A project description for collective detail and Section C for calculation detail and assumptions.

Description of the unique characteristics of the project

Please see Tier II Introduction for information on the contribution of Tier II Retail to the unique nature of the CCRD. Additional detail is available in Section D.

Funding Uses

| | |
|-----------------------------|--------------------|
| Hard Cost | \$3,918,131 |
| Land & Soft Costs | \$1,306,043 |
| TOTAL PROJECT BUDGET | \$5,224,174 |

Funding Sources

| | |
|------------------------------|--------------------|
| Third Party Debt | \$3,308,644 |
| Developer Equity | \$1,044,835 |
| TIF | \$870,696 |
| TOTAL FUNDING SOURCES | \$5,224,174 |

Building H, Stadium Neighborhood Tier II Retail

B17

DESCRIPTION / TIMELINE / SOURCES & USES BUDGET / EXPECTED DEBT & EXPECTED FINANCING / TAX PROJECTIONS & FEASIBILITY

Building H (new retail establishment) is new construction and will be a one-story, 20,000-square-foot, retail structure located immediately north of the Pro IOWA Stadium (Project B1).

All square footage is included in the fiscal projections for the IRA District.

Please see Tier II Retail Introduction for more detail.

Timeline

Planning & Construction: 2028-2029

In-Service: 2030

Expected Debt

The construction loan is estimated at 63% of project costs. A bridge loan will be utilized for financing the TIF agreement.

Status of Expected Financing & Financing Gap

All financing will be secured through Krause+ and a development agreement (preliminary) with the City of Des Moines, which proposes to provide 100% of project generated TIF back to the developer for 20 years.

Tax Projections

Economic impacts are currently projected collectively for Tier II, with individual project projections to be available prior to a final application. Please see Building A project description for collective detail and Section C for calculation detail and assumptions.

Description of the unique characteristics of the project

Please see Tier II Introduction for information on the contribution of Tier II Retail to the unique nature of the CCRD. Additional detail is available in Section D.

Funding Uses

| | |
|-----------------------------|--------------------|
| Hard Cost | \$3,449,377 |
| Land & Soft Costs | \$1,149,793 |
| TOTAL PROJECT BUDGET | \$4,599,169 |

Funding Sources

| | |
|------------------------------|--------------------|
| Third Party Debt | \$2,912,807 |
| Developer Equity | \$919,833 |
| TIF | \$766,528 |
| TOTAL FUNDING SOURCES | \$4,599,169 |

Building I, Stadium Neighborhood Tier II Retail

B18

DESCRIPTION / TIMELINE / SOURCES & USES BUDGET / EXPECTED DEBT & EXPECTED FINANCING / TAX PROJECTIONS & FEASIBILITY

Building I (new retail establishment) is new construction and will be a one-story, 38,000-square-foot, retail structure located on 16th Street immediately east of the Pro Iowa Stadium (Project B1).

All square footage is included in the fiscal projections for the IRA District. p
Please see Tier II Retail Introduction for more detail.

Timeline

Planning & Construction: 2027-2028.
In-Service: 2029

Expected Debt

The construction loan is estimated at 63% of project costs. A bridge loan will be utilized for financing the TIF agreement.

Status of Expected Financing & Financing Gap

All financing will be secured through Krause+ and a development agreement (preliminary) with the City of Des Moines, which proposes to provide 100% of project generated TIF back to the developer for 20 years.

Tax Projections

Economic impacts are currently projected collectively for Tier II, with individual project projections to be available prior to a final application. Please see Building A project description for collective detail and Section C for calculation detail and assumptions.

Description of the unique characteristics of the project

Please see Tier II Introduction for information on the contribution of Tier II Retail to the unique nature of the CCRD. Additional detail is available in Section D.

Funding Uses

| | |
|-----------------------------|--------------------|
| Hard Cost | \$6,411,277 |
| Land & Soft Costs | \$2,137,092 |
| TOTAL PROJECT BUDGET | \$8,548,370 |

Funding Sources

| | |
|------------------------------|--------------------|
| Third Party Debt | \$5,413,967 |
| Developer Equity | \$1,709,674 |
| TIF | \$1,424,729 |
| TOTAL FUNDING SOURCES | \$8,548,370 |

Building J, Stadium Neighborhood Tier II Retail

B19

DESCRIPTION / TIMELINE / SOURCES & USES BUDGET / EXPECTED DEBT & EXPECTED FINANCING / TAX PROJECTIONS & FEASIBILITY

Building J (new retail establishment) is new construction and will be a five-story, 180,000-square-foot, mixed-use retail structure on the southwest corner of MLK Parkway and SW 15th.

The first floor (14,000 sq.ft.) will be retail space and included in the fiscal projections for the IRA District. The remaining floors will offer office space.

Please see Tier II Retail Introduction for more detail.

Timeline

Planning & Construction: 2030-2031

In-Service: 2032

Expected Debt

The construction loan is estimated at 63% of project costs. A bridge loan will be utilized for financing the TIF agreement.

Status of Expected Financing & Financing Gap

All financing will be secured through Krause+ and a development agreement (preliminary) with the City of Des Moines, which proposes to provide 100% of project generated TIF back to the developer for 20 years.

Tax Projections

Economic impacts are currently projected collectively for Tier II, with individual project projections to be available prior to a final application. Please see Building A project description for collective detail and Section C for calculation detail and assumptions.

Description of the unique characteristics of the project

Please see Tier II Introduction for information on the contribution of Tier II Retail to the unique nature of the CCRD. Additional detail is available in Section D.

Funding Uses

| | |
|-----------------------------|--------------------|
| Hard Cost | \$3,887,018 |
| Land & Soft Costs | \$1,295,672 |
| TOTAL PROJECT BUDGET | \$5,182,691 |

Funding Sources

| | |
|------------------------------|--------------------|
| Third Party Debt | \$3,282,370 |
| Developer Equity | \$1,036,538 |
| TIF | \$863,782 |
| TOTAL FUNDING SOURCES | \$5,182,690 |

Building K, Stadium Neighborhood Tier II Retail

B20

DESCRIPTION / TIMELINE / SOURCES & USES BUDGET / EXPECTED DEBT & EXPECTED FINANCING / TAX PROJECTIONS & FEASIBILITY

Building K (new retail establishment) is new construction and will be a four-story, 146,000-square-foot, mixed-use retail structure on the southeast corner of MLK Parkway and SW 15th.

The first floor (36,000 sq.ft.) will be retail space and is included in the fiscal projections for the IRA District. The remaining floors will offer office space.

Please see Tier II Retail Introduction for more detail.

Timeline

Planning & Construction: 2031-2032

In-Service: 2033

Expected Debt

The construction loan is estimated at 63% of project costs. A bridge loan will be utilized for financing the TIF agreement.

Status of Expected Financing & Financing Gap

All financing will be secured through Krause+ and a development agreement (preliminary) with the City of Des Moines, which proposes to provide 100% of project generated TIF back to the developer for 20 years.

Tax Projections

Economic impacts are currently projected collectively for Tier II, with individual project projections to be available prior to a final application. Please see Building A project description for collective detail and Section C for calculation detail and assumptions.

Description of the unique characteristics of the project

Please see Tier II Introduction for information on the contribution of Tier II Retail to the unique nature of the CCRD. Additional detail is available in Section D.

Funding Uses

| | |
|-----------------------------|--------------------|
| Hard Cost | \$7,212,676 |
| Land & Soft Costs | \$2,404,225 |
| TOTAL PROJECT BUDGET | \$9,616,901 |

Funding Sources

| | |
|------------------------------|--------------------|
| Third Party Debt | \$6,090,703 |
| Developer Equity | \$1,923,380 |
| TIF | \$1,602,817 |
| TOTAL FUNDING SOURCES | \$9,616,900 |

Building L, Stadium Neighborhood Tier II Retail

B21

DESCRIPTION / TIMELINE / SOURCES & USES BUDGET / EXPECTED DEBT & EXPECTED FINANCING / TAX PROJECTIONS & FEASIBILITY

Building L (new retail establishment) is new construction and will be a two-story, 48,000-square-foot retail structure between MLK Parkway and Tuttle on the west side of SW 15th.

All square footage is included in the fiscal projections for the IRA District.

Please see Tier II Retail Introduction for more detail.

Timeline

Planning & Construction: 2029-2030
In-Service: 2031

Expected Debt

The construction loan is estimated at 63% of project costs. A bridge loan will be utilized for financing the TIF agreement.

Status of Expected Financing & Financing Gap

All financing will be secured through Krause+ and a development agreement (preliminary) with the City of Des Moines, which proposes to provide 100% of project generated TIF back to the developer for 20 years.

Tax Projections

Economic impacts are currently projected collectively for Tier II, with individual project projections to be available prior to a final application. Please see Building A project description for collective detail and Section C for calculation detail and assumptions.

Description of the unique characteristics of the project

Please see Tier II Introduction for information on the contribution of Tier II Retail to the unique nature of the CCRD. Additional detail is available in Section D.

Funding Uses

| | |
|-----------------------------|---------------------|
| Hard Cost | \$7,965,647 |
| Land & Soft Costs | \$2,655,215 |
| TOTAL PROJECT BUDGET | \$10,620,862 |

Funding Sources

| | |
|------------------------------|---------------------|
| Third Party Debt | \$6,726,546 |
| Developer Equity | \$2,124,172 |
| TIF | \$1,770,144 |
| TOTAL FUNDING SOURCES | \$10,620,863 |

Building M, Stadium Neighborhood Tier II Retail

B22

DESCRIPTION / TIMELINE / SOURCES & USES BUDGET / EXPECTED DEBT & EXPECTED FINANCING / TAX PROJECTIONS & FEASIBILITY

Building M (new retail establishment) is new construction and will be a five-story, 102,000-square-foot, mixed-use retail structure located on the east side of 15th Street between MLK Parkway and Tuttle.

The first floor (12,000 sq.ft.) will be retail space and is included in the fiscal projections for the IRA District. The remaining floors will offer 96 residential units.

Please see Tier II Retail Introduction for more detail.

Timeline

Planning & Construction: 2029-2030

In-Service: 2031

Expected Debt

The construction loan is estimated at 63% of project costs. A bridge loan will be utilized for financing the TIF agreement.

Status of Expected Financing & Financing

Gap All financing will be secured through Krause+ and a development agreement (preliminary) with the City of Des Moines, which proposes to provide 100% of project generated TIF back to the developer for 20 years.

Tax Projections

Economic impacts are currently projected collectively for Tier II, with individual project projections to be available prior to a final application. Please see Building A project description for collective detail and Section C for calculation detail and assumptions.

Description of the unique characteristics of the project

Please see Tier II Introduction for information on the contribution of Tier II Retail to the unique nature of the CCRD. Additional detail is available in Section D.

Funding Uses

| | |
|-----------------------------|--------------------|
| Hard Cost | \$3,006,494 |
| Land & Soft Costs | \$1,002,165 |
| TOTAL PROJECT BUDGET | \$4,008,659 |

Funding Sources

| | |
|------------------------------|--------------------|
| Third Party Debt | \$2,538,817 |
| Developer Equity | \$801,732 |
| TIF | \$668,110 |
| TOTAL FUNDING SOURCES | \$4,008,659 |

Building N, Stadium Neighborhood Tier II Retail

B23

DESCRIPTION / TIMELINE / SOURCES & USES BUDGET / EXPECTED DEBT & EXPECTED FINANCING / TAX PROJECTIONS & FEASIBILITY

Building N (new retail establishment) is new construction and will be a five-story, 140,000-square-foot, mixed-use retail structure located on the northeast corner of Tuttle and SW 15th.

The first floor (30,000 sq.ft.) will be retail space and is included in the fiscal projections for the IRA District. The remaining floors will offer 128 residential units.

Please see Tier II Retail Introduction for more detail.

Timeline

Planning & Construction: 2029-2030

In-Service: 2031

Expected Debt

The construction loan is estimated at 63% of project costs. A bridge loan will be utilized for financing the TIF agreement.

Status of Expected Financing & Financing Gap

All financing will be secured through Krause+ and a development agreement (preliminary) with the City of Des Moines, which proposes to provide 100% of project generated TIF back to the developer for 20 years.

Tax Projections

Economic impacts are currently projected collectively for Tier II, with individual project projections to be available prior to a final application. Please see Building A project description for collective detail and Section C for calculation detail and assumptions.

Description of the unique characteristics of the project

Please see Tier II Introduction for information on the contribution of Tier II Retail to the unique nature of the CCRD. Additional detail is available in Section D.

Funding Uses

| | |
|-----------------------------|--------------------|
| Hard Cost | \$6,4998,633 |
| Land & Soft Costs | \$2,166,211 |
| TOTAL PROJECT BUDGET | \$8,664,844 |

Funding Sources

| | |
|------------------------------|--------------------|
| Third Party Debt | \$5,487,735 |
| Developer Equity | \$1,734,069 |
| TIF | \$1,444,141 |
| TOTAL FUNDING SOURCES | \$8,664,844 |

Economic Impact

Detailed Analysis of the Economic Impact of the Proposed Reinvestment District

C1 Economic Impact Visual Aid

C2 Economic Impact Study

Economic Impact

DETAILED ANALYSIS OF ECONOMIC IMPACT & VISUAL AIDS

Detailed Analysis

Please see economic impact study in Section C2 for economic and fiscal impacts and assumptions.

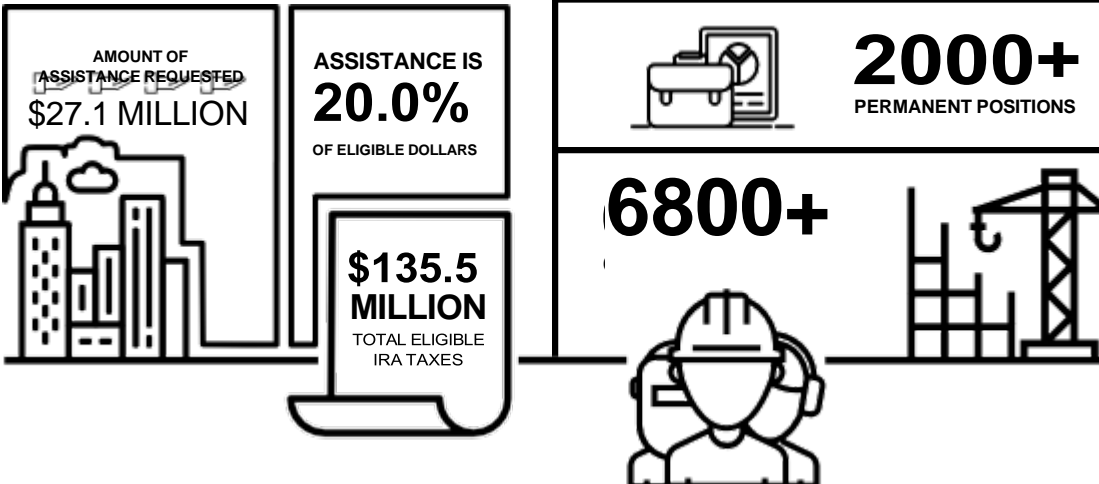
Increase in Property Valuation



Six projects of 10 million or more



\$424.5 million in Fiscal Impact



Economic Impact

DETAILED ANALYSIS OF ECONOMIC IMPACT & VISUAL AIDS

Application vs. Final Application Change Narrative | DRAFT April 2024

Capital City Reinvestment District – Des Moines, IA

PAGE 1



APPLICATION VS. FINAL APPLICATION CHANGES

Since the City of Des Moines’ initial application under the State of Iowa’s Reinvestment Act (IRA) Iowa Reinvestment District Program to establish the Capital City Reinvestment District was submitted in January 2022, the following changes have been made to the District program:

| Summary of Application vs. Final Application Program Changes Capital City Reinvestment District - Des Moines, IA | | | | |
|---|-------------|--------------|-------------------|--------------|
| Project | Application | | Final Application | |
| | Completion | Total Cost | Completion | Total Cost |
| Pro Iowa Stadium | 2024 | \$75,000,000 | 2027 | \$87,000,000 |
| Stadium Plaza | 2024 | \$8,750,000 | 2027 | \$8,000,000 |
| Convenience Store | 2024 | \$7,784,864 | 2027 | \$8,541,351 |
| Stadium Hotel | 2024 | \$31,756,921 | 2027 | \$34,932,613 |
| Entertainment Venue | 2025 | \$24,438,067 | 2028 | \$26,881,874 |
| Western Gateway Hotel | 2024 | \$25,637,639 | 2027 | \$28,201,402 |
| Big Grove Brewery* | 2022 | \$5,974,790 | 2022 | - |
| Tru by Hilton | 2027 | - | 2030 | - |
| Gray's Landing Grocery | 2024 | - | 2027 | - |

*Big Grove Brewery opened in 2022; Sales are now included in baseline taxable sales

Source: Krause+

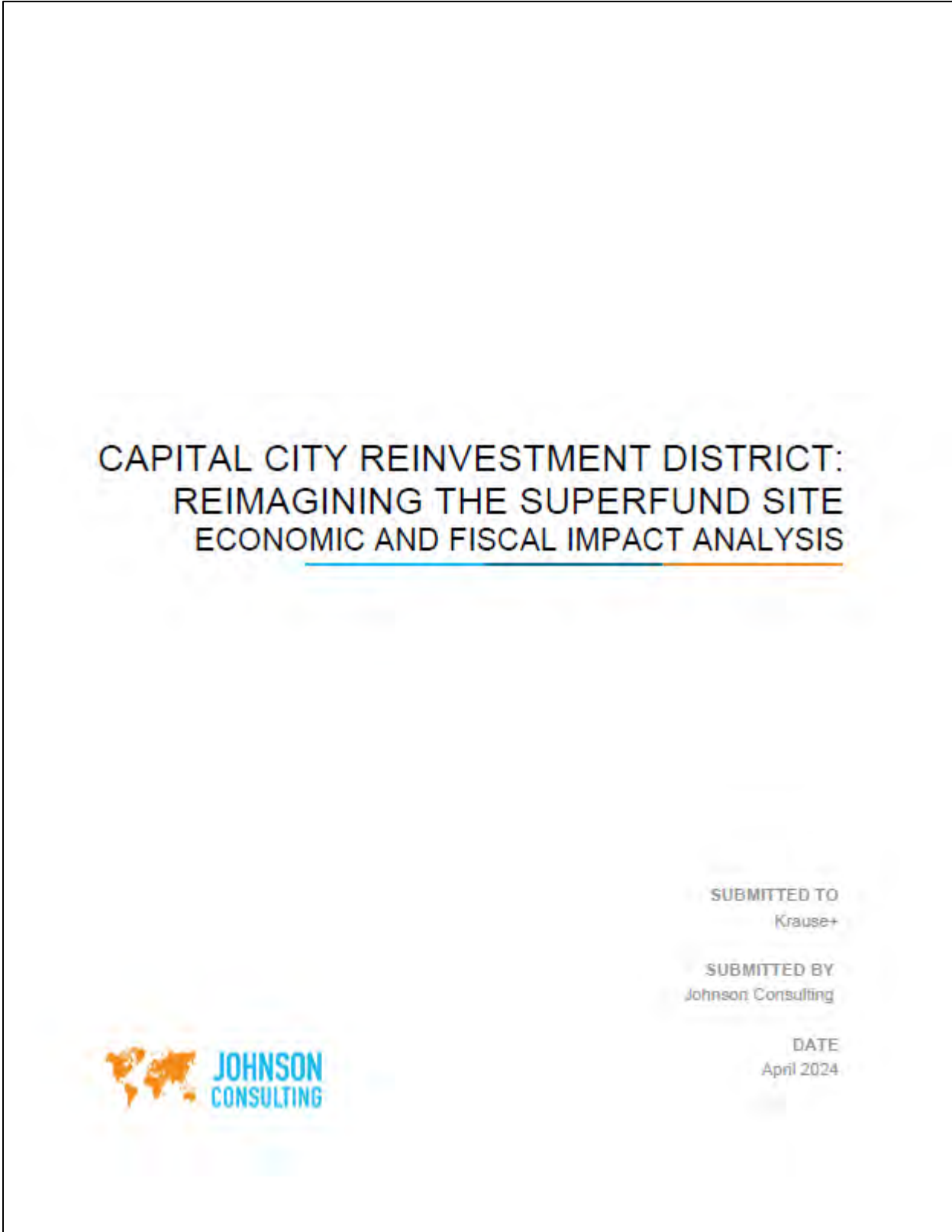
These programmatic adjustments are reflected in the economic and fiscal impact analysis of the District. Changes are summarized as follows:

| Summary of Application vs. Final Application Impact Estimates Capital City Reinvestment District - Des Moines, IA | | |
|--|-------------------|-------------------|
| Metric (20-Year Total) | Application | Final Application |
| Economic Impact | | |
| Direct Spending | \$4,588.10 | \$5,284.36 |
| Indirect Spending | \$971.80 | \$1,119.27 |
| Induced Spending | \$2,080.48 | \$2,396.19 |
| TOTAL SPENDING | \$7,640.37 | \$8,799.83 |
| Increased Earnings | \$2,283.75 | \$2,630.31 |
| Construction Employment | 6,500 | 6,800 |
| Ongoing Employment | 2,000 | 2,000 |
| Fiscal Impact | | |
| Gross Tax Revenues | \$424.53 | \$490.42 |
| Total Sales & Hotel Tax Revenues | \$247.23 | \$280.21 |
| New Sales & Hotel Tax Revenues | \$214.35 | \$208.16 |
| Total Eligible Funding | \$135.46 | \$143.63 |

Source: Krause+, Johnson Consulting

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Economic Impact

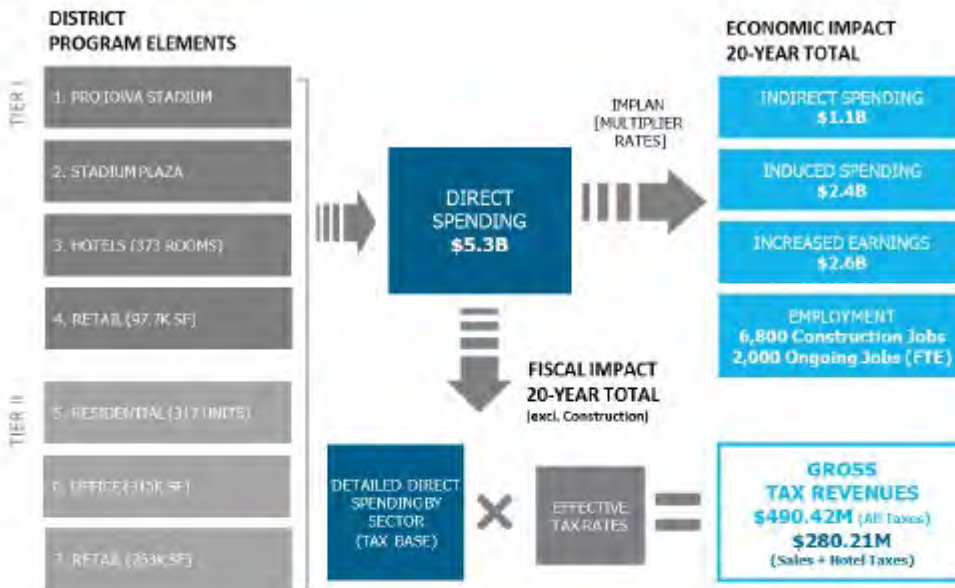
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STUDY

IRA District Economic and Fiscal Impact Analysis | DRAFT April 2024
 Capital City Reinvestment District – Des Moines, IA
 PAGE 2



EXECUTIVE SUMMARY



FEASIBILITY SUMMARY

The proposed Capital City Reinvestment District will play a critical role in enhancing the long-term attractiveness and success of the Des Moines market. Each proposed program element will contribute to this overall success in a variety of ways and the overall impact will be immense. Johnson Consulting conducted detailed feasibility assessments of the proposed Stadium and surrounding district and concluded that the program is market-driven and market-supportable.

Capital City Reinvestment District - Des Moines, Iowa
 Comparison of Sales and Hotel/Motel Tax Revenues and the Portion Allowed by IRA for Reinvestment District Program (\$Million)



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Capital City Reinvestment District – Des Moines, IA
PAGE 3



INTRODUCTION

Johnson Consulting was retained by the Krause+ to provide an economic and fiscal impact analysis of the proposed Capital City Reinvestment District in downtown Des Moines, IA. This report will support the City of Des Moines' final application under the State of Iowa's Reinvestment Act (IRA) Iowa Reinvestment District Program to establish the Capital City Reinvestment District, specifically by quantifying the economic and fiscal impact associated with proposed development within the District.

PROPOSED DISTRICT

The proposed Capital City Reinvestment District encompasses 72.08 acres of predominantly undeveloped land. Figure 1 shows the proposed District boundary, highlighting key development projects that will anchor the proposed District.

Figure 1



Source: City of Des Moines

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PROPOSED DEVELOPMENT PROGRAM

The proposed development program for the Capital City Reinvestment District includes a 189,683 SF United Soccer League (USL) stadium, an events plaza, 373 hotel keys, 380,800 SF of retail and entertainment uses, 315,500 SF of office space, and 317 multi-family residential units. This program will incorporate a number of anchor projects, as identified in Figure 1 and referred to as "Tier I" projects. These projects will serve as catalysts to support supplemental (or "Tier II" and "Other") project development within the District. It is noted that in 2022, the 21,950 SF Big Grove Brewery – a "Tier I" project – was completed. Figure 2 provides a summary of the proposed development program within the Capital City Reinvestment District.

Figure 2

| Tier I, Tier II and Other** Projects Capital City Reinvestment District - Des Moines, Iowa | | | | | | | | | | | |
|---|--------------|-----------------|------------------|----------------|----------------|----------------|----------------|----------------|---------------------|--|--|
| Project Description | Opening Year | Stadium SF | Apartments Units | Hotels Keys | Office SF | Hotel SF | Retail SF | Total SF | New Establishments | New Leased | |
| Tier I Projects | | | | | | | | | | | |
| Pro Iowa Stadium | 2027 | 189,683* | - | - | - | - | - | 189,683 | Yes / Entertainment | Yes / New Leased | |
| Stadium Plaza | 2027 | 341,787** | - | - | - | - | - | 341,787 | - | - | |
| Convenience Store | 2027 | - | - | - | - | - | 5,600 | 5,600 | Yes / Retail | Yes / New Leased | |
| Stadium Hotel | 2027 | - | - | 150 | 78,700 | - | 11,600 | 90,300 | Yes / Hotel | Yes / New Business Owner | |
| Entertainment Venue | 2028 | - | - | - | - | - | 51,000 | 51,000 | Yes / Entertainment | Yes / New Leased | |
| Western Gateway Hotel | 2027 | - | - | 125 | 84,700 | - | 3,300 | 88,000 | Yes / Hotel | Yes / New Business Owner | |
| Tru by Hilton | 2030 | - | - | 88 | 48,000 | - | - | - | Yes / Hotel | Yes / New Business Owner | |
| Grey's Landing Grocery | 2027 | - | - | - | - | - | 28,200 | - | Yes / Grocery | Yes / New Business Owner | |
| Total Tier I Projects | | 189,683* | | 373 | 200,400 | | 87,700 | 478,783 | | | |
| Tier II Projects | | | | | | | | | | | |
| Mixed-Use | 2031-2035 | - | 317 | 280,500 | - | 315,500 | 263,100 | 830,100 | Yes / Retail | Yes / New Leased; Yes / New Business Owner | |
| Multi-Family | | - | 317 | 280,500 | - | 315,500 | 263,100 | 830,100 | | | |
| Total Tier II Projects | | | 317 | 280,500 | | 315,500 | 263,100 | 830,100 | | | |
| Other Projects** | | | | | | | | | | | |
| Training Facility | | - | - | - | - | - | - | - | - | - | |
| Residential Multi-Family | 2034-2035 | - | 0 | 0 | - | - | 0 | - | 0 | na | |
| Mixed-Use | | - | - | - | - | - | 0 | - | - | - | |
| Total Other Projects | | | 0 | 0 | | | 0 | | | | |
| TOTAL DISTRICT | | 189,683* | 317 | 280,500 | 373 | 200,400 | 315,500 | 380,800 | | 1,318,683 | |

*Phase 1 stadium only
 ** Outdoor plaza and therefore not included in the building SF totals.
 *** Located within District but not containing any retail or hotel uses
 Source: Krause, Johnson Consulting

REINVESTMENT DISTRICT PROGRAM

Following the model established in many states, and pursuant to the Iowa Reinvestment Act (IRA), via a competitive process, the Iowa Reinvestment District Program "provides for as much as a total of \$100 million in new tax revenues generated by revenue-generating projects in certain districts to be 'reinvested' within those districts." To be eligible to compete for a portion of these funds, under the program, the potential district must meet the following requirements:

- The area must consist only of parcels of real property that the governing body of the municipality determines will be directly and substantially benefited by development in the potential district,
- The area must be in whole or in part either an economic development enterprise zone or an urban renewal area, designated under the Iowa Code, and

Economic Impact

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IRA District Economic and Fiscal Impact Analysis | DRAFT April 2024

Capital City Reinvestment District - Des Moines, IA

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- The area must consist of contiguous parcels and must not exceed 75 acres in total (for projects approved after July 1, 2020).

Applicants are required to submit a district plan that must be approved by the governing body of the municipality and must clearly state the governing body's intention to establish a district. Feasibility and economic impact analyses are also required, including:

- The amount of gross revenues expected to be collected in the district as a result of the potential project for each year that the district is in existence.
- Detailed explanation of the manner and extent to which the potential project will contribute to the economic development of the State and the municipality, including an analysis of the project's economic impact.
- Estimate of the number of visitors or customers the potential project will generate during each year that the district exists.
- Description of the unique characteristics of the potential project.
- Detailed analysis of the financial benefit of the potential district to the economy of the State and the municipality.
- Identification of one or more projected market areas in which the district can reasonably be expected to have substantial economic impact.
- Assessment of the fiscal and financial impact of the potential district on businesses or on other economic development projects within the projected market area.

Additional conditions that must be met by the potential district include:

- The projects proposed to be undertaken in the district must be of a unique nature and must be likely to have a substantial beneficial impact on the economy of the State and the economy of the municipality. "Unique nature" is defined as "a quality or qualities of the projects to be developed in the district which, when considered in the entirety, will substantially distinguish the district's projects from other existing or potential developments in the State." Projects will be evaluated based on whether they will either: (i) permanently transform the aesthetics or infrastructure of a local community for the better, or (ii) contribute substantially more to the State's economy or quality of life than other similar projects in the State.
- The potential funding sources for each potential project must be feasible.
- At least one of the projects proposed to be undertaken in the district must include a capital investment of at least \$10 million.
- The total amount of potential funding from new tax revenues to be remitted to the municipality from the fund for all potential projects in the potential district plan must not exceed 35 percent of the total cost of all potential projects in the potential district plan.

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- The amount of potential capital investment within the potential district related to retail businesses in the potential district must not exceed 50 percent of the total capital investment for all potential projects in the proposed district plan.
- The applicant is not requesting a plan amendment to increase the maximum benefit amount for an already approved district.

PRIOR STUDIES

Prior to preparing this analysis, Johnson Consulting conducted the following studies in relation to Tier I and Tier II projects that are proposed to be included within the Capital City Reinvestment District:

- Market and Financial Feasibility Study: Soccer-Specific Stadium Development (February 2019)
- Impact Analysis: Downtown South Stadium District (February 2020)

This report integrates and builds upon data from these prior studies, utilizing updated metrics as necessary. Both studies concluded that the proposed Tier I and Tier II products were market-supportable and feasible.

At the time of this study the following studies have also been undertaken in relation to the proposed Capital City Reinvestment District:

- Market Assessment: Des Moines Hotel/ Hospitality Sector (July 2020) – JLL
- Pro Iowa Initiative: Financial Analysis and Economic Impact Assessment (November 2020) - CSL

We have conducted a high-level peer review of these studies. Key assumptions and metrics from all studies listed above form the basis of our analyses, cited as appropriate throughout our report.

OBJECTIVES

Pursuant to the requirements of the IRA application process, the key objectives of this study are to:

- A. Determine the amount of State sales and hotel/ motel tax revenues expected to be collected in the District, as a result of the projects on the priority development sites as identified in Phase 1 of this study, for each year that the District is in existence.
- B. Assess the manner and extent to which the projects will contribute to the economic development of the State and the municipality, including an analysis of the economic and fiscal impact of the proposed developments.
- C. Estimate of the number of visitors or customers the projects will attract during each year that the District exists.

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METHODOLOGY

In order to demonstrate how the proposed Capital City Reinvestment District will impact Des Moines and the State of Iowa, Johnson Consulting performed the following tasks:

1. Reviewed materials prepared by the Client, and other consultants and advisors to the Client, including phasing diagrams and cost estimates for the developments.
2. Prepared financial projections for the various proposed land uses within the District.
3. Performed an economic and fiscal impact analysis of the proposed District by its project components, using an IMPLAN input-output model specifically purchased from IMPLAN Group, LLC. IMPLAN is a nationally recognized model commonly used to estimate economic impacts. An input-output model analyzes the commodities and income that normally flow through the various sectors of the economy.
4. Calculated the tax revenues by jurisdiction over a 20-year time period, including a specific estimation of the potential tax revenues from the Capital City Reinvestment District that will be available to support the Iowa Reinvestment District Program as allowed by IRA.

These tasks provide the following key information:

1. The amount of gross revenues expected to be collected in the District as a result of the project for each year that the District is in existence.
2. The manner and extent to which the project will contribute to the economic development of the State and the municipality, including an analysis of the economic impact of the project.
3. An estimate of the number of visitors or customers the project will attract during each year that the District exists.

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ESTIMATED ECONOMIC AND FISCAL IMPACT ANALYSIS

When construction of the proposed development projects is complete, retail and office space is leased and hotel and residential units are occupied, various transactions occurring within the District will generate ongoing, annual economic and fiscal impacts to the local and regional economies. Initial transactions occurring within each project element will "ripple out" and generate indirect spending, induced spending, increased earnings, and employment, as well as various tax revenues for the local economy.

DEFINITIONS

ECONOMIC IMPACT

Economic impact is defined as incremental new spending in an economy that is the direct result of certain activities, facilities, or events. The levels of impacts are defined as follows:

- **DIRECT SPENDING** – is an expression of the spending that occurs as a direct result of the project being developed. For example, expenditures by shoppers, diners, and other business patrons at the various retail premises on the subject site are direct spending.
- **INDIRECT SPENDING** – consists of re-spending of the initial or direct expenditures, or, the supply of goods and services resulting from the initial direct spending at the project. For example, a shopper's direct expenditure on a retail purchase causes the store to purchase goods and other items from suppliers. The portion of these store purchases that come from within the local, regional, or state economies is counted as indirect spending.
- **INDUCED SPENDING** – represents changes in local consumption due to the personal spending by employees whose incomes are affected by direct and indirect spending. For example, a waiter at the restaurant may spend more because he/she earns more. The amount of the increased income the waiter spends in the local economy is called induced spending.
- **INCREASED EARNINGS** – measures increased employee and worker compensation related to the project being developed. This figure represents increased payroll expenditures, including benefits paid to workers locally. It also expresses how the employees of local businesses share in the increased outputs.
- **EMPLOYMENT** – measures the number of jobs supported in the study area related to the spending at the development. Employment impact is stated in the number of full-time equivalent jobs.

Indirect and induced spending, increased earnings, and employment are estimated using a set of multiplier rates shown in the Figure 3.



Figure 3

| Capital City Reinvestment District - Des Moines, Iowa Economic Impact Multipliers | | |
|--|-------|------------------------------------|
| | Rate | |
| Indirect Spending | 0.212 | per \$1 of direct spending |
| Induced Spending | 0.453 | per \$1 of direct spending |
| Increased Earnings | 0.498 | per \$1 of direct spending |
| Employment (FTE Jobs) | 8.975 | per \$1 million of direct spending |

Source: Johnson Consulting

FISCAL IMPACT ANALYSIS

Fiscal impact analysis measures the estimated tax revenues resulting from direct spending on certain activities, facilities, or events. For this analysis, the fiscal impact estimates focus on major categories of tax revenues that are directly affected by a resident, worker or visitor’s activity – sales tax, hotel/ motel tax or bed tax, rental car surcharge, corporate income tax, and property tax. The current applicable tax rates are summarized in Figure 4.

Figure 4

| Capital City Reinvestment District - Des Moines, Iowa Applicable Tax Rates | |
|---|--------|
| | Rates |
| Sales Tax | 6.0% |
| Hotel/ Motel Tax | 7.0% |
| State Excise (Hotel/ Motel) Tax | 5.0% |
| Income Tax | 7.2%* |
| Property Tax | 1.864% |

**Reflecting an effective rate
 Source: Iowa Department of Revenue, City of Des Moines*

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IMPACT OF RESIDENTIAL

Figure 5 summarizes the estimated spending and impacts associated with the residential housing within the proposed District, which is planned to comprise 317 housing units commencing in Year 5. As shown, in Year 15, which is assumed to be a stabilized year of operation of all land uses within the District, the annual economic impact of the residential component is estimated to include \$32.2 million of total spending, \$9.6 million in increased earnings, and support 114 full-time equivalent (FTE) jobs. In the same year, the annual fiscal impact is projected to include \$2.33 million in tax revenues to the state and local governments. Over a 20-year period, the economic and fiscal impact of the residential component of the District is projected to total \$485.78 million in total spending and \$35.19 million in tax revenues, respectively.

Figure 5

| Capital City Reinvestment District - Des Moines, Iowa Apartments Estimated Spending and Impact | | | | | | | | | | | | |
|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|
| | Year 1 2027 | Year 2 2028 | Year 3 2029 | Year 4 2030 | Year 5 2031 | Year 6 2032 | Year 7 2033 | Year 8 2034 | Year 9 2035 | Year 10 2036 | Year 15 2041 | Year 20 2046 |
| KEY MEASURES OF ACTIVITIES | | | | | | | | | | | | |
| Residential Units Built | -- | -- | -- | -- | 317 | -- | -- | -- | -- | -- | -- | -- |
| Available Units | -- | -- | -- | -- | 317 | 317 | 317 | 317 | 317 | 317 | 317 | 317 |
| Occupied Units | -- | -- | -- | -- | 299 | 277 | 289 | 289 | 289 | 289 | 289 | 289 |
| Estimated Median HH Income | \$66,650 | \$0 | \$0 | \$0 | \$0 | \$21 | \$23 | \$24 | \$24 | \$25 | \$26 | \$27 |
| Est. Income Spent Locally | \$6,716 | \$0 | \$0 | \$0 | \$14 | \$15 | \$16 | \$16 | \$17 | \$17 | \$18 | \$19 |
| Est. # of Employees (a) | 40 | -- | -- | -- | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 |
| Estimated Employee Salaries (\$M) | \$34,900 | -- | -- | \$0.0 | \$0.1 | \$0.3 | \$0.3 | \$0.4 | \$0.4 | \$0.4 | \$0.4 | \$0.5 |
| Est. Spending by Employees (\$M) (b) | \$20 | \$0 | \$0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 |
| Est. Property Value (\$M) (c) | \$141,815 | \$0 | \$0 | \$0 | \$23 | \$25 | \$26 | \$26 | \$26 | \$26 | \$26 | \$27 |
| ECONOMIC IMPACT (\$M) | | | | | | | | | | | | |
| Direct Spending | \$0 | \$0 | \$0.0 | \$0.0 | \$14.3 | \$15.1 | \$15.9 | \$16.3 | \$16.7 | \$17.1 | \$17.4 | \$17.9 |
| Indirect Spending | 0.212 | -- | -- | \$0.0 | \$0.0 | \$0.2 | \$0.4 | \$0.4 | \$0.5 | \$0.5 | \$0.5 | \$0.6 |
| Reduced Spending | 0.403 | -- | -- | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 |
| Total Spending | | \$0.8 | \$0.0 | \$0.0 | \$14.3 | \$15.1 | \$16.4 | \$16.7 | \$17.2 | \$17.6 | \$17.9 | \$18.5 |
| 20-Year Total Spending: \$485.78 | | | | | | | | | | | | |
| Increased Earnings | 0.488 | \$0.0 | \$0.0 | \$0.0 | \$7.1 | \$7.5 | \$7.9 | \$8.1 | \$8.3 | \$8.5 | \$8.6 | \$10.0 |
| Employment (FTE Jobs) | 6,075 | -- | -- | -- | 105 | 111 | 114 | 114 | 114 | 114 | 114 | 114 |
| FISCAL IMPACT (\$M) | | | | | | | | | | | | |
| Sales Tax | 0.016 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1.00 | \$1.00 | \$1.31 |
| Voting Mails Tax | 7.076 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| State Excise (Hotel/Motel) Tax | 0.076 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Income Tax | 7.216 | -- | -- | -- | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 |
| Property Tax | 1,854.6 | -- | -- | -- | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Total | | \$0.00 | \$0.00 | \$0.00 | \$1.77 | \$1.94 | \$1.91 | \$1.96 | \$2.01 | \$2.06 | \$2.33 | \$2.64 |
| 20-Year Total Fiscal Impact: \$35.19 | | | | | | | | | | | | |

a) Assumed to be one employee per 40 residential units.
 b) Assumed to be \$20 per employee per day, for 5 days a week, for every year.
 c) Based on development cost, assumed at \$141,815 per unit.
 Source: Johnson Consulting

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IMPACT OF HOTEL

Figure 6 summarizes the estimated spending and impacts associated with the proposed hotels within the District, which will comprise a total of 373 guest rooms across all phases, commencing with 275 rooms in Year 1. As shown, in Year 15, which is assumed to be a stabilized year of operations of all land uses within the District, the annual economic impact of the hotel component is estimated to include \$44.5 million of total spending, \$13.3 million in increased earnings, and support 158 FTE jobs. In the same year, the annual fiscal impact is projected to include \$4.77 million in tax revenues to the state and local governments. Over a 20-year period, the economic and fiscal impact of the hotel component is projected to total \$769.15 million in total spending and \$82.68 million in tax revenues, respectively.

Figure 6

| Capital City Reinvestment District - Des Moines, Iowa | | | | | | | | | | | | |
|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|
| Hotel | | | | | | | | | | | | |
| Estimated Spending and Impact | | | | | | | | | | | | |
| | Year 1 2027 | Year 2 2028 | Year 3 2029 | Year 4 2030 | Year 5 2031 | Year 6 2032 | Year 7 2033 | Year 8 2034 | Year 9 2035 | Year 10 2036 | Year 15 2041 | Year 20 2046 |
| KEY MEASURES OF ACTIVITIES | | | | | | | | | | | | |
| # of Rooms (Built) | 275 | - | - | 38 | - | - | - | - | - | - | - | - |
| Available Rooms | 275 | 275 | 275 | 373 | 373 | 373 | 373 | 373 | 373 | 373 | 373 | 373 |
| Available Room Nights | 100,375 | 100,380 | 100,376 | 136,146 | 136,146 | 136,516 | 136,146 | 136,146 | 136,146 | 136,516 | 136,146 | 136,146 |
| Occupied Room Nights | 66,210 | 60,380 | 64,240 | 86,286 | 89,717 | 91,398 | 89,570 | 92,570 | 90,570 | 92,032 | 92,570 | 92,570 |
| Room Revenues (\$M) | \$7 | \$8 | \$9.7 | \$12.3 | \$12.8 | \$13.4 | \$13.0 | \$14.2 | \$14.6 | \$15.0 | \$16.9 | \$16.9 |
| F&O and Other Revenues (\$M) | \$3 | \$3 | \$3.6 | \$5.1 | \$5.3 | \$5.5 | \$5.7 | \$6.0 | \$6.0 | \$6.2 | \$7.0 | \$7.9 |
| Total Sales (\$M) | \$10 | \$11 | \$13.3 | \$17.4 | \$18.1 | \$18.9 | \$18.7 | \$20.2 | \$20.6 | \$21.2 | \$23.9 | \$24.8 |
| Estimated Employee Salaries (\$M) | 38% | \$4 | \$4 | \$4.3 | \$5.1 | \$5.3 | \$5.5 | \$5.7 | \$5.7 | \$5.8 | \$6.4 | \$6.5 |
| Estimated # of Employees (k) | 1.0 | 275 | 275 | 275 | 273 | 273 | 273 | 273 | 273 | 273 | 273 | 273 |
| Est. Spending by Employees (\$M) (a) | \$20 | \$1 | \$2 | \$1.6 | \$2.2 | \$2.2 | \$2.3 | \$2.4 | \$2.4 | \$2.4 | \$2.5 | \$2.5 |
| Est. Property Value (\$M) (c) | \$155,272 | \$46 | \$47 | \$48 | \$67 | \$68 | \$71 | \$72 | \$74 | \$76 | \$78 | \$88 |
| ECONOMIC IMPACT (\$M) | | | | | | | | | | | | |
| Direct Spending | NA | \$12 | \$13 | \$13.9 | \$19.5 | \$20.3 | \$21.2 | \$21.9 | \$22.5 | \$23.0 | \$25.7 | \$26.7 |
| Indirect Spending | 0.212 | 2 | 2 | 2.5 | 4.1 | 4.3 | 4.5 | 4.6 | 4.8 | 4.9 | 5.7 | 6.4 |
| Induced Spending | 0.453 | 5 | 6 | 6.3 | 8.9 | 9.2 | 9.6 | 9.8 | 10.2 | 10.4 | 11.7 | 13.7 |
| Total Spending | | \$20 | \$21 | \$23.1 | \$32.6 | \$33.6 | \$35.2 | \$36.4 | \$37.4 | \$38.4 | \$44.5 | \$50.3 |
| 20-Year Total Spending: \$769.15 | | | | | | | | | | | | |
| Increased Earnings | 0.496 | \$6 | \$6 | \$8.9 | \$9.7 | \$10.1 | \$10.5 | \$10.9 | \$11.2 | \$11.5 | \$13.3 | \$15.0 |
| Employment (FTE Jobs) | 0.975 | 66 | 104 | 110 | 151 | 153 | 156 | 158 | 158 | 159 | 159 | 159 |
| FISCAL IMPACT (\$M) | | | | | | | | | | | | |
| <i>Rate</i> | | | | | | | | | | | | |
| Sales Tax | 0.0% | \$0.3 | \$0.3 | \$0.39 | \$0.49 | \$0.51 | \$0.53 | \$0.56 | \$0.57 | \$0.58 | \$0.67 | \$0.76 |
| Hotel/Motel Tax | 7.0% | 1 | 1 | 0.67 | 0.86 | 0.91 | 0.94 | 0.97 | 1.02 | 1.05 | 1.19 | 1.34 |
| State Excise (Hotel/Motel) Tax | 5.0% | 0 | 0 | 0.44 | 0.61 | 0.64 | 0.67 | 0.69 | 0.71 | 0.73 | 0.85 | 0.95 |
| Income Tax | 7.2% | 0 | 0 | 0.31 | 0.44 | 0.46 | 0.47 | 0.48 | 0.50 | 0.52 | 0.60 | 0.69 |
| Property Tax | 1.694% | 1 | 1 | 0.80 | 1.12 | 1.15 | 1.17 | 1.20 | 1.23 | 1.26 | 1.30 | 1.47 |
| Total | | \$2.20 | \$2.36 | \$2.61 | \$3.52 | \$3.65 | \$3.78 | \$3.91 | \$4.01 | \$4.11 | \$4.77 | \$5.39 |
| 20-Year Total Fiscal Impact: \$82.68 | | | | | | | | | | | | |

a) Assumed to be one employee per hotel room
 b) Assumed to be \$30 per employee per day, for 5 days a week, 50 weeks a year
 c) Based on development costs, assumed at \$155,272 per room
 Source: Johnson Consulting



IMPACT OF OFFICE

Figure 7 summarizes the estimated spending and impacts associated with the proposed office space within the District, which is planned to comprise 315,500 SF commencing in Year 5. As shown, in Year 15, which is assumed to be a stabilized year of operation of all land uses within the District, the annual economic impact of the office component is estimated to include \$139.7 million of total spending, \$41.8 million in increased earnings, and support 495 FTE jobs. In the same year, the annual fiscal impact is projected to include \$5.78 million in tax revenues to the state and local governments. Over a 20-year period, the economic and fiscal impact of the office component of the District is projected to total \$2.11 billion in total spending and \$87.24 million in tax revenues, respectively.

Figure 7

| Capital City Reinvestment District - Des Moines, Iowa | | | | | | | | | | | | |
|---|---------------|---------------|---------------|---------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Office | | | | | | | | | | | | |
| Estimated Spending and Impact | | | | | | | | | | | | |
| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 15 | Year 20 |
| | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2041 | 2046 |
| KEY MEASURES OF ACTIVITIES | | | | | | | | | | | | |
| Office SF Built | - | - | - | - | 315,500 | - | - | - | - | - | - | - |
| Available Office SF | - | - | - | - | 315,500 | 315,500 | 315,500 | 315,500 | 315,500 | 315,500 | 315,500 | 315,500 |
| Occupied/ Leased Office SF | - | - | - | - | 203,950 | 261,338 | 299,725 | 299,725 | 299,725 | 299,725 | 299,725 | 299,725 |
| Estimated # of Employees (e) | - | - | - | - | 811 | 1,034 | 1,167 | 1,167 | 1,167 | 1,167 | 1,167 | 1,167 |
| Estimated Employee Salaries (\$M) (f) | \$24,900 | \$0 | \$0 | \$0 | \$24 | \$30 | \$37 | \$37 | \$37 | \$37 | \$37 | \$37 |
| Est. Spending by Employees (\$M) (g) | \$0 | \$0.0 | \$0.0 | \$0.0 | \$4.8 | \$6.1 | \$6.3 | \$6.5 | \$6.6 | \$6.8 | \$6.8 | \$7.4 |
| Total Sales (\$M) (i) | 3 | \$0 | \$0 | \$0 | \$101 | \$108 | \$112 | \$115 | \$118 | \$121 | \$126 | \$154 |
| Est. Property Value (\$M) (c) | \$183.5 | \$0 | \$0 | \$0 | \$0 | \$61 | \$64 | \$66 | \$68 | \$69 | \$70 | \$69 |
| ECONOMIC IMPACT (\$M) | | | | | | | | | | | | |
| Direct Spending (h) | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$82.5 | \$85.6 | \$86.9 | \$87.8 | \$87.3 | \$84.2 | \$83.9 | \$84.9 |
| Indirect Spending | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$13.2 | \$13.4 | \$14.5 | \$14.9 | \$15.3 | \$15.7 | \$17.5 | \$20.1 |
| Induced Spending | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$28.3 | \$29.7 | \$31.2 | \$32.0 | \$32.8 | \$33.6 | \$39.0 | \$43.0 |
| Total Spending | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$124.0 | \$128.7 | \$132.6 | \$134.7 | \$135.4 | \$133.5 | \$139.7 | \$168.0 |
| 20-Year Total Spending: \$2,107.42 | | | | | | | | | | | | |
| Increased Earnings | \$0.498 | \$0.0 | \$0.0 | \$0.0 | \$31.1 | \$32.7 | \$34.3 | \$35.1 | \$36.0 | \$36.9 | \$41.9 | \$47.2 |
| Employment (FTE Jobs) | 0 | 0 | 0 | 0 | 472 | 603 | 686 | 686 | 686 | 686 | 686 | 686 |
| FISCAL IMPACT (\$M) | | | | | | | | | | | | |
| Sales Tax (i) | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.90 | \$0.94 | \$0.98 | \$1.02 | \$1.04 | \$1.07 | \$1.21 | \$1.27 |
| Hotel/Motel Tax | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| State/Cities (Hotel/Motel) Tax | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Income Tax | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 2.42 | 2.85 | 2.89 | 2.95 | 2.92 | 2.89 | 3.28 | 3.69 |
| Property Tax | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 1.02 | 1.05 | 1.07 | 1.09 | 1.10 | 1.11 | 1.31 | 1.45 |
| Total | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$4.33 | \$4.83 | \$4.74 | \$4.86 | \$4.88 | \$5.11 | \$5.78 | \$6.54 |
| 20-Year Total Fiscal Impact: \$87.24 | | | | | | | | | | | | |

a) Assumes one employee per 353 SF of leased office space. Additionally, assumes 50% net new employees in the market, reflecting possible cannibalization within.
 b) Assumed to be \$30 per employee per day, for 5 days a week, 50 weeks a year.
 c) Assumed to be 2.5 times salaries.
 d) Based on average hotel room, assumed at \$183.51 per room per night.
 e) Assuming only 50% of income/business sales go immediately re-spent to the local economy. (Not including banking operations).
 f) Assuming only 10% of income/business sales is subject to sales tax.
 Source: Johnson Consulting.

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IMPACT OF RETAIL

Figure 8 summarizes the estimated spending and impacts associated with the retail component of the proposed District, which is planned to comprise 360,800 SF across all phases, commencing with 46,700 SF in Year 1. As shown, in Year 15, which is assumed to be a stabilized year of operation of all land uses within the District, the annual economic impact of the retail component is estimated to include \$316.9 million of total spending, \$94.7 million in increased earnings, and support 1,123 FTE jobs. In the same year, the annual fiscal impact is projected to include \$16.73 million in tax revenues to the state and local governments. Over a 20-year period, the economic and fiscal impact of the retail component of the District is projected to total \$5.00 billion in total spending and \$263.98 million in tax revenues, respectively.

Figure 8

| Capital City Reinvestment District - Des Moines, Iowa Retail Estimated Spending and Impact | | | | | | | | | | | | |
|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|
| | Year 1 2027 | Year 2 2028 | Year 3 2029 | Year 4 2030 | Year 5 2031 | Year 6 2032 | Year 7 2033 | Year 8 2034 | Year 9 2035 | Year 10 2036 | Year 15 2041 | Year 20 2046 |
| KEY MEASURES OF ACTIVITIES | | | | | | | | | | | | |
| Retail SF (full) | 46,700 | 51,000 | - | - | 200,100 | - | - | - | - | - | - | - |
| Available Retail SF | 46,700 | 97,700 | 97,700 | 97,700 | 360,800 | 360,800 | 360,800 | 360,800 | 360,800 | 360,800 | 360,800 | 360,800 |
| Occupied/Leased Retail SF | 42,596 | 86,918 | 91,031 | 93,585 | 229,885 | 322,463 | 343,040 | 343,040 | 343,040 | 343,040 | 343,040 | 343,040 |
| Total Sales (\$M) | \$360 | \$161 | \$34.6 | \$36.4 | \$37.8 | \$137.2 | \$143.5 | \$146.9 | \$153.7 | \$157.5 | \$161.5 | \$162.7 |
| Estimated # of Employees (a) | 126 | 247 | 288 | 272 | 282 | 381 | 1,001 | 1,229 | 1,201 | 1,201 | 1,201 | 1,201 |
| Estimated Salaries and Wages (\$M) | \$34,900 | \$4.7 | \$10.1 | \$10.8 | \$11.0 | \$38.9 | \$41.7 | \$43.6 | \$44.7 | \$45.8 | \$47.0 | \$53.1 |
| Est. Spending by Employees (\$M) (b) | \$20 | \$0.7 | \$1.4 | \$1.5 | \$1.5 | \$5.7 | \$6.0 | \$6.2 | \$6.4 | \$6.6 | \$6.7 | \$7.6 |
| Est. Property Value (\$M) (c) | \$161.51 | \$8.2 | \$17.6 | \$18.1 | \$18.5 | \$70.1 | \$71.9 | \$73.7 | \$75.5 | \$77.4 | \$79.3 | \$79.8 |
| ECONOMIC IMPACT (\$M) | | | | | | | | | | | | |
| Direct Spending | \$16.7 | \$0.0 | \$37.3 | \$38.4 | \$143.0 | \$149.5 | \$158.2 | \$160.1 | \$159.6 | \$159.2 | \$160.3 | \$215.3 |
| Indirect Spending | \$21.2 | \$3.5 | \$7.6 | \$8.0 | \$8.3 | \$30.3 | \$31.7 | \$33.1 | \$33.9 | \$34.8 | \$35.6 | \$45.8 |
| Increased Spending | \$483 | \$7.6 | \$15.3 | \$17.2 | \$17.6 | \$64.8 | \$67.8 | \$70.6 | \$72.6 | \$74.4 | \$75.3 | \$85.5 |
| Total Spending | \$27.8 | \$6.0 | \$53.1 | \$56.5 | \$276.1 | \$248.3 | \$268.1 | \$266.8 | \$267.3 | \$269.1 | \$271.2 | \$346.1 |
| 20-Year Total Spending: \$4,996.97 | | | | | | | | | | | | |
| Increased Earnings | \$1.486 | \$8.3 | \$17.9 | \$18.9 | \$19.5 | \$71.2 | \$74.4 | \$77.7 | \$79.7 | \$81.7 | \$83.7 | \$94.7 |
| Employment (FTE Jobs) | 8,875 | 139 | 280 | 300 | 305 | 1,279 | 1,101 | 1,123 | 1,123 | 1,123 | 1,123 | 1,123 |
| FISCAL IMPACT (\$M) | | | | | | | | | | | | |
| Sales Tax | \$1.00 | \$2.16 | \$3.27 | \$3.36 | \$3.65 | \$8.37 | \$8.37 | \$8.81 | \$8.85 | \$10.09 | \$11.42 | \$12.00 |
| Hotel/Motel Tax | - | - | - | - | - | - | - | - | - | - | - | - |
| State Excise (Total Motor) Tax | - | - | - | - | - | - | - | - | - | - | - | - |
| Income Tax | 0.54 | 0.72 | 0.76 | 0.79 | 2.07 | 3.00 | 3.13 | 3.21 | 3.26 | 3.37 | 3.91 | 4.31 |
| Property Tax | 1.694 | 0.14 | 0.30 | 0.30 | 0.51 | 1.17 | 1.20 | 1.25 | 1.28 | 1.30 | 1.32 | 1.49 |
| Total | \$1.486 | \$3.91 | \$5.33 | \$5.46 | \$12.81 | \$15.16 | \$13.75 | \$14.07 | \$14.42 | \$14.78 | \$16.73 | \$16.92 |
| 20-Year Total Fiscal Impact: \$253.36 | | | | | | | | | | | | |

(a) Assumed to be one employee per 350 sq ft of sales.
 (b) Assumed to be \$20 per employee per day, for 5 days a week, 50 weeks a year.
 (c) Based on development costs, assumed at \$50.01 per square foot.
 Source: Johnson Consulting



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IMPACT OF STADIUM

Figure 9 summarizes the estimated spending and impacts associated with the proposed soccer-specific stadium within the District. As shown, in Year 15, which is assumed to be a stabilized year of operation of all land uses within the District, the annual economic impact of the stadium is estimated to include \$22.7 million of total spending, \$6.8 million in increased earnings, and support 80 FTE jobs. In the same year, the annual fiscal impact is projected to include \$920,000 in tax revenues to the state and local governments. Over a 20-year period, the economic and fiscal impact of the stadium is projected to total \$402.84 million in total spending and \$16.42 million in tax revenues, respectively.

Figure 9

| Capital City Reinvestment District - Des Moines, Iowa Stadium Estimated Spending and Impact | | | | | | | | | | | | |
|---|-----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|---|
| | Year 1 2027 | Year 2 2028 | Year 3 2029 | Year 4 2030 | Year 5 2031 | Year 6 2032 | Year 7 2033 | Year 8 2034 | Year 9 2035 | Year 10 2036 | Year 15 2041 | Year 20 2046 |
| KEY MEASURES OF ACTIVITIES | | | | | | | | | | | | |
| Stadium SF Churn | 159,623 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Total Attendance | (54,900) | 105,323 | 190,140 | 190,080 | 187,815 | 168,354 | 159,487 | 170,545 | 171,126 | 172,052 | 176,327 | 180,851 |
| Total Room Nights | 5,813 | 3,842 | 3,871 | 5,900 | 5,900 | 5,900 | 5,989 | 6,019 | 6,049 | 6,080 | 6,233 | 6,391 |
| Spending Activities (\$M) | | | | | | | | | | | | |
| Spending on Tickets (a) | \$1.0 | \$3.2 | \$3.3 | \$3.4 | \$3.5 | \$3.0 | \$3.7 | \$3.9 | \$3.9 | \$4.0 | \$4.2 | \$5.0 |
| Spending on Meals and Incidental (b) | \$0.5 | 4.4 | 4.5 | 4.7 | 4.8 | 5.0 | 5.1 | 5.3 | 5.5 | 5.6 | 5.8 | 6.7 |
| Spending on Lodging (c) | \$150 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Stadium Operations from operations | 0.0 | 0.0 | 0.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.1 | 1.1 | 1.1 | 1.1 | 1.5 |
| ECONOMIC IMPACT (\$M) | | | | | | | | | | | | |
| Direct Spending | <u>Multiple</u> | \$5.4 | \$5.8 | \$6.0 | \$10.0 | \$10.3 | \$10.8 | \$11.2 | \$11.5 | \$11.8 | \$13.8 | \$15.7 |
| Indirect Spending | 0.210 | 1.6 | 1.6 | 2.1 | 2.1 | 2.2 | 2.2 | 2.3 | 2.4 | 2.4 | 2.5 | 3.3 |
| Induced Spending | 0.453 | 3.8 | 3.9 | 4.4 | 4.8 | 4.7 | 4.8 | 4.9 | 5.1 | 5.2 | 5.4 | 6.2 |
| Total Spending | | \$11.3 | \$11.3 | \$10.3 | \$16.7 | \$17.2 | \$17.7 | \$18.2 | \$18.7 | \$19.2 | \$19.7 | \$26.1 |
| | | | | | | | | | | | | 30-Year Total Spending: \$402.84 |
| Increased Earnings | 0.469 | \$4.2 | \$4.3 | \$4.5 | \$5.0 | \$5.1 | \$5.3 | \$5.4 | \$5.5 | \$5.7 | \$6.9 | \$7.9 |
| Employment (FTE Jobs) | 6,876 | 70 | 70 | 78 | 78 | 78 | 78 | 78 | 79 | 79 | 79 | 82 |
| FISCAL IMPACT (\$M) | | | | | | | | | | | | |
| Sales Tax | 0.0% | \$0.50 | \$0.52 | \$0.55 | \$0.60 | \$0.62 | \$0.64 | \$0.65 | \$0.67 | \$0.69 | \$0.71 | \$0.82 |
| Hotel/Motel Tax | 7.0% | 0 | 0 | \$0.05 | \$0.05 | \$0.05 | \$0.05 | \$0.05 | \$0.05 | \$0.05 | \$0.05 | \$0.05 |
| Gross Excise (Hotel/Motel) Tax | 5.0% | 0 | 0 | \$0.04 | \$0.04 | \$0.04 | \$0.04 | \$0.04 | \$0.04 | \$0.04 | \$0.04 | \$0.04 |
| Income Tax | 0.0% | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Property Tax (assump) | 0.0% | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Totals | | \$0.50 | \$0.61 | \$0.60 | \$0.69 | \$0.71 | \$0.75 | \$0.75 | \$0.77 | \$0.79 | \$0.81 | \$0.82 |
| | | | | | | | | | | | | 30-Year Total Fiscal Impact: \$16.42 |

(a) Assumed at \$19 per U.S. visitor purchase increase
 (b) Assumed at \$20 per attendee (7.6% average)
 (c) Lodging assumed at \$18.00 per room (overnight) (average)
 (d) Local government contribution

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IMPACT OF PLAZA

Figure 10 summarizes the estimated spending and impacts associated with the proposed plaza adjacent to the stadium within the District. As shown, in Year 15, which is assumed to be a stabilized year of operation of all land uses within the District, the annual economic impact of the plaza is estimated to include \$2.0 million of total spending, \$800,000 in increased earnings, and support 7 FTE jobs. In the same year, the annual fiscal impact is projected to include \$270,000 in tax revenues to the state and local governments. Over a 20-year period, the economic and fiscal impact of the plaza is projected to total \$34.89 million in total spending and \$4.91 million in tax revenues, respectively.

Figure 10

| Capital City Reinvestment District - Des Moines, Iowa Stadium Plaza Estimated Spending and Impact | | | | | | | | | | | | |
|---|-------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|--|-----------------|
| | Year 1 2027 | Year 2 2028 | Year 3 2029 | Year 4 2030 | Year 5 2031 | Year 6 2032 | Year 7 2033 | Year 8 2034 | Year 9 2035 | Year 10 2036 | Year 15 2041 | Year 20 2046 |
| KEY MEASURES OF ACTIVITIES | | | | | | | | | | | | |
| Accumulative SF Built | \$41,787 | \$41,787 | \$41,787 | \$41,787 | \$41,787 | \$41,787 | \$41,787 | \$41,787 | \$41,787 | \$41,787 | \$41,787 | \$41,787 |
| Estimated Revenue | \$0.6 | \$0.6 | \$0.6 | \$0.6 | \$0.6 | \$0.6 | \$0.6 | \$0.6 | \$1.0 | \$1.0 | \$1.0 | \$1.4 |
| Est. Property Value (\$M) | \$6.00 | \$6.6 | \$6.6 | \$9.1 | \$9.3 | \$9.5 | \$9.7 | \$10.0 | \$10.2 | \$10.5 | \$12.2 | \$13.0 |
| ECONOMIC IMPACT (\$M) | | | | | | | | | | | | |
| Direct Spending | <i>Multiplier</i> | \$0.8 | \$0.8 | \$0.8 | \$0.8 | \$0.9 | \$0.9 | \$0.9 | \$1.0 | \$1.0 | \$1.0 | \$1.4 |
| Indirect Spending | 0.212 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.3 |
| Induced Spending | 0.450 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.4 | 0.6 | 0.6 |
| Total Spending | | \$1.3 | \$1.3 | \$1.4 | \$1.4 | \$1.5 | \$1.5 | \$1.5 | \$1.6 | \$1.6 | \$1.7 | \$2.3 |
| | | | | | | | | | | | 20-Year Total Spending: \$34.89 | |
| Increased Earnings | 0.400 | \$0.4 | \$0.4 | \$0.4 | \$0.4 | \$0.4 | \$0.4 | \$0.5 | \$0.5 | \$0.5 | \$0.5 | \$0.7 |
| Employment (FTE Jobs) | 8.975 | 6 | 6 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 |
| FISCAL IMPACT (\$M) | | | | | | | | | | | | |
| Sales Tax | 0.0% | \$0.05 | \$0.05 | \$0.05 | \$0.05 | \$0.05 | \$0.05 | \$0.05 | \$0.05 | \$0.05 | \$0.05 | \$0.08 |
| Hotel/Motel Tax | 7.0% | - | - | - | - | - | - | - | - | - | - | - |
| Sales Excise (Hotel/Motel) Tax | 5.0% | - | - | - | - | - | - | - | - | - | - | - |
| Income Tax | 7.2% | - | - | - | - | - | - | - | - | - | - | - |
| Property Tax | 1.694% | 0.14 | 0.15 | 0.15 | 0.15 | 0.16 | 0.16 | 0.17 | 0.17 | 0.17 | 0.25 | 0.25 |
| Total | | \$0.19 | \$0.19 | \$0.20 | \$0.21 | \$0.21 | \$0.22 | \$0.22 | \$0.23 | \$0.24 | \$0.27 | \$0.31 |
| | | | | | | | | | | | 20-Year Total Fiscal Impact: \$4.91 | |

Source: Johnson Consulting



ONE-TIME IMPACT OF CONSTRUCTION

The construction of the various components of the proposed District will create a one-time influx of spending to the market, thereby resulting in a one-time economic and fiscal impact. Figure 11 shows the estimated construction impact, reflecting an estimated construction cost of \$424.5 million for all phases through Year 10 (excluding land, development, FF&E, contingency and other costs). As shown, over the multi-phased construction period that commences in 2025 and is assumed to end in 2034, the economic and fiscal impact of the construction of the project is estimated to total \$254.5 million in total spending and \$25.93 million in tax revenues, respectively.

Figure 11

| Capital City Reinvestment District - Des Moines, Iowa ALL LAND USES Estimated Economic and Fiscal Impact from Construction (\$Million) | | | | | | | | | | | | | | |
|--|---------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|----------------|----------------|
| | 2025 | 2026 | Year 1 2027 | Year 2 2028 | Year 3 2029 | Year 4 2030 | Year 5 2031 | Year 6 2032 | Year 7 2033 | Year 8 2034 | Year 9 2035 | Year 10 2036 | TOTAL | |
| CONSTRUCTION SPENDING | | | | | | | | | | | | | | |
| Top level Stadium | \$2.7 | \$75.3 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$78.0 | |
| Stadium Plaza | 0.6 | 7.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 7.8 | |
| Wall | 2.5 | 34.8 | 48.3 | 0.0 | 3.2 | 7.1 | 4.0 | 10.5 | 8.0 | 1.9 | 0.0 | 0.0 | 143.7 | |
| Office | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 8.5 | 27.2 | 21.0 | 9.8 | 0.0 | 0.0 | 76.7 | |
| Hotel | 16.3 | 41.4 | 0.0 | 1.8 | 16.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 74.5 | |
| Apartments | 0.0 | 0.0 | 0.0 | 0.0 | 13.9 | 26.7 | 4.7 | 2.5 | 2.8 | 9.9 | 0.0 | 0.0 | 60.5 | |
| Total | \$22.1 | \$159.7 | \$48.3 | \$1.8 | \$26.7 | \$8.3 | \$36.2 | \$54.7 | \$38.7 | \$14.6 | \$0.0 | \$0.0 | \$424.5 | |
| DETAILED BREAKDOWN | | | | | | | | | | | | | | |
| Spending on Labor (Wages) | 35.0% | \$16.7 | \$50.3 | \$24.8 | \$1.0 | \$10.5 | \$24.4 | \$26.4 | \$19.7 | \$12.8 | \$0.0 | \$0.0 | \$229.5 | |
| # of Construction Jobs | \$30,750 | 529 | 2,300 | 303 | 39 | 259 | 804 | 722 | 489 | 270 | 0 | 0 | 6,042 | |
| Spending on Material | 45.0% | \$12.7 | \$68.2 | \$21.8 | \$0.8 | \$15.9 | \$10.0 | \$21.8 | \$13.5 | \$8.8 | \$0.0 | \$0.0 | \$191.2 | |
| Direct Material Spending in Des Moines | 30.0% | \$6.4 | \$34.0 | \$17.4 | \$0.4 | \$4.7 | \$3.0 | \$17.2 | \$12.2 | \$3.8 | \$4.3 | \$0.0 | \$102.3 | |
| ECONOMIC IMPACT (\$M) | | | | | | | | | | | | | | |
| Direct Spending | \$10.0 | \$54.6 | \$17.4 | \$0.8 | \$12.7 | \$19.0 | \$17.2 | \$12.2 | \$8.8 | \$4.3 | \$0.0 | \$0.0 | \$162.3 | |
| Indirect Spending | 0.212 | 2.2 | 11.6 | 3.7 | 0.1 | 2.7 | 3.4 | 2.7 | 2.6 | 1.4 | 0.0 | 0.0 | 22.4 | |
| Induced Spending | 0.423 | 5.0 | 24.7 | 7.9 | 0.3 | 3.8 | 7.2 | 7.8 | 5.8 | 3.1 | 1.4 | 0.0 | 68.3 | |
| Total Spending | \$15.2 | \$72.4 | \$30.7 | \$1.2 | \$18.7 | \$29.4 | \$27.4 | \$22.7 | \$17.2 | \$8.8 | \$1.4 | \$0.0 | \$254.5 | |
| Increased Earnings | 0.466 | \$5.4 | \$27.2 | \$4.7 | \$0.5 | \$8.3 | \$7.9 | \$8.8 | \$6.1 | \$3.4 | \$2.1 | \$0.0 | \$74.1 | |
| Employment (FTE Jobs) | 0.975 | 99 | 496 | 146 | 2 | 101 | 124 | 130 | 90 | 46 | 0 | 0 | 1,298 | |
| FISCAL IMPACT (\$M) | | | | | | | | | | | | | | |
| State Tax | 0.0% | \$0.00 | \$0.27 | \$1.04 | \$0.04 | \$0.78 | \$0.96 | \$1.04 | \$0.75 | \$0.41 | \$0.28 | \$0.00 | \$0.00 | \$4.17 |
| Hotel/Motel Tax | 7.0% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| State/Circle (Hotel/Motel) Tax | 5.0% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Income Tax | 7.2% | 1.20 | 5.40 | 1.61 | 0.07 | 1.40 | 1.70 | 1.40 | 1.34 | 0.74 | 0.47 | 0.00 | 0.00 | 14.78 |
| Property Tax | 1.884% | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$4.06 |
| Total | | \$1.20 | \$5.67 | \$2.65 | \$0.11 | \$2.18 | \$2.71 | \$2.44 | \$2.09 | \$1.15 | \$0.75 | \$0.00 | \$0.00 | \$25.93 |

Source: Johnson Consulting

Economic Impact

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TOTAL IMPACT OF DISTRICT

Figure 12 summarizes the estimated spending and impacts associated with the proposed Capital City Reinvestment District, following construction, during operation and cumulatively over a 20-year period. As previously shown in Figure 11, the construction activities are estimated to generate \$25.93 million in fiscal impact. After all phases are completed and reach stabilization in Year 15, the annual economic impact of the proposed District is estimated to include \$558.0 million of total spending, \$188.8 million in increased earnings, and support 1,976 full-time equivalent jobs. In the same year, the annual fiscal impact is projected to include \$30.79 million in tax revenues to the state and local governments. Through the 20-year period of operations, the economic and fiscal impact of the District is projected to total \$8.80 billion in total spending and \$490.42 million in tax revenues, respectively.

Figure 12

| Capital City Reinvestment District - Des Moines, Iowa ALL LAND USES Estimated Economic and Fiscal Impact (\$Million) | | | | | | | | | | | | | | | | | | | | | |
|--|--------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| | | Year 1 2027 | Year 2 2028 | Year 3 2029 | Year 4 2030 | Year 5 2031 | Year 6 2032 | Year 7 2033 | Year 8 2034 | Year 9 2035 | Year 10 2036 | Year 11 2037 | Year 12 2038 | Year 13 2039 | Year 14 2040 | Year 15 2041 | Year 16 2042 | Year 17 2043 | Year 18 2044 | Year 19 2045 | Year 20 2046 |
| DIRECT SPENDING (\$M) | | | | | | | | | | | | | | | | | | | | | |
| Operations | | | | | | | | | | | | | | | | | | | | | |
| Stadium | 165,000 SF | 58.4 | 58.8 | 59.8 | \$10.0 | \$10.5 | \$10.8 | \$11.2 | \$11.5 | \$11.8 | \$12.0 | \$12.2 | \$12.4 | \$12.6 | \$12.8 | \$13.0 | \$13.2 | \$13.4 | \$13.6 | \$13.8 | \$14.0 |
| Stadium Plaza | 341,787 SF | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 |
| Ballpark | 300,000 SF | 48.7 | 50.0 | 51.5 | 53.4 | 55.0 | 56.5 | 58.0 | 59.5 | 61.0 | 62.5 | 64.0 | 65.5 | 67.0 | 68.5 | 70.0 | 71.5 | 73.0 | 74.5 | 76.0 | 77.5 |
| Office | 3,025,000 SF | - | - | - | - | 62.8 | 65.8 | 68.8 | 71.8 | 74.8 | 77.8 | 80.8 | 83.8 | 86.8 | 89.8 | 92.8 | 95.8 | 98.8 | 101.8 | 104.8 | 107.8 |
| Hotel | 373 rooms | 11.7 | 12.8 | 13.9 | 15.0 | 16.1 | 17.2 | 18.3 | 19.4 | 20.5 | 21.6 | 22.7 | 23.8 | 24.9 | 26.0 | 27.1 | 28.2 | 29.3 | 30.4 | 31.5 | 32.6 |
| Apartments | 317 units | - | - | - | - | 14.3 | 15.1 | 15.9 | 16.7 | 17.5 | 18.3 | 19.1 | 19.9 | 20.7 | 21.5 | 22.3 | 23.1 | 23.9 | 24.7 | 25.5 | 26.3 |
| Total | | \$17.8 | \$20.2 | \$22.3 | \$25.0 | \$26.1 | \$27.2 | \$28.3 | \$29.4 | \$30.5 | \$31.6 | \$32.7 | \$33.8 | \$34.9 | \$36.0 | \$37.1 | \$38.2 | \$39.3 | \$40.4 | \$41.5 | \$42.6 |
| ECONOMIC IMPACT (\$M) | | | | | | | | | | | | | | | | | | | | | |
| Direct Spending | | | | | | | | | | | | | | | | | | | | | |
| Indirect Spending | 0.212 | 3.7 | 4.0 | 4.3 | 4.6 | 4.9 | 5.2 | 5.5 | 5.8 | 6.1 | 6.4 | 6.7 | 7.0 | 7.3 | 7.6 | 7.9 | 8.2 | 8.5 | 8.8 | 9.1 | 9.4 |
| Induced Spending | 0.453 | 17.1 | 18.4 | 19.7 | 21.0 | 22.3 | 23.6 | 24.9 | 26.2 | 27.5 | 28.8 | 30.1 | 31.4 | 32.7 | 34.0 | 35.3 | 36.6 | 37.9 | 39.2 | 40.5 | 41.8 |
| Total Spending | | \$21.6 | \$24.0 | \$26.5 | \$29.8 | \$31.0 | \$32.2 | \$33.4 | \$34.6 | \$35.8 | \$37.0 | \$38.2 | \$39.4 | \$40.6 | \$41.8 | \$43.0 | \$44.2 | \$45.4 | \$46.6 | \$47.8 | \$49.0 |
| 20-Year Total Spending: \$6,799.8 | | | | | | | | | | | | | | | | | | | | | |
| Increased Earnings | | | | | | | | | | | | | | | | | | | | | |
| Employment (FTE Jobs) | 8,875 | 315 | 474 | 633 | 792 | 951 | 1,110 | 1,269 | 1,428 | 1,587 | 1,746 | 1,905 | 2,064 | 2,223 | 2,382 | 2,541 | 2,700 | 2,859 | 3,018 | 3,177 | 3,336 |
| FISCAL IMPACT (\$M) | | | | | | | | | | | | | | | | | | | | | |
| State Tax | | | | | | | | | | | | | | | | | | | | | |
| Hotel/Motel Tax | 0.0% | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| State (Excise/Hotel/Motel) Tax | 7.0% | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 |
| Income Tax** | 7.2% | 0.59 | 0.61 | 0.63 | 0.65 | 0.67 | 0.69 | 0.71 | 0.73 | 0.75 | 0.77 | 0.79 | 0.81 | 0.83 | 0.85 | 0.87 | 0.89 | 0.91 | 0.93 | 0.95 | 0.97 |
| Property Tax** | 1.054% | 1.32 | 1.32 | 1.32 | 1.32 | 1.32 | 1.32 | 1.32 | 1.32 | 1.32 | 1.32 | 1.32 | 1.32 | 1.32 | 1.32 | 1.32 | 1.32 | 1.32 | 1.32 | 1.32 | 1.32 |
| Total** | | \$1.46 | \$1.46 | \$1.46 | \$1.46 | \$1.46 | \$1.46 | \$1.46 | \$1.46 | \$1.46 | \$1.46 | \$1.46 | \$1.46 | \$1.46 | \$1.46 | \$1.46 | \$1.46 | \$1.46 | \$1.46 | \$1.46 | \$1.46 |
| 20-Year Total Fiscal Impact: \$400.42 | | | | | | | | | | | | | | | | | | | | | |

**Estimate only
Source: Johnson Consulting

Economic Impact

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Figure 13 provides a snapshot of the annual economic and fiscal impact of the proposed project, by project element, in Year 15, which is assumed to be a stabilized year of operations following full build-out of the District.

Figure 13

| Capital City Reinvestment District - Des Moines, Iowa Types of Economic and Fiscal Impact (Stabilized Year) | | | | | | |
|--|------------------|--|-----------------------------|-----------------------|----------------------|---------------------|
| Program Element | Proposed Program | Types of Impact | Assumptions | Direct Spending (\$M) | Total Spending (\$M) | Fiscal Impact (\$M) |
| Stadium | 169,683 SF | Spending by visitors and workers; Tax Revenues. | 176,397 annual attendees | \$13.6 | \$22.7 | \$0.92 |
| Plaza | 341,787 SF | Spending by visitors; Tax Revenues | 100,000 annual attendees | \$1.2 | \$2.0 | \$0.27 |
| Hotels | 373 rooms | Guest spending on rooms; F&B and other; Spending by employees; Retail spend by hotel guests; Overflow demand to area hotels; Tax Revenues. | 92,579 occupied room nights | \$26.7 | \$44.5 | \$4.77 |
| Apartments | 317 units | Spending by Residents within District; Spending by Residents outside of District; Spending by Employees; Talent attraction/retention impact to businesses; Demand from new employees relocating to market; Tax Revenues. | Av. HH Income \$66,555 | \$19.4 | \$32.2 | \$2.33 |
| Retail | 360,800 SF | Spending by local residents and workers; Spending by visitors; Spending by employees; New national brands; Tax Revenues. | \$350 sales/ SF | \$190.3 | \$316.9 | \$16.73 |
| Office | 315,500 SF | Spending by employees; New employees relocating to market; Tax Revenues. | 1,001 workers | \$83.9 | \$139.7 | \$5.78 |
| Total | | | | \$335.1 | \$558.0 | \$30.79 |

Source: Johnson Consulting

VISITATION ESTIMATES


Figure 14 provides estimates of visitation to the proposed land uses within the Capital City Reinvestment District. As shown, by Year 20, the District is projected to attract approximately 1.0 million unique visitors, accounting for the notion that a portion of visitors may visit several destinations within the District in a single trip.

Figure 14

| Capital City Reinvestment District - Des Moines, Iowa ALL LAND USES Estimated Annual Visitation | | | | | | | | | | | | | |
|---|-----------------|----------------|----------------|----------------|----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| | Total Build-Out | Year 1 2027 | Year 2 2028 | Year 3 2029 | Year 4 2030 | Year 5 2031 | Year 6 2032 | Year 7 2033 | Year 8 2034 | Year 9 2035 | Year 10 2036 | Year 15 2041 | Year 20 2046 |
| Stadium | 169,683 SF | 169,683 | 169,323 | 169,149 | 169,000 | 167,945 | 168,894 | 169,487 | 170,345 | 171,196 | 172,052 | 175,397 | 180,891 |
| Stadium Plaza | 341,787 SF | 100,000 | 101,304 | 101,011 | 102,520 | 102,921 | 103,345 | 103,892 | 104,391 | 104,902 | 105,428 | 106,980 | 110,519 |
| Retail | 360,800 SF | 81,484 | 171,236 | 175,604 | 179,945 | 200,968 | 240,552 | 280,136 | 320,136 | 360,136 | 400,136 | 440,136 | 480,136 |
| Office | 315,500 SF | - | - | - | - | 214,200 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 |
| Hotels | 373 rooms | 30,393 | 75,488 | 80,393 | 110,393 | 112,146 | 114,247 | 116,725 | 118,725 | 118,725 | 118,725 | 118,725 | 118,725 |
| Apartments | 317 units | - | - | - | - | 1,873 | 1,899 | 1,712 | 1,712 | 1,712 | 1,712 | 1,712 | 1,712 |
| Total | | 417,947 | 813,960 | 823,864 | 867,706 | 1,226,887 | 1,261,842 | 1,273,010 | 1,274,877 | 1,276,791 | 1,277,448 | 1,284,136 | 1,291,821 |
| Possible % Overlap | 20% | (83,589) | (162,817) | (164,773) | (111,541) | (245,839) | (280,308) | (284,832) | (284,676) | (285,193) | (285,443) | (286,025) | (286,294) |
| Total Unique Visitors | | 334,357 | 651,143 | 659,091 | 756,165 | 981,048 | 981,534 | 988,178 | 990,201 | 991,598 | 992,005 | 998,111 | 1,005,527 |

Source: Johnson Consulting

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IRA ELIGIBILITY ASSESSMENT

Pursuant to the Reinvestment District Program, reinvestment districts may be eligible for a portion of **new** State sales and excise (hotel/ motel) tax revenues that are generated within the district boundaries, as follows:

- 4 percent (of the total 6 percent) Sales Tax on food and beverage, parking, and other revenues, but NOT on hotel guest rooms, and;
- 5 percent Excise (hotel/ motel) Tax on guest rooms.

The term "new" refers to the revenues over and above an established baseline amount from the 12-month period prior to the District commencement.

ESTIMATED BASELINE SALES WITHIN DISTRICT

There is currently 25,950 SF of leased retail space within the Capital City Reinvestment District, including the 21,950 SF Big Grove Brewery which opened in 2022 and reported approximately \$7.5 million in sales in that year. In the absence of actual receipts of historical sales for the additional 4,000 SF of existing retail premises within the District, the baseline sales amount is estimated by assuming annual sales of \$250 per SF. The combined total baseline sales across all existing retail premises within the District are estimated to amount to \$8.5 million. There are no existing hotels or lodging facilities within the District.

ESTIMATED NEW SALES AND RESULTING TAX REVENUES

Figure 15 shows the estimated new sales and resulting tax revenues generated within the District.

Figure 15

Capital City Reinvestment District - Des Moines, Iowa
 ALL LAND USES
 Estimated Total and New Taxable Sales Amounts and Tax Revenues within District Boundaries Only (Million)

| | | Year 1 2027 | Year 2 2028 | Year 3 2029 | Year 4 2030 | Year 5 2031 | Year 6 2032 | Year 7 2033 | Year 8 2034 | Year 9 2035 | Year 10 2036 | Year 15 2041 | Year 20 2046 |
|--|--------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|
| Taxable Sales Amounts | | | | | | | | | | | | | |
| Restaurants | 186,000 SF | \$7.0 | \$7.9 | \$9.0 | \$9.5 | \$9.8 | \$9.8 | \$10.1 | \$10.4 | \$10.7 | \$11.1 | \$12.0 | \$14.9 |
| Stadium Plaza | 341,757 SF | 0.9 | 0.6 | 0.6 | 0.6 | 0.9 | 0.9 | 0.9 | 0.9 | 1.0 | 1.0 | 1.2 | 1.4 |
| Total | 527,757 SF | \$8.1 | \$8.5 | \$9.6 | \$10.1 | \$10.7 | \$10.7 | \$11.0 | \$11.3 | \$11.7 | \$12.1 | \$13.2 | \$16.3 |
| Office | 515,500 SF | - | - | - | - | 10.1 | 10.9 | 11.2 | 11.5 | 11.8 | 12.1 | 13.0 | 15.6 |
| Hotels* | 371 rooms | 0.0 | 0.3 | 3.0 | 5.1 | 5.3 | 5.5 | 5.7 | 5.9 | 6.0 | 6.3 | 7.0 | 7.9 |
| Apartments | 517 units | - | - | - | - | - | - | - | - | - | - | - | - |
| Parking | - spaces | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | \$27.4 | \$48.8 | \$48.0 | \$65.6 | \$48.1 | \$47.4 | \$47.8 | \$48.4 | \$48.7 | \$49.2 | \$53.3 | \$64.3 |
| Less Baseline Sales Amounts | \$1.0 / year | \$0.1 | \$0.2 | \$0.2 | \$0.7 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 |
| New Taxable Sales Amounts | | \$19.4 | \$48.6 | \$47.8 | \$64.9 | \$48.0 | \$47.3 | \$47.7 | \$48.3 | \$48.6 | \$49.1 | \$53.2 | \$64.2 |
| Taxable Room Revenues from Hotels** | | \$7.3 | \$8.6 | \$27.0 | \$12.3 | \$12.8 | \$13.4 | \$13.9 | \$14.2 | \$14.6 | \$15.0 | \$16.0 | \$18.1 |
| New Tax Revenues | | | | | | | | | | | | | |
| Sales Tax | 5.0% | \$1.2 | \$2.2 | \$2.5 | \$2.7 | \$2.7 | \$2.9 | \$3.0 | \$3.0 | \$3.0 | \$3.0 | \$3.2 | \$3.6 |
| Hotel/Motel Tax | 7.0% | 0.5 | 0.6 | 0.6 | 0.9 | 0.9 | 0.9 | 1.0 | 1.0 | 1.0 | 1.0 | 1.2 | 1.3 |
| State Excise (Hotel/Motel) Tax | 2.0% | 0.4 | 0.4 | 0.4 | 0.6 | 0.6 | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 | 0.8 | 1.0 |
| Total | | \$2.0 | \$3.1 | \$3.5 | \$4.1 | \$4.2 | \$4.5 | \$4.6 | \$4.7 | \$4.7 | \$4.7 | \$5.0 | \$5.9 |

*Including main revenue, which is subject to a separate law.
 **Includes revenue on new, existing & new units, including hotel/motel tax district boundaries.
 Source: Johnson Consulting

As shown, sales and hotel/ motel tax revenues resulting from new sales within the District are projected to amount to \$2.0 million in Year 1, \$14.3 million in Year 15, and growing to \$16.2 million in Year 20.

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ESTIMATED ELIGIBLE TAX REVENUES

As stated previously, pursuant to the Reinvestment District Program, reinvestment districts may be eligible for 4 percent (of the 6 percent) Sales Tax revenues on new taxable sales and 5 percent of Excise Tax revenues on new hotel rooms. Figure 16 shows the total sales and hotel/ motel tax revenues that are expected to be generated by activities within the District and presents a calculation of the portion that is eligible pursuant to the requirements of the Program, over a 20-year period.

Figure 16

Capital City Reinvestment District - Des Moines, Iowa Estimated Sales and Hotel/ Motel Tax Revenues Generated within District Boundaries only (\$Million)

| Year | Sales Tax (6%) ^a | | Local Hotel/ Motel Tax on Rooms | Excise Tax on Rooms ^{**} | TOTAL (E) | Available to Reinvestment Program as Allowed by IRA ^{**} (F) = (A) + (D) | Retained by Jurisdictions (G) = (E) - (F) |
|------------------------|-----------------------------|-----------------|--|---|------------------|--|---|
| | 4.0% ^{**} | 2.0% | 7.0% | 5.0% | | | |
| | (A) | (B) | (C) | (D) | | | |
| 2027 | \$0.775 | \$0.387 | \$0.508 | \$0.363 | \$2.034 | \$1.138 | \$0.896 |
| 2028 | 1.530 | 0.765 | 0.560 | 0.400 | 3.255 | 1.930 | 1.325 |
| 2029 | 1.652 | 0.826 | 0.611 | 0.436 | 3.525 | 2.088 | 1.437 |
| 2030 | 1.771 | 0.886 | 0.660 | 0.614 | 4.131 | 2.386 | 1.746 |
| 2031 | 6.118 | 3.059 | 0.896 | 0.640 | 10.713 | 6.758 | 3.955 |
| 2032 | 6.401 | 3.200 | 0.835 | 0.668 | 11.204 | 7.069 | 4.136 |
| 2033 | 6.692 | 3.346 | 0.971 | 0.664 | 11.703 | 7.386 | 4.317 |
| 2034 | 6.862 | 3.431 | 0.965 | 0.711 | 11.969 | 7.573 | 4.426 |
| 2035 | 7.035 | 3.518 | 1.020 | 0.729 | 12.302 | 7.764 | 4.538 |
| 2036 | 7.214 | 3.607 | 1.049 | 0.749 | 12.619 | 7.963 | 4.656 |
| 2037 | 7.396 | 3.698 | 1.072 | 0.766 | 12.932 | 8.162 | 4.770 |
| 2038 | 7.584 | 3.792 | 1.099 | 0.785 | 13.259 | 8.368 | 4.891 |
| 2039 | 7.776 | 3.888 | 1.126 | 0.804 | 13.594 | 8.580 | 5.014 |
| 2040 | 7.974 | 3.987 | 1.158 | 0.827 | 13.945 | 8.800 | 5.144 |
| 2041 | 8.175 | 4.087 | 1.183 | 0.845 | 14.291 | 9.020 | 5.271 |
| 2042 | 8.382 | 4.191 | 1.213 | 0.866 | 14.653 | 9.249 | 5.404 |
| 2043 | 8.595 | 4.297 | 1.243 | 0.888 | 15.023 | 9.483 | 5.541 |
| 2044 | 8.813 | 4.407 | 1.278 | 0.913 | 15.411 | 9.726 | 5.684 |
| 2045 | 9.036 | 4.518 | 1.306 | 0.933 | 15.793 | 9.969 | 5.824 |
| 2046 | 9.265 | 4.633 | 1.339 | 0.956 | 16.193 | 10.221 | 5.971 |
| Total thru 2046 | \$129.046 | \$64.523 | \$20.423 | \$14.568 | \$228.579 | \$143.633 | \$84.946 |

^aApplied to general retail, food and beverage, parking, and other revenues, but NOT applied to rooms.
 Total tax rate is 6 percent, of which 4 percent is allowed by IRA to be available for Iowa Reinvestment District Program.
^{**}These tax revenues are available for District Reinvestment Program, as allowed by IRA.
 Source: Johnson Consulting

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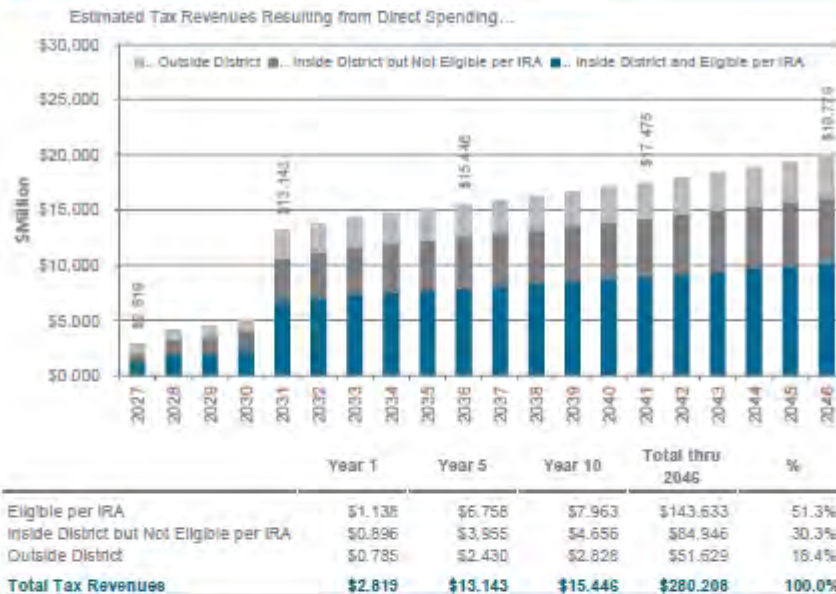


As shown, the Capital City Reinvestment District is expected to generate approximately \$228.58 million in 20 years in sales tax, hotel/ motel tax, and excise tax revenues, combined. The portion of eligible State taxes amounts to \$143.63 million over 20 years – approximately 62.8 percent of total State and local sales, hotel/ motel, and excise tax collections from within the District boundaries.

Figure 17 provides a comparison of total sales and hotel/ motel tax revenues resulting from direct spending by the District visitors, highlighting the eligible portion pursuant to the Reinvestment District Program, and also taking into account tax revenues generated outside the District.

Figure 17

**Capital City Reinvestment District - Des Moines, Iowa
 Comparison of Sales and Hotel/ Motel Tax Revenues and the Portion Allowed by IRA for
 Reinvestment District Program (\$Million)**



Source: Johnson Consulting

The chart shows that the eligible tax revenues amounting to \$143.63 million over 20 years equates to approximately 51.3 percent of the total sales and hotel/ motel tax collections from inside and outside of the District (totaling \$280.21 million in 20 years). This indicates that the State and local jurisdictions will still retain 48.7 percent of total sales and hotel/ motel tax collections.



ELIGIBLE IRA FUNDING ALLOCATION

While the eligible sales and hotel/ motel tax amounts are projected to total \$143.63 million over 20 years, the Reinvestment District Program imposes a limit on funding whereby eligible funding cannot exceed 35 percent of the total cost of all proposed projects within the District plan. Based on the estimated construction cost of \$424.5 million (over years of phased construction period), total funding potential is limited to \$143.63 million. This represents the upper limit of eligible funding for the Capital City Reinvestment District pursuant to the Reinvestment District Program, and exceeds the estimated eligible tax revenues, as shown in Figure 18.

Figure 18

| Capital City Reinvestment District - Des Moines, Iowa Eligible IRA Funding Allocation | | | |
|--|--------------------------------|--------------------------------|-------------------------|
| Eligible Tax Revenues | | | Allocation Amount (\$M) |
| | <u>20-yr Total (\$M)</u> | <u>Max. Allocation per IRA</u> | |
| Total Potential Allocation | | | |
| New Sales Tax ¹ | \$193.57 | 67% ² | \$129.05 |
| State Excise (Hotel/ Motel) Tax | \$14.58 | 100% | \$14.58 |
| Total | | | \$143.63 ³ |
| Max. Funding Allowance ⁴ based on Project Cost | <u>Project Cost</u> \$424.5 | <u>Max. %</u> 35% | \$148.57 |
| Eligible Funding | | | \$143.63 |

1. Only new sales are eligible. New sales are those over the baseline sales amount prior to the District commencement.
 2. Reflecting the 4% portion of the total 6% sales tax rate. Only 4% of new sales are allowed for funding.
 3. The amount corresponds to the total shown in Figure 16.
 4. Total funding must not exceed 35% of total project cost.
 Source: Krause+, IRA, Johnson Consulting



APPENDIX

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PROJECT-LEVEL IMPACT ANALYSIS

To provide supplemental detail to support the City of Des Moines' application under the State of Iowa's Reinvestment Act (IRA) Iowa Reinvestment District Program to establish the Capital City Reinvestment District, Johnson Consulting quantified the economic and fiscal impact associated with each Tier I project and Tier II projects collectively within the District. This project-level analysis is present below.

TIER I PROJECTS

The proposed development program for the Capital City Reinvestment District will incorporate a number of anchor projects, as identified in Figure A 1 and referred to as "Tier I" projects. These projects will serve as catalysts to support supplemental project development within the District.

Figure A 1

| Tier I Projects Capital City Reinvestment District - Des Moines, Iowa | | | | | | | | | | | |
|--|--------------|-----------------|------------------|-------------|----------------|-----------|---------------|----------------|---------------------|------------------|--|
| Project Description | Opening Year | Stadium SF | Apartments Units | Hotels Kays | Hotel SF | Office SF | Retail SF | Total SF | New Establishments | New Leases | |
| Tier I Projects | | | | | | | | | | | |
| Pro Iowa Stadium | 2027 | 189,683* | - | - | - | - | - | 189,683 | Yes / Entertainment | Yes / New Leases | |
| Stadium Plaza | 2027 | 341,787** | - | - | - | - | - | 341,787 | - | - | |
| Convenience Store | 2027 | - | - | - | - | - | 5,800 | 5,800 | Yes / Retail | Yes / New Leases | |
| Stadium Hotel | 2027 | - | - | 150 | 78,700 | - | - | 11,800 | 00,300 | Yes / Hotel | |
| Entertainment Venue | 2028 | - | - | - | - | - | 51,000 | 51,000 | Yes / Entertainment | Yes / New Leases | |
| Western Gateway Hotel | 2027 | - | - | 125 | 84,700 | - | - | 3,500 | 88,000 | Yes / Hotel | |
| Tru by Hilton | 2030 | - | - | 98 | 48,000 | - | - | - | - | Yes / Hotel | |
| Grey's Landing Grocery | 2027 | - | - | - | - | - | 28,200 | - | Yes / Grocery | Yes / New Leases | |
| Total Tier I Projects | | 189,683* | - | 373 | 209,400 | - | 97,700 | 476,783 | | | |

* Phase 1 stadium only
 ** Outdoor plaza and therefore not included in the building SF totals.
 Source: Krause+, Johnson Consulting

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IMPACT OF PRO IOWA STADIUM

Figure A 2 summarizes the estimated spending and impacts associated with the proposed soccer-specific stadium within the District. As shown, in Year 15, which is assumed to be a stabilized year of operation of all land uses within the District, the annual economic impact of the stadium is estimated to include \$22.7 million of total spending, \$8.8 million in increased earnings, and support 80 FTE jobs. In the same year, the annual fiscal impact is projected to include \$920,000 in tax revenues to the state and local governments. Over a 20-year period, the economic and fiscal impact of the stadium is projected to total \$402.84 million in total spending and \$16.42 million in tax revenues, respectively.

Figure A 2

| Capital City Reinvestment District - Des Moines, Iowa Pro Iowa Stadium Estimated Economic and Fiscal Impact (\$Million) | | | | | | | | | | | | | |
|---|------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|
| | | Year 1 2027 | Year 2 2028 | Year 3 2029 | Year 4 2030 | Year 5 2031 | Year 6 2032 | Year 7 2033 | Year 8 2034 | Year 9 2035 | Year 10 2036 | Year 15 2041 | Year 20 2046 |
| DIRECT SPENDING (\$M) | Total Build-Out | | | | | | | | | | | | |
| Stadium | 150,000 SF | \$8.4 | \$8.8 | \$9.5 | \$10.0 | \$10.2 | \$10.8 | \$10.8 | \$11.2 | \$11.5 | \$11.8 | \$13.0 | \$15.7 |
| Total | | \$8.4 | \$8.8 | \$9.5 | \$10.0 | \$10.2 | \$10.8 | \$10.8 | \$11.2 | \$11.5 | \$11.8 | \$13.0 | \$15.7 |
| ECONOMIC IMPACT (\$M) | | | | | | | | | | | | | |
| Direct Spending | Subtotal | \$8.4 | \$8.8 | \$9.5 | \$10.0 | \$10.2 | \$10.8 | \$10.8 | \$11.2 | \$11.5 | \$11.8 | \$13.0 | \$15.7 |
| Indirect Spending | \$212 | 1.8 | 1.8 | 2.1 | 2.1 | 2.2 | 2.2 | 2.3 | 2.4 | 2.4 | 2.5 | 2.9 | 3.3 |
| Included Spending | 2,453 | 3.6 | 3.2 | 4.4 | 4.8 | 4.7 | 4.8 | 4.9 | 5.1 | 5.3 | 5.4 | 6.3 | 7.1 |
| Total Spending | | \$15.9 | \$14.3 | \$16.3 | \$16.7 | \$17.2 | \$17.7 | \$18.2 | \$18.7 | \$19.2 | \$19.7 | \$22.7 | \$26.1 |
| 20-Year Total Spending: \$402.84 | | | | | | | | | | | | | |
| Increased Earnings | 0,488 | \$4.2 | \$4.2 | \$4.8 | \$5.0 | \$5.1 | \$5.3 | \$5.4 | \$5.6 | \$5.7 | \$5.9 | \$6.8 | \$7.8 |
| Employment (FTE Jobs) | 3,875 | 70 | 70 | 78 | 78 | 78 | 78 | 78 | 79 | 79 | 79 | 80 | 83 |
| FISCAL IMPACT (\$M) | Total | | | | | | | | | | | | |
| Sales Tax | 6.0% | \$0.50 | \$0.52 | \$0.59 | \$0.60 | \$0.62 | \$0.64 | \$0.65 | \$0.67 | \$0.68 | \$0.71 | \$0.82 | \$0.94 |
| Hotel/Motel Tax | 7.0% | 0.1 | 0.1 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 |
| State Excise (Hotel/Motel) Tax | 5.0% | 0.0 | 0.0 | 0.04 | 0.04 | 0.04 | 0.04 | 0.04 | 0.04 | 0.04 | 0.04 | 0.04 | 0.04 |
| Income Tax* | 7.2% | - | - | - | - | - | - | - | - | - | - | - | - |
| Property Tax** | 1,000% | - | - | - | - | - | - | - | - | - | - | - | - |
| Total** | | \$0.58 | \$0.61 | \$0.68 | \$0.68 | \$0.71 | \$0.71 | \$0.73 | \$0.77 | \$0.78 | \$0.81 | \$0.92 | \$1.04 |
| 20-Year Total Fiscal Impact: \$16.42 | | | | | | | | | | | | | |

*Client only
**20-year total gross by revenues of \$16.4M
Source: Johnson Consulting

Figure A 3 shows the estimated new sales and resulting tax revenues associated with activities at the stadium. As shown, sales tax revenues resulting from new sales associated with the stadium are projected to amount to \$280,000 in Year 1 (first year of operation), \$530,000 in Year 15, and growing to \$620,000 in Year 20.

Figure A 3

| Capital City Reinvestment District - Des Moines, Iowa Pro Iowa Stadium Estimated Total and New Taxable Sales Amounts and Tax Revenues within District Boundaries Only (\$Million) | | | | | | | | | | | | | |
|---|--------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|
| | | Year 1 2027 | Year 2 2028 | Year 3 2029 | Year 4 2030 | Year 5 2031 | Year 6 2032 | Year 7 2033 | Year 8 2034 | Year 9 2035 | Year 10 2036 | Year 15 2041 | Year 20 2046 |
| Taxable Sales Accounts | | | | | | | | | | | | | |
| Stadium | 150,000 SF | \$7.6 | \$7.5 | \$8.0 | \$8.5 | \$8.6 | \$8.8 | \$9.1 | \$10.4 | \$10.7 | \$11.1 | \$12.8 | \$14.9 |
| Total | | \$7.6 | \$7.5 | \$8.0 | \$8.5 | \$8.6 | \$8.8 | \$9.1 | \$10.4 | \$10.7 | \$11.1 | \$12.8 | \$14.9 |
| Letto (Beverage/Grocery/Arts/etc.) | \$2.7 / year | \$2.9 | \$2.9 | \$3.0 | \$3.1 | \$3.2 | \$3.3 | \$3.4 | \$3.4 | \$3.5 | \$3.6 | \$4.1 | \$4.8 |
| New Taxable Sales Amounts | | \$4.7 | \$4.8 | \$5.0 | \$5.2 | \$5.4 | \$5.5 | \$5.8 | \$7.0 | \$7.2 | \$7.5 | \$8.8 | \$10.3 |
| New Tax Revenues | | | | | | | | | | | | | |
| Sales Tax | 6.0% | \$0.28 | \$0.29 | \$0.30 | \$0.31 | \$0.32 | \$0.33 | \$0.41 | \$0.42 | \$0.43 | \$0.45 | \$0.53 | \$0.62 |
| Hotel/Motel Tax | 7.0% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| State Excise (Hotel/Motel) Tax | 5.0% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | | \$0.28 | \$0.29 | \$0.30 | \$0.31 | \$0.32 | \$0.33 | \$0.41 | \$0.42 | \$0.43 | \$0.45 | \$0.53 | \$0.62 |

*Assessment based on revenue amount of \$2.7 by location
Source: Johnson Consulting

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IMPACT OF STADIUM PLAZA

Figure A 4 summarizes the estimated spending and impacts associated with the proposed plaza adjacent to the stadium within the District. As shown, in Year 15, which is assumed to be a stabilized year of operation of all land uses within the District, the annual economic impact of the plaza is estimated to include \$2.0 million of total spending, \$600,000 in increased earnings, and support 7 FTE jobs. In the same year, the annual fiscal impact is projected to include \$270,000 in tax revenues to the state and local governments. Over a 20-year period, the economic and fiscal impact of the plaza is projected to total \$34.89 million in total spending and \$4.91 million in tax revenues, respectively.

Figure A 4

| Capital City Reinvestment District - Des Moines, Iowa Stadium Plaza Estimated Economic and Fiscal Impact (\$Million) | | | | | | | | | | | | | |
|--|------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|--|
| | | Year 1 2027 | Year 2 2028 | Year 3 2029 | Year 4 2030 | Year 5 2031 | Year 6 2032 | Year 7 2033 | Year 8 2034 | Year 9 2035 | Year 10 2036 | Year 15 2041 | Year 20 2046 |
| DIRECT SPENDING (\$M) | Total Multi-Use | | | | | | | | | | | | |
| Stadium Plaza | 341,707 SF | \$0.5 | \$0.8 | \$0.8 | \$0.8 | \$0.9 | \$0.9 | \$0.9 | \$1.0 | \$1.0 | \$1.0 | \$1.2 | \$1.4 |
| Total | | \$0.5 | \$0.8 | \$0.8 | \$0.8 | \$0.9 | \$0.9 | \$0.9 | \$1.0 | \$1.0 | \$1.0 | \$1.2 | \$1.4 |
| ECONOMIC IMPACT (\$M) | | | | | | | | | | | | | |
| Direct Spending | Multiple | \$0.5 | \$0.8 | \$0.8 | \$0.8 | \$0.9 | \$0.9 | \$0.9 | \$1.0 | \$1.0 | \$1.0 | \$1.2 | \$1.4 |
| Indirect Spending | 0.212 | 0.1 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.3 |
| Induced Spending | 0.053 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Total Spending | | \$1.3 | \$1.3 | \$1.4 | \$1.4 | \$1.5 | \$1.5 | \$1.5 | \$1.8 | \$1.8 | \$1.7 | \$2.2 | \$2.3 |
| | | | | | | | | | | | | | 20-Year Total Spending: \$34.89 |
| Increased Earnings | 0.403 | \$0.4 | \$0.4 | \$0.4 | \$0.4 | \$0.4 | \$0.4 | \$0.5 | \$0.5 | \$0.5 | \$0.5 | \$0.6 | \$0.7 |
| Employment (FTE Jobs) | 8,475 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 |
| FISCAL IMPACT (\$M) | Total | | | | | | | | | | | | |
| Sales Tax | 0.0% | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Hotel/Motel Tax | 7.0% | - | - | - | - | - | - | - | - | - | - | - | - |
| State Excise (Hotel/Motel) Tax | 5.0% | - | - | - | - | - | - | - | - | - | - | - | - |
| Income Tax* | 7.2% | - | - | - | - | - | - | - | - | - | - | - | - |
| Property Tax† | 1.664% | 0.1 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.17 | 0.17 | 0.17 | 0.19 | 0.20 | 0.23 |
| Total** | | \$0.10 | \$0.15 | \$0.20 | \$0.21 | \$0.21 | \$0.22 | \$0.22 | \$0.23 | \$0.23 | \$0.24 | \$0.27 | \$0.31 |
| | | | | | | | | | | | | | 20-Year Total Fiscal Impact: \$4.91 |

*Citywide only
 **20 year total gross tax revenues of \$4.66
 Source: Johnson Consulting

Figure A 5 shows the estimated new sales and resulting tax revenues associated with activities at the plaza. As shown, sales tax revenues resulting from new sales associated with the plaza are projected to amount to \$50,000 in Year 1 (first year of operation), \$70,000 in Year 15, and growing to \$80,000 in Year 20.

Figure A 5

| Capital City Reinvestment District - Des Moines, Iowa Stadium Plaza Estimated Total and New Taxable Sales Amounts and Tax Revenues within District Boundaries Only (\$Million) | | | | | | | | | | | | | |
|--|--------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|
| | | Year 1 2027 | Year 2 2028 | Year 3 2029 | Year 4 2030 | Year 5 2031 | Year 6 2032 | Year 7 2033 | Year 8 2034 | Year 9 2035 | Year 10 2036 | Year 15 2041 | Year 20 2046 |
| Taxable Sales Amounts | | | | | | | | | | | | | |
| Stadium Plaza | 341,707 SF | \$0.5 | \$0.8 | \$0.8 | \$0.8 | \$0.9 | \$0.9 | \$0.9 | \$1.0 | \$1.0 | \$1.0 | \$1.2 | \$1.4 |
| Total | | \$0.5 | \$0.8 | \$0.8 | \$0.8 | \$0.9 | \$0.9 | \$0.9 | \$1.0 | \$1.0 | \$1.0 | \$1.2 | \$1.4 |
| Less Existing Sales Amounts* | \$0.0 / year | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 |
| New Taxable Sales Amounts | | \$0.5 | \$0.8 | \$0.8 | \$0.8 | \$0.9 | \$0.9 | \$0.9 | \$1.0 | \$1.0 | \$1.0 | \$1.2 | \$1.4 |
| New Tax Revenues | | | | | | | | | | | | | |
| Sales Tax | 0.0% | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Hotel/Motel Tax | 7.0% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| State Excise (Hotel/Motel) Tax | 5.0% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

*Reported based on existing amount of SF by district
 Source: Johnson Consulting

Economic Impact

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IMPACT OF CONVENIENCE STORE

Figure A 6 summarizes the estimated spending and impacts associated with the proposed convenience store within the District. As shown, in Year 15, which is assumed to be a stabilized year of operation of all land uses within the District, the annual economic impact of the convenience store is estimated to include \$4.9 million of total spending, \$1.5 million in increased earnings, and support 17 FTE jobs. In the same year, the annual fiscal impact is projected to include \$280,000 in tax revenues to the state and local governments. Over a 20-year period, the economic and fiscal impact of the convenience store is projected to total \$88.40 million in total spending and \$4.87 million in tax revenues, respectively.

Figure A 6

| Capital City Reinvestment District - Des Moines, Iowa Convenience Store Estimated Economic and Fiscal Impact (\$Million) | | | | | | | | | | | | | |
|--|------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|
| | | Year 1 2027 | Year 2 2028 | Year 3 2029 | Year 4 2030 | Year 5 2031 | Year 6 2032 | Year 7 2033 | Year 8 2034 | Year 9 2035 | Year 10 2036 | Year 15 2041 | Year 20 2046 |
| DIRECT SPENDING (\$M) | <i>Total Sales-Out</i> | | | | | | | | | | | | |
| Hotel | 5,800 SF | 2.0 | 2.1 | 2.2 | 2.3 | 2.2 | 2.3 | 2.4 | 2.5 | 2.5 | 2.6 | 3.0 | 3.5 |
| Total | | \$2.0 | \$2.1 | \$2.2 | \$2.3 | \$2.2 | \$2.3 | \$2.4 | \$2.5 | \$2.5 | \$2.6 | \$3.0 | \$3.5 |
| ECONOMIC IMPACT (\$M) | | | | | | | | | | | | | |
| Direct Spending | <i>Million</i> | \$2.0 | \$2.1 | \$2.2 | \$2.3 | \$2.2 | \$2.3 | \$2.4 | \$2.5 | \$2.5 | \$2.6 | \$3.0 | \$3.5 |
| Indirect Spending | | 0.4 | 0.4 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 0.6 | 0.7 |
| Included Spending | | 0.6 | 0.6 | 0.7 | 0.8 | 0.7 | 0.8 | 0.9 | 1.0 | 1.0 | 1.1 | 1.3 | 1.5 |
| Total Spending | | \$3.3 | \$3.4 | \$3.5 | \$3.6 | \$3.7 | \$3.8 | \$4.0 | \$4.1 | \$4.1 | \$4.3 | \$4.9 | \$6.8 |
| 20-Year Total Spending: \$88.40 | | | | | | | | | | | | | |
| Increased Earnings | | 0.465 | \$1.0 | \$1.1 | \$1.1 | \$1.7 | \$1.7 | \$1.2 | \$1.2 | \$1.3 | \$1.3 | \$1.5 | \$1.7 |
| Employment (FTE Jobs) | | 6,975 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 |
| FISCAL IMPACT (\$M) | <i>Total</i> | | | | | | | | | | | | |
| Sales Tax | 6.0% | \$0.12 | \$0.12 | \$0.13 | \$0.14 | \$0.13 | \$0.14 | \$0.15 | \$0.15 | \$0.15 | \$0.16 | \$0.18 | \$0.20 |
| Hotel/Motel Tax | 7.0% | - | - | - | - | - | - | - | - | - | - | - | - |
| State Excise (Hotel/Motel) Tax | 5.0% | - | - | - | - | - | - | - | - | - | - | - | - |
| Income Tax* | | 0.0 | 0.68 | 0.69 | 0.69 | 0.69 | 0.69 | 0.68 | 0.68 | 0.68 | 0.68 | 0.68 | 0.67 |
| Property Tax* | 1.654% | 0.0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total** | | \$0.12 | \$0.18 | \$0.19 | \$0.20 | \$0.20 | \$0.20 | \$0.21 | \$0.22 | \$0.22 | \$0.23 | \$0.28 | \$0.29 |
| 20-Year Total Fiscal Impact: \$4.87 | | | | | | | | | | | | | |

*Earnings only
**20 year total gross AUC/revenues of \$4.7M
Source: Johnson Consulting

Figure A 7 shows the estimated new sales and resulting tax revenues associated with the convenience store. As shown, sales tax revenues resulting from new sales associated with the convenience store are projected to amount to \$110,000 in Year 1 (first year of operation), \$180,000 in Year 15, and growing to \$180,000 in Year 20.

Figure A 7

| Capital City Reinvestment District - Des Moines, Iowa Convenience Store Estimated Total and New Taxable Sales Amounts and Tax Revenues within District Boundaries Only (\$Million) | | | | | | | | | | | | | |
|--|--------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|
| | | Year 1 2027 | Year 2 2028 | Year 3 2029 | Year 4 2030 | Year 5 2031 | Year 6 2032 | Year 7 2033 | Year 8 2034 | Year 9 2035 | Year 10 2036 | Year 15 2041 | Year 20 2046 |
| Taxable Sales Amounts | | | | | | | | | | | | | |
| Hotel | 5,800 SF | 1.9 | 2.0 | 2.1 | 2.2 | 2.1 | 2.2 | 2.3 | 2.4 | 2.4 | 2.5 | 2.8 | 3.2 |
| Total | | \$1.9 | \$2.0 | \$2.1 | \$2.2 | \$2.1 | \$2.2 | \$2.3 | \$2.4 | \$2.4 | \$2.5 | \$2.8 | \$3.2 |
| Less (Sales/Use) Sales Amounts* | \$0.1 / year | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.1 | \$0.2 |
| New Taxable Sales Amounts | | \$1.8 | \$1.9 | \$2.0 | \$2.1 | \$2.0 | \$2.1 | \$2.2 | \$2.3 | \$2.3 | \$2.4 | \$2.7 | \$3.0 |
| New Tax Revenues | | | | | | | | | | | | | |
| Sales Tax | 6.0% | \$0.11 | \$0.11 | \$0.12 | \$0.12 | \$0.12 | \$0.13 | \$0.13 | \$0.14 | \$0.14 | \$0.14 | \$0.16 | \$0.18 |
| Hotel/Motel Tax | 7.0% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| State Excise (Hotel/Motel) Tax | 5.0% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | | \$0.11 | \$0.11 | \$0.12 | \$0.12 | \$0.12 | \$0.13 | \$0.13 | \$0.14 | \$0.14 | \$0.14 | \$0.16 | \$0.18 |

*Apporportioned based on relative percent of SF by land use
Source: Johnson Consulting

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IMPACT OF STADIUM HOTEL

Figure A 8 summarizes the estimated spending and impacts associated with the proposed Stadium Hotel within the District. As shown, in Year 15, which is assumed to be a stabilized year of operation of all land uses within the District, the annual economic impact of the Stadium Hotel is estimated to include \$28.1 million of total spending, \$8.4 million in increased earnings, and support 100 FTE jobs. In the same year, the annual fiscal impact is projected to include \$2.24 million in tax revenues to the state and local governments. Over a 20-year period, the economic and fiscal impact of the Stadium Hotel is projected to total \$501.59 million in total spending and \$43.93 million in tax revenues, respectively.

Figure A 8

| Capital City Reinvestment District - Des Moines, Iowa Stadium Hotel Estimated Economic and Fiscal Impact (\$Million) | | | | | | | | | | | | | |
|--|------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|---|
| | | Year 1 2027 | Year 2 2028 | Year 3 2029 | Year 4 2030 | Year 5 2031 | Year 6 2032 | Year 7 2033 | Year 8 2034 | Year 9 2035 | Year 10 2036 | Year 15 2041 | Year 20 2046 |
| DIRECT SPENDING (\$M) | Total Debt-Cost | | | | | | | | | | | | |
| Hotel | (\$1,000) DP | | | | | | | | | | | | |
| Hotel | 150 million | | | | | | | | | | | | |
| Total | | | | | | | | | | | | | |
| ECONOMIC IMPACT (\$M) | Multiplier | | | | | | | | | | | | |
| Direct Spending | | \$10.8 | \$11.3 | \$12.1 | \$12.8 | \$13.3 | \$13.5 | \$13.8 | \$14.2 | \$14.5 | \$14.9 | \$15.5 | \$16.1 |
| Induced Spending | 0.212 | 2.2 | 2.4 | 2.6 | 2.7 | 2.7 | 2.8 | 2.9 | 3.0 | 3.1 | 3.2 | 3.5 | 4.0 |
| Included Spending | 0.453 | 4.8 | 5.1 | 5.5 | 5.7 | 5.8 | 6.0 | 6.3 | 6.4 | 6.6 | 6.8 | 7.6 | 8.7 |
| Total Spending | | \$17.6 | \$18.8 | \$20.1 | \$21.2 | \$22.2 | \$22.8 | \$23.6 | \$24.2 | \$24.9 | \$26.9 | \$28.1 | \$31.8 |
| | | | | | | | | | | | | | 20-Year Total Spending: \$501.59 |
| Increased Earnings | 0.456 | \$5.3 | \$5.6 | \$6.0 | \$6.2 | \$6.4 | \$6.6 | \$6.9 | \$7.1 | \$7.2 | \$7.4 | \$8.4 | \$9.5 |
| Employment (FTE Jobs) | 6,075 | 88 | 92 | 98 | 97 | 96 | 98 | 99 | 98 | 99 | 100 | 100 | 100 |
| FISCAL IMPACT (\$M) | Rate | | | | | | | | | | | | |
| Sales Tax | 6.0% | \$0.40 | \$0.44 | \$0.46 | \$0.48 | \$0.48 | \$0.50 | \$0.52 | \$0.54 | \$0.55 | \$0.56 | \$0.64 | \$0.72 |
| Hotel Motel Tax | 7.0% | 0.3 | 0.3 | 0.33 | 0.35 | 0.36 | 0.36 | 0.38 | 0.40 | 0.41 | 0.42 | 0.48 | 0.54 |
| State Excise (Hotel/Motel) Tax | 5.0% | 0.2 | 0.2 | 0.24 | 0.25 | 0.26 | 0.27 | 0.28 | 0.29 | 0.29 | 0.30 | 0.34 | 0.38 |
| Income Tax* | 7.2% | 0.2 | 0.2 | 0.25 | 0.27 | 0.27 | 0.28 | 0.30 | 0.31 | 0.31 | 0.32 | 0.36 | 0.41 |
| Property Tax† | 4.00% | 0.9 | 0.9 | 0.97 | 0.99 | 0.99 | 1.01 | 1.02 | 1.04 | 1.05 | 1.06 | 1.14 | 1.22 |
| Total** | | \$1.87 | \$1.86 | \$1.77 | \$1.83 | \$1.87 | \$1.95 | \$2.01 | \$2.07 | \$2.10 | \$2.17 | \$2.46 | \$2.78 |
| | | | | | | | | | | | | | 20-Year Total Fiscal Impact: \$43.93 |

* District only
 ** 20 year total gross tax revenues of \$43.93M.
 Source: Johnson Consulting

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Figure A 9 shows the estimated new sales and resulting tax revenues associated with the Stadium Hotel. As shown, sales and hotel/ motel tax revenues resulting from new sales associated with the Stadium Hotel are projected to amount to \$720,000 in Year 1 (first year of operation), \$1.21 million in Year 15, and growing to \$1.37 million in Year 20.

Figure A 9

| Capital City Reinvestment District - Des Moines, Iowa Stadium Hotel Estimated Total and New Taxable Sales Amounts and Tax Revenues within District Boundaries Only (\$Million) | | | | | | | | | | | | |
|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|
| | Year 1 2027 | Year 2 2028 | Year 3 2029 | Year 4 2030 | Year 5 2031 | Year 6 2032 | Year 7 2033 | Year 8 2034 | Year 9 2035 | Year 10 2036 | Year 15 2041 | Year 20 2046 |
| Taxable Sales Amounts | | | | | | | | | | | | |
| Retail | 1,450.00 | 4.0 | 4.1 | 4.3 | 4.5 | 4.4 | 4.5 | 4.8 | 4.9 | 5.1 | 5.2 | 5.9 |
| Hotel** | 650 | 1.6 | 1.8 | 2.0 | 2.0 | 2.1 | 2.2 | 2.3 | 2.4 | 2.4 | 2.5 | 3.2 |
| Total | | \$5.6 | \$5.9 | \$6.3 | \$6.5 | \$6.5 | \$6.8 | \$7.1 | \$7.3 | \$7.5 | \$7.7 | \$9.1 |
| Lease/Sales/Service Accounts*** | \$1.4 / year | \$1.5 | \$1.5 | \$1.5 | \$1.5 | \$1.7 | \$1.7 | \$1.8 | \$1.8 | \$1.9 | \$1.9 | \$2.4 |
| New Taxable Sales Amounts | | \$4.1 | \$4.3 | \$4.7 | \$4.9 | \$4.8 | \$5.1 | \$5.4 | \$5.5 | \$5.6 | \$5.8 | \$7.4 |
| Taxable Room Revenues from Hotel*** | | \$4.0 | \$4.4 | \$4.3 | \$4.9 | \$5.1 | \$5.4 | \$5.7 | \$5.9 | \$5.9 | \$6.0 | \$7.7 |
| New Tax Revenues | | | | | | | | | | | | |
| Sales Tax | 5.0% | \$0.20 | \$0.26 | \$0.28 | \$0.29 | \$0.29 | \$0.31 | \$0.32 | \$0.33 | \$0.34 | \$0.35 | \$0.44 |
| Hotel/Motel Tax | 7.0% | 0.28 | 0.31 | 0.33 | 0.35 | 0.36 | 0.38 | 0.39 | 0.40 | 0.41 | 0.42 | 0.54 |
| State (Hotel/Motel) Tax | 5.0% | 0.20 | 0.22 | 0.24 | 0.25 | 0.26 | 0.27 | 0.28 | 0.29 | 0.29 | 0.30 | 0.38 |
| Total | | \$0.72 | \$0.79 | \$0.85 | \$0.89 | \$0.91 | \$0.95 | \$0.99 | \$1.02 | \$1.04 | \$1.07 | \$1.37 |

*Excludes room revenues, which is shown on a separate line.
 **Reported based on relative amount of SF by hotel use.
 ***All room revenues are new because there is no existing hotel within the District boundaries.
 Source: Johnson Consulting

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IMPACT OF ENTERTAINMENT VENUE

Figure A 10 summarizes the estimated spending and impacts associated with the proposed entertainment venue within the District. As shown, in Year 15, which is assumed to be a stabilized year of operation of all land uses within the District, the annual economic impact of the entertainment venue is estimated to include \$44.8 million of total spending, \$13.4 million in increased earnings, and support 159 FTE jobs. In the same year, the annual fiscal impact is projected to include \$2.38 million in tax revenues to the state and local governments. Over a 20-year period, the economic and fiscal impact of the entertainment venue is projected to total \$774.82 million in total spending and \$40.90 million in tax revenues, respectively.

Figure A 10

| Capital City Reinvestment District - Des Moines, Iowa Entertainment Venue Estimated Economic and Fiscal Impact (\$Million) | | | | | | | | | | | | | |
|--|------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|
| | | Year 1 2027 | Year 2 2028 | Year 3 2029 | Year 4 2030 | Year 5 2031 | Year 6 2032 | Year 7 2033 | Year 8 2034 | Year 9 2035 | Year 10 2036 | Year 15 2041 | Year 20 2046 |
| DIRECT SPENDING (\$M) | Total Spent-Out | | | | | | | | | | | | |
| Retail | \$1,000.00 | - | 18.8 | 19.8 | 20.8 | 20.2 | 21.1 | 22.1 | 22.8 | 23.2 | 23.8 | 25.8 | 30.4 |
| Total | | \$0.0 | \$18.8 | \$19.8 | \$20.8 | \$20.2 | \$21.1 | \$22.1 | \$22.8 | \$23.2 | \$23.8 | \$25.8 | \$30.4 |
| ECONOMIC IMPACT (\$M) | | | | | | | | | | | | | |
| Direct Spending | Millions | \$0.0 | \$18.8 | \$19.8 | \$20.8 | \$20.2 | \$21.1 | \$22.1 | \$22.8 | \$23.2 | \$23.8 | \$25.8 | \$30.4 |
| Indirect Spending | | - | 4.0 | 4.2 | 4.4 | 4.3 | 4.5 | 4.7 | 4.9 | 4.9 | 5.0 | 5.7 | 6.4 |
| Included Spending | | - | 0.5 | 0.0 | 0.3 | 0.2 | 0.8 | 10.0 | 10.3 | 10.8 | 10.8 | 10.2 | 13.0 |
| Total Spending | | \$0.0 | \$23.3 | \$24.0 | \$25.5 | \$24.7 | \$26.6 | \$37.6 | \$38.0 | \$39.5 | \$40.6 | \$41.8 | \$50.4 |
| 20-Year Total Spending: \$774.82 | | | | | | | | | | | | | |
| Increased Earnings | | \$0.0 | \$0.4 | \$0.8 | \$1.0 | \$1.1 | \$1.0 | \$1.0 | \$1.3 | \$1.5 | \$1.3 | \$1.4 | \$1.1 |
| Employment (FTE Jobs) | | - | 153 | 157 | 159 | 153 | 158 | 159 | 159 | 159 | 159 | 159 | 159 |
| FISCAL IMPACT (\$M) | Total | | | | | | | | | | | | |
| Sales Tax | 0.0% | \$0.00 | \$1.15 | \$1.19 | \$1.20 | \$1.21 | \$1.27 | \$1.30 | \$1.38 | \$1.39 | \$1.42 | \$1.61 | \$1.83 |
| Hotel/Motel Tax | 7.0% | - | - | - | - | - | - | - | - | - | - | - | - |
| State Excise (Hotel/Motel) Tax | 0.0% | - | - | - | - | - | - | - | - | - | - | - | - |
| Income Tax* | | - | 0.38 | 0.40 | 0.41 | 0.40 | 0.42 | 0.44 | 0.46 | 0.46 | 0.46 | 0.54 | 0.61 |
| Property Tax* | 1.654% | - | 0.15 | 0.16 | 0.16 | 0.16 | 0.17 | 0.17 | 0.18 | 0.18 | 0.19 | 0.21 | 0.24 |
| Total** | | \$0.00 | \$1.68 | \$1.74 | \$1.67 | \$1.78 | \$1.86 | \$1.94 | \$2.04 | \$2.09 | \$2.30 | \$2.36 | \$2.67 |
| 20-Year Total Fiscal Impact: \$40.90 | | | | | | | | | | | | | |

*Gross only
 **20-year total gross (w/ revenues of \$40.90)
 Source: Johnson Consulting

Economic Impact

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IMPACT OF WESTERN GATEWAY HOTEL

Figure A 12 summarizes the estimated spending and impacts associated with the proposed Western Gateway Hotel within the District. As shown, in Year 15, which is assumed to be a stabilized year of operation of all land uses within the District, the annual economic impact of the Western Gateway Hotel is estimated to include \$17.8 million of total spending, \$5.3 million in increased earnings, and support 63 FTE jobs. In the same year, the annual fiscal impact is projected to include \$1.75 million in tax revenues to the state and local governments. Over a 20-year period, the economic and fiscal impact of the Western Gateway Hotel is projected to total \$317.49 million in total spending and \$31.30 million in tax revenues, respectively.

Figure A 12

| Capital City Reinvestment District - Des Moines, Iowa Western Gateway Hotel Estimated Economic and Fiscal Impact (\$Million) | | | | | | | | | | | | | |
|--|-------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|---|
| | | Year 1 2027 | Year 2 2028 | Year 3 2029 | Year 4 2030 | Year 5 2031 | Year 6 2032 | Year 7 2033 | Year 8 2034 | Year 9 2035 | Year 10 2036 | Year 15 2041 | Year 20 2046 |
| DIRECT SPENDING (\$M) | Total Staff-Cost | | | | | | | | | | | | |
| Hotel | 3,300 staff | 1.2 | 1.2 | 1.3 | 1.3 | 1.3 | 1.4 | 1.4 | 1.5 | 1.5 | 1.5 | 1.7 | 2.0 |
| Hotel | 125 rooms | 5.5 | 5.5 | 5.3 | 5.5 | 5.5 | 7.1 | 7.3 | 7.5 | 7.7 | 7.9 | 9.0 | 10.1 |
| Total | | \$6.8 | \$7.0 | \$7.8 | \$7.8 | \$8.1 | \$8.6 | \$8.8 | \$9.0 | \$9.2 | \$9.4 | \$10.7 | \$12.1 |
| ECONOMIC IMPACT (\$M) | Multiplier | | | | | | | | | | | | |
| Direct Spending | | \$6.8 | \$7.0 | \$7.8 | \$7.9 | \$8.1 | \$8.5 | \$8.8 | \$9.0 | \$9.2 | \$9.5 | \$10.7 | \$12.1 |
| Indirect Spending | 0.212 | 1.4 | 1.5 | 1.8 | 1.7 | 1.7 | 1.8 | 1.9 | 1.9 | 2.0 | 2.3 | 2.8 | 3.8 |
| Included Spending | 0.463 | 3.0 | 3.2 | 3.4 | 3.6 | 3.7 | 3.8 | 4.0 | 4.1 | 4.2 | 4.3 | 4.8 | 5.8 |
| Total Spending | | \$10.8 | \$11.7 | \$12.8 | \$13.1 | \$13.5 | \$14.1 | \$14.8 | \$15.0 | \$15.4 | \$16.8 | \$17.8 | \$26.2 |
| | | | | | | | | | | | | | 20-Year Total Spending: \$317.49 |
| Increased Earnings | 0.488 | \$3.2 | \$3.5 | \$3.9 | \$3.9 | \$4.0 | \$4.2 | \$4.4 | \$4.5 | \$4.6 | \$4.7 | \$5.3 | \$6.0 |
| Employment (FTE Jobs) | 0.075 | 34 | 51 | 80 | 61 | 61 | 62 | 63 | 63 | 63 | 63 | 63 | 63 |
| FISCAL IMPACT (\$M) | Rate | | | | | | | | | | | | |
| Sales Tax | 5.07% | \$0.21 | \$0.22 | \$0.24 | \$0.25 | \$0.25 | \$0.26 | \$0.27 | \$0.28 | \$0.28 | \$0.29 | \$0.33 | \$0.37 |
| Hotel/Motel Tax | 7.07% | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.21 | 0.22 | 0.23 | 0.24 | 0.25 | 0.40 | 0.45 |
| State Income (Hotel/Motel) Tax | 6.07% | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.22 | 0.23 | 0.24 | 0.24 | 0.25 | 0.28 | 0.32 |
| Income Tax* | 7.21% | 0.1 | 0.2 | 0.2 | 0.2 | 0.2 | 0.18 | 0.19 | 0.19 | 0.20 | 0.20 | 0.24 | 0.27 |
| Property Tax† | 1.854% | 0.4 | 0.4 | 0.4 | 0.4 | 0.39 | 0.40 | 0.41 | 0.42 | 0.44 | 0.45 | 0.51 | 0.57 |
| Total** | | \$1.19 | \$1.36 | \$1.28 | \$1.30 | \$1.34 | \$1.39 | \$1.44 | \$1.47 | \$1.51 | \$1.55 | \$1.78 | \$1.99 |
| | | | | | | | | | | | | | 20-Year Total Fiscal Impact: \$31.30 |

* District only
 † 20-year total gross tax revenues of \$17.3M
 Source: Johnson Consulting

Economic Impact

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Figure A 13 shows the estimated new sales and resulting tax revenues associated with the Western Gateway Hotel. As shown, sales and hotel/ motel tax revenues resulting from new sales associated with the Western Gateway Hotel are projected to amount to \$460,000 in Year 1 (first year of operation), \$790,000 in Year 15, and growing to \$900,000 in Year 20.

Figure A 13

| Capital City Reinvestment District - Des Moines, Iowa Western Gateway Hotel Estimated Total and New Taxable Sales Amounts and Tax Revenues within District Boundaries Only (\$Million) | | | | | | | | | | | | | |
|--|--------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|
| | | Year 1 2027 | Year 2 2028 | Year 3 2029 | Year 4 2030 | Year 5 2031 | Year 6 2032 | Year 7 2033 | Year 8 2034 | Year 9 2035 | Year 10 2036 | Year 15 2041 | Year 20 2046 |
| Taxable Sales Amounts | | | | | | | | | | | | | |
| Hotel | 3,300 SF | 1.1 | 1.2 | 1.2 | 1.3 | 1.3 | 1.3 | 1.4 | 1.4 | 1.4 | 1.5 | 1.7 | 1.9 |
| Hotel** | 125 rooms | 1.4 | 1.5 | 1.5 | 1.7 | 1.8 | 1.8 | 1.9 | 2.0 | 2.0 | 2.1 | 2.3 | 2.6 |
| Total | | \$2.5 | \$2.7 | \$2.8 | \$3.0 | \$3.2 | \$3.2 | \$3.3 | \$3.4 | \$3.5 | \$3.6 | \$4.0 | \$4.5 |
| Letterhead Sales Amounts** | \$1.4 / year | \$1.5 | \$1.5 | \$1.5 | \$1.6 | \$1.6 | \$1.7 | \$1.7 | \$1.8 | \$1.8 | \$1.9 | \$2.1 | \$2.4 |
| New Taxable Sales Amounts | | \$1.8 | \$1.1 | \$1.3 | \$1.4 | \$1.4 | \$1.5 | \$1.6 | \$1.6 | \$1.6 | \$1.7 | \$1.9 | \$2.1 |
| Taxable Room Revenues from Hotel*** | | \$3.3 | \$3.8 | \$4.3 | \$4.1 | \$4.3 | \$4.5 | \$4.6 | \$4.8 | \$4.9 | \$4.9 | \$5.5 | \$6.4 |
| New Tax Revenues | | | | | | | | | | | | | |
| Sales Tax | 5.7% | \$0.06 | \$0.07 | \$0.08 | \$0.08 | \$0.08 | \$0.09 | \$0.09 | \$0.10 | \$0.10 | \$0.10 | \$0.11 | \$0.13 |
| Hotel/Motel Tax | 7.1% | 0.23 | 0.25 | 0.23 | 0.29 | 0.30 | 0.31 | 0.33 | 0.33 | 0.34 | 0.35 | 0.40 | 0.45 |
| State Excise (Hotel/Motel) Tax | 5.0% | 0.17 | 0.19 | 0.20 | 0.21 | 0.21 | 0.22 | 0.23 | 0.24 | 0.24 | 0.25 | 0.26 | 0.31 |
| Total | | \$0.46 | \$0.50 | \$0.51 | \$0.58 | \$0.60 | \$0.62 | \$0.65 | \$0.67 | \$0.68 | \$0.70 | \$0.77 | \$0.90 |

*Including room revenues, unless it shows as a separate line.
 **Reported based on relative amount of SF by line item.
 ***All room revenues are new, because there is no existing hotel within the District boundaries.
 Source: Johnson Consulting

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IMPACT OF TRU BY HILTON

Figure A 14 summarizes the estimated spending and impacts associated with the proposed Tru by Hilton hotel within the District. As shown, in Year 15, which is assumed to be a stabilized year of operation of all land uses within the District, the annual economic impact of the Tru by Hilton hotel is estimated to include \$11.7 million of total spending, \$3.5 million in increased earnings, and support 41 FTE jobs. In the same year, the annual fiscal impact is projected to include \$1.25 million in tax revenues to the state and local governments. Over a 20-year period, the economic and fiscal impact of the Tru by Hilton hotel is projected to total \$185.26 million in total spending and \$19.86 million in tax revenues, respectively.

Figure A 14

| Capital City Reinvestment District - Des Moines, Iowa Tru by Hilton Estimated Economic and Fiscal Impact (\$Million) | | | | | | | | | | | | | |
|--|------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|
| | | Year 1 2027 | Year 2 2028 | Year 3 2029 | Year 4 2030 | Year 5 2031 | Year 6 2032 | Year 7 2033 | Year 8 2034 | Year 9 2035 | Year 10 2036 | Year 15 2041 | Year 20 2046 |
| DIRECT SPENDING (\$M) | Total Buildings | | | | | | | | | | | | |
| Hotel | 00 rooms | - | - | - | 5.1 | 5.3 | 5.6 | 5.8 | 5.9 | 6.1 | 6.2 | 7.0 | 7.9 |
| Total | | \$0.0 | \$0.0 | \$0.0 | \$5.1 | \$5.3 | \$5.6 | \$5.8 | \$5.9 | \$6.1 | \$6.2 | \$7.0 | \$7.9 |
| ECONOMIC IMPACT (\$M) | | | | | | | | | | | | | |
| Direct Spending | Hotel | \$0.0 | \$0.0 | \$0.0 | \$5.1 | \$5.3 | \$5.6 | \$5.8 | \$5.9 | \$6.1 | \$6.2 | \$7.0 | \$7.9 |
| Induced Spending | 0.212 | - | - | - | 1.1 | 1.1 | 1.2 | 1.2 | 1.3 | 1.3 | 1.3 | 1.5 | 1.7 |
| Reduced Spending | 0.453 | - | - | - | 2.5 | 2.4 | 2.6 | 2.6 | 2.7 | 2.7 | 2.8 | 3.2 | 3.6 |
| Total Spending | | \$0.0 | \$0.0 | \$0.0 | \$3.6 | \$3.9 | \$4.2 | \$4.4 | \$4.5 | \$4.6 | \$4.7 | \$5.2 | \$6.0 |
| Increased Earnings | 0.460 | \$0.0 | \$0.0 | \$0.0 | \$2.9 | \$2.7 | \$2.6 | \$2.9 | \$2.9 | \$3.0 | \$3.1 | \$3.5 | \$4.0 |
| Employment (FTE Jobs) | 0.075 | - | 1 | - | 40 | 40 | 41 | 41 | 41 | 41 | 42 | 41 | 41 |
| FISCAL IMPACT (\$M) | Taxes | | | | | | | | | | | | |
| State Tax | 5.0% | \$0.00 | \$0.00 | \$0.00 | \$0.13 | \$0.13 | \$0.14 | \$0.14 | \$0.15 | \$0.15 | \$0.15 | \$0.16 | \$0.20 |
| Hotel/Motel Tax | 7.0% | - | - | - | 0.2 | 0.2 | 0.25 | 0.25 | 0.25 | 0.27 | 0.28 | 0.31 | 0.35 |
| State (Sales/Hotel/Motel) Tax | 5.0% | - | - | - | 0.2 | 0.2 | 0.15 | 0.15 | 0.16 | 0.16 | 0.20 | 0.22 | 0.25 |
| Income Tax** | 7.25% | - | 1 | - | 0.1 | 0.1 | 0.12 | 0.12 | 0.13 | 0.14 | 0.14 | 0.15 | 0.16 |
| Property Tax* | 1.884% | - | 1 | - | 0.3 | 0.3 | 0.31 | 0.32 | 0.32 | 0.33 | 0.34 | 0.39 | 0.44 |
| Total** | | \$0.00 | \$0.50 | \$0.00 | \$0.93 | \$0.96 | \$0.90 | \$1.03 | \$1.06 | \$1.08 | \$1.11 | \$1.25 | \$1.44 |
| 20-Year Total Fiscal Impact: \$19.86 | | | | | | | | | | | | | |

*District only
 **10 year total gross bill revenue of \$14.9M
 Source: Johnson Consulting

Economic Impact

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Figure A 15 shows the estimated new sales and resulting tax revenues associated with the Tru by Hilton hotel. As shown, sales and hotel/ motel tax revenues resulting from new sales associated with the Tru by Hilton hotel are projected to amount to \$420,000 in Year 4 (first year of operation), \$580,000 in Year 15, and growing to \$650,000 in Year 20.

Figure A 15

| Capital City Reinvestment District - Des Moines, Iowa | | | | | | | | | | | | |
|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|
| Tru by Hilton | | | | | | | | | | | | |
| Estimated Total and New Taxable Sales Amounts and Tax Revenues within District Boundaries Only (\$Million) | | | | | | | | | | | | |
| | Year 1 2027 | Year 2 2028 | Year 3 2029 | Year 4 2030 | Year 5 2031 | Year 6 2032 | Year 7 2033 | Year 8 2034 | Year 9 2035 | Year 10 2036 | Year 15 2041 | Year 20 2046 |
| Taxable Sales Amounts | | | | | | | | | | | | |
| Hotel** | 100 rooms | - | - | - | 1.3 | 1.4 | 1.4 | 1.5 | 1.5 | 1.5 | 1.5 | 2.1 |
| Total | | \$0.0 | \$0.0 | \$0.0 | \$1.3 | \$1.4 | \$1.4 | \$1.5 | \$1.5 | \$1.5 | \$1.5 | \$2.1 |
| Local Gasoline Sales Amounts*** | \$0.7 / year | \$0.0 | \$0.0 | \$0.0 | \$0.8 | \$0.9 | \$0.9 | \$0.9 | \$0.9 | \$0.9 | \$1.0 | \$1.2 |
| New Taxable Sales Amounts | | \$0.0 | \$0.0 | \$0.0 | \$0.8 | \$0.6 | \$0.6 | \$0.8 | \$0.8 | \$0.8 | \$0.7 | \$0.8 |
| Taxable Room Revenues from Hotel*** | | | | | | | | | | | | |
| New Tax Revenues | | | | | | | | | | | | |
| State Tax | 4.0% | \$0.00 | \$0.00 | \$0.00 | \$0.03 | \$0.03 | \$0.03 | \$0.04 | \$0.04 | \$0.04 | \$0.04 | \$0.05 |
| Hotel/Motel Tax | 7.0% | 0.00 | 0.00 | 0.00 | 0.23 | 0.24 | 0.25 | 0.26 | 0.27 | 0.28 | 0.31 | 0.35 |
| State Excise (Hotel/Motel) Tax | 4.0% | 0.00 | 0.00 | 0.00 | 0.16 | 0.17 | 0.18 | 0.19 | 0.19 | 0.19 | 0.20 | 0.26 |
| Total | | \$0.00 | \$0.00 | \$0.00 | \$0.42 | \$0.44 | \$0.46 | \$0.47 | \$0.49 | \$0.50 | \$0.55 | \$0.66 |

*Excluding room revenues, which is shown on a separate file.
 **Reported based on relative amount of GIP by land use.
 ***Full room revenues are new, because there is no existing hotel within the District boundaries.
 Source: Johnson Consulting

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IMPACT OF GRAY'S LANDING GROCERY

Figure A 16 summarizes the estimated spending and impacts associated with the proposed Gray's Landing Grocery store within the District. As shown, in Year 15, which is assumed to be a stabilized year of operation of all land uses within the District, the annual economic impact of the Gray's Landing Grocery store is estimated to include \$23.0 million of total spending, \$6.9 million in increased earnings, and support 82 FTE jobs. In the same year, the annual fiscal impact is projected to include \$1.21 million in tax revenues to the state and local governments. Over a 20-year period, the economic and fiscal impact of the Gray's Landing Grocery store is projected to total \$413.58 million in total spending and \$21.84 million in tax revenues, respectively.

Figure A 16

| Capital City Reinvestment District - Des Moines, Iowa | | | | | | | | | | | | |
|---|--------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|
| Gray's Landing Grocery | | | | | | | | | | | | |
| Estimated Economic and Fiscal Impact (\$Million) | | | | | | | | | | | | |
| | Year 1 2027 | Year 2 2028 | Year 3 2029 | Year 4 2030 | Year 5 2031 | Year 6 2032 | Year 7 2033 | Year 8 2034 | Year 9 2035 | Year 10 2036 | Year 15 2041 | Year 20 2046 |
| DIRECT SPENDING (\$M) | <i>Total Retail-Cool</i> | | | | | | | | | | | |
| Retail | 20,200 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 |
| Total | \$0.4 | \$0.7 | \$1.0 | \$1.0 | \$1.4 | \$1.9 | \$1.3 | \$1.5 | \$1.9 | \$2.2 | \$3.0 | \$5.6 |
| ECONOMIC IMPACT (\$M) | <i>Multiplier</i> | | | | | | | | | | | |
| Direct Spending | \$0.4 | \$0.7 | \$1.0 | \$1.0 | \$1.4 | \$1.9 | \$1.3 | \$1.5 | \$1.9 | \$2.2 | \$3.0 | \$5.6 |
| Indirect Spending | 0.212 | 0.0 | 0.2 | 0.2 | 0.2 | 0.3 | 0.4 | 0.5 | 0.5 | 0.6 | 0.9 | 1.3 |
| Induced Spending | 0.483 | 0.3 | 0.4 | 0.5 | 0.7 | 0.9 | 0.6 | 0.7 | 0.9 | 1.0 | 1.4 | 2.1 |
| Total Spending | \$10.0 | \$10.1 | \$16.9 | \$17.5 | \$17.3 | \$16.1 | \$18.3 | \$19.4 | \$19.8 | \$20.3 | \$23.9 | \$25.0 |
| 20-Year Total Spending: \$413.58 | | | | | | | | | | | | |
| Increased Earnings | 0.480 | \$4.7 | \$4.6 | \$5.1 | \$5.3 | \$5.1 | \$5.4 | \$5.9 | \$5.9 | \$5.9 | \$8.1 | \$7.2 |
| Employees (FTE Jobs) | 0.070 | 70 | 79 | 81 | 82 | 78 | 80 | 82 | 82 | 82 | 82 | 82 |
| FISCAL IMPACT (\$M) | <i>State</i> | | | | | | | | | | | |
| Sales Tax | 5.0% | \$0.56 | \$0.55 | \$0.51 | \$0.53 | \$0.52 | \$0.55 | \$0.59 | \$0.70 | \$0.71 | \$0.73 | \$0.94 |
| Hotel/Motel Tax | 7.0% | - | - | - | - | - | - | - | - | - | - | - |
| State District (Hotel/Motel) Tax | 5.0% | - | - | - | - | - | - | - | - | - | - | - |
| Income Tax ¹ | 7.2% | 0.2 | 0.2 | 0.20 | 0.21 | 0.21 | 0.22 | 0.23 | 0.23 | 0.24 | 0.24 | 0.31 |
| Property Tax ² | 1.664% | 0.1 | 0.1 | 0.09 | 0.08 | 0.08 | 0.09 | 0.09 | 0.09 | 0.09 | 0.10 | 0.12 |
| Total ³ | | \$0.83 | \$0.85 | \$0.80 | \$0.83 | \$0.82 | \$0.90 | \$1.00 | \$1.02 | \$1.00 | \$1.07 | \$1.21 |
| 20-Year Total Fiscal Impact: \$21.84 | | | | | | | | | | | | |

¹ District only
² 2015 year total (prior to conversion of 2014-2015)
 Source: Johnson Consulting

Economic Impact

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Figure A 17 shows the estimated new sales and resulting tax revenues associated with the Gray's Landing Grocery store. As shown, sales tax revenues resulting from new sales associated with the Gray's Landing Grocery store are projected to amount to \$510,000 in Year 1 (first year of operation), \$760,000 in Year 15, and growing to \$880,000 in Year 20.

Figure A 17

| Capital City Reinvestment District - Des Moines, Iowa Gray's Landing Grocery Estimated Total and New Taxable Sales Amounts and Tax Revenues within District Boundaries Only (\$Million) | | | | | | | | | | | | |
|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|
| | Year 1 2027 | Year 2 2028 | Year 3 2029 | Year 4 2030 | Year 5 2031 | Year 6 2032 | Year 7 2033 | Year 8 2034 | Year 9 2035 | Year 10 2036 | Year 15 2041 | Year 20 2046 |
| Table Sales Amounts | | | | | | | | | | | | |
| Hotel | 28,200 \$P | 9.0 | 9.3 | 9.6 | 10.1 | 10.6 | 10.9 | 11.2 | 11.4 | 11.7 | 13.5 | 15.0 |
| Total | | \$9.0 | \$9.3 | \$9.6 | \$10.1 | \$10.6 | \$10.9 | \$11.2 | \$11.4 | \$11.7 | \$13.5 | \$15.0 |
| Local Essential Sales Accounts* | 30.4 / year | \$0.4 | \$0.5 | \$0.5 | \$0.5 | \$0.5 | \$0.5 | \$0.5 | \$0.5 | \$0.5 | \$0.5 | \$0.7 |
| New Taxable Sales Accounts | | \$2.8 | \$3.8 | \$5.3 | \$7.7 | \$9.8 | \$12.4 | \$15.8 | \$19.8 | \$11.2 | \$12.6 | \$14.3 |
| New Tax Revenues | | | | | | | | | | | | |
| State Tax | 6.0% | \$0.61 | \$0.53 | \$0.46 | \$0.58 | \$0.57 | \$0.61 | \$0.61 | \$0.64 | \$0.65 | \$0.76 | \$0.96 |
| Hotel Motel Tax | 1.2% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| State Excise (Hotel/ Motel) Tax | 5.0% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | | \$0.61 | \$0.53 | \$0.46 | \$0.58 | \$0.57 | \$0.61 | \$0.61 | \$0.64 | \$0.65 | \$0.76 | \$0.96 |

*Reported based on machine generated \$P by hotel size.
Source: Johnson Consulting

Economic Impact

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SUMMARY OF IMPACT OF TIER I PROJECTS

Figure A 18 summarizes the estimated spending and impacts associated with all Tier I projects within the District. As shown, in Year 15, which is assumed to be a stabilized year of operation of all land uses within the District, the annual economic impact of the Tier I projects is estimated to include a total of \$155.0 million of total spending, \$48.3 million in increased earnings, and support 549 FTE jobs. In the same year, the annual fiscal impact is projected to include \$10.48 million in tax revenues to the state and local governments. Over a 20-year period, the economic and fiscal impact of the Tier I projects is projected to total \$2.72 billion in total spending and \$183.83 million in tax revenues, respectively.

Figure A 18

| Capital City Reinvestment District - Des Moines, Iowa | | | | | | | | | | | | | |
|---|-------------------------|---------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-------------------|
| Tier I Projects | | | | | | | | | | | | | |
| Estimated Economic and Fiscal Impact (\$Million) | | | | | | | | | | | | | |
| | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 20 |
| | | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2041 | 2046 |
| DIRECT SPENDING (\$M) | <i>Total Built-Cost</i> | | | | | | | | | | | | |
| Stadium | 159,000 SF | \$8.4 | \$8.6 | \$9.8 | \$10.0 | \$10.3 | \$10.6 | \$10.9 | \$11.2 | \$11.5 | \$11.8 | \$13.0 | \$15.7 |
| Stadium Plaza | 341,707 SF | 0.8 | 0.8 | 0.8 | 0.8 | 0.9 | 0.9 | 0.9 | 1.0 | 1.0 | 1.0 | 1.2 | 1.4 |
| Retail | 87,700 SF | 16.7 | 30.0 | 37.9 | 39.4 | 38.7 | 40.5 | 42.3 | 43.4 | 44.4 | 45.5 | 51.5 | 58.3 |
| Office | - SF | - | - | - | - | - | - | - | - | - | - | - | - |
| Hotel | 373 Rooms | 11.7 | 12.8 | 13.9 | 14.8 | 15.3 | 15.7 | 16.1 | 16.5 | 16.9 | 17.3 | 18.7 | 20.2 |
| Apartments | - units | - | - | - | - | - | - | - | - | - | - | - | - |
| Parking | - spaces | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | \$37.6 | \$62.2 | \$62.3 | \$65.0 | \$70.2 | \$73.1 | \$76.1 | \$79.0 | \$80.0 | \$82.1 | \$93.1 | \$106.8 |
| ECONOMIC IMPACT (\$M) | <i>Multiplier</i> | | | | | | | | | | | | |
| Direct Spending | | \$37.6 | \$62.2 | \$62.3 | \$65.0 | \$70.2 | \$73.1 | \$76.1 | \$79.0 | \$80.0 | \$82.1 | \$93.1 | \$106.8 |
| Indirect Spending | | 8.0 | 12.3 | 12.1 | 14.8 | 14.9 | 15.5 | 16.1 | 16.5 | 16.9 | 17.4 | 19.7 | 22.4 |
| Induced Spending | | 17.1 | 28.4 | 28.3 | 31.8 | 31.0 | 33.2 | 34.5 | 35.4 | 36.3 | 37.2 | 42.2 | 47.9 |
| Total Spending | | \$62.6 | \$102.9 | \$102.8 | \$111.6 | \$116.1 | \$121.8 | \$126.7 | \$130.9 | \$133.2 | \$136.7 | \$155.0 | \$177.1 |
| 20-Year Total Spending: | | | | | | | | | | | | | \$2,719.46 |
| Increased Earnings | | 0.466 | \$15.7 | \$20.0 | \$21.0 | \$24.7 | \$24.9 | \$26.4 | \$27.9 | \$28.8 | \$29.6 | \$40.3 | \$52.5 |
| Employed (FTE Jobs) | | 0.375 | 313 | 474 | 485 | 540 | 530 | 559 | 547 | 547 | 548 | 548 | 551 |
| FISCAL IMPACT (\$M) | <i>Rate</i> | | | | | | | | | | | | |
| Sales Tax | 6.0% | \$1.88 | \$3.26 | \$3.26 | \$3.81 | \$3.81 | \$3.89 | \$3.89 | \$3.90 | \$4.00 | \$4.10 | \$4.85 | \$6.26 |
| Hotel/Motel Tax | 7.0% | 0.6 | 1.4 | 1.48 | 1.61 | 1.66 | 1.68 | 1.69 | 1.71 | 1.72 | 1.73 | 1.94 | 2.14 |
| State Excise (Hotel/Motel) Tax | 6.0% | 0.4 | 0.4 | 0.47 | 0.55 | 0.59 | 0.71 | 0.73 | 0.75 | 0.77 | 0.79 | 0.96 | 1.05 |
| Income Tax* | 7.2% | 0.58 | 1.01 | 1.07 | 1.22 | 1.23 | 1.29 | 1.29 | 1.31 | 1.31 | 1.31 | 1.44 | 1.65 |
| Property Tax** | 1.854% | 1.08 | 1.22 | 1.25 | 1.38 | 1.52 | 1.49 | 1.49 | 1.74 | 1.79 | 1.83 | 2.07 | 2.28 |
| Total** | | \$4.48 | \$6.34 | \$6.72 | \$7.97 | \$7.90 | \$8.28 | \$8.60 | \$8.81 | \$9.04 | \$9.27 | \$10.48 | \$11.87 |
| 20-Year Total Fiscal Impact: | | | | | | | | | | | | | \$183.83 |

*Direct only

**50 year total equity (\$183.83)

Source: Johnson Consulting

Economic Impact

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Figure A 19 shows the estimated new sales and resulting tax revenues associated with the Tier I projects. As shown, sales and hotel/ motel tax revenues resulting from new sales associated with Tier I projects are projected to amount to \$2.03 million in Year 1 (first year of operation), \$5.57 million in Year 15, and growing to \$6.33 million in Year 20.

Figure A 19

| Capital City Reinvestment District - Des Moines, Iowa Tier I Projects Estimated Total and New Taxable Sales Amounts and Tax Revenues within District Boundaries Only (\$Million) | | | | | | | | | | | | | |
|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|---------------|
| | Year 1 2022 | Year 2 2023 | Year 3 2024 | Year 4 2025 | Year 5 2026 | Year 6 2027 | Year 7 2028 | Year 8 2029 | Year 9 2030 | Year 10 2031 | Year 15 2036 | Year 20 2041 | |
| Taxable Sales Amounts | | | | | | | | | | | | | |
| Stadium | 150,000 SF | \$7.6 | \$7.6 | \$9.0 | \$9.3 | \$9.6 | \$9.8 | \$10.1 | \$10.4 | \$10.7 | \$11.1 | \$12.5 | \$14.9 |
| Stadium Plaza | 241,707 SF | 0.9 | 0.8 | 0.8 | 0.8 | 0.9 | 0.9 | 0.9 | 1.0 | 1.0 | 1.0 | 1.2 | 1.4 |
| Retail | 97,700 SF | 15.1 | 24.6 | 26.4 | 27.8 | 27.2 | 28.9 | 42.8 | 41.8 | 42.7 | 43.7 | 49.5 | 56.0 |
| Offices | - SF | - | - | - | - | - | - | - | - | - | - | - | - |
| Hotels** | 373 rooms | 3.5 | 3.2 | 3.8 | 5.1 | 5.0 | 5.5 | 5.7 | 5.9 | 6.0 | 6.2 | 7.0 | 7.9 |
| Apartment | - units | - | - | - | - | - | - | - | - | - | - | - | - |
| Parking | - spaces | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | \$27.4 | \$46.6 | \$49.8 | \$52.9 | \$52.8 | \$55.1 | \$57.4 | \$59.9 | \$60.4 | \$62.6 | \$70.4 | \$86.1 |
| Less Non-taxable Sales Amounts | \$7.5 / year | \$0.1 | \$0.3 | \$0.5 | \$0.7 | \$0.8 | \$0.1 | \$0.4 | \$0.5 | \$0.6 | \$0.1 | \$1.4 | \$12.9 |
| New Taxable Sales Amounts | | \$19.4 | \$26.3 | \$41.3 | \$44.3 | \$44.0 | \$48.0 | \$46.0 | \$49.3 | \$50.8 | \$51.9 | \$59.0 | \$73.2 |
| Taxable Room Revenues from Hotels** | | | | | | | | | | | | | |
| New Tax Revenues | | | | | | | | | | | | | |
| Sales Tax | 6.0% | \$1.16 | \$2.30 | \$2.48 | \$2.66 | \$2.64 | \$2.76 | \$2.88 | \$2.98 | \$3.05 | \$3.11 | \$3.54 | \$4.03 |
| Hotel/Motel Tax | 7.0% | 0.51 | 0.58 | 0.81 | 0.98 | 0.90 | 0.94 | 0.97 | 1.00 | 1.02 | 1.08 | 1.18 | 1.34 |
| State Income (Hotel/Motel) Tax | 0.0% | 0.36 | 0.40 | 0.44 | 0.51 | 0.54 | 0.57 | 0.59 | 0.71 | 0.72 | 0.75 | 0.85 | 0.95 |
| Total | | \$2.03 | \$3.28 | \$3.73 | \$4.15 | \$4.17 | \$4.28 | \$4.35 | \$4.69 | \$4.79 | \$4.94 | \$5.57 | \$6.33 |

*Excluding room revenues, which is shown on a separate line
 **MJ does not report any fees because there is no accounting code within the District boundaries.
 Source: Johnson Consulting

Figure A 20 provides estimates of visitation to the proposed land uses identified within Tier I projects in the Capital City Reinvestment District. As shown, by Year 20, the Tier I projects are projected to attract approximately 468,000 unique visitors, accounting for the notion that a portion of visitors may visit several Tier I projects, and destinations within the District, in a single trip.

Figure A 20

| Capital City Reinvestment District - Des Moines, Iowa Tier I Projects Estimated Annual Visitation | | | | | | | | | | | | | |
|---|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| | Year 1 2022 | Year 2 2023 | Year 3 2024 | Year 4 2025 | Year 5 2026 | Year 6 2027 | Year 7 2028 | Year 8 2029 | Year 9 2030 | Year 10 2031 | Year 15 2036 | Year 20 2041 | |
| Pro Invo Stadium | 150,000 SF | 154,500 | 152,323 | 156,149 | 156,560 | 157,515 | 159,854 | 159,497 | 170,540 | 171,191 | 172,092 | 178,397 | 186,551 |
| Stadium Plaza | 241,707 SF | 100,800 | 101,304 | 101,511 | 102,320 | 102,531 | 103,245 | 103,862 | 104,381 | 104,903 | 105,428 | 106,090 | 110,619 |
| Convenience Store | 5,000 SF | 3,771 | 3,815 | 10,085 | 10,095 | 9,790 | 9,989 | 10,164 | 10,164 | 10,164 | 10,164 | 10,164 | 10,164 |
| Stadium Hotel | 150 rooms | 55,560 | 51,509 | 54,650 | 65,520 | 65,380 | 69,534 | 67,533 | 67,533 | 67,533 | 67,780 | 67,533 | 67,533 |
| Entertainment Venue | 31,000 SF | - | 33,395 | 31,885 | 32,542 | 33,116 | 30,265 | 32,745 | 32,745 | 32,745 | 32,745 | 32,745 | 32,745 |
| Western Gateway Hotel | 125 rooms | 37,680 | 40,096 | 42,431 | 42,987 | 43,254 | 44,773 | 44,732 | 44,732 | 44,732 | 44,859 | 44,732 | 44,732 |
| Trio by Hilton | 98 rooms | - | - | - | 20,956 | 20,465 | 20,517 | 20,425 | 20,425 | 20,425 | 20,425 | 20,425 | 20,425 |
| Gray's Landing Grocery | 25,200 SF | 45,715 | 45,520 | 47,091 | 47,787 | 48,610 | 48,233 | 47,546 | 47,546 | 47,546 | 47,546 | 47,546 | 47,546 |
| Total | 417,047 | \$13,309 | \$23,064 | \$27,706 | \$53,560 | \$59,812 | \$56,759 | \$56,121 | \$56,498 | \$56,498 | \$56,498 | \$56,498 | \$56,498 |
| Assessable Overlay | 22% | 302,409 | 302,870 | 304,773 | 311,541 | 310,793 | 312,802 | 313,351 | 313,624 | 313,624 | 313,624 | 314,209 | 315,077 |
| Net Unique Total Visitors | | 333,637 | 410,890 | 410,091 | 466,164 | 462,926 | 463,409 | 463,409 | 463,409 | 463,409 | 463,409 | 463,409 | 468,004 |

Source: Johnson Consulting

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TIER II PROJECTS

In addition to the Tier I projects described above, the proposed development program for the Capital City Reinvestment District will incorporate supplemental development, referred to as "Tier II" projects. Figure A 21 identified the proposed development program for Tier II projects.

Figure A 21

| Tier II Projects Capital City Reinvestment District - Des Moines, Iowa | | | | | | | | | |
|---|--------------|------------|------------------|-------------|-----------|-----------|----------|--------------------|----------|
| Project Description | Opening Year | Stadium SF | Apartments Units | Hotels Keys | Office SF | Retail SF | Total SF | New Establishments | New Jobs |
| Tier II Projects | | | | | | | | | |
| Mixed-Use Multi-Family | 2021-2025 | - | 317 | 260,500 | - | - | 315,500 | 263,100 | 626,100 |
| Total Tier II Projects | | - | 317 | 260,500 | - | - | 315,500 | 263,100 | 626,100 |

Source: Kowalek, Johnson Consulting

SUMMARY OF IMPACT OF TIER II RETAIL PROJECTS

Figure A 22 summarizes the estimated spending and impacts associated with Tier II retail projects within the District. As shown, in Year 15, which is assumed to be a stabilized year of operation of all land uses within the District, the annual economic impact of the Tier II retail projects is estimated to include a total of \$231.1 million of total spending, \$89.1 million in increased earnings, and support 819 FTE jobs. In the same year, the annual fiscal impact is projected to include \$14.64 million in tax revenues to the state and local governments. Over a 20-year period, the economic and fiscal impact of the Tier II retail projects is projected to total \$3.49 billion in total spending and \$221.16 million in tax revenues, respectively.

Figure A 22

| Capital City Reinvestment District - Des Moines, Iowa Tier II Projects RETAIL ONLY Estimated Economic and Fiscal Impact (\$Million) | | | | | | | | | | | | |
|---|-------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|
| | Year 1 2027 | Year 2 2028 | Year 3 2029 | Year 4 2030 | Year 5 2031 | Year 6 2032 | Year 7 2033 | Year 8 2034 | Year 9 2035 | Year 10 2036 | Year 15 2041 | Year 20 2046 |
| DIRECT SPENDING (\$M) | <i>Total Multi-Unit</i> | | | | | | | | | | | |
| Hotel | - | - | - | - | 104.3 | 109.0 | 113.6 | 118.7 | 119.7 | 122.7 | 130.5 | 157.0 |
| Total | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$104.3 | \$109.0 | \$113.6 | \$118.7 | \$119.7 | \$122.7 | \$130.5 | \$157.0 |
| ECONOMIC IMPACT (\$M) | <i>Multiplier</i> | | | | | | | | | | | |
| Direct Spending | 0.0 | 0.0 | 0.0 | 0.0 | 104.3 | 109.0 | 113.6 | 118.7 | 119.7 | 122.7 | 130.5 | 157.0 |
| Indirect Spending | - | - | - | - | 23.1 | 23.1 | 24.1 | 24.7 | 25.3 | 26.0 | 28.4 | 33.3 |
| Induced Spending | - | - | - | - | 47.3 | 49.4 | 51.6 | 52.9 | 54.3 | 56.6 | 62.9 | 71.2 |
| Total Spending | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$173.8 | \$181.6 | \$188.7 | \$196.4 | \$199.3 | \$204.3 | \$221.1 | \$261.6 |
| Increased Earnings | 0.468 | \$0.0 | \$0.0 | \$0.0 | \$51.8 | \$54.2 | \$56.7 | \$58.1 | \$59.8 | \$61.1 | \$69.1 | \$75.2 |
| Employment (FTE Jobs) | 0,876 | - | - | - | 707 | 803 | 878 | 919 | 919 | 919 | 979 | 979 |
| FISCAL IMPACT (\$M) | <i>Total</i> | | | | | | | | | | | |
| Sales Tax | 5.0% | \$0.00 | \$0.00 | \$0.00 | \$8.28 | \$8.54 | \$8.81 | \$9.00 | \$9.18 | \$9.36 | \$10.35 | \$12.42 |
| Hotel/Motel Tax | 7.2% | - | - | - | - | - | - | - | - | - | - | - |
| State/Circle (Hotel/Motel) Tax | 5.0% | - | - | - | - | - | - | - | - | - | - | - |
| Income Tax* | 7.2% | - | - | - | 2.1 | 2.2 | 2.28 | 2.34 | 2.40 | 2.46 | 2.79 | 3.15 |
| Property Tax** | 1.884% | - | - | - | 2.0 | 2.0 | 2.0 | 2.07 | 2.08 | 2.12 | 2.33 | 2.90 |
| Total** | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$11.10 | \$11.88 | \$12.92 | \$12.32 | \$12.63 | \$12.94 | \$14.64 | \$18.57 |
| 20-Year Total Fiscal Impact: \$221.16 | | | | | | | | | | | | |

* District only
** 20-Year total fiscal 2021-2046
Source: Johnson Consulting

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Figure A 23 shows the estimated new sales and resulting tax revenues associated with the Tier II retail projects. As shown, sales tax revenues resulting from new sales associated with Tier II retail projects are projected to amount to \$5.93 million in Year 5 (first year of operation), \$7.90 million in Year 15, and growing to \$8.94 million in Year 20.

Figure A 23

| Capital City Reinvestment District - Des Moines, Iowa Tier II Projects RETAIL ONLY Estimated Total and New Taxable Sales Amounts and Tax Revenues within District Boundaries Only (\$Million) | | | | | | | | | | | | |
|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|
| | Year 1 2027 | Year 2 2028 | Year 3 2029 | Year 4 2030 | Year 5 2031 | Year 6 2032 | Year 7 2033 | Year 8 2034 | Year 9 2035 | Year 10 2036 | Year 15 2041 | Year 20 2046 |
| Taxable Sales Amounts | | | | | | | | | | | | |
| Retail | 203,100 \$P | | | | | 100.1 | 104.6 | 109.3 | 112.1 | 114.9 | 117.7 | 133.2 |
| Total | | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$100.1 | \$104.6 | \$109.3 | \$112.1 | \$114.9 | \$117.7 | \$133.2 |
| Lease/Servicing Sales Amounts | \$1.0 /year | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$1.2 | \$1.2 | \$1.2 | \$1.3 | \$1.3 | \$1.3 | \$1.5 |
| New Taxable Sales Amounts | | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$98.9 | \$103.4 | \$108.1 | \$110.8 | \$113.6 | \$116.4 | \$131.7 |
| New Tax Revenues | | | | | | | | | | | | |
| Sales Tax | 0.0% | \$1.00 | \$0.00 | \$0.00 | \$0.00 | \$5.93 | \$6.20 | \$6.40 | \$6.65 | \$6.81 | \$6.98 | \$7.90 |
| Hotel/Motel Tax | 7.0% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| State Excise (Hotel/Motel) Tax | 5.0% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | | \$1.00 | \$0.00 | \$0.00 | \$0.00 | \$5.93 | \$6.20 | \$6.40 | \$6.65 | \$6.81 | \$6.98 | \$7.90 |

Source: Johnson Consulting

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SUMMARY OF IMPACT OF TIER II PROJECTS

Figure A 24 summarizes the estimated spending and impacts associated with all Tier II projects within the District. As shown, in Year 15, which is assumed to be a stabilized year of operation of all land uses within the District, the annual economic impact of the Tier II projects is estimated to include a total of \$403.0million of total spending, \$120.5 million in increased earnings, and support 1,428 FTE jobs. In the same year, the annual fiscal impact is projected to include \$20.31 million in tax revenues to the state and local governments. Over a 20-year period, the economic and fiscal impact of the Tier II projects is projected to total \$6.08 billion in total spending and \$306.59 million in tax revenues, respectively.

Figure A 24

| Capital City Reinvestment District - Des Moines, Iowa Tier II Projects Estimated Economic and Fiscal Impact (\$Million) | | | | | | | | | | | | | |
|---|------------------------|---------------|---------------|---------------|---------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|--|
| | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 15 | Year 20 |
| | | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2041 | 2046 |
| DIRECT SPENDING (\$M) | <i>Total Built-Out</i> | | | | | | | | | | | | |
| Stadium | -- SF | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$0.0 |
| Retail | 263,100 SF | -- | -- | -- | -- | 104.3 | 109.0 | 113.9 | 118.7 | 119.7 | 122.7 | 130.6 | 157.0 |
| Office | 315,500 SF | -- | -- | -- | -- | 82.5 | 85.5 | 88.9 | 91.8 | 92.3 | 94.2 | 101.5 | 146.9 |
| Hotel | -- rooms | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Apartment | 317 units | -- | -- | -- | -- | 14.3 | 15.1 | 15.9 | 16.3 | 16.7 | 17.1 | 18.4 | 21.9 |
| Parking | -- spaces | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Total | | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$101.6 | \$109.7 | \$109.8 | \$109.8 | \$109.8 | \$109.8 | \$120.5 | \$173.8 |
| ECONOMIC IMPACT (\$M) | | | | | | | | | | | | | |
| Direct Spending | <i>As Above</i> | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$101.0 | \$109.7 | \$109.8 | \$109.8 | \$109.8 | \$109.8 | \$120.5 | \$173.8 |
| Indirect Spending | 0.252 | -- | -- | -- | -- | 30.3 | 40.2 | 42.1 | 43.1 | 44.2 | 45.3 | 51.3 | 55.0 |
| Instaured Spending | 0.453 | -- | -- | -- | -- | 32.1 | 39.0 | 39.1 | 39.3 | 39.6 | 39.7 | 45.7 | 49.2 |
| Total Spending | | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$163.4 | \$188.9 | \$191.0 | \$192.2 | \$193.6 | \$194.7 | \$217.5 | \$278.0 |
| | | | | | | | | | | | | | 20-Year Total Spending: \$6,081.38 |
| Increased Earnings | 0.468 | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$40.1 | \$94.4 | \$68.9 | \$101.3 | \$103.9 | \$108.5 | \$120.5 | \$136.3 |
| Employment (FTE Jobs) | 0.875 | -- | -- | -- | -- | 1,387 | 1,397 | 1,428 | 1,428 | 1,428 | 1,428 | 1,428 | 1,428 |
| FISCAL IMPACT (\$M) | <i>Rate</i> | | | | | | | | | | | | |
| Sales Tax | 6.0% | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.01 | \$0.39 | \$0.70 | \$0.00 | \$0.32 | \$0.40 | \$10.70 | \$12.10 |
| Hotel/Motel Tax | 7.0% | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| State/Cities (Hotel/Motel) Tax | 5.0% | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Income Tax* | 7.2% | -- | -- | -- | -- | 4.5 | 4.8 | 4.99 | 5.11 | 5.24 | 5.37 | 6.08 | 6.87 |
| Property Tax** | 1.004% | -- | -- | -- | -- | 2.5 | 2.6 | 2.90 | 2.97 | 3.05 | 3.12 | 3.53 | 4.00 |
| Total** | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$16.30 | \$16.97 | \$16.67 | \$17.08 | \$17.61 | \$17.86 | \$20.31 | \$22.89 |
| | | | | | | | | | | | | | 20-Year Total Fiscal Impact: \$306.59 |

*City only
**20 year total across \$60.5M
Source: Johnson Consulting

Economic Impact

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Figure A 25 shows the estimated new sales and resulting tax revenues associated with the Tier II projects. As shown, sales tax revenues resulting from new sales associated with Tier II projects are projected to amount to \$6.54 million in Year 5 (first year of operation), \$8.72 million in Year 15, and growing to \$9.87 million in Year 20.

Figure A 25

| Capital City Reinvestment District - Des Moines, Iowa Tier II Projects Estimated Total and New Taxable Sales Amounts and Tax Revenues within District Boundaries Only (\$Million) | | | | | | | | | | | | |
|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|
| | Year 1 2027 | Year 2 2028 | Year 3 2029 | Year 4 2030 | Year 5 2031 | Year 6 2032 | Year 7 2033 | Year 8 2034 | Year 9 2035 | Year 10 2036 | Year 15 2041 | Year 20 2046 |
| Taxable Sales Amounts | | | | | | | | | | | | |
| Retail | 263,100 SF | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$100.1 | \$104.6 | \$109.3 | \$112.1 | \$114.9 | \$117.7 | \$120.2 |
| Office | 215,500 SF | - | - | - | - | 10.1 | 10.6 | 11.2 | 11.5 | 11.8 | 12.1 | 12.4 |
| Apartments | 317 units | - | - | - | - | - | - | - | - | - | - | - |
| Total | | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$110.2 | \$115.3 | \$120.5 | \$123.6 | \$126.8 | \$129.8 | \$132.6 |
| Less Sales/Use Taxes Amounts | \$1.0 / year | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$1.2 | \$1.2 | \$1.3 | \$1.3 | \$1.3 | \$1.5 | \$1.7 |
| New Taxable Sales Amounts | | \$0.0 | \$0.0 | \$0.0 | \$0.0 | \$109.0 | \$114.1 | \$119.2 | \$122.3 | \$125.5 | \$128.3 | \$130.9 |
| New Tax Revenues | | | | | | | | | | | | |
| Sales Tax | 6.0% | \$0.00 | \$0.00 | \$0.00 | \$6.54 | \$8.04 | \$7.16 | \$7.34 | \$7.52 | \$7.71 | \$8.72 | \$9.87 |
| Hotel/Motel Tax | 7.2% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| State Excise (Hotel/Motel) Tax | 5.0% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | | \$0.00 | \$0.00 | \$0.00 | \$6.54 | \$8.04 | \$7.16 | \$7.34 | \$7.52 | \$7.71 | \$8.72 | \$9.87 |

Source: Johnson Consulting

Figure A 26 provides estimates of visitation to the proposed land uses identified within Tier II projects in the Capital City Reinvestment District. As shown, by Year 20, the Tier II projects are projected to attract approximately 565,000 unique visitors, accounting for the notion that a portion of visitors may visit several Tier II projects, and destinations within the District, in a single trip.

Figure A 26

| Capital City Reinvestment District - Des Moines, Iowa Tier II Projects Estimated Annual Visitation | | | | | | | | | | | | |
|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|
| | Year 1 2027 | Year 2 2028 | Year 3 2029 | Year 4 2030 | Year 5 2031 | Year 6 2032 | Year 7 2033 | Year 8 2034 | Year 9 2035 | Year 10 2036 | Year 15 2041 | Year 20 2046 |
| Retail | 263,100 SF | - | - | - | 483,110 | 499,280 | 470,483 | 478,483 | 470,483 | 470,483 | 478,483 | 470,483 |
| Office | 215,500 SF | - | - | - | 214,330 | 220,000 | 225,000 | 228,000 | 226,000 | 225,000 | 225,000 | 225,000 |
| Apartments | 317 units | - | - | - | 1,897 | 1,854 | 1,712 | 1,712 | 1,712 | 1,712 | 1,712 | 1,712 |
| Total | | | | | 679,337 | 691,134 | 706,255 | 706,255 | 706,255 | 706,255 | 706,255 | 706,255 |
| Proposed Overlay | 326k | - | - | - | (135,250) | (135,250) | (141,251) | (141,251) | (141,251) | (141,251) | (141,251) | (141,251) |
| Net Unique Total Visitors | | | | | 544,087 | 555,884 | 565,004 | 565,004 | 565,004 | 565,004 | 565,004 | 565,004 |

Source: Johnson Consulting

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Section D

Unique in Nature

Unique in Nature

D

JUSTIFICATION THAT THE PROPOSED DISTRICT MEETS THE DEFINITION OF UNIQUE IN NATURE



As Iowans, we embrace what it means to belong to a community – we are both united and distinct, self-sufficient and engaged.

The City of Des Moines envisions an Iowa Reinvestment Act District that reflects and encourages those qualities and uses the built environment to fuel our connections and collective identity.

Capital City Reinvestment District projects, including the first stadium in Iowa optimized for professional soccer, will result in next-generation infrastructure, economic drivers, and social connections, and they rest on elements unique to this opportunity.

Overcoming a Problem 100 Years in the Making

Rehabilitation of an exceptionally toxic site and transition to greenspace, quality development, and connections to natural amenities.

Creating a Sweeping Vision

Tremendous scale with 23 projects, \$275 million in investment, \$5.3 billion in direct spending across all economic indicators in the first 20 years²¹; innovative design; and broad scope with economic, tourism, and aesthetic impacts.

Welcoming All Iowans

Wide ranging cultural opportunities, a global sport that inspires unity, multi-age appeal, and a regional draw that engages both a changing Iowa population and our neighbors across the Midwest.

Development that builds businesses, generates tax revenue, supports social reconnection, and catalyzes remediation of a decades-old toxic site is uniquely suited to both the demands of the moment and of the next generation.

Collectively, the Capital City Reinvestment District projects will bring people together, creating connections and shared experiences that build community across our state.

²¹This total includes non-Iowa Reinvestment Act-qualified portions (residential/office) of planned CCRD projects.

Overcoming a Problem 100 Years in the Making

D

SUPERFUND SITE



More than 30% of the proposed Capital City Reinvestment District, including the Pro Iowa Stadium and Global Plaza, is within, or immediately adjacent to, a 38-acre federal Superfund site.

A location contaminated with hazardous material that must be cleaned up prior to redevelopment. Even among the most toxic sites in the country, the Des Moines TCE²² property stands out.

- The federal Superfund program was legislated in 1980, and the associated National Priorities List (NPL) was created in 1983 to highlight the “worst hazardous waste sites identified by Superfund.”²³ Des Moines TCE was one.
- Of the original 400+ sites included on the NPL, 268 remain. Des Moines TCE is among them.
- In 2017, the EPA created an Administrator’s Emphasis List (AEL) for “immediate and intense attention.”²⁴ Des Moines TCE was included.
- Of the original 21 sites on the AEL, only nine remain today. Des Moines TCE is among them.
- In fact, there are only three sites in the country that were on the original NPL and the original AEL and remain there today. Des Moines TCE is one of them.

Yet, nearly 40 years after the property first got the Superfund label, the property remained bogged down in litigation leaving the site just as unusable as it was in 1983. The problems have been exacerbated by dumping on the surface that has spilled over onto adjacent lots. Opportunities to rehabilitate the area have been stifled by limitations on what can be developed there. The area has been called, “Des Moines’ worst eyesore, a ‘scab’ on downtown and one of the city’s most polluted properties.”²⁵

²² Des Moines TCE (trichloroethylene) is also known as the Des Moines Superfund site or the DICO Superfund site.

²³ “Superfund Cleanup Process,” EPA, Environmental Protection Agency, April 30, 2020.

<https://www.epa.gov/superfund/superfund-cleanup-process>.

²⁴ Superfund History,” Environmental Protection Agency (<https://www.epa.gov/superfund/superfund-history>, Accessed January 26, 2021)

²⁵ Aschbrenner, Joel. “There’s New Hope for Developing Des Moines’ Most Notorious Toxic Site.” Des Moines Register. The Des Moines Register, January 31, 2018. <https://www.desmoinesregister.com/story/money/business/development/2017/08/04/theres-new-hope-developing-des-moines-most-notorious-toxic-site/529165001/>.

Overcoming a Problem 100 Years in the Making

D

SUPERFUND SITE



© Zach Boyden-Holmes – USA TODAY Network

That has changed. In 2020, the site owners, the EPA and the City of Des Moines negotiated a settlement that will permit a new future for the site.

Approved in February of 2021, it provided funds to offset remediation costs, allowing the EPA and the City to safely remove existing buildings and complete the rehabilitation necessary for redevelopment. Even with the ongoing site remediation, any future site development must meet strict environmental standards consistent with the Consent Decree approved by the U.S. District Court. Krause+, an entity that has experience with environmental regulatory requirements, has offered a proposal that aligns with the unique environmental and safety requirements of the site – an outdoor stadium and plaza. Funding from the Iowa Reinvestment Act is critical to ensure Iowa continues to

make progress on this long overdue opportunity to replace a contaminated site with a playfield and eliminate a serious and persistent barrier to growth.

With Iowa Reinvestment Act assistance, we can transform this last generation liability into a next generation asset, resolving a century of challenges in just three years. Rusted and decaying buildings that once littered the property will give way to a multi-use stadium optimized for soccer, a project uniquely suited to the safety demands of the site. Cracked asphalt that blanketed the parcel will become a Global Plaza with restaurants, retail, and entertainment echoing the international flavor of soccer. A formerly toxic dead-zone will be safely revived with green spaces, recreational trails, and walkable neighborhoods that reduce dependence on fossil fuels. Previously undesirable brownfield parcels that neighbor the property will become demonstrations of quality development. Most importantly, a site that has been the antithesis of community will become the heart of it.

Overcoming a Problem 100 Years in the Making

D

A CONTAMINATED LEGACY



Manufacturing operations began around 1910²⁶ on what would become the Superfund site.

About 30 years later, Dico took ownership, formulating pesticides and herbicides and manufacturing steel wheels, a process that required degreasers made with trichloroethylene (TCE). By 1980, Dico had also stored and distributed more than four million gallons of TCE, a known carcinogen, from other sources.

The site's history is filled with spills and leaks. Worse, when there was no room for storage, byproduct was dumped and covered over with dirt. At times, the "oily waste sludge" was even spread on the "ground surface...as a dust control measure."²⁷

In 1976, Des Moines found TCE in its water supply – a contaminant that was eventually traced back to the Dico property, which is located only 900 feet from the Water Works infiltration gallery.²² After investigation, the EPA identified more than a dozen Chemicals of Concern, in addition to TCE, that were in the surface water, groundwater, soil, sediments, and even the buildings and structures.

²⁶ Rep. Planning for the Future: A Reuse Planning Report for the Des Moines TCE Superfund Site Dico Property. Environmental Protection Agency, 2007.

²⁷ "DES MOINES TCE Site Profile," EPA. Environmental Protection Agency, October 20, 2017. <https://cumulis.epa.gov/supercpad/cursites/csitinfo.-cfm?id=0700316>.

²⁸ "Dico Company, Inc." Iowa Department of Natural Resources, 2020.

Creating a Sweeping Vision

COMPLETE & COMPLEX NEIGHBORHOOD

D



This isn't a project looking for a site, it is a district designed to capitalize on **this** site and others nearby, creating environmental, economic, and aesthetic transformation.

It isn't a structure or two, it is a complete and complex neighborhood that builds on the community amenities around it to make each one more valuable.

- The IRA district covers more than 70 acres that include both western and southern gateways to downtown.
- It encompasses many of the 39 Riverpoint West sites that were identified for redevelopment through Des Moines' designation as a Brownfield Showcase Community.²⁹
- Six of the included projects are themselves large enough to meet the IRA requirement for a \$10 million anchor project in proposed districts.

The scale of the Capital City Reinvestment District is transformative and will have positive implications for individuals, neighborhoods, businesses, communities, our state, and even the Midwest. The expansive scope has profound advantages for the economy, tourism, and community aesthetics.

²⁹ "Brownfields Showcase Community, Des Moines, IA", Environmental Protection Agency, 2000 National Service Center for Environmental Publications (NSCEP)

Creating a Sweeping Vision

D

ECONOMY



This public-private partnership will energize growth, spur job creation and economic recovery, and build prosperity.

In addition, it will propel surrounding community enhancements with thousands of nearby housing units in the development pipeline, and dozens of planned restaurants, bars, entertainment venues and more which will both capitalize on the stadium draw and amplify it.

A detailed feasibility study conducted by Johnson Consulting concluded the Pro Iowa Stadium and CCRD projects are both market-driven and market-supportable. In the first 20 years, the projects (including associated residential and office development) will drive:

- \$5.3 billion in direct spending
- \$1.1 million in indirect spending
- \$2.48 billion in induced spending
- \$2.6 billion in increased earnings
- Creation of 6,800 construction jobs
- Creation of 2,000+ ongoing jobs/permanent positions

The projects (excluding construction) will create more than \$490 million in new gross tax revenues, \$280 million of which will be attributable to sales and hotel taxes.³⁰

In addition to the quantitative financial impacts, the Capital City Reinvestment District will have distinct advantages for businesses working to attract and retain talent. It will enhance Iowa's reputation as a great place for young professionals and families, who are more likely to seek out mixed-use neighborhoods and less likely to invest in home ownership or a car.³¹ Professional soccer will be a unique lure for international talent who want a home that fulfills both their working and recreational interests.

³⁰ Please see Section C for additional detail.

³¹ "The Tomorrow Plan." Des Moines Area Metropolitan Planning Organization, November 2013.

Creating a Sweeping Vision

D

TOURISM



In addition to the significant economic impacts, the Capital City Reinvestment District will add weight to Iowa's developing identity.

Once known as flyover country or as a place to stop for gas or fast food on a cross-country road trip, our capital city is on the cusp of becoming a regional destination that attracts tens of thousands of visitors each year.

- Collectively, the CCRD is projected to result in nearly 1 million unique visitors per year by 2031.
- The Pro Iowa Stadium and Global Plaza, alone, will host an estimated 160,000+ visitors in 2027, the first full year of operations.

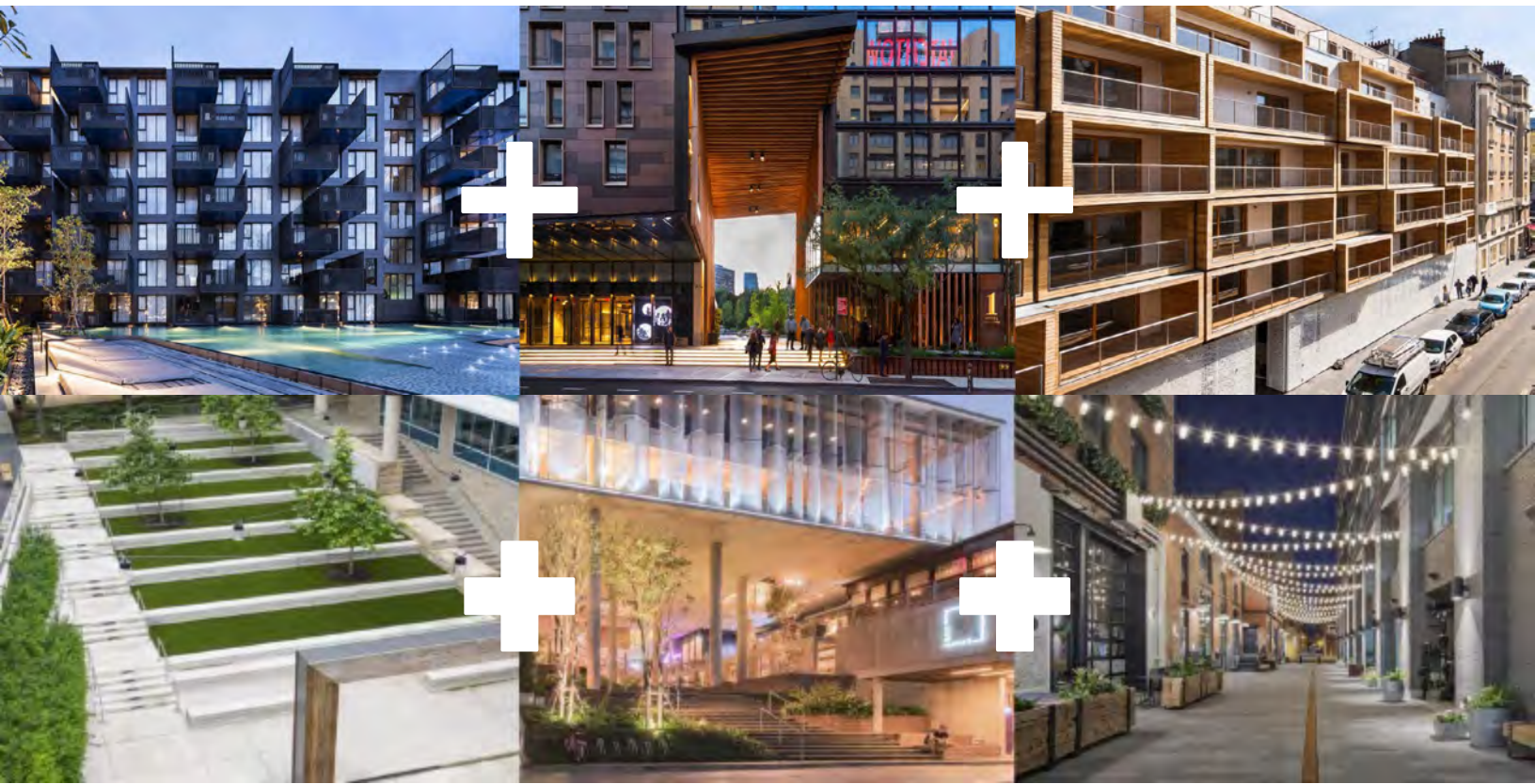
These changes will be bolstered by the regional and national exposure created by the stadium and its events. All USL Championship league games are currently streamed on ESPN+. Matches are increasingly televised on ESPN networks, with 31 league teams located in the Nielsen Top 100 TV Market Universe. Broadcasts nearly doubled, from ten annual games to 19, under the most recent agreement and the contract will be renegotiated again prior to 2027.

People from across the region will come for destination amenities and stay for great food and atmosphere. The same projects that build our collective identity will reinforce it with visitors.

Creating a Sweeping Vision

D

AESTHETIC



The Superfund site has been one of the most enduring aesthetic stains on the Des Moines landscape.

As airport visitors and motorists travel on Fleur Drive through Des Moines' southern gateway – nearly 36,000 of them each day – they are buffered by parks and, in the summer, flowers spilling out of the median. A quick turn onto MLK Parkway highlights the Des Moines skyline to the left, set off by the arches of George Washington Carver Bridge. And, to the right along the with the meandering Racoon River, what remains of a toxic dumping ground.

While the neighboring Western Gateway doesn't have the same toxic history or jarring impact, some structures have been vacant for more than a decade. Many of the occupied buildings have basic architecture and are buffered from street activity by large setbacks and surface parking that create distance and dampen activation.

³² "City Annual Average Daily Traffic (AADT) Maps." Iowa DOT <https://iowadot.gov/maps/msp/traffic/2016/cities/DesMoines>, Accessed February 1, 2021.

These sentinel places sit in contrast to the investments that have elevated Des Moines'

national profile. In recent years, Des Moines has been recognized as the "#5 Best Place to Live in the U.S." by U.S. News and World report (2020), one of "10 Cities That are Ready for the Big Time" by Site Selection Magazine (2019), and one of "10 Cities That are Blooming, Not Rusting" by the Manhattan Institute (2019), among many other accolades. Des Moines' gateways offer the opportunity to welcome travelers with the energy and vitality of a community on the rise and provide a glimpse of the atmosphere and amenities they will encounter downtown.

The Capital City Reinvestment District projects will align the community's first impression welcomes and last-impression goodbyes with the vibrant city-center. Revitalized gateways will highlight innovative architecture like the stadium, adaptive reuse projects like the brewery, and public art. They will be home to activated streets with pedestrian and bicycle traffic that are backdropped by destination amenities. The transformation will encourage people to slow down, take it in, stop to explore, connect with each other, and wonder what amazing places they will find around Des Moines' next corner.

Creating a Sweeping Vision

ADVANCING COMMUNITY GOALS

D



“Leaders would like to see more aggressive, bold and innovative strategies...”

Capital Crossroads

“Leaders would like to see more aggressive, bold, and innovative strategies applied to downtown’s core districts and a ‘culture of yes’ fostered among stakeholders to realize transformative projects and events.”

The Tomorrow Plan

“The health of people, the economy, and the environment must be elevated together.”

Downtown Retail 2030

“Creative placemaking will engage people in authentic experiences, reimagine old territories, welcome outsiders and spark unexpected encounters.”

Plan DSM

“Des Moines will have... a strong and supportive environment for global residents from all heritages.”

Live DSM

Parks will be “redefined and brought to you in ways that are meaningful, accessible and healthy to you, your friends, family and neighbors – Des Moines’ parks, trails and public spaces are everywhere.”

Connect Des Moines

“Downtown Des Moines is happening... on the cusp of becoming a different type of city, one that attracts people just because of the kind of place that it is.”

Creating a Sweeping Vision

ADVANCING STATE GOALS

In addition to aligning with well-established community goals, the CCRD projects are a powerful tool to boost Iowa’s economic recovery from the most devastating recession since the Great Depression.

In a report released in early February 2021, the Governor’s Economic Recovery Advisory Board (GERAB),³³ made up of representatives from across the state, issued recommendations that touch on many aspects of the CCRD as economic recovery drivers.

| GERAB Recommendation | Impact | CCRD Alignment |
|---|--|--|
| <p>CREATIVE PLACEMAKING</p> <p>“Transform spaces, such as neighborhoods or downtown districts, into unique places where people want to be.”</p> | <p>Building “community engagement, fostering a distinct sense of place, and – importantly – helping communities attract and retain talent and boost their economic competitiveness.”</p> | <p>Placemaking concepts provide the basis for neighborhood design in the CCRD.</p> |
| <p>TOURISM</p> <p>“Turn Iowa into a destination for travelers.”</p> | <p>“Iowa must do more to capture the state’s unique personality...to tell the story and compel visitors to spend time and money here.”</p> | <p>In addition to creating regional draw, all USL games are streamed or televised on ESPN networks which will increase Iowa’s exposure and present opportunities to showcase our state.</p> |
| <p>DIVERSITY</p> <p>“Iowa must not only embrace its increasingly diverse population as an imperative to economic growth and community building, but also work to attract a diverse workforce.”</p> | <p>“Companies with strong ethnic diversity among their executives were 36% more likely to outperform on profitability.”</p> | <p>Soccer can be a powerful force to both welcome and retain diverse community members.</p> |
| <p>WATER QUALITY & CONSERVATION</p> <p>Improve “water quality so that Iowans have clean water for drinking, household use, and outdoor recreation.”</p> | <p>“This is an economic growth issue because Iowa needs a high quality of life to attract and retain skilled workers.”</p> | <p>Rehabilitation of the DICO site will clean up longstanding threats to both Des Moines Water Works and the Raccoon River.</p> |
| <p>HOUSING</p> <p>“Increase opportunities for Iowans to live near their workplace through an initiative that encourages public-private partnership to create workforce housing.”</p> | <p>“Housing is the largest opportunity for rapid economic recovery...Much of Iowa’s housing stock is aging and many Iowans are overburdened with housing expenses.”</p> | <p>Krause+ and the City of Des Moines have agreed to a statement of preliminary terms that will create more than 100 housing units in walkable neighborhoods that are targeted to people living at 80% or less of the Area Median Income, and more than 300 units overall.</p> |

³³All quotes on this page are from the following report which is available in its entirety in the appendix: Rep. Iowans Unite for Growth. Governor’s Economic Recovery Advisory Board, 2021.

Welcoming All Iowans

EMBRACING COMMUNITY

D



A 2019 Des Moines Register poll asked people what they liked about Iowa, and the most common answer was people.

"Whether your family has lived on the land for years or you just moved here from somewhere else, many visitors or newcomers discover a state filled with people who are willing to go the extra mile to help their neighbor, people who see hard times as a call to action and people fiercely protective of their communities and loved ones."³⁴

Iowa has a long history of welcoming newcomers and encouraging cultural engagement. Our ability to embrace a broad definition of community has created a legacy of cultural celebration and collective pride. In fact, in 2017, Des Moines was honored with the World Festival and Events City Award by the International Festival and Events Association thanks to gatherings like CelebrAsian, Viva L'Italia, Latino Heritage Festival, Oktoberfest, and the World Food and Music Festival.

Iowa's identity is continuing to evolve. In the past ten years, the ratio of non-white or Hispanic residents to white residents has grown by 35%. Most of this growth has been in the Black and Asian populations. In central Iowa (including Polk, Dallas, Jasper, Madison, Marion, and Warren Counties), the non-white or Hispanic population has grown by 26%.³⁵ In addition, Iowa has seen significant growth in immigration³⁶ in recent years, particularly those who identify their race as Black or Asian. Finally, Iowa is on track to be much more racially and ethnically diverse in coming decades. Based on 2010 Census projections, Iowa's Diversity Index³⁷ in 2014 was 25, meaning an average Iowan has a one in four random chance of encountering someone from a different racial or ethnic background from their own. This is projected to grow to 47 by the year 2060.

³⁴ Calvin, Aaron, "'Iowa Nice,' breathtaking sunsets and love of the land: 14 things Iowans love most about Iowa." Des Moines Register, July 30, 2019

³⁵ "Demographic and Housing Estimates, Table DP05." American Community Survey, 2010 and 2019: ACS 5-Year Estimates Detailed Tables, United States Census Bureau

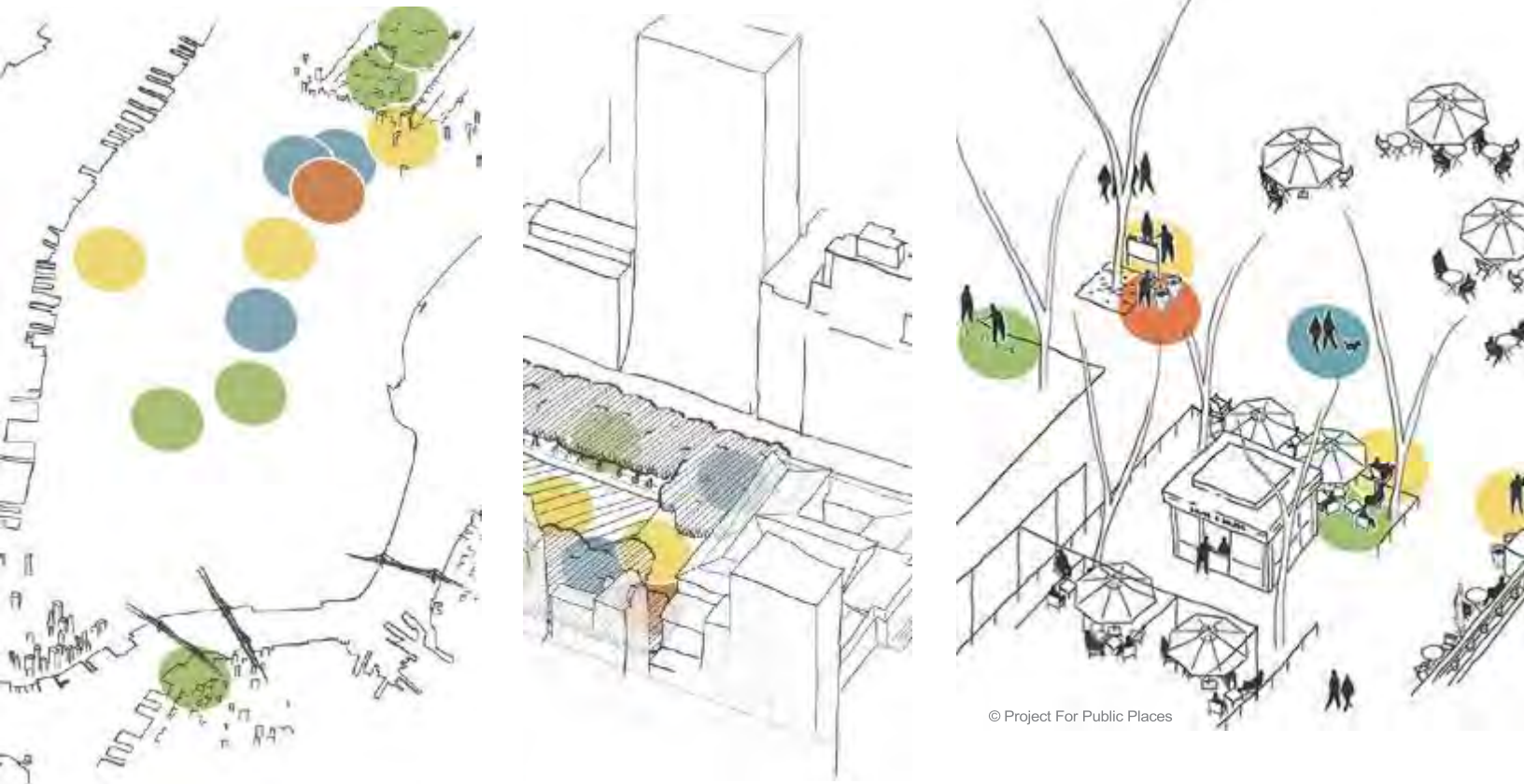
³⁶ "Selected Characteristics of the Native and Foreign-Born Populations, Table S0501." American Community Survey, 2010 and 2019: ACS 5-Year Estimates Detailed Tables, United States Census Bureau

³⁷ "Analyzing County Diversity 1960 - 2060" USA Today Diversity Index. Proximity One http://proximityone.com/county_diversity_1960_2060.htm

Welcoming All Iowans

EMBRACING COMMUNITY

D



In addition to Iowa’s demographic shifts, the pandemic has made clear that the way we connect with each other is changing rapidly.

It is now possible to function day-to-day in a virtual environment and that knowledge has ramifications for every part of how we live. Designing for the next generation will require reimagining shared spaces in ways that allow for flexible and creative uses and offer an atmosphere, energy, and experience that just can’t happen through a computer screen.

Project for Public Spaces details how our built environment can impact our social connections. “Placemaking inspires people to collectively reimagine and reinvent public spaces as the heart of every community. Strengthening the connection between people and the places they share...facilitates creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing evolution.”³⁸

District design, combined with the singularly multicultural appeal of both men and women’s soccer, will draw people of all backgrounds and ages together, supporting the continued relevance of downtown as the center of community. Development will embrace a mixed-use, high-density model that uses infill lots to reduce sprawl and create activated streets and broad appeal.

- Public spaces will be emphasized – places to walk, to sit, to people-watch.
- Community events and festivals will have a home in the Global Plaza: one that avoids the logistical and business impacts created by street closures for special events.
- Planning will include intentional, multi-modal connections between neighborhoods and community amenities like the Central Iowa Water Trails, Gray’s Lake, and Water Works Park.
- The location will expand the walkable footprint of downtown.

While these efforts promote easy access to, and robust use of, public places, they also generate exchange of people between spaces, adding energy, creating social connection, and exposing residents to new places and new people each day.

³⁸ “What is Placemaking.” Project for Public Spaces www.pps.org/article/what-is-placemaking, Accessed January 29, 2021.

Welcoming All Iowans

D



CSL Legends, a sports consulting group that has worked on projects including Jack Trice Stadium, Kinnick Stadium, Wells Fargo Arena and more, was commissioned by the Pro Iowa Initiative to evaluate community goals for the stadium.³⁹

As part of planned outreach, they conducted a series of interviews to determine the viability of a professional soccer stadium in Des Moines. As part of the process, local stakeholders from the public sector and the business community identified the goals they shared for the project and the relative importance of project impacts. Representatives from both groups prioritized the same three goals including the opportunity for appeal and use across community demographics, sport as a community asset, and the stadium as a development anchor.⁴⁰ This Capital City Reinvestment District will realize all of them.

Driving signature projects when the economy is challenged has been a hallmark of Iowa leaders who have carefully balanced immediate needs with a long-term vision for enhanced quality of life. That's what this project will demand. It is going to require an investment in collaboration, in time, and in money. That investment will reinforce the economic bedrock that keeps our people, cities, and state thriving.

Every one of the projects proposed for this CCRD drives toward one common outcome: building a community. Through the creation of dynamic public spaces, this district will create connections that encourage belonging and shared experience. This effort is particularly critical as our population trends younger and more diverse, and more of our lives play out on a screen. We must design for the population we are becoming.

³⁹ In addition to stakeholder outreach, CSL Legends' scope of work including a review of project goals and objectives, development of precedent case studies, identification of potential funding sources, and development of funding and ownership plan implementation.

⁴⁰ Rankings were as follows. Business: Development, sport as asset, diverse use. Public sector: Diverse use, sport as asset, development anchor.

Welcoming All Iowans

SOCCER AS THE WORLD'S GAME

D



Soccer provides an incomparable opportunity to create a bridge between people who grew up here and those from around the world who choose to call Iowa home.

This kind of connection is happening across the country, and it can happen here.

There is a unique soccer ecosystem in Des Moines with thousands of youth participants, a highly regarded regional player destination at Cownie Soccer Complex, thriving high school teams, Division I college soccer, and the Menace – and that’s just in central Iowa. Soccer is thriving across the state. The synergy is unmistakable and pro soccer will intensify it, elevating the Iowa game to one of the best in the country.

The United Soccer League Championship (USLC), the highest division outside of Major League Soccer (MLS), has granted a franchise to Pro Iowa that will bring the first professional soccer team to our state. Iowa’s team will be one of 32 in the league joining communities like Charleston, Colorado Springs, Memphis, and Louisville. According to the league, the average game attendance for the USLC has nearly tripled since it launched in 2011, from just over 2000 to a projected 6100 next year. At the MLS level, attendance is in the top three among professional sports and continues to surge. Each year, more fans travel to MLS matches than to NBA or NHL games.



Iowa leaders have transformed our state from a place many young people couldn't wait to leave into a place they want to live.

We have invested in ourselves, the people and places that represent Iowa at its best, by bringing great projects to life, like the High Trestle Trail, Iowa River Landing, and Simon Estes Amphitheater.

Now we have a chance to double-down on our emerging identity as one of the best-kept secrets in the Midwest with projects that build deep social connections and collective identity.

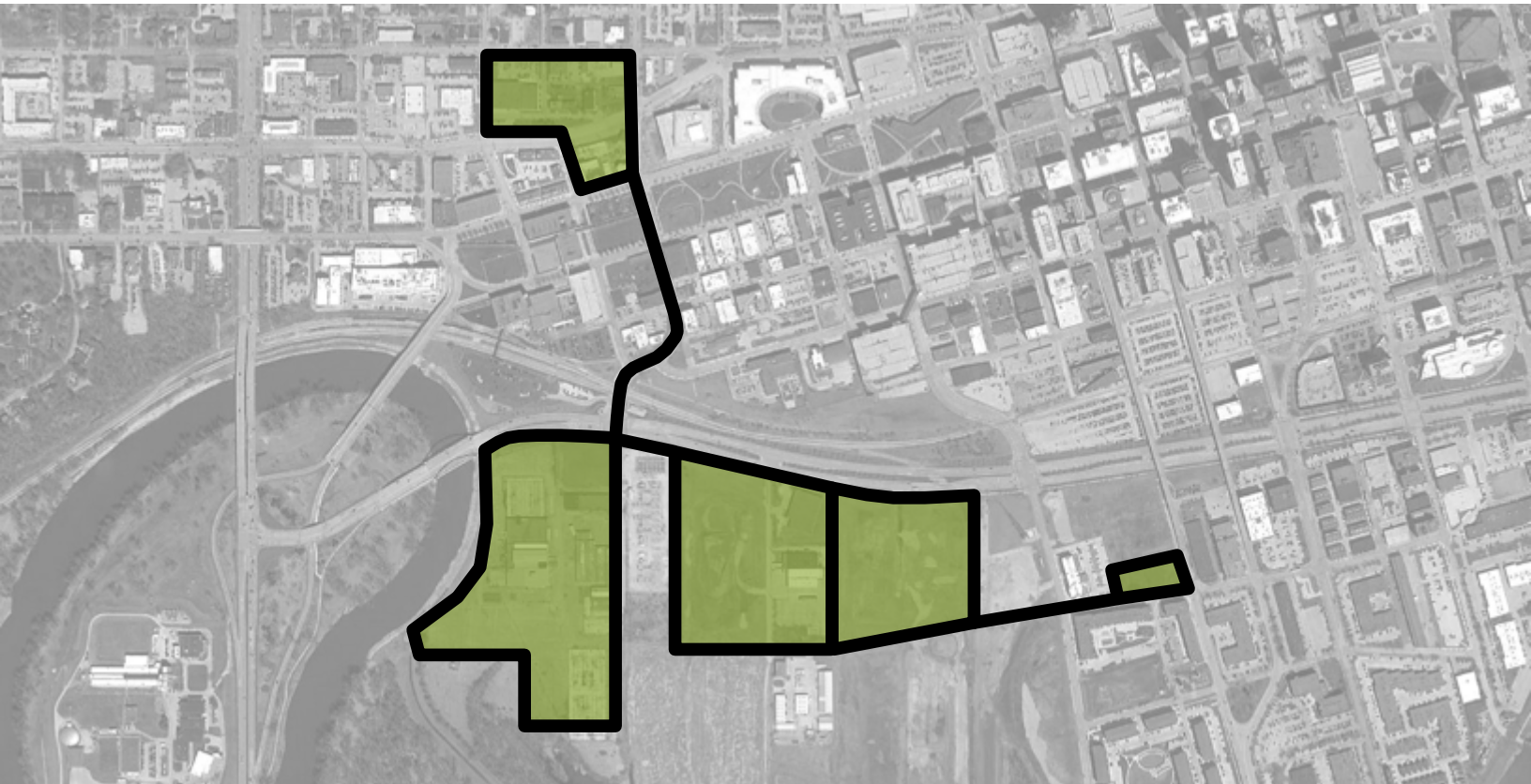
Section E

Certification & Release of Data

Certification

E

CERTIFICATION & RELEASE OF INFORMATION



I hereby give permission to the Iowa Economic Development Authority (IEDA) to engage in due diligence, make credit checks, contact the applicant's financial institutions, insurance carriers, and perform other related activities necessary for reasonable evaluation of this application.

I also hereby authorize the Iowa Department of Revenue to provide to IEDA state tax information pertinent to the state income tax, sales and use tax, and state tax credits involved with the Iowa Reinvestment District.

I understand that all information submitted to IEDA related to this application is subject to Iowa's Open Record Law (Iowa Code, Chapter 22).

I understand that IEDA reserves the right to negotiate the financial assistance.

I understand this application is subject to final approval by IEDA.

I hereby certify that all representations, warranties, or statements made or furnished to IEDA in connection with this application are true and correct in all material respect. I understand that it is a criminal violation under Iowa law to engage in deception and knowingly make, or cause to be made, directly or indirectly, a false statement in writing for the purpose of procuring economic development assistance from a state agency or subdivision.

FOR THE APPLICANT

T.M. Franklin Cownie, Mayor of Des Moines


.....
SIGNATURE DATE

Appendix

Attachments

Environmental Update EPA
Environment Covenant
EPA Press Release (from Preapplication)
American Equity Press Release
American Equity Partner Announcement
Press Summary from Franchise Announcement
Pro Iowa Franchise Press Announcement
Recent National Recognition
Letters of Support
County Resolution
City Development Agreement
Large Scale Development Plan Approval
Partner Profiles
USL Stadium Design Guidelines
USL Stadium Development Guidelines
Governor's Advisory Board Economic Recovery Report
Placemaking Booklet
Capital Crossroads
Downtown DSM Retail 2030
The Tomorrow Plan
Other Community Planning Resources
Documentation of Current Valuation



**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 7**

11201 Renner Boulevard
Lenexa, Kansas 66219

VIA E-MAIL

Krause+
c/o Aubrie Gould
1459 Grand Ave
Des Moines, Iowa 50309
Aubrie.Gould@krauseplus.com

RE: Des Moines TCE Site, Polk County, Iowa

Dear Ms. Gould:

This letter is being sent in response to your request for information regarding the property described as the East 1/2 of Section 8, T78N, R24W, Polk County, Iowa (Property). This Property is part of the Des Moines TCE Superfund Site (Site). Krause+ has requested that the U.S. Environmental Protection Agency provide a status letter to document the recent work the EPA has performed to protect human health and the environment given the change in zoning and the planned reuse of the Property. This response is based upon the facts presently known to the EPA and is provided for informational purposes only.

Property Status

The Property is listed on the EPA's National Priority List and has been the subject of significant federal involvement and enforcement over the decades. The United States recently entered into a Consent Decree regarding the Property, *4:10-cv-00503-RP-RAW*, which memorialized a settlement between the United States and the former property owner, Dico, Inc., and Titan Tire Company. The city of Des Moines was also a signatory to this Consent Decree and agreed to take ownership of the Property in exchange for performing operation and maintenance of existing remedies at the Site. Pursuant to the Consent Decree, the city was also required to record an Environmental Covenant on the Property that outlines certain activity and use limitations on the Property moving forward. Pursuant to the Consent Decree, the EPA also agreed to perform certain work at the Property with proceeds from this settlement. A summary of the work the EPA has performed since the May 2021 property transfer from Dico to the city of Des Moines is noted below.

Recently Performed Site Work

With part of the settlement proceeds from Dico, the EPA mobilized contractors to the Property on June 7, 2021, to address contamination in Buildings 1-3. This work was completed in October 2021 and included asbestos abatement and the demolition and off-site disposal of the three contaminated buildings. During the removal of these buildings, four below-grade storage tanks were found in the basement of one of the buildings. These tanks were subsequently removed and disposed as part of the overall building demolition project.



In August 2021, the EPA completed the temporary relocation of the electrical system for the operating groundwater treatment system. The completion of this work allowed the city to begin demolition of the Production building where the electronics for the groundwater treatment system were housed. The city completed demolition of the Production building and the Office building in November 2021.

Additional Planned EPA Site Work

EPA contractors also mobilized to the Property on June 7, 2021, to address contaminated sediments in a pond on the southern part of the Property. After initial prep work, a water main leak was discovered beneath the cap. The EPA decided to postpone pond remediation until after the leak was repaired to prevent the possible recontamination of the pond after cleanup. The water main repair work is currently underway, but due to the onset of the winter season, sediment remediation of the pond has been delayed and is currently planned for completion by June 2022.

The EPA will update the 30-foot tall, 35-year-old air stripping tower with an updated, more efficient tray stripper after final grade of the site has been established. The new groundwater treatment system will be low-profile and designed to accommodate redevelopment plans while continuing to meet groundwater treatment objectives. In the meantime, the existing pump-and-treat system will continue to operate as designed.

Reuse of the Property

The Property is located in a mixed commercial use zone and no zoning changes are anticipated. The EPA understands that Krause+ intends to purchase or lease the Property from the city of Des Moines to build a soccer stadium, global plaza, training facility, practice fields, hotel and associated retail. Nothing the EPA has encountered during recent site work would preclude these redevelopment plans as long as these plans are carried out as specified in the Environmental Covenant, which is enclosed with this letter for reference.

Conclusion

The EPA remains dedicated to facilitating the cleanup and reuse of contaminated properties and hopes the information contained in this letter is useful to you. Please note that the letter does not offer conclusive statements about site conditions. The EPA is happy to provide additional details or provide documentation about the site work recently performed upon request. If you have any questions, or wish to discuss this letter, please feel free to contact me at howell.tonya@epa.gov or at (913) 551-7589.

Sincerely,

**TONYA
HOWELL**

Digitally signed by
TONYA HOWELL
Date: 2022.01.29
11:10:04 -0600

Tonya Howell
Remedial Project Manager
Regional Superfund Redevelopment Coordinator
Federal Facilities and Post Construction Section
Superfund and Emergency Management Division

Enclosure

Recorded: 6/14/2021 at 9:12:19.0 AM
County Recording Fee: \$52.00
Iowa E-Filing Fee: \$3.97
Combined Fee: \$55.97
Revenue Tax:
Polk County, Iowa
Julie M. Haggerty RECORDER
Number: 202100061772
BK: 18584 PG: 547

(ABOVE SPACE RESERVED FOR RECORDER'S USE)

| | |
|---------------------------------|---|
| Type/Title of Document: | Environmental Covenant |
| Document Date: | Effective as of the date recorded at the Polk County Recorder's Office |
| Grantor/Grantee(Holder): | City of Des Moines |
| Agency: | U.S. Environmental Protection Agency |
| Return to: | City Clerk, City of Des Moines, 400 Robert D. Ray Drive, Des Moines, Iowa 50309, (515) 284-4209 |
| Preparer Information | Kristen Nazar, Attorney, Office of Regional Counsel, U.S. Environmental Protection Agency Region 7 11201 Renner Boulevard, Lenexa, Kansas 66219, (913) 551-7450 |
| Legal Description: | See Exhibit 1 attached hereto |

ENVIRONMENTAL COVENANT

This Environmental Covenant (Covenant) is established pursuant to Iowa Code (IC) chapter 455I entitled Uniform Environmental Covenants Act.

This Covenant is entered into by and between the City of Des Moines, Iowa (City) as "Grantor," the City of Des Moines, Iowa as "Holder," and the U.S. Environmental Protection Agency (EPA) as "Agency," pursuant to Iowa's Uniform Environmental Covenants Act (Act), Iowa Code sections 455I.1 – 455I.12. Grantor, Holder, and Agency enter into this Covenant for the purpose of subjecting the property described below to certain activity and use limitations in accordance with the terms and conditions specified herein.

1. Affected Property. The Grantor is the fee title owner of the approximately 43-acre property located generally southwest of the intersection of West Martin Luther King Jr. Parkway and SW 16th Street (200 SW 16th Street) in Des Moines, Polk County, Iowa, the "Property." The property is legally described on Exhibit I to this Covenant.

2. Agency Action. The Property is the subject of response actions taken pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. §§ 9601 - 9675 (CERCLA) and is listed on the National Priorities List, 40 C.F.R. Part 300, App. B. The Property was owned and operated by Dico, Inc. (Dico) for approximately 40 years, whose operations at the Property included steel wheel manufacturing and chemical and pesticide formulation. Dico's operations at the Property resulted in the release of trichloroethene (TCE), 1,2-dichloroethene (1,2-DCE), and vinyl chloride to the groundwater, residual pesticides and metals to shallow soils, and pesticides to buildings and soils on the southern end of the Property and drainage areas.

The remedy to address contaminated groundwater consists of a Groundwater Extraction and Treatment System. This system includes containing the contaminated groundwater so that it does not impact the north gallery of the Grantor's nearby public water supply system, treating the groundwater with an air stripper to remove volatile organic compound (VOCs), discharging treated water, and operating extraction wells until water quality meets the regulatory standards for drinking water. This groundwater treatment system was constructed in December 1987 and has been operated by Dico since that time, along with groundwater monitoring.

Dico initially cleaned and encapsulated contaminated buildings and covered much of the Property with an asphalt cap to reduce migration of surface soils and to prevent human contact with contaminated soils and building materials. Contaminated soils were also excavated from the south pond and other drainage areas of the Property.

Pursuant to a Consent Decree by and between, Dico, Titan Tire Corporation, Titan International, Inc., the United States on behalf of the EPA and the City, entered by order of the U.S. District Court on February 1, 2021, Dico transferred the Property to the City, and the EPA and the City will perform additional response actions to address remaining contamination and prepare the Property for reuse and redevelopment. These response actions, and the corresponding Records of

Decision for the site, will ensure that remedies in place at the Property are protective of human health and the environment. This Covenant is a component of those remedies.

3. Risk Management and Institutional Controls. Following the completion of response actions at the Property, contamination will remain at the Property which may present an unreasonable risk to public health and the environment if certain activities occur on the Property. As such, the Agency has determined that an Environment Covenant is necessary to manage the risk of future exposure by limiting specified activities at the Property and establishing affirmative obligations.

4. Reopening. The signatories acknowledge that the failure of the activity and use limitations imposed on the Property hereby to serve their intended purpose, including the prevention of exposure to contamination, could result in the Agency reopening its review and regulation of the contaminant condition on the Property.

5. Identity of Grantor, Holder, and Agency.

GRANTOR: The City of Des Moines, Iowa is the current owner of the Property and the Grantor of this Covenant.

HOLDER: The City of Des Moines, Iowa and its successors and assigns is the Holder of this Covenant.

AGENCY: The U.S. Environmental Protection Agency, and successor departments or agencies.

6. Representations and Warranties. The Grantor warrants to the other signatories to this covenant that it:

- a. is the sole fee title owner of the Property;
- b. holds sufficient fee title to the Property to grant the rights and interests described in this Covenant free of any conflicting legal and equitable claims; and
- c. has identified no other persons holding legal or equitable interests in the Property except for recorded easements, including, but not limited to, contract buyers, mortgage holders, other consensual lienholders and lessees.

7. Running with the Land. This Covenant is perpetual and runs with the land as provided in IC § 4551.9 until modified or terminated. The terms of this Covenant are binding on the Grantor and all successors in interest, assigns and all transferees acquiring or owning any right, title, lien or interest in the Property and their heirs, successors, assigns, grantees, executors, administrators and devisees. The term "transferee," as used in this Covenant, shall mean any future owner of any interest in the Property or any portion thereof, including, but not limited to, owners of an interest in fee simple, contract buyers, mortgagees, easement holders and/or lessees.

8. Activity and Use Limitations and Terms. The property is subject to the following activity and use limitations:

- A. The Property may be used for non-residential purposes such as commercial or recreational uses. The Property may also be used for multi-family residential purposes such as apartments or condominiums with prior EPA approval. However, the Property must not be used for first-floor residential occupancy, such as single-family homes or duplexes, or daycare facilities, elder care facilities, nursing homes, or hospitals;
- B. Breaching of the asphalt cap and excavation of soils underneath the asphalt cap (depicted in Exhibit 2), or other subsurface work in the area underlying the asphalt cap without prior EPA approval is restricted. Except in cases of emergency utility repair activities (such as a water or gas main break), any breach of the cap shall be approved in advance by EPA. After EPA has approved any work activity that requires the breaching of the cap, EPA shall be notified at least 7 calendar days prior to the start of the approved excavation or subsurface work in the area underlying the asphalt cap. Any such work must provide for managing soils or other materials that are disturbed in a manner that minimizes risk to human health or the environment and shall be conducted in accordance with a previously EPA-approved materials management plan.
- C. Groundwater at the Property shall not be consumed or otherwise used for any purpose, without prior approval by EPA. Any additional proposed uses of the groundwater will require a written submittal by the Holder, or its transferee, detailing the use and a subsequent approval in writing from the EPA, after reasonable consultation with IDNR. No new groundwater wells shall be installed at the Property without the prior written approval of EPA.
- D. Groundwater monitoring and extraction wells and associated piping, pumps, structures and appurtenances comprising the groundwater remedy are present on the Property. Grantor and its transferees shall not damage, interfere with, or remove these remedy components, or allow them to be damaged, interfered with, or removed, unless directed or approved by EPA. These remedy components may be disturbed (if necessary during an emergency (such as a water or gas main break, fire, explosion or natural disaster), in which case notification shall be provided to EPA orally or in writing as soon as practicable, but no later than 72 hours after becoming aware of the disturbance. Within 30 days after such emergency has been abated, a written report shall be submitted to EPA describing such emergency and any response actions taken and including a plan to restore all affected remedy components to their fully operational state.
- E. To prevent or minimize exposures to soil gas vapors, any building or structure planned for human occupancy to be constructed on the Property shall include an appropriate vapor barrier or vapor mitigation system. A copy of pre-construction plans and/or as-built documentation of barrier or mitigation systems must be submitted to EPA. Preconstruction plans must be submitted 45 days prior to construction/as-built documentation must be provided 45 days following completion of construction. Vapor barrier or mitigation systems must be maintained as long as the human occupancy of

buildings continue, so that the system continues to meet the intended function to protect human health from soil gas vapors.

If any person desires in the future to use the Property for any purpose or in any manner that is prohibited by this Covenant, EPA must be notified in advance so that a Modification, Temporary Deviation, or Termination request can be considered as described below. Further analyses and/or response actions may be required prior to any such use.

9. Notice of Non-Compliance. Any Property owner, or subsequent transferee of an interest in the Property, shall notify EPA as soon as possible of conditions which would constitute a breach of the activity and use limitations in paragraph 8 above if they have actual knowledge of these conditions or would reasonably be deemed to have knowledge within the normal course of administration of their Property interest.

10. Notice to Lessees. Grantor, any Holder with a property interest sufficient to grant a lease of the Property, and any subsequent transferee shall incorporate the activity and use limitations of this Covenant either in full or by reference to this instrument in any lease, license, or other instrument granting a right to possession of the Property, subject to the requirements of Paragraph 11.

11. Notice of Change in Ownership. Grantor, any Holder with a property interest sufficient to convey a possessory interest in the Property, and any subsequent transferee shall reference and incorporate the terms of this Covenant into any subsequent instrument which conveys a possessory interest in the property.

12. Access to Property. Access to the Property is granted to EPA and their authorized representatives for the purpose of implementing, monitoring, and/or enforcing this Covenant. EPA agrees to provide the then current owner of the Property reasonable notice prior to access. Right of access includes, but is not limited to, the following:

- a. repair and maintenance of remedial action equipment, soil caps, groundwater monitoring wells and associated aboveground or subsurface structures;
- b. fencing and other technological controls;
- c. groundwater sampling and monitoring;
- d. additional drilling;
- e. construction of soil boring and/or groundwater monitoring wells; and
- f. other activities authorized or otherwise directed by Agency.

13. Groundwater Hazard Statement Notice. IC § 558.69 requires submission of a groundwater hazard statement and disclosure if “hazardous waste” exists on property as defined in IC § 455B.411(3) or if the Agency determines that solid waste exists on property that is potentially hazardous. If hazardous waste is present, the groundwater hazard statement must state that the condition is being properly managed. The signatories and all subsequent transferees required to submit a groundwater hazard statement under IC § 558.69 shall make reference to this Covenant in substantially the following form—filling in the blanks with the relevant and applicable details:

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THE INTEREST CONVEYED IS SUBJECT TO AN ENVIRONMENTAL COVENANT, DATED _____, 2021, RECORDED IN THE POLK COUNTY, IOWA RECORDER'S OFFICE ON _____, 2021, COMMENCING AT BOOK _____, PAGE _____.

THE ENVIRONMENTAL COVENANT CONTAINS THE FOLLOWING ACTIVITY AND USE LIMITATIONS: *[INSERT the activity and use restrictions from section 8 here.]*

14. Modification and Termination. Any modification or termination of this Covenant shall comply with IC chapter 455I. This Covenant may be modified or terminated by written consent of Agency, the then current fee simple title owner, and all original signatories (unless exempted under the provisions of IC § 455I.10(1)"c" in accordance with and subject to the provisions of IC § 455I.10). The termination or modification is not effective until the document evidencing consent of all necessary persons is properly recorded. If not by consent, any modification or termination of this Covenant shall be in accordance with IC § 455I.9 and such additional terms as specified in this Covenant.

15. Enforcement. This Covenant may be enforced by the Agency in a civil action for injunctive or other equitable relief by the signatories and those persons authorized by and in accordance with IC § 455I.11.

16. Severability. If any provision of this Covenant is found to be unenforceable in any respect, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired.

17. Governing Law. This Covenant shall be governed by and interpreted in accordance with the laws of the State of Iowa.

18. Recordation. Within thirty (30) days after the date of the final required signature upon this Covenant or any amendment or termination thereof, Grantor or transferee shall record this Covenant with the Polk County, Iowa Recorder's Office.

19. Effective Date. The effective date of this Covenant shall be the date upon which the fully executed Covenant has been recorded with the Polk County, Iowa Recorder's Office.

20. Notice. Any notice, document, or other item required by this Covenant to be given to another party hereto shall be sent to:

If to Grantor/Holder:
City Manager
City Hall
400 Robert D. Ray Drive
Des Moines, Iowa 50309

Environmental Covenant

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If to EPA:
Director, Superfund and Emergency Management Division
U.S. Environmental Protection Agency Region 7
11201 Renner Boulevard
Lenexa, Kansas 66219

21. Subordination and Consent. By signing this Covenant, the signatories knowingly and intelligently acknowledge their consent to the terms of this Covenant and agree to subordinate their interest in the Property. The following persons have expressly consented and subordinated interests: *[None.]*

ACKNOWLEDGMENTS

GRANTOR/HOLDER:

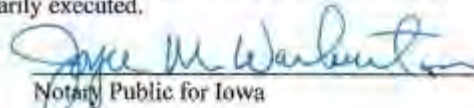
By:  Date: 6-14-2021

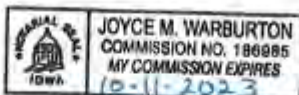
Name (print): Scott Sanders

Title: City Manager, City of Des Moines, Iowa

STATE OF IOWA)
) ss.
COUNTY OF POLK)

On this 14th day of June, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Scott Sanders, to me personally known, who, being by me duly sworn, did say that he is the City Manager of the City of Des Moines, Iowa; that the instrument was signed on behalf of the corporation, by authority of its City Council, as contained in Roll Call No. 20-1490 passed and approved by the City Council on September 14, 2020, and that Scott Sanders acknowledged the execution of the instrument to be the voluntary act and deed of said City by it and by him voluntarily executed.


Notary Public for Iowa



Environmental Covenant

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AGENCY:

Mary P. Peterson
Mary P. Peterson
Director, Superfund and Emergency Management Division
U.S. Environmental Protection Agency Region 7
11201 Renner Boulevard
Lenexa, Kansas 66219

June 4, 2021
Date

STATE OF KANSAS)
) ss
COUNTY OF JOHNSON)

On this 4th day of June, 2021, before me personally appeared Mary P. Peterson, known to me to be the Director of the Superfund and Emergency Management Division of the U.S. States Environmental Protection Agency Region 7, and acknowledged that she executed the same as his/her voluntary act and deed.

Sarah A. Moreno
Notary Public



- R L

Exhibit 1

All that part of Lots 1, 2, B and C in Dico Plat No. 1, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa, more particularly described as follows:

Commencing at the intersection of the present Northeasterly right-of-way line of Market Street and the present West right-of-way line of S.W. 17th Street; thence South $00^{\circ}01'03''$ West (assumed bearing for the purpose of this description) along the West right-of-way line of said S.W. 17th Street, a distance of 158.16 feet to the point of beginning; thence continuing South $00^{\circ}01'03''$ West, along the West right-of-way line of said S.W. 17th Street, a distance of 403.14 feet to the South right-of-way line of Wabash Street; thence North $89^{\circ}59'28''$ East, along the South right-of-way line of said Wabash Street, a distance of 354.89 feet to the East line of said Lot 1; thence South $00^{\circ}02'16''$ West, along the East line of said Lot 1, a distance of 2,031.04 feet; thence North $63^{\circ}23'29''$ West, a distance of 200.00 feet to the Southwesterly line of said Lot 1; thence North $45^{\circ}35'39''$ West, along the Southwesterly line of said Lot 1, a distance of 1,072.90 feet; thence Northwesterly along the boundary line of said Lot 1 and along a 411.81 foot radius curve concave Northeasterly and having a 356.96 foot long chord bearing North $19^{\circ}54'39''$ West, a distance of 369.20 feet (arc length); thence North $05^{\circ}46'30''$ East, along the boundary line of said Lot 1 a distance of 14.02 feet; thence Northeasterly, along the boundary line of said Lot 1 and along a 386.04 foot radius curve concave Southeasterly and having a 237.52 foot long chord bearing North $23^{\circ}41'21''$ East, a distance of 241.43 feet (arc length); thence North $41^{\circ}36'21''$ East, along the boundary line of said Lot 1, a distance of 12.08 feet; thence Northeasterly along the boundary line of said Lot 1 and along a 457.83 foot radius curve concave Southeasterly and having a 376.69 foot long chord bearing North $65^{\circ}53'51''$ East, a distance of 388.21 feet (arc length); thence South $89^{\circ}55'07''$ West, along the boundary line of said Lot 1, a distance of 221.91 feet to the Southeasterly boundary line of said Lot B; thence Southwesterly, along the Southeasterly boundary line of said Lots B and C and along a 507.83 foot radius curve concave Southeasterly and having a 199.65 foot long chord bearing South $52^{\circ}56'32''$ West, a distance of 200.96 feet (arc length); thence South $41^{\circ}36'21''$ West, along the Southeasterly boundary line of said Lot C, a distance of 12.08 feet; thence Southwesterly, along the Southeasterly boundary line of said Lot C and along a 436.04 foot radius curve concave Southeasterly and having a 136.13 foot long chord bearing South $32^{\circ}37'32''$ West, a distance of 136.69 feet (arc length); thence North $66^{\circ}59'12''$ West, a distance of 143.08 feet to the Westerly line of said Lot C; thence North $47^{\circ}37'31''$ East, along the Westerly line of said Lot C, a distance of 265.14 feet; thence North $28^{\circ}38'33''$ East, along the Westerly line of said Lot C, a distance of 363.55 feet; thence North $06^{\circ}03'08''$ East, along the Westerly line of said Lot C, a distance of 366.22 feet; thence North $12^{\circ}20'42''$ West, along the Westerly line of said Lot C, a distance of 293.96 feet; thence North $42^{\circ}56'39''$ West, along the Westerly line of said Lot C, a distance of 124.99 feet; thence Southeasterly, along a 1879.11 foot radius curve concave Southwesterly and having a 212.22 foot long chord bearing South $74^{\circ}32'24''$ East, a distance of 212.33 feet (arc length); thence South $71^{\circ}29'44''$ East, a distance of 415.24 feet to the point of beginning. Said parcel containing 42.1725 acres of which 3.0321 acres are within existing public roadway.



U.S. ENVIRONMENTAL PROTECTION AGENCY NEWS RELEASE WWW.EPA.GOV/NEWSROOM

U.S. Environmental Protection Agency, Region 7 - 11201 Renner Blvd., Lenexa, KS 66219
Serving Iowa, Kansas, Missouri, Nebraska, and Nine Tribal Nations

Court approves EPA and Dico, Inc. and Titan Tire Company Settlement in Des Moines: EPA to Demolish Contaminated Buildings, City Prepares for Redevelopment of 43-acres

Contact information: Ben Washburn, 913-551-7364, washburn_ben@epa.gov

Environmental News

FOR IMMEDIATE RELEASE

[Lenexa, Kan., Feb. 8, 2021] – Today, the U.S. Environmental Protection Agency announced the court approval of a settlement agreement with Dico, Inc. and Titan Tire Company for payment of the Agency's past cleanup costs and future cleanup work at the Des Moines TCE Superfund site in Des Moines, Iowa. The settlement agreement, issued under the authority of the Comprehensive Environmental Response, Compensation, and Recovery Act (CERCLA), commonly known as Superfund, is valued at \$11.5 million and also requires the companies to transfer 43-acres of the site to the city of Des Moines for future public and private development.

"This settlement by EPA and the Department of Justice ensures that the potentially responsible parties are held accountable for the contamination they caused," said **Larry Starfield, Office of Enforcement and Compliance Assurance Acting Assistant Administrator**. "The cleanup work at the site helps to reclaim the land for redevelopment for the benefit of the surrounding community."

"This settlement represents a big win for the residents of Des Moines and the state of Iowa," said **Acting EPA Region 7 Administrator Ed Chu**. "To see an area polluted for decades restored and returned to civic use demonstrates EPA's commitment to communities affected by industrial contamination."

Under the terms of the settlement, Titan International – parent company of Dico, Inc. and Titan Tire Company – will pay \$11.5 million to the United States to satisfy the Agency's past costs for cleanup work at the site. Approximately \$2.9 million will fund EPA's future demolition of contaminated buildings and an update of the site's 35-year old groundwater treatment system, among other work.

After the property's transfer, the city will be responsible for maintaining an asphalt cap over contaminated soil and operation of the groundwater treatment system. The city is also planning for future mixed-use development, including a potential stadium and hotel, as well as retail development.

The 43-acre property was home to several former industrial operations, including the manufacture of pesticides, steel wheels, and tires. Dico's operations at the site resulted in the release of trichloroethene

(TCE), 1,2-dichloroethene (1,2-DCE), and vinyl chloride to the groundwater; residual pesticides and metals to shallow soils; and pesticides to buildings and soils on the southern end of the site and drainage areas. Titan International purchased the property in 1993 and closed the Dico plant two years later. Considered the most blighted and hazardous section of downtown Des Moines, the property has been vacant for over 25 years.

EPA designated the property as a Superfund site in 1983. With the Superfund law, EPA operates under the "polluter pays" principle and has worked to hold Dico/Titan accountable for cleanup and reimbursement of EPA's oversight costs.

For more information, visit the Des Moines TCE Superfund site webpage at <https://cumulis.epa.gov/supercpad/cursites/csinfo.cfm?id=0700316>.

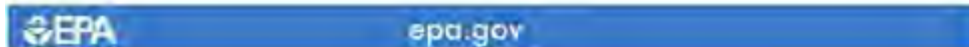
Information on the Superfund program is available on the Agency's website at <https://www.epa.gov/superfund>.

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Learn more about EPA Region 7: www.epa.gov/aboutepa/epa-region-7-midwest

Connect with EPA Region 7 on Facebook: www.facebook.com/eparegion7

Follow us on Twitter: @EPARegion7





USL Pro Iowa
1459 Grand Ave
Des Moines, IA 50309

www.proiowa.com
info@proiowa.com
@USLProIowa

EMBARGOED UNTIL JUNE 18 AT 8 a.m.

American Equity Investment Life Insurance Company Commits \$5M to Pro Iowa Stadium, Global Plaza InIcAcve

Des Moines, Iowa (June 18, 2021) — [American Equity Investment Life Insurance Company](#)® — a Greater Des Moines-based insurance company — is the latest to join in the private fundraising effort to design and build a multi-use professional soccer stadium and Global Plaza in downtown Des Moines with a \$5 million contribution.

“We are delighted to support this public-private partnership with this financial investment,” said Anant Bhalla, CEO and President of American Equity Investment Life Insurance Company. “The legacy Dico Industrial EPA Superfund site has been an eyesore for the region for over 20 years, and we want to be part of the metamorphosis of this site and work with other leaders in the metro area to attract diverse and dynamic talent to the metro area.”

The Iowa Soccer Development Foundation, the local nonprofit in charge of the fundraising efforts, has raised over \$19.6 million toward its private funding goal. Pro Iowa and Iowa Soccer Development Foundation leaders are in continued conversations regarding the future of the Superfund site and its potential for redevelopment into the Pro Iowa Stadium and Global Plaza. Cleanup on the Superfund site is scheduled to begin this month by the EPA, to be completed later this summer by the City of Des Moines.

“American Equity’s core values of serving and contributing to the communities where they live and work align with Iowa Soccer Development Foundation’s mission,” said Charley Campbell, Iowa Soccer Development Foundation secretary. “Pro Iowa strives to unite people through soccer and through other shared experiences with the redevelopment of the Superfund site and creation of Iowa’s first professional soccer stadium.”

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Media

Contact Megan
Garre[, Trilix
mgarre[@trilix.co
m 515-974-4780

(888) 458-6646
www.proiowa.com

American Equity Investment Life Insurance Company Makes Commitment to Soccer Stadium, Community and Urges Others to do the Same

Anant Bhalla, CEO and President of American Equity Investment Life Insurance Company

American Equity Investment Life Insurance Company, a New York Stock Exchange (NYSE) publicly traded company, is proud to have its headquarters in the greater Des Moines (DSM) metro area. For over 25 years, we have supported American families by offering annuity and investments solutions as they plan to secure their financial futures. We take our client promise of providing individuals with the dignity of a paycheck for life as the bedrock principle within our corporate culture.

We are expanding on this spirit of serving individuals and our local communities by partnering with others in DSM to attract new jobs to the area and make this an inviting region for both employers and diverse, dynamic new talent. To accomplish this, we are proud to announce our corporate commitment to DSM by joining the efforts to make the Pro Iowa Stadium, the associated potential soccer franchise and a community-focused Global Plaza a reality. We are delighted to support this public-private partnership and plan to infuse \$5 million toward the successful completion of this signature initiative.

We are proud to partner with the other public and private leaders involved with Pro Iowa on an initiative that will push our community forward in the following ways:

Transform a blighted sight. The legacy Dico industrial EPA Superfund site has been an eyesore in the region for the past 20+ years. In that time period American Equity has matured into a top player in our industry while being anchored in our Iowa roots and home base. We want to be part of the metamorphosis of this site for our home town. As a south side entry point into our downtown area and access point for anyone flying in through our airport, this site deserves some long-needed attention to clean it up correctly and build an economic and social “leap-frog” project for our region. As they say in life: first impressions matter, and transforming this site is an important first impression for our community to make on new visitors.

Attract and retain top talent and provide economic growth opportunities. Soccer is a growing sport in America, and a global sport. Cities that embrace soccer position themselves as national and global cities. I moved to DSM from Charlotte, North Carolina. It was there I witnessed the emergence of Charlotte onto the big stage as a magnet for jobs, opportunity and social transformation into an inclusive and diverse city when it embraced soccer as an economic engine. Employees want to live in vibrant cities willing and ready to bring new and exciting features for residents. They want to live in a metro area that values playtime as much as working. They want a place to call home that offers a little sizzle. Bringing professional soccer at a top national level to our metro with a new stadium is exciting – for our prospective talent, for soccer players and for the diverse fan base.

Create an inclusive space. The number of foreign-born residents living in DSM has increased over 20 percent in the last decade. And over 40,000 Iowa youth and adults participate in recreational soccer programs annually. As a stakeholder in this project, we will strive to include programming that celebrates diversity and encourages people to seek ways to foster inclusivity in sport, in the workplace and throughout the community as a whole.

American Equity is thrilled to be a part of laying the foundation of this initiative which will set the stage for furthering the economic prosperity of DSM – and, we invite others to join us.



115 3RD STREET, STE 300
DES MOINES, IA 50309
515 221 4800

TRILIXGROUP.COM



PR ACTIVITY REPORT JAN. 27 ANNOUNCEMENT RECAP

Media Coverage

Media Coverage (Links)

- 1/27, Des Moines Register, "USL Championship awards long-sought pro soccer franchise to Des Moines' Krause Group," <https://www.desmoinesregister.com/story/money/business/2022/01/28/des-moines-iowa-pro-soccer-team-krause-group-lands-usl-championship-franchise-mls/9199375002/>.
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- 1/27, Axios Des Moines, "Des Moines lands a professional soccer team," <https://www.axios.com/local/des-moines/2022/01/28/des-moines-pro-soccer-team-usl-championship>.
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- 1/27, The Hawk Eye, "USL Championship awards long-sought pro soccer franchise to Des Moines' Krause Group," <https://www.thehawkeye.com/story/money/business/2022/01/28/des-moines-iowa-pro-soccer-team-krause-group-lands-usl-championship-franchise-mls/9199375002/>.
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- 1/27, MSN (NZ), "Professional soccer team coming to Des Moines," <https://www.msn.com/en-nz/sport/football/professional-soccer-team-coming-to-des-moines/ar-AATdG21>.
- 1/27, Our Sports Central, "United Soccer League Welcomes Pro Iowa to USL Championship," <https://www.oursportscentral.com/services/releases/united-soccer-league-welcomes-pro-iowa-to-usl-championship/n-5785900>
- 1/27, The Daily News, "Thursday's Transactions," https://www.huntingdondailynews.com/ap/sports/agate/thursdays-transactions/article_71837fd6-313c-5ff9-b775-5f37633109d0.html.
- 1/28, Soccer America Online, "USL Championship will expand into Iowa in 2024," <https://www.socceramerica.com/publications/article/91318/usl-championship-will-expand-into-iowa-in-2024.html>.

Press Summary from Franchise Agreement

APP

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Krause and USL Championship Agreement Brings Professional Soccer to Iowa

DES MOINES, Iowa (Jan. 27, 2022) — The initiative to bring professional soccer to central Iowa has reached a major milestone. Kyle Krause, chairman and CEO of Krause Group, and representatives from the United Soccer League (USL) have officially signed a franchise agreement, which will bring a professional club to Des Moines that will compete in the USL Championship.

In Sept. 2019, Krause and the USL [announced](#) that the league was eyeing Des Moines for a USL Championship club, but the deal was contingent upon the development of a home stadium. Now, with support from city and county officials, the local business community, generous donors and the grassroots efforts from community members, the Pro Iowa Stadium and Global Plaza are closer to reality.

"It's an exciting day for the USL Championship," said USL CEO Alec Papadakis. "Iowa has a rich soccer history, and Pro Iowa will bring a long-awaited national and international spotlight to Des Moines. Kyle Krause's longtime commitment to the game, the community, and the USL are without equal. He is the very best person to bring professional soccer to Iowa, and the new Pro Iowa Stadium will be a crown jewel not just for the USL, but for soccer in the United States. Krause Group's experience operating soccer clubs here and in Europe will help this new franchise become a source of great pride for the people of Des Moines and the state of Iowa."

The USL Championship is sanctioned by the U.S. Soccer Federation as a Division II professional league. The organization has more than 27 member clubs across the U.S. and Canada with a reach of more than 84 million people.

"This announcement has been years in the making," said Kyle Krause. "We're thrilled to bring a new professional soccer club here with USL. This is a great opportunity to add another enticing benefit to living in central Iowa. We are excited to showcase Des Moines on a national and international stage. We could not have done this without the foundation laid by Iowa's soccer community. The support for and success of the Menace has been a key factor in creating the right environment to support a USL Championship club."

The franchise agreement is a significant next step for the Pro Iowa Initiative and the Iowa Soccer Development Foundation's (ISDF) efforts to bring the Pro Iowa Stadium and Global Plaza to life. Construction of the stadium and plaza on the former Dico site is scheduled to take place later this year following completion of its current round of capital raising. The ISDF, the fundraising arm of the Pro Iowa Initiative, has completed 87% of its \$25 million fundraising goal. Once constructed, Des Moines' USL Championship club will be poised for first kick in 2024.

This announcement kicks off a flurry of activity. Community input is needed to develop the team's name, crest, and other branding. To participate in the fan community and assist in the branding effort, fill out the survey at <https://uslproiowa.com/team/>.

For more updates on the club as it grows, follow us on [Twitter](#), [Facebook](#), and [Instagram](#).

###

Media Contact
Abby Bottenfield, Trilix
abottenfield@trilix.com
515-729-8466

Recent National Recognition

APP

#5 Best Place to Live in the U.S.

U.S. News & World Report, 2020

#8 Best City to Live in After the Pandemic

Business Insider, 2020

Top 10 Housing Markets for Millennials During the Pandemic

National Association of Realtors, 2020

One of the U.S. Cities Best Positioned to Bounce Back from the Pandemic

Moody's Analytics, 2020

#5 Metro for Number of Economic Development Projects among metros with a population of 200,000 to 1 million

Site Selection Magazine, 2020

#3 Top Midwestern U.S. City for Women in STEM Occupations

CommercialCafe™, 2020

One of "10 Cities That are Ready for the Big Time"

Site Selection Magazine, 2019

One of "10 Cities That are Blooming, Not Rusting"

Manhattan Institute, 2019

Top 10 Best Place for Business and Careers

Forbes, 2019

#3 Best City for High Salaries and Low Costs of Living

The Ascent, 2019

#1 Place with Good Jobs and Cheap Housing

Investopedia, 2019

#8 Best U.S. City for Work-Life Balance

GOBankingRates, 2019

#7 Hot Spot for Data Science Jobs

Burning Glass, 2019

#1 Metro for Millennials to Buy Homes

Grow Magazine, 2019

1 of 3 Cities Bucking the Tide of Midwest Talent & Population Loss

Site Selection, 2019

#3 Top Market for Opportunity Employment Share

Site Selection, 2019

#2 Top City for Young Home Buyers

Clever Real Estate, 2019

#6 Best Places to Work in Tech

SmartAsset, 2019

#7 Best City for Living the American Dream

SmartAsset, 2019

#5 Best Place to Live in the U.S.

U.S. News & World Report, 2019

#3 Best Affordable Place to Live in the U.S.

U.S. News & World Report, 2019

#3 Metro for Number of Economic Development Projects among metros with a population of 200,000 – 1 million

SiteSelection, 2019

Top 10 Best State Capital to Live in

WalletHub, 2019

Top 7 Most Recession-Proof Cities in the U.S.

Livability, 2019

#7 Best Place for Business and Careers

Forbes, 2018

#4 Top City With a Low Cost of Living and High Quality of Life

BadCredit.org, 2018

#8 Best City to Find Small Business Jobs

ZipRecruiter, 2018

#1 Most Popular City for Millennial Homebuyers

Lending Tree, 2018

Top 10 Most-Artistic Medium-Sized City

Expedia, 2018

#8 Best Job Market

ZipRecruiter, 2018

One of "5 Up-and-Coming Tech Hotspots"

Livability, 2018

One of "12 Surprisingly Great Places to Retire in the Midwest"

Kiplinger, 2018

Association, 2017

#7 Place Where Jobs Will Be In 2018

Forbes, 2017

#5 Best Place for Business and Careers

Forbes, 2017

#9 Best City for Quality of Life

NerdWallet, 2017

#1 Minor League Sports Market

SportsBusiness Journal, 2017

#6 Best Place to Be a Teacher

SmartAsset, 2017

#4 Top City for Real Estate in the Midwest

PwC, 2017

#10 Best City for Tech Workers

SmartAsset, 2017

#1 Best Place for Millennials to Live in the Midwest

Growella, 2017

#4 Best Place for Children

SmartAsset, 2017

#5 Best City for Successful Aging

Milken Institute, 2017

Top 25 Community for Well-Being

Gallup-Healthways Well-Being Index, 2017

#3 Best Place to Live with a Low Cost of Living

Business Insider, 2017

#7 Most Charitable City

CNBC, 2017

#9 Best City to Get Out of Credit Card Debt

SmartAsset, 2017

"World Festival and Event City" International Festivals and Events



January 29, 2021

Attn: Mayor Frank
Cownie 400 Robert D.
Ray Drive Des Moines,
IA 50309

Dear Mayor Cownie,

We are writing on behalf of Capital Crossroads, our regional vision plan, to voice our support of the Pro Iowa Soccer Stadium and Global Plaza project.

Capital Crossroads reaches six counties in central Iowa including Polk, Dallas, Warren, Madison, Guthrie, and Jasper. We believe this project and the redevelopment and transformation of the Dico Superfund site can move the needle in some meaningful ways not only in these counties, but in our state. A multi-use stadium and plaza will enhance the business ecosystem, tourism, and workforce development in our region and beyond.

The goals of the plan coincide perfectly with the regional goals of Capital Crossroads. In fact, in 2016, when our group underwent Capital Crossroads 2.0 planning, many participants felt that our region's next stage of evolution should include the launch or attraction of a major league professional sports franchise. The Pro Iowa Soccer Stadium and Global Plaza project is directly connected to the Business, Cultural, Physical, and Social Capital of our region, as well as the downtown Capital Core. The addition of a top-tier sports franchise, arts and tourism hub, and stadium can only enhance our region's vibrancy, diversity, and potential for growth. The opportunity to host performances, cultural events, and festivals is a huge win for our city and surrounding areas.

As chairs of Capital Crossroads, we support the Pro Iowa Soccer Stadium and Global Plaza as it looks to elevate creative placemaking and boost recreation and tourism in our region and our state.

Sincerely,


The Capital Crossroads (CXR) Leadership Team

Jay Byers,
CXR Chair

Teree Caldwell-Johnson,
CXR Chair

Angela Connolly,
CXR Chair

Kristi
Knous,
CXR Chair



700 LOCUST STREET, SUITE 700 | DES MOINES, IA 50309 | 515.286.4694



February 16, 2021

Mayor Frank Cownie:

Please consider this letter in support of Pro Iowa. It's been proved time and time again that when the Greater Des Moines community comes together to back a good idea, be it building the nation's largest skatepark or a transformational project like Central Iowa Water Trails, we can achieve anything. With so many amazing projects in the pipeline for our region, we must look at each one objectively and prioritize by the practical impact, which is why we're proud to champion the movement to bring professional soccer to Des Moines.

As the No. 1 minor league sports market in the U.S. (Sports Business Journal), our city doesn't just love sports, we live sports. We earned that designation by consistently drawing more passionate fans to our minor league events than comparable cities.

With world-class events like the Drake Relays, NCAA Men's Basketball Tournament, Solheim Cup, and the upcoming Ironman triathlon, we've shown that Greater Des Moines is a region that embraces the "big game," no matter the sport. The addition of a pro-level soccer stadium will build on the momentum of our community's already glowing reputation for investing in sporting events and outdoor recreation spaces.

Based on research conducted for the Catch Des Moines destination master plan, we know that it's our events and attractions that bring in visitors. One of the standout recommended strategies to advance Greater Des Moines as a travel destination is to pursue a professional soccer stadium along with enhancing other sporting venues, such as the MidAmerican Energy Company RecPlex in West Des Moines and prospective projects like the Cownie Soccer Complex expansion and the Drake University and Des Moines Public Schools joint stadium.

Multi-use, multi-benefit.

As the most popular sport in the world, soccer is watched and played by the most diverse audience. Investing in a stadium dedicated to soccer will bring in diverse visitors and will demonstrate that we are a welcoming and inclusive community.

Besides the direct benefits a professional stadium will bring for soccer fans and the more than 34,000 soccer players currently in Iowa, the stadium will also be used for concerts, festivals and other sporting events. This stadium will be tremendously beneficial to the metro area, as it will allow us to host midsize events that might not be big enough for Wells Fargo Arena but are too big for some of our more intimate venues.

A multi-use stadium will showcase Central Iowa by attracting more diverse events and audiences, and will put us on the map, not as flyover country, but fly-to country!

Visitors first, talent for the future

Visitors bring in revenue to the metro; additionally, there is a halo effect when visitors experience and then talk about the attractions, restaurants and retailers that make our metro such a great place.



As more people realize how great the quality of life is in Des Moines, they start to see themselves living and working here. The heightened importance of tourism as it relates to exposure for our destination for talent cannot be overstated. Investing in quality of life projects is not only good for residents, but for visitors who might soon become fellow Des Moines-ians.

Des Moines: The S's are silent, our fans get loud!

Whether you're a business leader, a parent of a player, or an aspiring soccer fan, your support is needed. Together we can make Des Moines the premier central location in the U.S. for professional tournaments and competitions spanning the sporting world. Join me in building excitement for a game-changing soccer stadium in Greater Des Moines. Spread the word: @USLChampionship #USLProIowa.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Edwards', is written over a light blue circular background.

Greg Edwards
President and CEO



January 25, 2021

Re: A Letter of Support for Pro Iowa

Dear Mayor Cownie,

I am Sam Gabriel, Co-Founder and Executive Director for Genesis Youth Foundation (GYF). Genesis is an organization that serves immigrant and refugee children through athletics, the arts, and academics. On behalf of GYF, I am writing to express our full support for the state of Iowa to embrace Pro Iowa in their efforts to utilize 70 acres of land downtown for the development of a professional soccer stadium.

Why is this important to the state and its immigrant and refugee youth and families? The simple answer is that soccer is an international sport that brings communities together. A professional soccer stadium in Des Moines will send a message to immigrant and refugee communities that Iowa is purposefully welcoming them to the state.

For the past decade, GYF has used soccer to engage immigrant youth and their families and as a tool to build togetherness and a sense of belonging. We first started using the sport to engage Liberians from across the state. We hosted an annual soccer tournament called the Midwestern Conference Cup, where Liberians from all across the United States traveled to compete in Iowa. Liberian players had the opportunity to meet long-time friends that they had not seen since they left refugee camps in Africa during their time here.

They also discovered the many opportunities Iowa offers and recognized that Iowa is a great place to live and raise their children. In many cases, they saw that it was much cheaper to live here in Iowa than the current states they were living in and many job opportunities.

P.O. BOX 263
DES MOINES, IOWA 50301
☎ / 515.710.6838
✉ / INFO@GENESISYOUTHFOUNDATION.ORG

GENESISYOUTHFOUNDATION.ORG

1

The idea that Iowa was just a cornfield was no longer. The result of this event caused many Liberians to move to this state to call Iowa their home. Many of them got to realize the American dream by moving to Iowa.

GYF continues to use this worldwide sport to engage the refugee and immigrant community's youth in positive activities and to do well in school. We are also building the village where tribal, African national groups, and faith-based leaders are working together with one purpose to connect Africans living in Central Iowa with resources and the greater Iowa community so they can fully engage as productive citizens of our state.

Thank you for your consideration.

Sincerely,



Sam Gabriel, Co-Founder Executive Director

P.O. BOX 263 / DES MOINES, IOWA 50301 ☎ / 515.710.6838
E / INFO@GENESISYOUTHFOUNDATION.ORG GENESISYOUTHFOUNDATION.ORG



January 28, 2021

Mayor Frank Cownie
City of Des Moines
400 Robert D. Ray Drive
Des Moines, IA 50309

Dear Mayor Cownie:

I am writing today in support of Pro Iowa's IRA application. The stadium, international plaza and surrounding district offer a tremendous opportunity to turn toxic, blighted area into a desirable place for community members to gather and recreate.

The Dico Superfund site was a problem throughout my 24-year tenure on Des Moines City Council and continues to be a blemish on our city today. Nearly 40 years ago the EPA designated this 43-acre parcel just south of downtown Des Moines as an environmentally contaminated Superfund Site created by toxic pipeline spills, storage vat leaks and dumping.

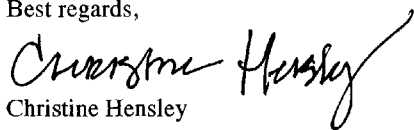
Today, that site still sits abandoned, an eye sore that sits in a space that is considered the gateway to the heart of our city. It's the first thing people see as they enter downtown from the Des Moines International Airport and it does not represent our capital city well.

For many years City Council members, staff and other community partners have worked to negotiate a deal and find a solution for that site without progress. Today, we have a solution that not only improves the look of this gateway into our downtown core, but also aims to draw international talent, additional economic development, a hub for globally-infused events and a global sport – soccer.

This project will further build on our momentum for Greater Des Moines to be seen as a welcoming, diverse and inclusive region, while at the same time repairing the environmental damage done to prime location of our city.

Thank you for your consideration.

Best regards,



Christine Hensley
Des Moines resident and former Des Moines City Council member



700 Locust St., Ste. 100
Des Moines, Iowa 50309
p: (515) 286-4950
DSMpartnership.com

Jan. 28, 2021

Attn: Mayor Frank Cownie
400 Robert D. Ray Drive
Des Moines, IA 50309

Dear Mayor Cownie:

We write in support of the United Soccer League's (USL) Pro Iowa Stadium and Global Plaza project.


This project will be major game-changer for our entire region and further bolster Greater Des Moines' (DSM's) status as a global region. The stadium and surrounding development will clean up the Dico site in Downtown DSM, which has long been a priority for the city and the Greater Des Moines Partnership. Soccer is recognized as a global sport, and a sport that is rapidly growing in popularity in the United States. The presence of a professional team in DSM will help our region continue to attract and retain talented, diverse people who want to live in a place that has world-class amenities. The surrounding Global Plaza will provide a welcoming space that will attract community members from all backgrounds. This project will add to our region's ability to host even more sports events, performances, cultural events and festivals.

Now is the time to continue to invest in major projects in our region, and this is another example of a quality of life project that will be successful because of our region's ability to work together as public, private and nonprofit partners. This project will complement other projects that are underway or nearing completion including the Central Iowa Water Trails project, Lauridsen Skatepark, Des Moines Transload Facility, Des Moines International Airport Terminal and more. Part of the reason this community has experienced so much growth and momentum in recent years is because we continued to invest in major projects during the last recession that set us up for strong recovery and growth. We have the opportunity right now to continue to invest in our community to ensure a strong economic recovery.

Thank you for your continued partnership in keeping DSM strong. We look forward to working with you and all regional partners on this important project.

Sincerely,


Jay Byers
President & CEO


Tiffany Tauscheck
Chief Operations Officer





6200 Aurora Avenue | Suite 607E | Urbandale, IA | 50322
515-252-6363
www.iowasoccer.org

January 15, 2021

Mayor Cownie,

Iowa Soccer is US Soccer's state-level governing body for youth and adult soccer in Iowa. We are members of both US Youth Soccer and US Adult Soccer as well as US Soccer. Our mission is to provide soccer opportunities as we aspire to make soccer the sport of choice in our state. We embrace collaboration, strong member relations, innovative thinking, and technology to drive the growth of our sport as we serve our growing membership of 40,000 people from more than 90 clubs in Iowa.

We have worked with the Pro Iowa initiative to help engage our membership and provide understanding for what a pro team will bring to Iowa. From the beginning our leadership teams have worked together to further the cause with a mutual understanding of how true professional soccer can change the sports landscape for the better in Iowa.

Iowa Soccer is proud to endorse this movement to bring a professional soccer team to Iowa. Central Iowa has proven to be a top minor league area with basketball, hockey, and baseball thriving in first-class facilities. Professional soccer will follow suit with a state-of-the-art stadium and a rabid fan base. Most importantly, it shows the 33,000 youth players in our membership and countless others that play in gyms, parks, or on the streets that professional soccer is something to which they can aspire and that their pathway doesn't even have to leave Iowa. This is an opportunity for all soccer fans in Iowa to grow their passion and to become a connected part of the world of soccer. For the next generation of kids, they will develop a love for a sport with unquestionable health benefits while rooting on their favorite players and hoping to emulate them someday. This can bring nothing but good to the state and Iowa Soccer strongly endorses the stadium construction and introduction of a professional team to Iowa.

Sincerely,

A handwritten signature in black ink, appearing to read "Jenny Wood".

Executive
Director

Jenny Wood
Associate Director

Member of





United Soccer League

January 15, 2021

Mayor Frank Cownie
City of Des Moines
400 Robert D Ray Drive Des
Moines, IA 50309

RE: USL Pro Iowa

Dear Mayor Cownie,

As CEO of the USL (United Soccer League), I write to you today in support of the USL Pro Iowa initiative. The USL is the largest and fastest growing professional soccer organization in North America. During the 2019 season, nearly 3 million fans attended USL Championship games, and the fans managed to find other ways to support USL Championship clubs during the 2020 season amidst the COVID-19 pandemic. Our three-year agreement with ESPN will continue to ensure more eyes will be on USL Championship clubs than ever before. A Des Moines USL Championship club would embody all that is great about your city and state. It would be a tremendous source of civic pride, serve as an economic catalyst for the local community, and cement the place of Des Moines and Iowa in the national professional sports landscape.

Soccer has reached an all-time high in popularity as a spectator sport – and with the World Cup coming to North America in 2026, it will only continue to grow. Youth participation is surging, and the sport enjoys a rapidly expanding millennial fanbase. Iowa in particular has a thriving soccer community with nearly 100 youth soccer clubs and associations, which represent over 34,000 youth players. Des Moines is the fastest growing major metro in the Midwest, with a millennial population growing at nearly twice the national rate.

When we consider expansion, we look for a community with passion for the game, a strong local ownership group, and soccer-specific stadium plans. Des Moines has all of these ingredients and more. For the past two decades, the Krause Group and Kyle Krause have owned and operated the Des Moines Menace, one of the most successful clubs in USL's elite amateur league known as USL League Two. We have no doubt that they would successfully operate a USL Championship club and continue to be a major community asset both on and off the pitch.

A multi-purpose stadium in downtown Des Moines would create a multitude of opportunities, attracting other events to the area such as international soccer exhibitions, other major sporting events, festivals, concerts, and community gatherings. As we have seen in several markets across the country, economic stadium developments drive traffic, increase awareness, and boost economic activity. A state-of-the-art stadium in downtown Des Moines would be a shining example of this live-work-play ecosystem. We believe in the USL Pro Iowa initiative, and we know that the future of professional soccer in Des Moines is bright.

Please do not hesitate to contact me if I can answer any questions or discuss this matter further.

Kind Regards,


Alec Papadakis
Chief Executive Officer United
Soccer League

1715 N. Westshore Blvd., Suite 825 | Tampa, FL 33607 | P: 813.963.3909 | USLSoccer.com

Letters of Support

APP

Dear Mayor Frank Cownie,

My name is Jaime Leiva and I am happy to write this letter of support towards Pro Iowa. I am thrilled about the possibility of having a professional soccer team in our city. Soccer in Des Moines is growing very fast and there are many people that are very passionate about the game and I believe there is no better time to bring a project like this to come to Des Moines.

My personal experience with the sport was very impactful in my life. I started playing soccer when I was 6 years old, played for the Des Moines Menace Academy growing up, and eventually had the opportunity to play at collegiate level.

In present time, I am the program director for United Futbol Academy (UFA), a Des Moines focused soccer program that helps the inner-city youth find the opportunities like I did in life through the game of soccer. I think I would be massive for our community to have a professional soccer team because it will help keep our youth focused on the sport and allow us to build a stronger community around the game.

I also support this project because it will make a huge impact in other areas. First and foremost, it will help bring people from different places together. There is no other sport or event that can bring such a diverse community together like soccer can. Everyone in our city will unite as one, to support our team. Additionally, the economic impact of having a stadium downtown will help fuel business growth in Fleur/ Grays Lake area.

I really hope everyone including you can come together and support this project. There is a big community looking forward to it.

Respectfully,

Jaime Leiva
Program Director
United Futbol Academy
(UFA) 515-554-0889
Jaime@boersmainurance.com





February 18, 2021

Dear Mayor Cownie,

As a lifelong soccer player, educator, and fan, I am writing to you in support of the USL Pro organization. In 2002, I emigrated from Scotland to Des Moines where I embarked on a college soccer career with Grand View University. During and after my college years, I was also very proud to represent our city for several years with the Des Moines Menace. My entire professional life has been immersed in soccer; I currently serve as the Director of Player Development for the Iowa Soccer Association. I love the game today as much as I did when I first kicked a ball as a little boy back in Scotland.

It has been a privilege to witness soccer positively evolve throughout my years in Iowa. With a generation of lifelong soccer players now becoming parents, the prominence of soccer continues to increase. Soccer is now woven into the fabric of our communities.

I do not move so quickly these days, so my primary soccer role is now as a player and coach educator. Of course, it is rewarding to observe players progress in their technical and tactical abilities throughout their development journey. However, the key reason I love this game is its ability to challenge us to develop skills that transfer into all facets of life. Soccer is a wonderful tool for developing traits in young people such as: growth mindset, teamwork, work ethic and social/ emotional intelligence.

As a person who has spent their entire professional life working with young soccer players and their families, I have absolutely no doubt that Iowa will embrace professional soccer. Young soccer players will have heroes right here in Iowa that they can strive to emulate, a pinnacle to their developmental pathway that is real and right here in their community. I truly cannot wait for the day Iowa can come together as one and get behind a professional soccer team together!

Respectfully,

Ross Moffat
Director of Player Development
Iowa Soccer Association



Re: Letter of support for application to the Iowa Reinvestment Act

Dear Grant Making Committee:

As a professional working in public art planning and creative placemaking, I wholeheartedly endorse the creation of an entertainment and cultural district at the Dico site in central Des Moines. The planned developments will bridge and leverage key assets in alignment with community needs. It will contribute to a stronger whole for regional impact. Destinations integrating public art and cultural vibrancy realize increased economic impact. They create irresistible spaces that are more welcoming to more people. Public art stands alone as a means to create visually compelling and nationally distinctive spaces. It is uniquely effective at elevating cultural values and embodying civic goals. It builds community cohesion, drives tourism, and creates places that transcend excellence to become sources of inspiration.

The Dico site is a linchpin location ready to connect the successful public and private resources of Water Works Park, Gray's Lake, Gray's Station, the Sculpture Park, and the Western Gateway. Des Moines is privileged to host 1,100 acres of pristine wilderness and the confluence of two rivers in its heart. Public art can embody and amplify the density of natural assets downtown. Our waterways are already poised for community benefit and national distinction. The National Endowment for the Arts recognized this value through a significant Our Town grant award to Polk County and the Central Iowa Water Trails for their Shoreline Signals public art project.

Americans for the Arts reports that cultural programming provides a 7 to 1 return on investment through event-affiliated spending. Their 2020 report for central Iowa shows the arts drive over \$185 million in annual spending and provide 5,677 full time equivalent jobs. Additionally, the arts improve workforce and build community cohesion through quality of life amenities that support diversity and vibrancy. The arts provide shared platforms for the authentic voices of those who live in Des Moines and make it special.

In addition to sustained, cross-sector economic impact, the arts offer strategic investments. Iowa has not yet seen what can be accomplished when public art is developed in concert with regional priorities. Bravo Greater Des Moines seeks to enliven community hubs by including art as an essential ingredient in infrastructure and planning with "Every Day, Everywhere Art." Art communicates through the human languages of emotion, symbols and empathy. Art connects with residents and visitors in a visceral manner by evoking a 'sense of place.' It invites loyalty, care and return. It surprises and delights.

By articulating local cultural values and creating accessible ways to approach and envision our wishes for the future, public art and cultural activations increase the impact of this project. It becomes innovative, distinctive, and compelling. Public art can focus an ambitious project into an enduring rallying cry for our region's shared aspirations.

Please feel free to contact me with any questions or interests. I appreciate your consideration.

Respectfully,

Mat Greiner, Co-director of Group Creative Services

Mat Greiner || 515 782-0507 || mat@groupcreatives.com || GroupCreatives.com || 1424 48th St. Des Moines, IA 50311

County Resolution

APP

RESOLUTION
MOVED by McCoy SECONDED by VanOort that
the following Resolution be adopted:

WHEREAS, the former Dico site on the southside of downtown Des Moines has been an environmental hazard for decades; and,

WHEREAS, the Des Moines City Council has approved a redevelopment plan that will clean up the environmental hazards, promote economic development, and bring a United Soccer League team and stadium to Central Iowa; and

WHEREAS, the Board of Supervisors wish to contribute to the construction of the Pro Iowa soccer stadium in the amount of \$5 million in order to serve the public purpose of environmental clean-up and economic development; and,

WHEREAS, the Board of Supervisors will match up to \$1,000,000 with the City of Des Moines; and,

WHEREAS, the Board of Supervisors will match up to \$1,000,000 for surrounding jurisdictional contributions.

NOW, THEREFORE BE IT FURTHER RESOLVED that Polk County, Iowa authorizes the transfer of \$5 million to Pro Iowa and up to an additional \$2,000,000 in match funds.

Approved this 24th day of AUGUST, 2021.

POLK COUNTY, IOWA
Angela Connolly
Angela Connolly
Chairperson

RECOMMENDED FOR APPROVAL:

Sarah Boese
Sarah Boese
Polk County Board of Supervisors

ROLL CALL FOR ALLOWANCE
Steve Van Oort Yea Nay
Robert Brownell Yea Nay
Matt McCoy Yea Nay
Tom Hockensmith Yea Nay
Angela Connolly Yea Nay
AUG 24 2021
ALLOWED BY VOICE OF BOARD
Angela Connolly
CHAIRPERSON
Above tabulation made by BD

APPROVED AS TO FORM:
JOHN P. SARCONE
POLK COUNTY ATTORNEY

By: Ralph Murawski
Assistant County Attorney

FISCAL NOTE:
FY21/22 - \$7,000,000

#18

POLK COUNTY BOARD OF SUPERVISORS Tuesday Agenda Memorandum

Item Type & Title: Resolution approving funding commitment to Pro Iowa Soccer stadium construction at the DICO site in Des Moines to serve the public purpose of environmental clean-up and economic development.

Agenda Date: August 24, 2021

Contact Individual: Sarah Boese
Board of Supervisors
286-3895

Previous Action taken by the Board: N/A

Board/Commission Actions: N/A

Comply with Policy: Yes

Background: Pro Iowa is an organization that will be bringing a United Soccer League team to Des Moines to compete in a new stadium that will be constructed on the former Dico site, which has sat vacant for decades.

Action Impact: Approves funding.

Fiscal Note: \$5,000,000 contribution to construction of soccer stadium, match up to \$1,000,000 with the City of Des Moines and match up to \$1,000,000 for surrounding community contributions.

| Fiscal Year | New Budget Item? (Y/N) | # of New Position(s) Required | Anticipated Expense | Anticipated Revenue | Budget Amendment Required? (Y/N) | If Amendment is Required, | |
|-------------|------------------------|-------------------------------|---------------------|---------------------|----------------------------------|---------------------------|----------------------|
| | | | | | | Expense Account Code | Revenue Account Code |
| 21/22 | | | \$7,000,000 | | | 40109035.79410 | |

Additional Fiscal Note Information (optional):

★ Roll Call Number

21-0219

Date February 8, 2021



Agenda Item Number

48-II

RESOLUTION APPROVING PRELIMINARY TERMS FOR SALE AND/OR LEASE OF CITY-OWNED PROPERTY AND FOR AN URBAN RENEWAL DEVELOPMENT AGREEMENT WITH KRAUSE+ FOR THE PHASED, MASTER PLANNED REDEVELOPMENT OF APPROXIMATELY 60 ACRES OF PROPERTY, SOUTH OF MLK PARKWAY, EAST OF THE RACCOON RIVER AND 6 ACRES OF PROPERTY IN THE WESTERN GATEWAY AREA, BOUNDED BY HIGH STREET AND GRAND AVENUE BETWEEN 15TH, 16TH, AND 17TH STREETS

WHEREAS, Krause+ (Gerard Haberman, President, 1459 Grand Ave, Des Moines, IA 50309-3005) is proposing redevelopment of an approximately 66-acre area consisting of two areas of downtown Des Moines; and,

WHEREAS, the first area consists of approximately 60 acres at the stadium district located south of MLK Parkway and east of the Raccoon River to include a 6500-seat multi-use stadium built for soccer and additional development in the area, such as a 150-room hotel; residential, commercial, and office buildings and a parking ramp; and,

WHEREAS, the second area consists of approximately 6 acres at the Western Gateway District located between High Street and Grand Avenue, between 15th, 16th, and 17th Streets, at the Western Gateway District to include a 125-room hotel to serve the nearby hospital and neighborhood; renovation of existing buildings plus residential, commercial, and office buildings and public places with art; and,

WHEREAS, The Office of Economic Development has negotiated preliminary terms for an urban renewal development agreement with proposed terms provide for project-generated tax increment on the building valuations, exclusive of land at 90% for 20 years with a cap that reflects the financing gap for the projects will be determined and included in the final development agreement. The entire development area is proposed to consist of approximately 2.1 million square feet of new or renovated building development at a cost of \$550 million. The land proposed for redevelopment is currently assessed at \$12.12 million, which includes approximately 3.8 acres of property currently owned by the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa:

1. The City Council hereby approves the preliminary terms of agreement as set forth in the accompanying Council Communication,

City Development Agreement

APP

★ Roll Call Number

21-0219

Agenda Item Number

48II

Date February 8, 2021

2. Directs the City Manager or his designee to negotiate final terms of agreement for future consideration by the City Council.

MOVED by Mandelbaum to adopt.

(Council Communication No. 21- 0219)

FORM APPROVED:

W Thomas G. Fisher Jr.

Thomas G. Fisher Jr.

Assistant City Attorney

| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|------|------|--------|
| COWNIE | ✓ | | | |
| BOESEN | ✓ | | | |
| GATTO | ✓ | | | |
| GRAY | ✓ | | | |
| MANDELBAUM | ✓ | | | |
| VOSS | ✓ | | | |
| WESTERGAARD | ✓ | | | |
| TOTAL | 7 | | | |

MOOTION CARRIED

APPROVED

W. Franklin Cowie
Mayor

CERTIFICATE

I, P. Kay Cmelik, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

P. Kay Cmelik

City Clerk

Large Scale Development Plan Approval

APP



January 6, 2022

Aubrie Gould
Krause+
1459 Grand Avenue
Des Moines, IA 50309

RE: Stadium District Large Scale Development Plan – LSDP2021-004

Dear Ms. Gould:

Please be advised that the Stadium District Large Scale Development Plan as submitted on November 1, 2021, was approved in accordance with Chapter 135 of the Des Moines Municipal Code.

Please contact me at 515-283-4147 or at jmvanessen@dmgov.org if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Van Essen".

Jason Van Essen, AICP
Planning & Urban Design Administrator

KRAUSE+

Krause+

1459 Grand Avenue
Des Moines, Iowa 50309
krauseplus.com

What we do

We turn underutilized real estate into vibrant communities.

Our mission is to promote positive growth, nurture human connections, and foster vibrant communities.

Krause+ develops and operates real estate in downtown Des Moines and the Piedmont region of Italy. With a multi-generational horizon of ownership and an in-house approach to the planning, design, and management of real estate, we're focused on improving the experience for our residents and businesses in the communities we live in.

Our diverse portfolio of projects includes boutique hospitality, professional athletics, commercial and retail properties, and residential rental units.

+ Development

We focus on development in Des Moines, IA and Northern Italy. Our diverse portfolio of projects includes; constructing a 39 room five-star boutique hotel in Cerretto Langhe, Italy, and leading the efforts to deliver a new soccer-specific stadium and supporting district to bring professional soccer to Des Moines.

+ Property Management

By owning and operating our properties internally, we're focused on creating a better renter's experience for our businesses and residents.

+ Acquisitions

We are actively seeking investment opportunities for properties with redevelopment potential in and around Des Moines's central business district to grow our portfolio of industrial, office, retail, and multifamily assets.

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KRAUSE+

Krause+

1459 Grand Avenue
Des Moines, Iowa 50309
krauseplus.com

Who we are

We are a purposed-based company that puts people and planet first.

At Krause+, we know people are greatly influenced by their environments, and good environments promote positive growth. We believe by creating environments that nurture positive human connections, they will foster vibrant communities.

The reasoning behind the Krause+ name is simple: It's the beginning of a formula. On its own, the brand is only part of the equation for what it takes to bring real estate projects to life.

Values

Our vision is a world where everyone can live healthier and happier lives. We make this happen through:

01 Sustainability

We meet the present's needs without jeopardizing our future — reusing 75% of building materials during 2020 development.

02 Revitalization

We imbue new vitality into our environments — restoring buildings like 1420 and 1430 Locust to their historical charm while modernizing them for the future.

03 Inclusivity

We create environments to make everyone feel welcome and at home — seeking local and unique tenants instead of national chains.

04 Community

We're working collectively with others to spread positive changes throughout our communities — gathering tenant feedback, getting involved on local boards, and engaging with community leaders.

05 Longevity

The decisions we're making today will last for generations to come — improving tenant safety, preventing waste, and reducing water and energy consumption.

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KRAUSE+

Krause+

1459 Grand Avenue
Des Moines, Iowa 50309
krauseplus.com

Impact

Purpose, People, The Planet, and Philanthropy drive every decision we make. These four pillars harness our values into real-world actions and guide our operating philosophy.

198

We own and operate 198 residential rental units in Des Moines.

2M

Plans to develop over 2m SF of real estate over the next 10 years.

1M

With over 1,000,000 SF of commercial and retail properties, we're also one of the largest landowners in Des Moines.

150K

Sometimes life gets hard and we're there for our guests when it does. In May 2020 we relieved \$150k of residential rent due to COVID-19.

30%

30% of supplier partners are businesses with diverse ownership or existing diversity initiatives

75%

We reused 75% of building materials during development in 2020

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Partner Profiles

APP

KRAUSE+

Krause+

1459 Grand Avenue
Des Moines, Iowa 50309
krauseplus.com

Leadership & Team

Kyle Krause
CEO, Krause Group

Nate Easter
Director of Commercial Development, Krause+

Evan Reiman
Real Estate Manager, Krause+

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SHERMAN ASSOCIATES



2020
**COMPANY
PROFILE**


Sherman purpose
Our team
Completed projects



sherman
ASSOCIATES

building communities, enriching neighborhoods

233 Park Avenue South, Suite 201, Minneapolis, MN 55415 612.332.3000 www.sherman-associates.com



Vision Oriented Development.

Sherman Associates is committed to the production of quality urban housing, hospitality and commercial products. With the belief that the healthiest neighborhoods are composed of a variety of people and uses, we strive to create mixed-use developments that incorporate a variety of housing types and leverage multiple financing tools.

Our development team is innovative, smart, and determined. The collaboration and support of our legal, compliance, construction, and asset management teams serve as an advantage in executing a vision that utilizes these financing tools and builds communities.

Because of this approach, we are undaunted by what others may view as obstacles. Our experience and expertise allow us to see solutions. This vision allows us to create developments that other developers are unable to envision.

In addition, our motivations are influenced by our desire to develop and hold for the long-term. It allows us unwavering commitment creating developments that have a positive impact on the community.

Sherman Associates has become an industry leader in tax credit, affordable housing and tax increment financing projects as well. Sherman has earned a strong reputation for collaboration, communication and quality results; cities around the country have relied on Sherman Associates to pioneer and partner in the redevelopment of urban neighborhoods.

Sherman Associates has developed approximately 8,500 multifamily, townhouse and single-family homes, and 600,000 square feet of commercial and hotel space.

markets & specialties

| | |
|-----------|-------------------------|
| Colorado | New Construction |
| Iowa | Historic Adaptive Reuse |
| Minnesota | Renovation |
| Missouri | Multifamily |
| Wisconsin | Retail |
| | Office |
| | Hospitality |

40 years of expertise

- Development
- Design-Build
- Construction
- Site Analysis
- Marketing Planning
- Equity and Debt Funding
- Financial Analysis/Feasibility
- Federal, State & Local Housing Programs
- Asset Management/Property Management

recent awards

- 2019 In-House Counsel: Paula Beck
Minnesota Lawyer
- 2019 Top Project: East End
Finance & Commerce
- 2019 Impact Award: Thresher Square
Canopy by Hilton Minneapolis MBI District
RETHOS: Places Reimagined
- 2018 ICON Award: George Sherman
Finance & Commerce

COMPLETED COMMERCIAL PROJECTS

| Project Name | City | State | Year Completed | Size (SF) | Project Type |
|--------------------------------|----------------|-------|----------------|-----------|------------------|
| 1 The Randolph | Des Moines | IA | 2016 | 10,000 | Rehabilitation |
| 2 Rayette Lofts | Minneapolis | MN | 2015 | 3,000 | Rehabilitation |
| 3 Lincoln School | Duluth | MN | 2015 | 38,000 | Rehabilitation |
| 4 Harrison Lofts | Davenport | IA | 2013 | 3,000 | New Construction |
| 5 Russell Lamson | Des Moines | IA | 2013 | 12,000 | Adaptive Reuse |
| 6 Phoenix On The Fox | Denver | CO | 2012 | 5,000 | New Construction |
| 7 Grande Boulevard Commercial | Kansas City | MO | 2009 | 8,000 | Adaptive Reuse |
| 8 Rumely | Des Moines | IA | 2009 | 5,500 | Adaptive Reuse |
| 9 Roosevelt | Cedar Rapids | IA | 2008 | 16,000 | Adaptive Reuse |
| 10 Zenith Commercial | Minneapolis | MN | 2007 | 10,000 | New Construction |
| 11 Syndicate Trust Building | St. Louis | MO | 2007 | 20,000 | Rehabilitation |
| 12 Wentworth Commons | West St. Paul | MN | 2007 | 13,000 | New Construction |
| 13 Phalen | St. Paul | MN | 2006 | 600 | New Construction |
| 14 Blaine Town Square | Blaine | MN | 2005 | 50,000 | New Construction |
| 15 Robert Street Retail | St. Paul | MN | 2005 | 4,400 | New Construction |
| 16 Garfield Business Park | Duluth | MN | 2005 | 50,000 | New Construction |
| 17 Grande Market Square | Burnsville | MN | 2004 | 30,000 | New Construction |
| 18 Village of Little Canada | Little Canada | MN | 2004 | 20,000 | New Construction |
| 19 Grande Market Place | Burnsville | MN | 2004 | 14,000 | New Construction |
| 20 Falcon Heights | Falcon Heights | MN | 2004 | 12,000 | New Construction |
| 21 The Lodge at Little Canada | Little Canada | MN | 2004 | 12,000 | New Construction |
| 22 Deephaven Court | Deephaven | MN | 2003 | 18,200 | Rehabilitation |
| 23 Sibley Park Place | St. Paul | MN | 2003 | 12,000 | New Construction |
| 24 The Straus Building | St. Paul | MN | 2003 | 10,000 | Rehabilitation |
| 25 Guardian Angels | Hastings | MN | 2002 | 4,000 | New Construction |
| 26 The Shores | Shoreview | MN | 2002 | 5,000 | New Construction |
| 27 233 Park | Minneapolis | MN | 2001 | 60,000 | Rehabilitation |
| 28 Jefferson Square Commercial | Duluth | MN | 2000 | 13,695 | Rehabilitation |
| 29 Deephaven Square | Deephaven | MN | 1999 | 25,000 | Rehabilitation |
| 30 Canal Park Square | Duluth | MN | 1998 | 60,000 | Rehabilitation |
| 31 Hawthorn Crossings | Minneapolis | MN | 1997 | 50,000 | New Construction |
| 32 Camden Center | Minneapolis | MN | 1997 | 15,000 | New Construction |
| | | | | 608,395 | |

COMPLETED HOTEL PROJECTS

| Project Name | City | State | Year Completed | Size | Project Type |
|--|-------------|-------|----------------|----------|-------------------------|
| 1 Holiday Inn Express | Des Moines | IA | 2016 | 102-key | New Construction |
| 2 Aloft Hotel | Minneapolis | MN | 2007 | 159-key | New Construction |
| 3 Sheraton Duluth Hotel | Duluth | MN | 2007 | 147-key | New Construction |
| 4 Canopy by Hilton Mill District Minneapolis | Minneapolis | MN | 2019 | 163-key | Historic Adaptive Reuse |
| | | | | 587-keys | |

AWARDS AND ACCOLADES

2019

2019 39th Annual Gold Key Award for Excellence in Hospitality Design, Best Lobby, Upscale Boutique Design Magazine

2019 In-House Counsel: Paula Beck
Minnesota Lawyer

2019 Up & Coming Lawyer: Jessica Wells
Minnesota Lawyer

2019 Top Project: East End
Finance & Commerce

2019 Impact Award: Thresher Square, Canopy by Hilton Minneapolis Mill District
RETIOS: Places Reimagined

2019 Pinnacle Award- Best Maintenance Technician Under 150 Units
Greater Iowa Apartment Association

2019 Pinnacle Award- Multi-Site Supervisor of the Year/Affordable
Greater Iowa Apartment Association

2019 Pinnacle Award- Best New Community: Nexus at Gray's Landing
Greater Iowa Apartment Association

2018

2018 ICON Award: George Sherman
Finance & Commerce

2018 Top Project: NorShor Theatre
Finance & Commerce

2018 Torchbearer Award: Holiday Inn Express & Suites Des Moines
InterContinental Hotels Group (IHG)

2018 Pinnacle Award- Regional/Multi-Site Supervisor of the Year
Greater Iowa Apartment Association

2018 Pinnacle Award- Property Manager of the Year/Affordable Under 150 Units
Greater Iowa Apartment Association

2018 Pinnacle Award- Maintenance Technician of the Year
Greater Iowa Apartment Association

2017

2017 Progress Minnesota Award: NorShor Theatre and 800 West Broadway
Finance Minnesota

2017 Portfolio Manager of the Year: Denise Flood
Minnesota Multi Housing Association

2017 Roving Maintenance Team: Chuck Scripture, Jon Howland, Eric Lothenbach
Minnesota Multi Housing Association

2017 Property Excellence: Riverside Plaza
Minnesota Multi Housing Association

2017 Community Manager of the Year: Mimi Gibson
Minnesota Multi Housing Association

2017- Pinnacle Award - Portfolio Manager of the Year: Allison Shaw
Greater Iowa Apartment Association

Partner Profiles

SHERMAN ASSOCIATES

GEORGE SHERMAN
CEO / Owner
612.332.3000
gsherman@sherman-associates.com



George Sherman has planned and delivered multi- and single-family housing for more than 40 years. As principal in developing more than 8,500 rental units and more than 1,200 for-sale housing units, the total value of his development portfolio exceeds \$2 billion.

George is recognized as an industry veteran favored by cities and development partners for his ability to commit to a vision for development and deliver the expected results.

George is involved with all aspects of Sherman's development efforts of both the Market Rate and Tax Credit Multi-family Developments, as well as the Commercial, Hospitality, and Retail Developments.

George, in addition to key staff, oversees all of the support divisions at Sherman Associates which include:

- Affordable Housing Compliance and Property Management
- Commercial Management
- Asset Management
- Legal Services
- Construction Management
- Accounting
- Hotel Operations

George is a sought-after speaker at real estate development and urban planning seminars because of the wealth of insight and foresight his development experience provides. He recently served on a panel regarding transit-oriented development for the Urban Land Institute. George has received the Lifetime Achievement Award in Real Estate from the Minneapolis St. Paul Business Journal and the 2016 Presidents Award from the Preservation Alliance of Minnesota. He has been named an Industry Titan by Twin Cities Business Magazine on their list of 101 People to Know.

Partner Profiles

APP

GENSLER/INVISION

GENSLER

FIRM OVERVIEW

For 50 years, Gensler has been a pioneer in creating great work that enhances lives and communities. Founded in New York City in 1965 by Arthur Gensler, today Gensler employs over 5,000 professionals in 46+ offices around the globe. The firm has earned over 2,200 awards and has worked on every industry and climate project at every scale.

With 23 practice areas, we bring wide-ranging, collaborative expertise to address our clients' needs. Gensler's talented staff offers a wealth of specialized knowledge as well as a wide breadth of industry sector coverage. Our collaborative, integrated approach blends the creative knowledge of these specialties to explore new possibilities and gives clients a competitive edge through innovation.

Gensler's West Coast DC office opened in 1962 and has evolved to become a firm with a composition of about 70% architecture, 20% interior design, and 10% landscape. These services provide innovative and creative solutions to a wide range of public and private sector clients.

The infographic consists of a central cluster of interconnected circles, each containing a statistic or achievement. The circles are connected by a network of lines, creating a web-like structure. The statistics include:

- #1** architecture firm overall (by architectural record)
- 100%** Employee-owned
- 6000+** Employees
- 48** offices
- 1000+** design awards won globally
- 80+** languages spoken
- 300+** sports projects
- 1965** founded
- ranked one of the most INNOVATIVE companies of 2018** by Entrepreneur
- ranked one of the BEST PLACES TO WORK in 2017** by Glassdoor

GENSLER/INVISION



GENSLER SPORTS

#1
Most admired
firm ranked by
industry peers

300+
Sports Projects

\$14 bil
In Sports Projects

#1
Architecture Firm
Architectural Record

Gensler Sports was founded on the need to find new, innovative and affordable solutions to the design and planning of sports facilities worldwide. From collegiate to professional facilities, Gensler Sports continues to redefine the modern stadium with the ultimate goal of maximizing the fan experience without losing sight of functionality and flexibility for our clients.

GENSLER SPORTS

The Gensler sports practice, now in three of our major offices around the world, including Washington DC and Los Angeles boasts 200 professionals experienced in planning and designing sports facilities and arenas.

Gensler believes there are two essential reasons for our success. One is the quality of the work we produce, and the other is the quality of our people. Ultimately, our ability to meet our client objectives will depend upon the professionals who represent us, and the local partners and consultants with whom we collaborate.


WHAT SETS US APART?

Sports facilities can be a catalyst for neighborhood revitalization. Creating memorable sporting experiences that generate revenue and foster broad community support requires an interdisciplinary practice with expertise in placemaking and branded destinations.

Gensler and its staff have been involved in numerous sports facility renovations over the years. All of these projects have included elements that will be important as part of your evaluation and planning process such as identity and experience, recruitment, compliance, safety and supervision, accessibility and spectator experience.

GENSLER /// 3

GENSLER/INVISION



INVISION

INVISION NO ONE DRIVES US MORE THAN WE DRIVE EACH OTHER

Our team of more than 50 professionals are artists, thinkers, innovators and creators. We are expert collaborators. Aligning our staff's passions and unique skills with specific projects drives us to create spaces that advance how people experience architecture. The team brings out the best in each other and strives to transcend the typical client relationship.

IOWA FIRM WITH REGIONAL REACH

INVISION is a planning, architecture and interiors firm based in Iowa, with experience across the Midwest. Iconic architectural contributions across Iowa illustrate INVISION's rich history and compelling presence today.

100+ YEARS YOU CAN TRUST

Since its humble beginnings in 1914 as Thorwald Thorson Architects, INVISION has been shaped by the ever-changing world around us. Business, technology and architecture have evolved, and so have we.

But one thing has remained the same—the client relationship. INVISION's commitment to building collaborative partnerships is how we've endured the test of time, and it will continue to drive our success in our second century.

GIVING BACKWARDS MOVES INVISION FORWARD

Our philanthropic culture isn't just something we put on paper. We live it. Our firm pays it forward in the communities where we live and work, and we encourage and support our employees' efforts to do the same. From mentoring students and volunteering in leadership roles, to supporting many great causes, we're there. It takes a community to change a community. Our team is ready for the challenge.

CORE VALUES CREATE A LASTING LEGACY

Every company has a true north—a set of core values that guide every decision, every action. INVISION's core values help us enrich lives, create lifetime clients and leave this firm better than we found it.

- We have passion for architecture, design and ideas.
- We build relationships at every phase of the process.
- Our culture is paramount to our success.
- We seek clients who value commitment, knowledge, innovation and experience.

GENSLER/INVISION

CONSULTANTS



HENDERSON ENGINEERS - MEP / FP, AV, TECH, SECURITY, ACOUSTICS, BROADCAST, TELECOM

Henderson Engineers is a national building systems design firm. The systems we design help bring buildings to life by providing air and water flow, lighting, power, and technology integration. We know our work is about more than buildings. It's about the people, experiences, and potential inside. At the core of every project, you'll find us — working with integrity, intelligence, and care. We're as passionate about people as we are about our work and that unique focus ensures we can meet our clients' needs. Even better, it helps us enhance the experience for the people who use the spaces we help create.



SPECTRUM - STRUCTURAL

Spectrum Design Consultants is a structural engineering consultancy in Roswell, Georgia which provides structural engineering services to Architects, Owners, and Engineers. Spectrum's founder and principal engineer has focused for more than two decades on the structural design and assessment of a variety of collegiate, municipal, and professional sports facilities. Spectrum's staff has particular experience with sports facilities within the Southeastern Conference, including assessment of a variety of existing historic facilities and economical renovation thereof. As structural consultant, Spectrum brings extensive expertise to our team to provide out-of-the-box structural concepts and ideas distilled into practical constructible solutions.



CONFLUENCE - CIVIL, LANDSCAPE, SERVICE PARKING & ENTRY WAY POINTS, GEOTECHINCAL, LEED

Confluence is a professional consulting firm comprised of landscape architects and planners. Confluence brings landscape architecture, planning and urban design together as a creative but practical means of merging our client's needs with the environment. A philosophy characterizing our body of work is to make every project unique through the art of "place-making". As stewards of the land and the built environment, we aspire to create a human connection with each project and its surrounding context while respecting nature.



KIRKHAM MICHAEL - CIVIL, LANDSCAPE, SERVICE PARKING & ENTRY WAY POINTS, GEOTECHINCAL, LEED

Since its inception in 1945, Kirkham Michael continues to be a leading, knowledge-driven service provider of engineering, planning, design, and construction services. We employ results-oriented professionals in offices throughout Nebraska, Iowa, and Kansas.



INFINITE SCALE - EGD / BRAND

Infinite Scale is a sports design consultancy specializing in comprehensive solutions for the world's most attended venues and witnessed events. We integrate strategy, identity and design to touch every facet of the fan's experience. Our solutions help to make the spectacle of sports more enjoyable, memorable, accessible and distinctive, increasing the value of some of the world's most cherished franchises and brands.



S2O - FOOD & BEVERAGE

S2O Consultants, Inc. provides a broad range of specialized consulting services to the Sports, Healthcare, Corporate, Educational and Hospitality industries in the areas of food service, laundry, and solid waste. We are facilities designers and operational consultants. S2O Consultants, Inc., an Illinois corporation, was formed December 28, 2008 by Harry Schildkraut and Kristin Sadej, two of the former owners of S3 Consultants. They bring combined experience of over 60 years of helping clients to achieve their goals.



KIMLEY HORN - FIELD DESIGN

Kimley-Horn is a nationally recognized consulting firm with more than 80 offices that specializes in a wide array of professional services. Kimley-Horn's clients have access to a versatile staff of professional civil, transportation, and structural engineers; planners; landscape architects; and a comprehensive staff of environmental scientists. These professionals bring years of practical, outstanding skills, and dedication to providing exceptional client service. The result—great client solutions that result from the collective knowledge of our team.

Partner Profiles

APP

GENSLER/INVISION



Partner Profiles

APP

GENSLER/INVISION



Partner Profiles

APP

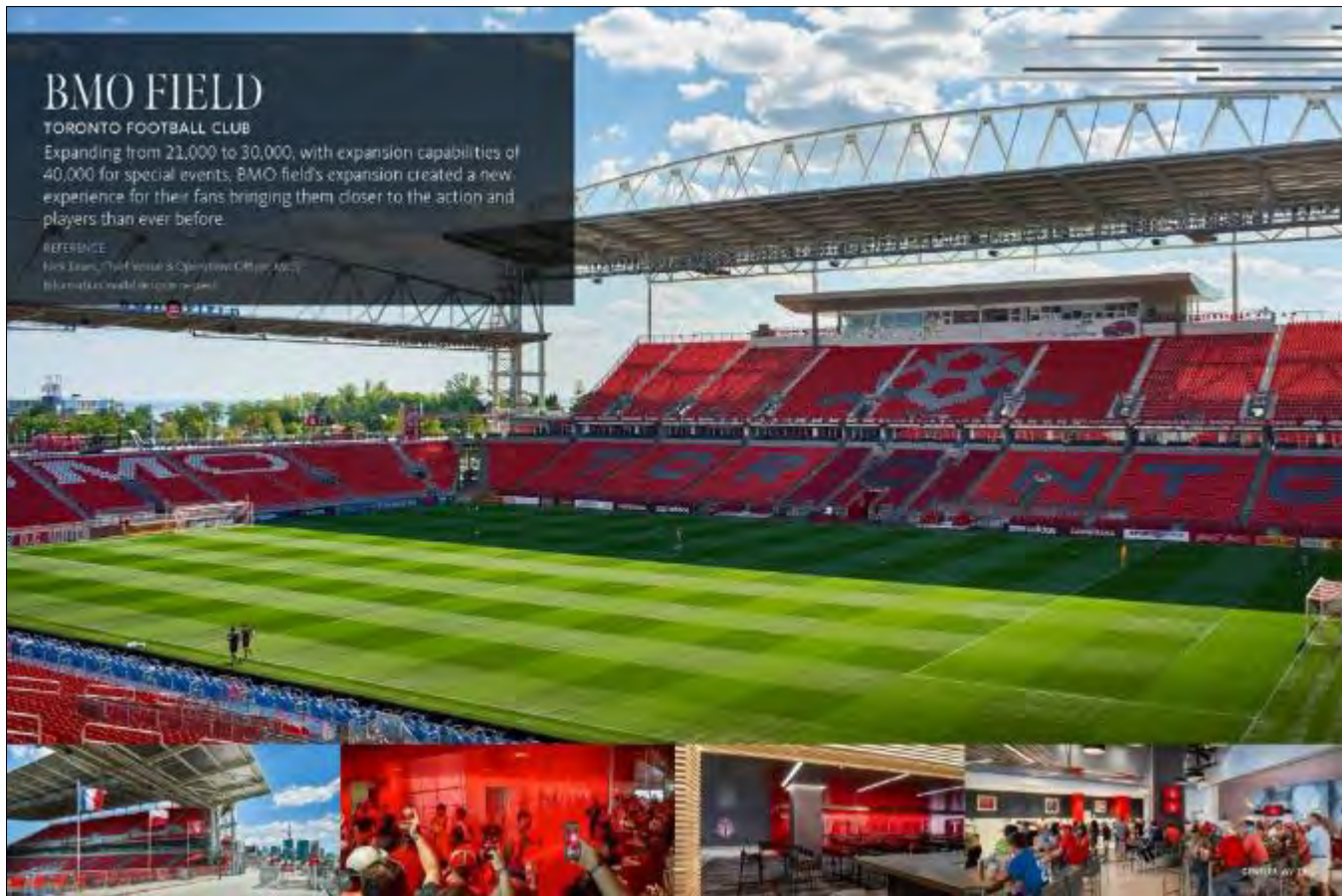
GENSLER/INVISION



Partner Profiles

APP

GENSLER/INVISION



Partner Profiles

GENSLER/INVISION



Partner Profiles

APP

GENSLER/INVISION



WEITZ

WEITZ // BUILD A BETTER WAY.™



BUILDING EXPERIENCE

Athletic Facility

CLIENT

Iowa State University
Chris Jorgensen
200 General Services Building
Facilities Planning & Management
Ames, Iowa 50010
P: (515) 210-6173
F: cjorg@iastate.edu

ARCHITECT

RDG Planning & Design
900 Farnam on the Mall, Suite 100
Omaha, Nebraska 68102
P: (402) 392-0133

COMPLETION DATE

December 2015

PROJECT DETAILS

- 438,000 SF
- \$33 Million
- CMA

PROJECT DESCRIPTION

The 13-month construction of the Iowa State University Jack Trice South End Zone encloses the Jack Trice football stadium by replacing 2,918 south end zone bleacher seats and 6,000 hillside seats with 13,330 permanent upper and lower bowl seats for a net addition of 4,382 seats. This renovation makes the stadium the third largest in the Big 12 Conference. The renovation and expansion of the South End Zone Club features 47,598 SF on two levels of premium seating and club space, premium concessions, a kitchen and two full-service bars. Weitz was the construction manager agent for the project, overseeing multiple prime contractors on a complex, fast-track project.

WEITZ

WEITZ // BUILD A BETTER WAY.™



BUILDING EXPERIENCE

Athletic Facility

CLIENT

West Des Moines Community School District
 3550 Mills Civic Parkway
 West Des Moines, Iowa 50265
 P: (515) 633-5000

ARCHITECT

RDG Planning & Design
 900 Farnam on the Mall, Suite 100
 Omaha, Nebraska 68102
 P: (402) 392-0133

COMPLETION DATE

August 2002

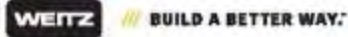
PROJECT DETAILS

- 14,000 SF
- \$75 Million
- CMA

PROJECT DESCRIPTION

Weitz served as the construction manager agent during both the preconstruction and construction phases of this project. The new football and soccer facility, complete with locker rooms and concession buildings, seats 8,000 spectators in its aluminum grandstands. The concessions and restrooms are located beneath the stadium seating. This \$75 million project included an elevator to the press box, state-of-the-art lighting and sound systems, and artificial turf complete with a drainage system.

WEITZ



BUILDING EXPERIENCE

Athletic Facility

CLIENT

Sarpy County Courthouse
Planning Department
Papillion, Nebraska 68046
P: (402) 593-1555

ARCHITECT

DLR Group
Greg Garlock
6457 Frances, Suite 200
Omaha, Nebraska 68106
P: (402) 393-4100
E: ggarlock@dlrgroup.com

COMPLETION DATE

March 2011

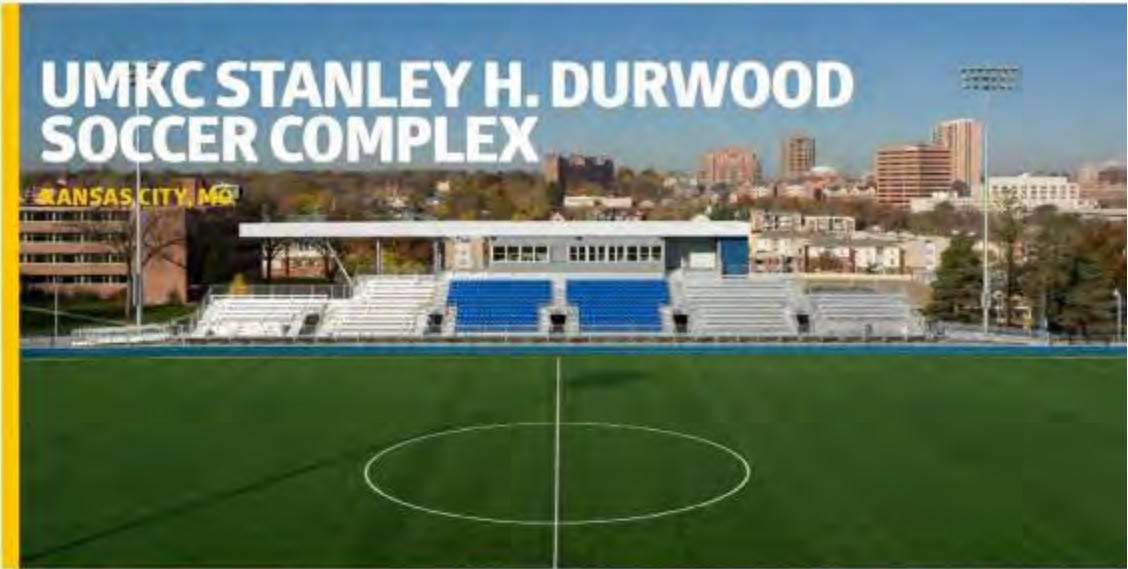
PROJECT DETAILS

- 77,000 SF
- \$24.5 Million
- 12 Separate Structures
- CM@R

PROJECT DESCRIPTION

The most notable addition to Sarpy County, Werner Park serves as the new home of the Minor League team, Omaha Storm Chasers, formerly known as the Omaha Royals. Working closely with Sarpy County and the architectural firm of DLR Group, The Weitz Company provide early pre-construction services to develop project budget and schedule and ultimately acted as the Construction Manager at Risk on this 9,000 seat state of the art baseball park. The ballpark sits on 31 acres of former farm ground and provides a host of amenities for baseball fans including fan seating close to the action, a grassy berm for family picnics, an outfield bar, fan concourse surrounding the entire field, 6,800 SF Centris Family Fun Zone, double deck luxury suites, plenty of concessions and a Omaha Storm Chasers gift shop. Construction was completed in just 14 months and the first pitch was thrown on April 16, 2011.

WEITZ



BUILDING EXPERIENCE

Athletic Facility

CLIENT

University of Missouri-Kansas City
 5100 Rockhill Road
 Kansas City, Missouri 64110
 P: (816) 235-1254

ARCHITECT

DLR Group
 Bob Carlson
 7290 W 133rd Street
 Overland Park, Kansas 66213
 P: (913) 897-7811
 E: b.carlson@dlrgroup.com

COMPLETION DATE

September 2009

PROJECT DETAILS

- 130,000 SF
- \$7 Million
- Design-Build

PROJECT DESCRIPTION

The Weitz Company was selected to construct a NCAA Division I soccer field, 850 seat stadium, recreational field and team support facility for University of Missouri-Kansas City. The complex is fully lit with an artificial turf surface surrounded by a four-lane, non-competitive training and recreation track. A support building houses locker rooms, coaching offices and a concession area. The project had an extremely accelerated schedule and was completed in time for the 2009 men and women's soccer season.

WEITZ

WEITZ // BUILD A BETTER WAY.™



BALLENISLES COUNTRY CLUB SPORTS COMPLEX

PALM BEACH GARDENS, FL



BUILDING EXPERIENCE

Athletic Facility, Country Club

CLIENT

Ballen Isles Country Club
 David Wiener
 100 Ballen Isles Circle
 Palm Beach Gardens, Florida 33418
 P: (561) 622-0220

ARCHITECT

Peacock + Lewis
 Brian Idle
 11760 US Highway 1, Suite 102
 North Palm Beach, Florida 33408
 P: (561) 262-9704
 E: brian@peacockandlewis.com

COMPLETION DATE

March 2010

PROJECT DETAILS

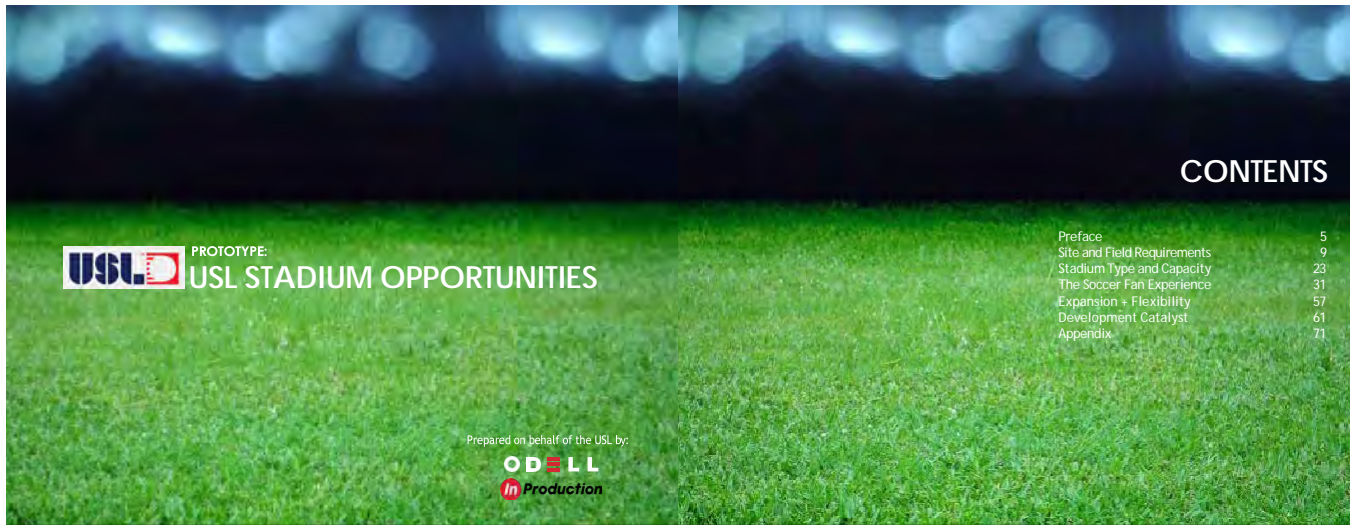
- 65,000 SF
- \$20.4 Million
- CMaR

PROJECT DESCRIPTION

This Sports Complex project consisted of demolition of the existing fitness facility, construction of a new 65,000 SF sports complex, which included a new Bistro (restaurant, men's and women's spa facilities, exhibition tennis courts with stadium seating, tennis pro shop, fitness center with cardio room, aerobics and pilates area.

This project also included modifications to the existing pool area including a new pool bathroom building and attendant building.





CONTENTS

PROTOTYPE: USL STADIUM OPPORTUNITIES

| | |
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| Preface | 5 |
| Site and Field Requirements | 9 |
| Stadium Type and Capacity | 23 |
| The Soccer Fan Experience | 31 |
| Expansion + Flexibility | 57 |
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Prepared on behalf of the USL by:



PREFACE

United Soccer Leagues (USL) is one of the most influential soccer organizations in the United States. USL owns and operates the Division II and Division III professional soccer leagues in the United States, the USL Championship and USL League One, respectively. Over the next 5 years, USL expects to add 30-40 new professional franchises.

The USL Championship has more than doubled in size since 2014. There are 7 new expansion markets for the 2019 season, including Austin, Birmingham, El Paso, Hartford, Loudoun (VA), Memphis, and New Mexico. USL League One is currently in its inaugural season with 10 teams. Beyond league play, the USL regularly features international exhibitions against leading Premier League, Liga MX, and Bundesliga clubs, among others. The USL has a national media presence with ESPN and has invested \$10 million to create USL Productions - which includes a state-of-the-art facility that produces 700+ matches annually. As the USL continues its rapid growth, expansion teams and existing teams alike realize the importance of having their own soccer-specific stadium. Stadium ownership offers teams with significant revenue opportunities and scheduling flexibility. But more importantly, soccer-specific stadiums can provide fans with an authentic soccer experience, which is vital to building a loyal following. Currently, USL ownership groups.

The goal of this booklet is to familiarize ownership groups with the different types of stadiums, including Permanent (Traditional), Modular, and Hybrid. It provides details on the standard elements, design, features, and approximate pricing of each. This is a high-level overview that will use a stadium prototype to highlight opportunities and key factors when considering a stadium build.



MULTIPURPOSE STADIUM PROTOTYPE



About ODELL - Preferred Architect

ODELL's Sports & Entertainment Studio creates exciting and beautiful, yet functional and profitable recreation, competition and spectator venues. Based on a working knowledge of the operations of sports and entertainment facilities, ODELL's designs accommodate the demanding requirements of single-use/multi-use venues as well as multi-use venues that require quick and efficient changeovers between differing events. We enhance the affiliate and entertainer experience by creating functional and convenient back-of-house facilities equipped with the latest amenities. We enhance the spectator experience by providing environments that integrate food and beverage and retail uses with premium seating, stadium clubs, and a great diversity of seating options. We enhance venue revenues by designing spaces that maximize the potential for branded, sponsored environments.

Our high-quality projects are the result of the ODELL commitment to an integrated design process that results in quality and coordinated design documents and consistent construction follow through. The Sports & Entertainment Studio is led by LEED-certified architects that have years of related sports venue experience plus the desire to make every project sustainable and appropriate to its specific environment.



About InProduction - Preferred Seating

InProduction is the leading national provider of high-quality temporary event infrastructure and modular stadium design with a combined 80 years of experience working to meet the needs of its North American clientele. The company specializes in temporary and semi-permanent grandstand seating, structures, staging, flooring, TV camera towers, and scenic event products for the sports, corporate and entertainment segments. The company also has two in-house manufacturing facilities that can fabricate custom designs together with standard inventory parts to meet the requirements of almost any design concept.

In recent years, InProduction has positioned itself strategically across the U.S. to establish a network of inventory and personnel, ensuring that its customers are provided with the best value and the most efficient means of serving their needs. With eight locations and more than 400 full-time, industry professionals throughout the country, combined with a proven track record for success, InProduction has become synonymous with top-quality service in the events industry. The company provides innovative solutions for its clients and delivers them on time, within budget, and to the highest quality. The combination of extensive know-how, years of experience, and widespread resources, allows InProduction to better serve its clients' needs on a national scale.



Key Considerations

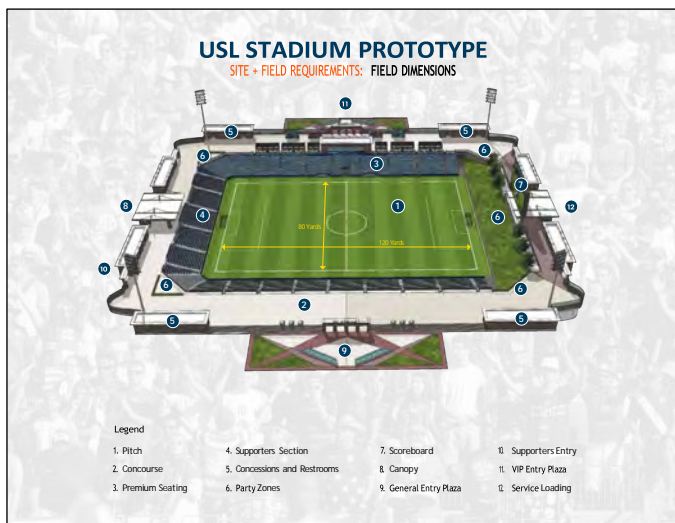
- 7-8 acres required for 10,000 seat stadium
- 28 acres required for parking*
- Appropriate vehicular and pedestrian access
- Adjacent development, amenities, and parking
- Surface parking vs. Structured Parking
- Downtown / urban core vs. soccer complex / suburban location
- Depending on your local municipality, the recommended parking spaces and acreage can be supplemented with existing parking located near your site or eliminated when building on an urban site*
- Site may require landscaped buffers and storm water retention depending on regulatory requirements



SITE + FIELD REQUIREMENTS SITE SELECTION

* Urban sites may use adjacent parking to reduce acreage.

$$\begin{array}{l}
 \text{10,000 SEAT STADIUM} \\
 \text{7 ACRES}
 \end{array}
 +
 \begin{array}{l}
 \text{SURFACE PARKING FOR 3,333 CARS} \\
 \text{28 ACRES}
 \end{array}
 =
 \begin{array}{l}
 \text{TOTAL UP TO 35 ACRES FOR} \\
 \text{10,000 SEAT STADIUM}
 \end{array}$$

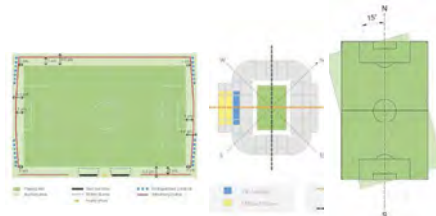


Key Considerations




- Recommended Pitch Dimensions:
120 yds X 80 yds preferred for International Play
110 yds x 70 yds (minimum field size for USL)
- Boundary Requirements
- North/South Orientation


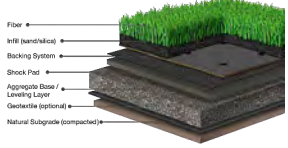



SITE + FIELD REQUIREMENTS FIELD DIMENSIONS



DESIGN GUIDELINES

| | | | | |
|--|---|--|---|---|
| <ul style="list-style-type: none"> PLAYING TIME MAINTENANCE REQUIRED REVENUE GENERATION ENVIRONMENT ROI COMMUNITY USE LAND UTILIZATION SPORT PERFORMANCE SAFETY | <h3>NATURAL GRASS</h3> <p>80-816 hours per year, rest required between heavy play</p> <p>Mowing, watering, fertilizing, pesticides, aeration</p> <p>Less opportunities for events due to rest time needed between gameplay</p> <p>Maintaining the natural environment, foliage and soil conditions</p> <p>Less upfront cost, slower ROI due to higher maintenance costs and lower revenue generating events</p> <p>Use can be limited due to necessary rest time</p> <p>Use can be limited due to necessary rest time</p> <p>Better than low quality artificial turf</p> <p>Better than low quality artificial turf</p> | <h3>SYNTHETIC TURF</h3> <p>3,000 hours play per year, no rest required</p> <p>Clearing debris, brushing the surface, topping infill levels</p> <p>Can be used 24/7/365 for sports, community events or other revenue generating activities</p> <p>Water savings, less pollution, no pesticides</p> <p>Payback is 3 to 4 years, 3x less expensive than natural grass over a 20 year period</p> <p>Enhanced accessibility due to increased playtime and all weather surface.</p> <p>Can achieve more use with same amount of space</p> <p>Same as natural grass (with high-quality turf)</p> <p>Same as natural grass (with high-quality turf)</p> | <h3>Key Considerations</h3> <ul style="list-style-type: none"> • Recovery / Usage • Multi-Purpose Flexibility • Maintenance • Synthetic Turf must be FIFA certified. • Est. Cost - Artificial: <math>\\$1-2 M^*</math> • Est. Cost - Natural: <math>\\$1 M^*</math> <p>* Includes Installation Sub-drainage</p> <p>"Official Synthetic Turf Supplier"</p>  |  <p>SITE + FIELD REQUIREMENTS</p> |
| | <h2>SYNTHETIC vs. NATURAL GRASS</h2> | | | |
| |  | | | |

| | | |
|--|---|--|
|  | <h3>Key Considerations</h3> <ul style="list-style-type: none"> • Irrigation system • Field drainage • Foundation systems • Storm water management |  <p>SITE + FIELD REQUIREMENTS</p> <p>LAND PREPARATIONS</p> |
|  | | |

| | | | | | | | | | | | | | | |
|---|------------------------------|------------------------|----------------------|----------------------|--------------|------------------------------|-----------|---------------------|--------------------|----------------|------------------------|---------------------|---|--|
| <h3>USL STADIUM PROTOTYPE</h3> <p>SITE + FIELD REQUIREMENTS: LIGHTING</p>  <p>Legend</p> <table border="0"> <tr> <td>1. Pitch</td> <td>4. Supporters Section</td> <td>7. Scoreboard</td> <td>10. Supporters Entry</td> </tr> <tr> <td>2. Concourse</td> <td>5. Concessions and Restrooms</td> <td>8. Canopy</td> <td>11. VIP Entry Plaza</td> </tr> <tr> <td>3. Premium Seating</td> <td>6. Party Zones</td> <td>9. General Entry Plaza</td> <td>12. Service Loading</td> </tr> </table> | 1. Pitch | 4. Supporters Section | 7. Scoreboard | 10. Supporters Entry | 2. Concourse | 5. Concessions and Restrooms | 8. Canopy | 11. VIP Entry Plaza | 3. Premium Seating | 6. Party Zones | 9. General Entry Plaza | 12. Service Loading | <h3>Key Considerations</h3> <ul style="list-style-type: none"> • Sightlines for Optimum Viewing • Required Light Levels (120 Foot candles) for horizontal playing surface/field • Typically a 4 or 6 pole layout • Lamp options LED or Metal Halide <p>"Official Stadium Lighting Supplier"</p>  |  <p>SITE + FIELD REQUIREMENTS</p> <p>LIGHTING</p> |
| 1. Pitch | 4. Supporters Section | 7. Scoreboard | 10. Supporters Entry | | | | | | | | | | | |
| 2. Concourse | 5. Concessions and Restrooms | 8. Canopy | 11. VIP Entry Plaza | | | | | | | | | | | |
| 3. Premium Seating | 6. Party Zones | 9. General Entry Plaza | 12. Service Loading | | | | | | | | | | | |
|  | | | | | | | | | | | | | | |

DESIGN GUIDELINES

USL STADIUM PROTOTYPE

SITE + FIELD REQUIREMENTS: TEAM FACILITIES



Legend

| | | | |
|--------------------|------------------------------|------------------------|----------------------|
| 1. Pitch | 4. Supporters Section | 7. Scoreboard | 10. Supporters Entry |
| 2. Concourse | 5. Concessions and Restrooms | 8. Canopy | 11. VIP Entry Plaza |
| 3. Premium Seating | 6. Party Zones | 9. General Entry Plaza | 12. Service Loading |

Key Considerations

- Locker Rooms, Showers, and Toilets
- Team Administrative Offices
- Permanent, Modular, and Hybrid Options
- Training Rooms
- Team Benches & Shelters
- Ceremonial Entry

"Official Goal and Shelter Supplier"



SITE + FIELD REQUIREMENTS

TEAM FACILITIES





STADIUM TYPE AND CAPACITY



Traditional Stadium

\$20-\$40 MILLION*
5,000 SEATS

\$40-\$70 MILLION*
10,000 SEATS

Design and Construction 2-3 Years

* Approximated amount in 2019 dollars includes playing field and field lighting, but excludes site acquisition. Costs vary with geographic location.


USL Stadium

APP

DESIGN GUIDELINES

USL STADIUM PROTOTYPE

SEATING TYPES + CAPACITY: TRADITIONAL




Legend

1. Pitch
2. Concourse
3. Premium Seating
4. Supporters Section
5. Concessions and Restrooms
6. Party Zones
7. Scoreboard
8. Canopy
9. General Entry Plaza
10. Supporters Entry
11. VIP Entry Plaza
12. Service Loading


Key Considerations

- Traditional On-site Construction (Concrete/Steel)
- 50+ Year Life Expectancy
- USL Championship League: 8,000-12,000 seats (minimum 5,000)
- USL League One: 5,000-7,000 seats (minimum 3,500)
- USL League Two: 2,500-3,000 seats



SEATING TYPES + CAPACITY

TRADITIONAL





Modular Stadium

\$7-\$10 MILLION*
5,000 SEATS


\$10-\$14 MILLION*
10,000 SEATS

Design and Construction 6-12 Months

* Approximated amount in 2019 dollars includes playing field and field lighting, but excludes site acquisition. Costs vary with geographic location.

USL STADIUM PROTOTYPE

SEATING TYPES + CAPACITY: MODULAR




Legend

1. Pitch
2. Concourse
3. Premium Seating
4. Supporters Section
5. Concessions and Restrooms
6. Party Zones
7. Scoreboard
8. Canopy
9. General Entry Plaza
10. Supporters Entry
11. VIP Entry Plaza
12. Service Loading


Key Considerations

- Steel/Aluminum Structure
- 20+ Year Life Expectancy for grand stands
- 5-10 year life expectancy for modular buildings
- Est. Cost \$250-\$350/Seat
- Modular Pieces Have Potential to be Reused at New Locations.



SEATING TYPES + CAPACITY

MODULAR



USL Stadium

DESIGN GUIDELINES

APP



Hybrid Stadium

\$12-\$20 MILLION*
5,000 SEATS

\$20-40 MILLION*
10,000 SEATS

Design and Construction 1-2 Years

* Approximated amount in 2019 dollars includes playing field and field lighting, but excludes site acquisition. Costs vary with geographic location.

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USL STADIUM PROTOTYPE

SEATING TYPES + CAPACITY: HYBRID



Legend

- | | | | |
|--------------------|------------------------------|------------------------|----------------------|
| 1. Pitch | 4. Supporters Section | 7. Scoreboard | 10. Supporters Entry |
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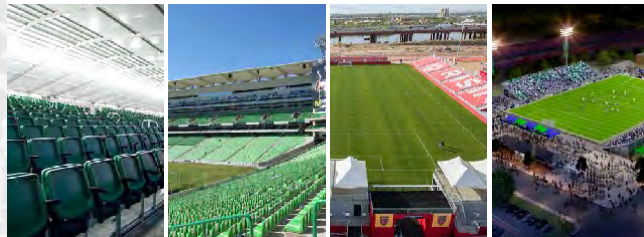
Key Considerations

- Aluminum grandstands with permanent buildings (or some permanent grandstands and modular buildings)
- Life Expectancy Varies
- Est. Cost \$250-\$500/Seat
- Unique elements such as roofing or siding



SEATING TYPES + CAPACITY

HYBRID



29

THE SOCCER FAN EXPERIENCE

30


USL Stadium

APP

DESIGN GUIDELINES

USL STADIUM PROTOTYPE

THE SOCCER FAN EXPERIENCE: CLUB LOUNGE + SEATING




Legend

| | | | |
|--------------------|------------------------------|------------------------|----------------------|
| 1. Pitch | 4. Supporters Section | 7. Scoreboard | 10. Supporters Entry |
| 2. Concourse | 5. Concessions and Restrooms | 8. Canopy | 11. VIP Entry Plaza |
| 3. Premium Seating | 6. Party Zones | 9. General Entry Plaza | 12. Service Loading |


Key Considerations

- Revenue Generation
- Varied Premium Pricepoints
- Upgraded Food and Beverage
- Sponsorable
- Party Decks
- Modular Options Available



THE SOCCER FAN EXPERIENCE

CLUB LOUNGE + SEATING



USL STADIUM PROTOTYPE

THE SOCCER FAN EXPERIENCE: SUITES



Legend

| | | | |
|--------------------|------------------------------|------------------------|----------------------|
| 1. Pitch | 4. Supporters Section | 7. Scoreboard | 10. Supporters Entry |
| 2. Concourse | 5. Concessions and Restrooms | 8. Canopy | 11. VIP Entry Plaza |
| 3. Premium Seating | 6. Party Zones | 9. General Entry Plaza | 12. Service Loading |

Key Considerations

- Revenue Generation
- Higher Premium Pricepoints
- Catered Food and Beverage
- Corporate Lease Opportunities
- Open-air or enclosed
- Party Decks
- Modular Options Available



THE SOCCER FAN EXPERIENCE

SUITES



USL STADIUM PROTOTYPE

THE SOCCER FAN EXPERIENCE: BERMS, PLAZAS, TERRACES



Legend

| | | | |
|--------------------|------------------------------|------------------------|----------------------|
| 1. Pitch | 4. Supporters Section | 7. Scoreboard | 10. Supporters Entry |
| 2. Concourse | 5. Concessions and Restrooms | 8. Canopy | 11. VIP Entry Plaza |
| 3. Premium Seating | 6. Party Zones | 9. General Entry Plaza | 12. Service Loading |

Key Considerations

- Revenue Generation
- Group Sales
- Affordable Family Entertainment
- Special Food and Beverage Packages
- Pre/Post Game Activation and Fan Zones



THE SOCCER FAN EXPERIENCE


BERMS, PLAZAS, TERRACES



DESIGN GUIDELINES

USL STADIUM PROTOTYPE

THE SOCCER FAN EXPERIENCE: SUPPORTERS SECTION




Legend

| | | | |
|--------------------|------------------------------|------------------------|----------------------|
| 1. Pitch | 4. Supporters Section | 7. Scoreboard | 10. Supporters Entry |
| 2. Concourse | 5. Concessions and Restrooms | 8. Canopy | 11. VIP Entry Plaza |
| 3. Premium Seating | 6. Party Zones | 9. General Entry Plaza | 12. Service Loading |


Key Considerations

- Energy of the Event
- Dedicated Services
- Unique Experience
- Seating Flexibility
- Seats vs. Standing Room Only




THE SOCCER FAN EXPERIENCE

SUPPORTERS SECTION



USL STADIUM PROTOTYPE

THE SOCCER FAN EXPERIENCE: "NEIGHBORHOODS"




Legend

| | | | |
|--------------------|------------------------------|------------------------|----------------------|
| 1. Pitch | 4. Supporters Section | 7. Scoreboard | 10. Supporters Entry |
| 2. Concourse | 5. Concessions and Restrooms | 8. Canopy | 11. VIP Entry Plaza |
| 3. Premium Seating | 6. Party Zones | 9. General Entry Plaza | 12. Service Loading |

Key Considerations

- Unique Experience
- Rooted in Local Community
- One-Of-A-Kind Facility
- Celebrate History of Site & Community




THE SOCCER FAN EXPERIENCE

"NEIGHBORHOODS"

USL STADIUM PROTOTYPE

THE SOCCER FAN EXPERIENCE: SIGNAGE + GRAPHICS





Legend

| | | | |
|--------------------|------------------------------|------------------------|----------------------|
| 1. Pitch | 4. Supporters Section | 7. Scoreboard | 10. Supporters Entry |
| 2. Concourse | 5. Concessions and Restrooms | 8. Canopy | 11. VIP Entry Plaza |
| 3. Premium Seating | 6. Party Zones | 9. General Entry Plaza | 12. Service Loading |

Key Considerations

- Stadium Naming Signage - Sponsorable
- Wayfinding
- Branded Graphics
- Field Level Signage - Static vs LED

"Official In-Stadium Signage Supplier"

THE SOCCER FAN EXPERIENCE

SIGNAGE + GRAPHICS

DESIGN GUIDELINES

USL STADIUM PROTOTYPE

THE SOCCER FAN EXPERIENCE: STATIC + DIGITAL SIGNAGE

Legend

| | | | |
|--------------------|------------------------------|------------------------|----------------------|
| 1. Pitch | 4. Supporters Section | 7. Scoreboard | 10. Supporters Entry |
| 2. Concourse | 5. Concessions and Restrooms | 8. Canopy | 11. VIP Entry Plaza |
| 3. Premium Seating | 6. Party Zones | 9. General Entry Plaza | 12. Service Loading |

Key Considerations

- Digital Signage / Ribbon Boards
- Field Level Signage - Static vs LED
- Sponsor Signage
- LED Video Board Preferred for Scoreboard

THE SOCCER FAN EXPERIENCE
STATIC + DIGITAL SIGNAGE

USL STADIUM PROTOTYPE

THE SOCCER FAN EXPERIENCE: BROADCASTING + MEDIA

Legend

| | | | |
|--------------------|------------------------------|------------------------|----------------------|
| 1. Pitch | 4. Supporters Section | 7. Scoreboard | 10. Supporters Entry |
| 2. Concourse | 5. Concessions and Restrooms | 8. Canopy | 11. VIP Entry Plaza |
| 3. Premium Seating | 6. Party Zones | 9. General Entry Plaza | 12. Service Loading |

Key Considerations

- Fixed Camera Positions with clear line-of-sight
- Pressbox for written press, TV, and Radio
- Broadcaster positions per USL Requirements

THE SOCCER FAN EXPERIENCE
BROADCASTING + MEDIA

USL STADIUM PROTOTYPE

THE SOCCER FAN EXPERIENCE: SIGHT LINES + SUN CONTROL

Legend

| | | | |
|--------------------|------------------------------|------------------------|----------------------|
| 1. Pitch | 4. Supporters Section | 7. Scoreboard | 10. Supporters Entry |
| 2. Concourse | 5. Concessions and Restrooms | 8. Canopy | 11. VIP Entry Plaza |
| 3. Premium Seating | 6. Party Zones | 9. General Entry Plaza | 12. Service Loading |

Key Considerations

- Sightlines for Optimum Viewing
- Shaded Seating Areas
- Shaded Group Areas

THE SOCCER FAN EXPERIENCE
SIGHT LINES + SUN CONTROL

DESIGN GUIDELINES

USL STADIUM PROTOTYPE

THE SOCCER FAN EXPERIENCE: SOUND + STADIUM SURVEILLANCE

Legend

| | | | |
|--------------------|------------------------------|------------------------|----------------------|
| 1. Pitch | 4. Supporters Section | 7. Scoreboard | 10. Supporters Entry |
| 2. Concourse | 5. Concessions and Restrooms | 8. Canopy | 11. VIP Entry Plaza |
| 3. Premium Seating | 6. Party Zones | 9. General Entry Plaza | 12. Service Loading |

Key Considerations

- Access Control
- Video Surveillance and Monitoring
- Security Camera Placement
- PA and Music Opportunities
- Speaker Placement

"Official Sound and Stadium Surveillance Supplier"

THE SOCCER FAN EXPERIENCE

SOUND + STADIUM SURVEILLANCE



USL STADIUM PROTOTYPE

EXPANSION + FLEXIBILITY: MULTIPURPOSE STADIUM

Legend

| | | | |
|--------------------|------------------------------|------------------------|----------------------|
| 1. Pitch | 4. Supporters Section | 7. Scoreboard | 10. Supporters Entry |
| 2. Concourse | 5. Concessions and Restrooms | 8. Canopy | 11. VIP Entry Plaza |
| 3. Premium Seating | 6. Party Zones | 9. General Entry Plaza | 12. Service Loading |

Key Considerations

- Maximize Investment
- Dozens of Types of Events
- 300+ Days/Year

Soccer

Football

EXPANSION + FLEXIBILITY

MULTIPURPOSE STADIUM

Rugby

Cheerleading

Concert

Exhibition

Lacrosse

Graduation


Hockey

Tennis

DESIGN GUIDELINES

USL STADIUM PROTOTYPE

EXPANSION + FLEXIBILITY: TRANSFORMABILITY




Legend

| | | | |
|--------------------|------------------------------|------------------------|----------------------|
| 1. Pitch | 4. Supporters Section | 7. Scoreboard | 10. Supporters Entry |
| 2. Concourse | 5. Concessions and Restrooms | 8. Canopy | 11. VIP Entry Plaza |
| 3. Premium Seating | 6. Party Zones | 9. General Entry Plaza | 12. Service Loading |

Key Considerations


- Designed for Ease of Use
- Versatile Configurations
- Quick Changeovers
- Turf protection

"Official Turf Protection Supplier"



EXPANSION + FLEXIBILITY

TRANSFORMABILITY



USL STADIUM PROTOTYPE

EXPANSION + FLEXIBILITY: CONCOURSE



Legend

| | | | |
|--------------------|------------------------------|------------------------|----------------------|
| 1. Pitch | 4. Supporters Section | 7. Scoreboard | 10. Supporters Entry |
| 2. Concourse | 5. Concessions and Restrooms | 8. Canopy | 11. VIP Entry Plaza |
| 3. Premium Seating | 6. Party Zones | 9. General Entry Plaza | 12. Service Loading |

Key Considerations

- Flexible Concourse - Allowing for Expanded Seating
- Open Flow
- Views to the Event
- Concessions & Merchandise Locations
- Queuing for Restrooms and Concessions

"Official Beverage Cart & Food Kiosk Supplier"



EXPANSION + FLEXIBILITY

CONCOURSE



USL STADIUM PROTOTYPE

EXPANSION + FLEXIBILITY: FUTURE GROWTH



Legend

| | | | |
|--------------------|------------------------------|------------------------|----------------------|
| 1. Pitch | 4. Supporters Section | 7. Scoreboard | 10. Supporters Entry |
| 2. Concourse | 5. Concessions and Restrooms | 8. Canopy | 11. VIP Entry Plaza |
| 3. Premium Seating | 6. Party Zones | 9. General Entry Plaza | 12. Service Loading |

Key Considerations

- Flexible to Accommodate Required Capacity Per Season
- Expandable to Accommodate Increased Capacity
- Modular options for small and large scale expansion



EXPANSION + FLEXIBILITY

FUTURE GROWTH



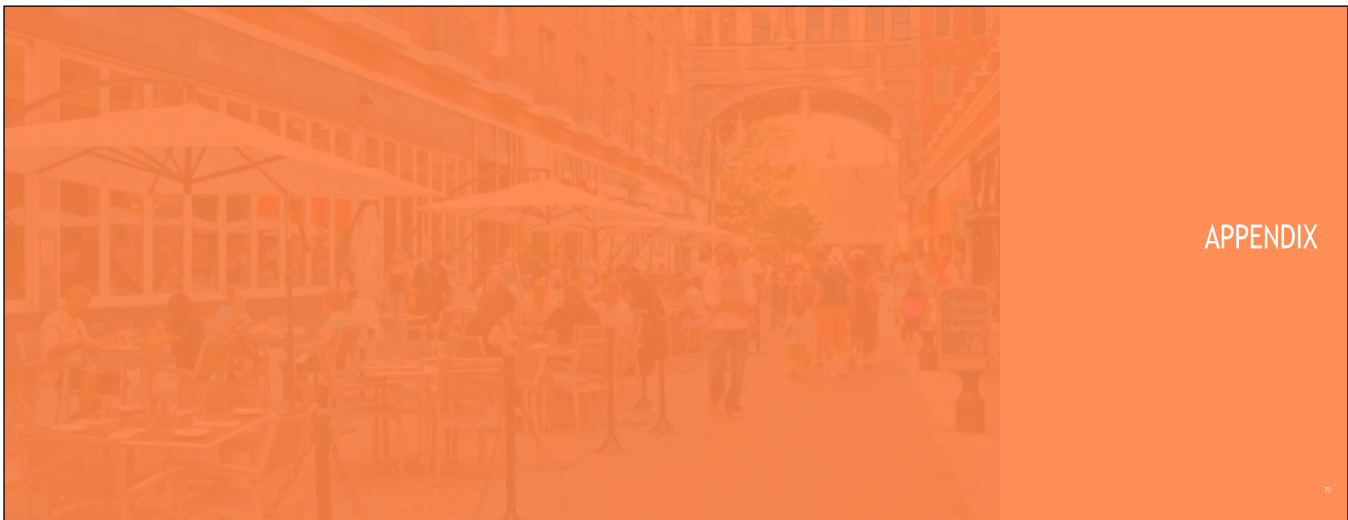


Key Considerations

- Plan for Adjacent Mixed Use Developments
- Contextual Solution
- Community Living Room



**DEVELOPMENT CATALYST
DESTINATION**



USL Stadium

DESIGN GUIDELINES

APP

| | | | | |
|---|---|--|--|---|
| | | | | |
| Odell *Official Stadium Design Architect* Michael Woolen 2125 Tryon Street Suite 900 Charlotte, NC 28281 704-414-1000 www.odell.com woolenm@odell.com | InProduction *Official Modular Stadium and Seating Provider* 11065 Leadbetter Road Ashland, VA 23005 804-798-2000 www.inproduction.net | ACT Global *Official Synthetic Turf Supplier* Jackie Mercer 4201 West Palmer Lane Suite B 175 Austin, Texas 78727 512-773-5300 www.actglobal.com jmercer@actglobal.com | Helo Goal *Official Field Construction Supplier* J.B. Belzer 720-788-7813 www.helogoal.com jbb@helogoal.com | |
| | MUSCO Lighting *Official Stadium Lighting Supplier* Eduardo Zamarripa 2107 Stewart Road P.O. Box 260 Maquokette, Iowa 52761 641-295-5130 www.musco.com Eduardo.Zamarripa@musco.com | MARKA Sports *Official In-Stadium Signage Supplier* Augustus Blacker 8346 NW South River Dr. Suite B Maitland, FL 32756 305-619-9989 www.markasports.com ablacker@markasports.com | Terraplas *Official Turf Protection Supplier* Michael Beane 10303 Breckville Road Breckville, OH 44141 214-976-1090 www.Terraplas.com MBeane@checkers-safety.com | Iowa Rotocast Plastics *Official Beverage Cart and Food Kiosk Supplier* Brent Starhoff 1712 Meellers Drive PO Box 100 Decorah, Iowa 52101 563-379-3590 www.irpinc.com Brent@irpinc.com |
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CHAPTER 1 - INTRODUCTIONS AND OVERVIEW

CHAPTER 1 – INTRODUCTIONS AND OVERVIEW

The USL Stadium Development Guidelines outline the general design recommendations fundamental to creating a stadium ideal for USL in accordance with USL and U.S. Soccer Federation venue standards.

Understanding each market contains its own set of regulatory entities, the guidelines serve as a resource for all clubs whether designing and constructing a new stadium or renovating an existing facility. Additionally, the guidelines focus on spectator comfort, access, and revenue generating opportunities while enhancing the match day experience.



CHAPTER 2 - SITE SELECTION

CHAPTER 2 – SITE SELECTION

2.01 General

Selecting a site for a new facility can be a complex, time intensive process for multiple reasons. You can anticipate the involvement of a diverse group of individuals from specific disciplines, such as a developer, stadium management, legal assistants, surveyors, architects, engineering team (geotechnical, civil, structural, mechanical, electrical, and fire protection), urban planners, cost estimators, and a host of other consultants. Some of the key considerations that can have a bearing on how the facility ultimately looks and performs include the following:

2.02 Urban vs. Suburban

Urban Site

- Urban sites offer some advantages by already being integrated into the fabric of the community.
- Utilities are already established but they may or may not be sufficient for the demands of a stadium.
- A public transportation network is likely already in place.
- Drawbacks may include higher land costs, limited available sites, and lack of parking.
- Urban sites often have more restrictive planning and zoning requirements that could possibly limit development.

Suburban Site

- Suburban sites may be more plentiful and potentially result in lower costs and increased land availability. These conditions could offer the opportunity to include additional amenities to the stadium construction such as, a youth complex, training fields and on-site administrative offices.
- If a suburban location is selected, it is strongly recommended that the stadium be a part of a much larger development to help draw people to the stadium on non-event days.

2.03 Environmental Impact

The development team should study and understand the impact of a stadium on surrounding neighborhoods from a traffic, light spill, shadow and noise standpoint. Design decisions should be strongly considered to minimize these impacts and develop a facility that is compatible with the surrounding environment. Refer to section 9.03 Green Goal and 9.04 LEED Certification for additional facility environmental guidelines.

2.04 Access

The safety and security of guests and users is a high priority both in and around the stadium. The concern for safety extends beyond the site to include how spectators, as well as emergency response vehicles, make their way to and from the facility. A traffic consultant is recommended to assist in this understanding. Some general access questions to consider include:

- Is the highway and street infrastructure sufficient to support the expected capacity?
- Is there public transportation? What types and routes are available?



CHAPTER 2 - SITE SELECTION

- Where are spectators and users parking?

Care should be taken to separate vehicular traffic from pedestrian circulation paths coming from parking and public transportation stops. Facility access needs for different user groups should be considered for both event days and non-event days. Those user groups include, but are not limited to team buses, VIP's, food and beverage delivery, recycling/trash services and media.

2.05 Visibility

A highly visible site near a heavily populated roadway or downtown area can have multiple benefits to a facility. From a transportation standpoint, it can ease and assist motorists' navigation to an event. Additionally, there is an enhanced opportunity for revenue generation through sponsorship signage and partnership opportunities.

2.06 Physical Nature

A site's topography and geological make-up. This can greatly impact the cost of developing a site and how people or cars access it. For instance, it may be cost prohibitive to level or terrace a site with substantial grade change in order for patrons to access the stadium. Or, a site may have a valley across it that creates a natural slope for a seating bowl at grade which could minimize costs compared to structured seating.

Subsurface materials inform the type of foundations that are required. Some material compositions may have the necessary properties to assist in supporting a stadium's structural loads, while other sites may need soil stabilizers, pilings and other costly structural foundation systems. The assistance of a geotechnical and structural engineer should be considered during this process.

2.07 Land Area

The amount of land required will vary from project to project due to the unique attributes of each facility, including site conditions, stadium capacity and the amenities provided. Approximately six (6) acres are needed for a 10,000-seat facility with basic amenities, excluding parking. The space needed for parking can vary greatly depending on available mass transit availability and local requirements.

It is essential to the safety and security of guests that adequate space for the many different activities and functions of a stadium is provided. An understanding of the team's security procedures, building operations, and ticketing will aid in determining additional space requirements. Some activities and uses to consider include:

- Pre-game bag check
- Queuing
- Supporters' gathering space
- Sponsorship activities
- Fan zones
- Loading zones
- General parking
- Team bus parking
- Ambulance parking



CHAPTER 2 - SITE SELECTION

- Broadcast truck parking
- Amenities for tailgaters

2.08 Playing Field Orientation

Determining field orientation requires a balance of protecting fans, players and media from the surrounding elements and sustaining a healthy, grass playing surface.

- Sun angles and typical local weather conditions should be considered when determining the field orientation. Players, spectators, and media broadcast cameras should be protected from the glare of the sun during USL game times. Integrating a stadium canopy can enhance protection from the weather for all user groups. Use of a canopy must be carefully analyzed because there could be negative impact on the ability to grow and sustain a healthy grass field.
- In general, there is a recommended range of field orientation between true north-south and roughly a fifteen (15) degree NNW/SSE rotation. More specifically, FIFA states the ideal field orientation for optimizing sun on the pitch as the average direction of the sun angle at half time in an afternoon game. Refer to diagrams 2A-2B.
- Local physical characteristics of the site, views to and from the site, and prevailing weather patterns also influence optimum stadium orientation and should be considered along with solar orientation.



CHAPTER 2 - SITE SELECTION



diagram 2A
Field orientation

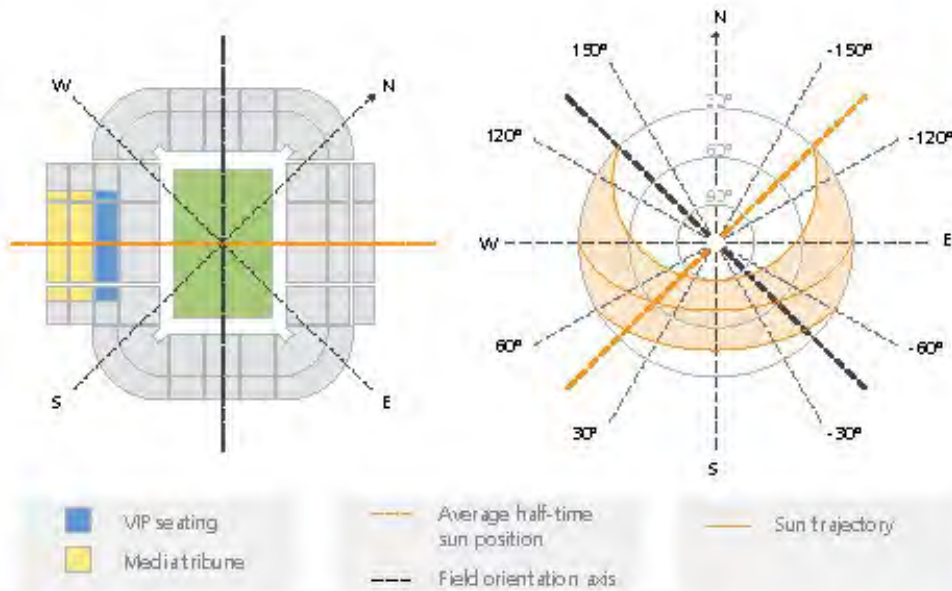


diagram 2B
(from FIFA technical recommendations)



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CHAPTER 3 - PLAYING FIELD

CHAPTER 3 - PLAYING FIELD

3.01 Playing Surface

- Each stadium is required to have a playing surface that consists of natural grass or FIFA 2-Star level approved synthetic turf and, be in good playing condition.
- Proper drainage, irrigation, and ventilation systems should be installed to help maintain a healthy, durable playing field. It is highly recommended a field consultant is utilized to develop the specific approach to these systems based on the desired turf type and local climate.
- For colder climates, the use of field heating should be considered to help lengthen the duration of a quality playing surface.
- The grass length on game day must not exceed one and one-half inches (1-1/2").
- The playing area is recommended to be flat without a crown.
- No colored turf other than "green" is permitted.

3.02 Playing Field Dimensions

- Recommended playing area dimensions are 75 yards wide X 120 yards long.
- Required minimum playing area dimensions are 70 yards x 110 yards.
- Maximum playing area dimensions are 80 yards x 120 yards based on FIFA maximum field size standard for International matches, as defined in FIFA Laws of the Game 2014/2015.
- The field must remain a constant size for the duration of a season.
- The playing area cannot be combined with athletic tracks.

3.03 Field Markings

3.03a General

- o The dimensions and markings of the field must be measured according to standard FIFA specifications, as outlined in their Laws of the Game.
- o The markings must be clear and distinct of consistent width not more than five inches (5") wide.
- o All field markings must be white.
- o Lines shall mark the rectangular perimeter of the playing field.
- o The two longer dimensioned lines are known as the touch lines.
- o The shorter dimensioned lines are known as the goal lines or end lines.
- o It is required that field markings from other sports are not present during soccer games.
- o Refer to diagrams 3A-3B for Field markings and dimensions.



CHAPTER 3 - PLAYING FIELD



diagram 3A
Field markings
(modified from FIFA Laws of the Game)

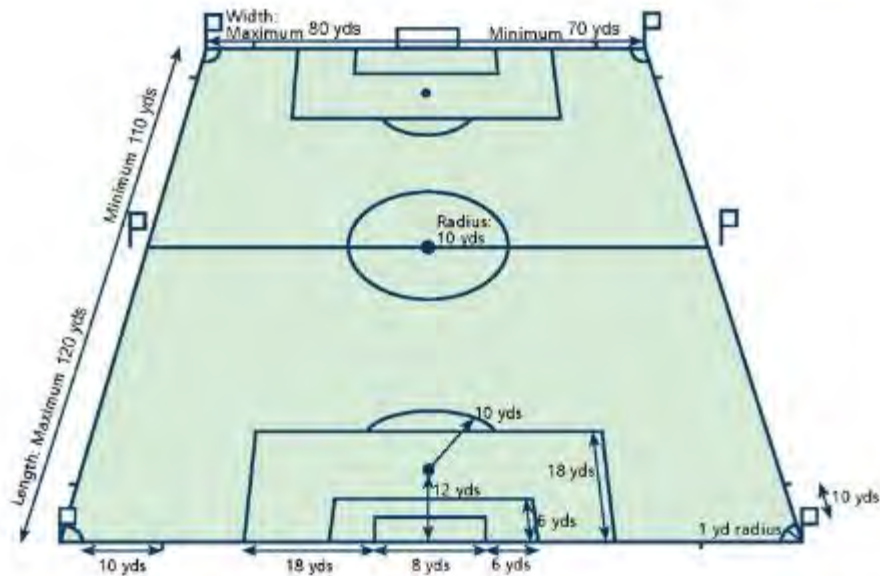


diagram 3B
Field dimensions
(modified from FIFA Laws of the Game)



CHAPTER 3 - PLAYING FIELD

3.03b Halfway Mark and Center Circle

- o A halfway line shall be marked across the center of the field connecting the midpoint of the two touch lines.
- o The midpoint of the halfway line is the center mark of the field.
- o From the center mark a circle with a 10-yard radius shall be drawn.

3.03c Penalty Area

- o At each end of the field, lines perpendicular to the goal line shall be drawn starting from a point on the goal line and eighteen (18) yards from each goalpost. Each line shall extend eighteen (18) yards into the field of play (parallel with the touch lines). A line running parallel to the goal line shall be drawn to connect the two perpendicular lines, forming a rectangle known as the "penalty area."
- o Within each penalty area a penalty mark shall be made twelve (12) yards from the midpoint between and equidistant to the goalposts. An arc of a circle with a radius of ten (10) yards from each penalty mark shall be drawn outside the penalty area.

3.03d Goals and Goal Area

- o At each end of the field, a line perpendicular to the goal line shall be drawn parallel on each side of the goal and six (6) yards from each goalpost. This line shall extend six (6) yards into the field of play from the goal line. A line running parallel to the goal line shall be drawn connecting the two perpendicular lines, forming the "goal area."
- o Each goal shall be centered on the goal line and equidistant from that goal line's corner flags. Game day goals shall be the FIFA approved size. Goal nets are to be free of advertising.
- o Requirements for any in-ground goal support sleeves or tie-downs must be coordinated with the field irrigation and draining systems.

3.03e Corner Arcs and Flag Posts

- o At each of the four corners of the field, a quarter circle with a radius of one (1) yard shall be drawn inside the field of play.
- o Flags on posts, not less than five (5) feet high with non-pointed tops, must be placed at the field corners.
- o Optional additional flags may be placed at each end of the halfway line at a minimum distance of one (1) yard beyond the touchline.
- o Corner and halfway line flags are to be free of advertising.

3.04 Bench and Technical Area

- o Per the FIFA Laws of the Game, the technical area relates to matches played in stadiums with a designated seated area for technical staff and substitutes.
- o Both the home and visiting team's benches shall be placed on the same side of the field as designated by the stadium field plan, and equidistant from the half way line.



CHAPTER 3 - PLAYING FIELD

- The home team shall designate the bench locations at the start of the season and can not change these locations during the season.
- The bench area shall be marked in accordance with FIFA's technical area markings and should accommodate no more than fourteen (14) persons per team.
- The technical area extends one (1) yard on either side of the designated benches and extends forward to within one (1) yard of the touch line. Refer to diagram 3C.

3.05 Auxiliary Area

An additional flat grass area that is a six (6) to eight (8) yards wide surrounding the perimeter playing

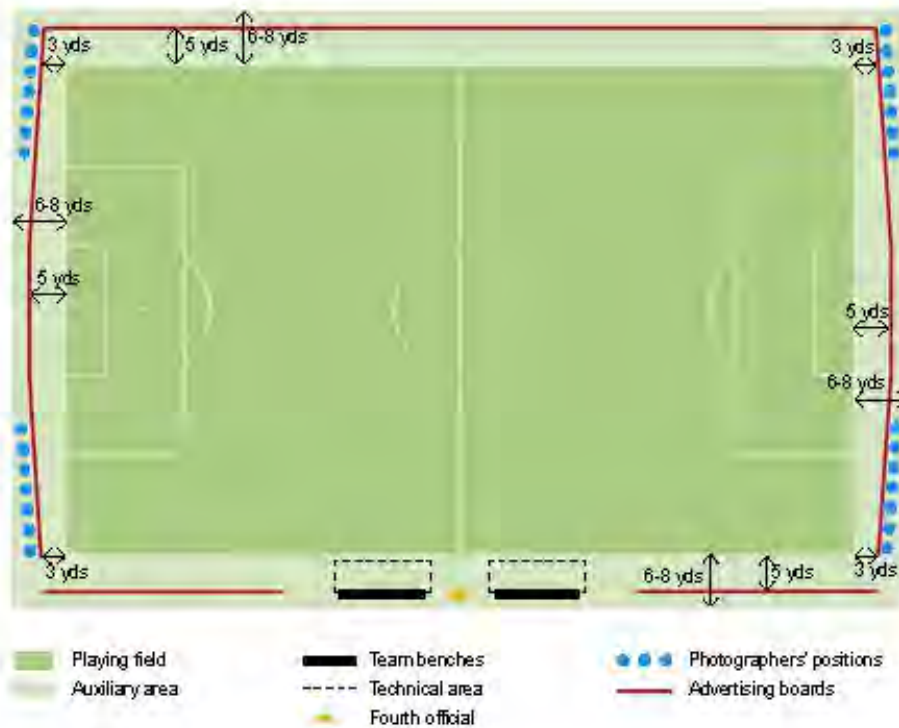


diagram 3C
Auxiliary area



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CHAPTER 3 - PLAYING FIELD

area is recommended for substitute warm-up, advertising boards, ball boys and girls, circulation, security and medical attendants. Refer to diagram 3C.

3.06 Advertising Boards

- Advertising boards no taller than three (3) feet or one (1) meter high are allowed around the playing field. If static boards are utilized, they are limited to ten (10) feet wide increments.
- Electronic boards with ability to change display are recommended for enhanced sponsorship capability.
- Advertising boards should not endanger users of the field or obstruct spectators' views to the field.
- Advertising boards should be located five (5) yards from the touch lines and five (5) yards from the goal line directly behind the goal reducing to three (3) yards beyond the goal line at the corner flags. Refer to diagram 3C.
- Advertising boards should be discontinuous in front of team benches, technical areas, and access points for emergency service vehicles and teams, to and from the field.

3.07 Field Access and Control

- A large opening to access the field must be provided to accommodate emergency vehicles and field equipment.
- Consideration for all other facility uses should be taken during this process in order to plan for special access needs that may arise such as, stage set-up for concerts and access to and from the loading docks.
- Appropriate measures should be in place within a facility's operational guidelines to help prevent and control field invasion by spectators.
- The use of physical structures and barriers for field invasion control is not desired. However, if used, it should be passive in nature so as not to create safety risks to patrons.
- Depending on the facility configuration, ball stop netting should be considered to control ball spray into fan areas or out of the complex.

3.08 Ambulance/Emergency Vehicle Parking Area

A designated space must be provided to park an ambulance during an event with a clear and direct path to the field. Ideally this space is out of the public way and in close proximity to the field, first aid and medical room.

3.09 Field Lighting

Refer to section 9.01 Field Lighting for additional information.



CHAPTER 4 - TEAM AND OFFICIALS AREAS

CHAPTER 4 – TEAM AND OFFICIALS’ AREAS

4.01 General

- All Locker rooms are required to be non-temporary in nature and have proper heating, cooling, ventilation and plumbing with hot and cold water. Refer to Chapter 9 - Building Systems and Sustainability for additional information.
- All Team and Officials areas must be controlled and separated from public access.
- All Team and Officials areas, as well as field entry, are required to be accessible for persons with disabilities and comply with the Americans with Disabilities Act and codes implemented by the local jurisdiction with authority.

4.02 Team Areas

- It is recommended that players and coaches have a controlled access parking or team bus parking area separate from public and media parking.
- A clear and direct route that is private and separate from public access is required from the designated team parking location to the changing rooms.
- It is recommended that the teams' routes and the officials' route are separated.
- It is recommended that team changing areas are located as close as possible to the field with direct or, nearly direct access.
- Field entry at the halfway mark is preferred with an opening wide enough for side-by-side player and escort entry.

4.03 Home Team Locker Room

4.03a Home Team Changing Area

- A changing area must be provided with a minimum twenty (20) lockers.
- Lockers are recommended to be full height and a minimum twenty-four inches (24") wide by twenty-four inches (24") deep.
- Adequate space should be provided for circulation, a chair for every locker, and laundry bins.
- An area must be provided for a coaching writing board or video coaching screen and a game clock.

4.03b Home Team Wet Area

- A wet area connected to the changing area for toilet fixtures and showers must be provided.
- The following are recommended minimum fixtures:
 - Six to eight (6-8) shower heads and drying area
 - Three (3) toilet compartments
 - Three (3) urinals
 - Four (4) wash basins, mirrors and toiletry shelves



CHAPTER 4 - TEAM AND OFFICIALS AREAS

4.03c Home Team Training Room

- A training room is recommended with space for training equipment, tables, and ice bath. If a training room is not provided, additional space in the changing area for training tables must be provided.
- The training room should include cabinet storage, countertop with sink and a small storage closet.

4.03d Multi-Purpose Room

- A room for the players near their changing area for light warm-up/cool down activities is recommended.
- The room should have durable walls, ceiling protection and be easily adaptable for other uses.
- One clean, flat wall should be included to be used for a flat panel video display/television or a projection screen.

4.03e Home Coaches Lockers

- A changing area for coaches which is separated from the players' locker room is recommended. The space should include a minimum of six (6) full height lockers with chairs and space for a small table for coaches to gather.
- A wet area should be provided adjacent and connected to the coaches' changing area. The wet area should contain:
 - Three (3) shower heads
 - One (1) toilet compartment
 - One (1) urinal
 - Two (2) wash basins

4.04 Visiting Team Locker Room

4.04a Visiting Team Changing Area

- A changing area must be provided with minimum twenty (20) lockers.
- The visiting team locker room should be separated from the Home Team Locker Room preferably on opposite sides of the mid-pitch entry corridor.
- Lockers are recommended to be full height and a minimum twenty-four inches (24") wide by twenty-four inches (24") deep.
- Adequate space should be provided for circulation, a chair for every locker, and laundry bins.
- An area must be provided for a coaching writing board or video coaching screen and a game clock.



CHAPTER 4 - TEAM AND OFFICIALS AREAS

4.04b Visiting Team Wet Area

- o A wet area connected to the changing area for toilet fixtures and showers must be provided.
- o The following are recommended minimum fixtures:
 - Six to eight (6-8) shower heads and drying area
 - Three (3) toilet compartments
 - Three (3) urinals
 - Four (4) wash basins, mirrors and toiletry shelves

4.04c Visiting Team Training Room

- o A training room is recommended with space for training equipment, tables, and ice bath. If a training room is not provided, additional space in the changing area for training tables must be provided.
- o The training room must include cabinet storage, countertop with sink and a small storage closet.

4.04d Visiting Coaches Lockers

- o A changing area for coaches which is separated from the players' locker room is recommended. The space should include a minimum of six (6) full height lockers with chairs and space for a small table for coaches to gather.
- o A wet area should be provided adjacent and connected to the coaches' changing area. The wet area should contain:
 - Three (3) shower heads
 - One (1) toilet compartment
 - One (1) urinal
 - Two (2) wash basins

4.05 Auxiliary Lockers

- Two additional Auxiliary Lockers Rooms are recommended to enhance the facility's ability to host additional events such as doubleheaders (Back-to-back) games.
- It is recommended that the two Auxiliary Locker Rooms are side-by-side and connected with a sliding or double door to allow space to act as one large locker room.
- Recommended minimum requirements for each Auxiliary Locker Room are as follows:
 - o Twenty (20) full height lockers, eighteen inches (18") wide
 - o Six (6) shower heads.
 - o Three (3) water closets
 - o Three (3) urinals
 - o Four (4) lavatories and mirrors



CHAPTER 4 - TEAM AND OFFICIALS AREAS

4.06 Officials' Area

- Two officials' changing areas (male and female) must be provided and be separated from the team locker rooms, each with a minimum five (5) full height lockers, chairs and a small table.
- A wet area adjacent and connected to each changing area should be provided. At a minimum the wet area should contain:
 - o Two (2) shower heads
 - o One (1) water closet and one (1) urinal (for men's)
 - o Two (2) water closets (for women's)
 - o Two (2) lavatories

4.07 Medical Room

- A medical room close to the locker rooms that can be used by either team must be provided
- The room must be accessible from the field and the ambulance parking area on a route out of public view.
- Doors should be wide enough for wheelchairs and gurneys.
- The room should be large enough to accommodate a gurney, exam table, lockable cabinet, counter with sink basin and a separate toilet room

4.08 Field Toilet

A uni-sex wheelchair accessible toilet room must be provided in close proximity to the field near the players' benches.

4.09 Laundry Room

A single Laundry Room located near the home and visiting locker rooms is recommended for use by both teams

4.10 Additional Room Considerations

USL recommends providing additional "multi-purposed" rooms that can be converted to serve occasional-use functions at different times. These rooms might function as performer green rooms, family waiting area, locker rooms for ball kids and mascot, etc.



CHAPTER 5 - SEATING AREA

CHAPTER 5 – SEATING AREA

5.01 General

- USL recommended minimum facility capacity is ten-thousand (10,000) seats. If a facility does not meet the minimum recommended capacity, a phasing plan showing how the facility can expand to reach that number must be provided to the league.
- Berm and picnic seating are not discouraged but will not count toward the minimum seat count.
- All viewing areas must comply with the local authority having jurisdiction.
- Accessible seating for persons with disabilities and wheelchair positions must be available for all seating category types and comply with the Americans with Disabilities Act as well as codes implemented by the local authority having jurisdiction.
- Seating should be as close to the field as possible without encroaching the playing field auxiliary area, obstructing field access, or creating increased risk to the safety and security of the teams, officials or spectators.
- Providing a roof canopy for coverage over seating for spectators should be considered. A canopy provides the dual benefit of protection from weather as well as acoustically containing crowd energy and focusing it back on the field. If a canopy cannot be provided over the entire spectator area it should, at a minimum, be considered for premium seating products.

5.02 Sightlines

- Spectator views of the field should be clear from obstructions to a focal point at the near touchline.
- It is recommended that a spectator's line of sight be at least three and one-half inches (3.5") over the eye level of spectators in front. Refer to diagram 5A.
- Team benches, advertising boards and their placement must be considered when designing for clear spectator sightlines. Secondary sightlines of a highball or scoreboard should not be obstructed by overhangs or other structure.
- The sightline for a highball is considered to be the ability to see a point fifty feet (50') above the center mark of the field.
- Wheelchair patron sightline lines must not be obstructed by a standing spectator in front of them.

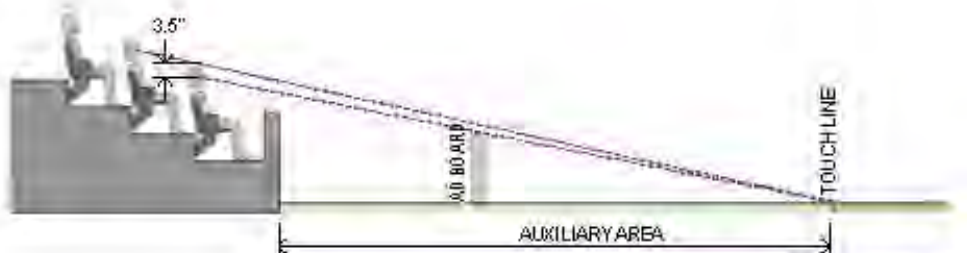


diagram 5A
Sightlines



STADIUM DEVELOPMENT GUIDELINES

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CHAPTER 5 - SEATING AREA

5.03 Types of Seating Products

A facility can help maximize game day revenue by providing multiple seating and amenity options to appeal to different types of spectators. Providing four (4) to six (6) pricing points is typically sufficient for a ten-thousand (10,000) seat facility to reach most market sectors. However, each market is different and the number of price points and specific amounts of seating within a product type should be determined by someone with local market knowledge helping to create the ideal mix.

Exiting, row depth, aisles widths, seating rake, number of seats per row, handrails, etc. are required to comply with the local authority having jurisdiction.

The following are some seating types to consider:

5.03a Reserved Seating and General Admission

This group typically makes up the majority of seats in a facility. Most often these are individual, nineteen inch (19") self-rising, plastic molded seat pan and back. Typically between twenty (20) and twenty-eight (28) seats per row accessed from a common concourse.

5.03b VIP Field Seats

Premium seating located at the field adjacent to team benches often including access to an exclusive adjacent club and/or in-seat premium food and beverage service. Seats might be divided into boxed groups of four (4) to sixteen (16) seats. Seats are wider, typically between twenty and twenty-two inches (20"-22") and self-rising with padded seat and back.

5.03c Club or Loge Seats

Premium seating located in the center few sections of one or both sidelines with access to an adjacent exclusive club with premium food and beverage service. Seats may or may not be wider in this group, typically between nineteen and twenty-one inches (19"-21"), self-rising with or without padded seat and back, possibly sixteen (16) to twenty (20) seats per row between aisles or divided into box type seating.

5.03d Skyboxes or Suites

Premium seating that could be in a variety of locations such as at field level behind the goals or in an elevated tier. Skyboxes or Suites range typically from eight (8) to sixteen (16) seats each with a dedicated private room or "suite" just behind the seating with catered premium food and beverage service. Seats are typically wider than most either twenty-one or twenty-two inches (21"-22"), self-rising with padded seat and back. It is recommended that suites include a minimum of one television and a sound system which can play bowl sound or audio from the television.

5.03e Supporters' Section

Special section for a group or groups of the team's most loyal and vocal followers. These groups range from a couple dozen to hundreds and are often the ones standing, singing and leading chants. This is typically a lower priced general admission ticket with aluminum bench-type seating at eighteen or nineteen inches (18"-19") per person. This section is generally located at one end of the stadium behind the goal with twenty (20) to twenty-eight (28) seats per row. Tiered, safe-standing areas in lieu of seating could also be used for this section. Due to the tendency of spectators in this section to stand throughout a game, it is recommended



CHAPTER 5 - SEATING AREA

that no seating be placed behind this section. If there is seating behind, it should be separated and elevated for unobstructed views.

5.03f Family Section

Area of seating often located on the end of the stadium opposite the Supporters' Section. This is typically a lower priced general admission seat either made up of aluminum bench-type seating with back (eighteen or nineteen inches (18"-19") per person) or individual, nineteen inch (19") self-rising, plastic molded seat pan and back. Typically between twenty (20) to twenty-eight (28) seats per row accessed from a common concourse.

5.03g Away Team Supporters' Section

It is recommended that a small portion of the stadium seating be designated for away team spectators. This area should be separated from both the home team supporters' section and the family section.

As a guideline, premium product seating typically makes up about ten (10%) to twenty percent (20%) of all seating. The above list represents common seating areas in a ten-thousand (10,000) seat facility. Other variations of seating products and groups can be developed and evaluated as desired by each ownership group and their architect.



CHAPTER 6 - SPECTATOR AMENITIES

CHAPTER 6 – SPECTATOR AMENITIES

6.01 General

The safety and comfort of the users must be a priority for any facility. Spectator provisions, quality of service, and design considerations dealing with a large number of users can drastically impact the fan experience. The stadium layout and design is as important of a contributor to the overall success of the facility as the operators and personnel. The following are design items to help facilitate a better fan experience:

6.02 Accessibility

Each facility must be properly accessible to all spectators including persons with disabilities and comply with the Americans with Disabilities Act as well as codes implemented by the local authority having jurisdiction.

6.03 Entry and Egress

- Facilities should have ample space outside a secure perimeter for arrival of spectators, bag check and ticketing procedures. Care should be taken to avoid long lines and congestion.
- A facility's operational procedures for ingress should be consulted when determining the appropriate amount of space to be provided.
- Entry positions in the secure perimeter should be provided at a ratio no less than one (1) per seven-hundred and fifty (750) patrons.
- It is recommended that each entry position be approximately three (3) feet wide and controlled by facility personnel.
- Groups of entry positions should be combined to provide a primary entrance. Often a secondary grouping of entry positions is needed as some parking or patron approach may be from an opposite side.
- At a minimum egress from the seating area, concourse, and secure perimeter must meet the requirements set by the local jurisdiction having authority.

6.04 Signage and Wayfinding

- Signage or wayfinding elements should identify entrance locations so they are clearly recognizable to approaching guests.
- Signage and wayfinding is required for identification of facility amenities, seating sections, aisles, rows and individual seats.
- Additional signage for room identification and proper exit signage must be provided as required by the local authority having jurisdiction.

6.05 Vertical Circulation

- When a facility has multiple levels, stairs and elevators serving those levels are required to comply with the local authority having jurisdiction.



CHAPTER 6 - SPECTATOR AMENITIES

- When multiple floors are provided, consider a dedicated back of house service elevator for transporting food, beverage and other goods.

6.06 Concourse

- The concourse serves as both the primary circulation path for users to and from their seats and other amenities, as well as a major egress path in emergency situations.
- Care must be taken to provide proper concourse width for safe and smooth circulation.
- Concession and restroom queuing must not impede the clear usable area of a concourse. As a general guide, about four (4) square feet per person of clear concourse should be provided.

6.07 Restroom Facilities

- Men's and women's restroom facilities should be distributed relative to the seating capacities they serve. For example, if half of the seats are on one side of the stadium, then half of the required fixtures should be distributed on that side.
- Restrooms must be fully accessible to persons with disabilities and comply with the Americans with Disabilities Act.
- Restroom entries should be clearly marked, easily identifiable and reachable from the concourse.
- Care should be taken in the layout of restrooms so that any queuing does not adversely affect the use of the concourse or nearby amenities.
- The total count of toilet fixtures must be in compliance with the local authority having jurisdiction, however, for general planning purposes the following recommendations can be used. Fixture counts should be determined based on 50/50 gender split for the stadium capacity.

Men's fixture count ratios:

| | |
|--|---------|
| Toilet compartments | 1:100 * |
| (* urinals may be substituted for up to two-thirds of the toilet compartments) | |
| Wash basins | 1:200 |

Women's fixture count ratios:

| | |
|---------------------|--------------------------|
| Toilet compartments | 1:55 |
| Wash basins | 1:150 |
| Drinking fountains | 1:1,000 (for both sexes) |

- Family or assisted-use restrooms containing a water closet, lavatory and baby changing table should be provided at a ratio of 1 per 2,500 spectators.



CHAPTER 6 - SPECTATOR AMENITIES

6.08 Food Service

- There are many types of food service opportunities that can be provided from premium suite and club products, to permanent concession stands and portable vending carts. It is recommended that a food service consultant with local market knowledge assist in developing the right scope for the facility.
- General concessions should be distributed around the concourse in a similar manner to the restroom facilities.
- Each concession must be accessible to persons with disabilities and comply with the Americans with Disabilities Act.
- Care should be taken in the layout of concessions and vending carts so that any queuing does not constrict or cause congestion along the concourse.

Recommended ratios for concession points of sale (POS) are:

| | |
|---------------------------|---|
| Permanent stands: | One (1) POS / two-hundred (200) spectators |
| Portable stands or carts: | One (1) POS / five-hundred (500) spectators |

- For general planning purposes each point of sale should have four feet (4') to five feet (5') linear counter space.
- It is recommended that a vendor commissary is provided off of the concourse to support vendors selling product in the seating areas. This is a space where vendors can turn in sales and pick up new product to sell. A secure cash room within the commissary is also recommended. Reference section 8.08 Cash Room and Vault.

6.09 Ticketing

- A primary ticket office located near the main entry should be provided with approximately six (6) ticketing windows for a ten-thousand (10,000) seat facility.
- Ticket windows must be accessible from outside the secure perimeter.
- Recommended amenities include a Ticket Manager's Office, workstations, staff restroom, storage, and vault space. If a secondary entry is provided it is recommended that a satellite ticket window accompany it. Reference section 8.08 Cash Room and Vault.

6.10 Merchandise Store and Novelty Stands

- A central, permanent merchandise store should be provided that is accessible on event days as well as non-event days. Operational procedures need to be considered so this can be accomplished without creating a ticketing or security breach.
- Additional portable novelty stands may be provided within the facility. Care should be taken in choosing locations that do not constrict or cause congestion along exit ways or circulation paths.

6.11 Fan Accommodations and Spectator Services

A space or office, accessible from the public concourse where guests can come for customer service, should be provided.



CHAPTER 6 - SPECTATOR AMENITIES

6.12 Security Office

- A centrally located security office for monitoring the crowd via security cameras should be provided. It should be clearly identifiable to patrons who may need assistance.
- The security office can serve as the central hub and command post where security personnel gather for emergency situations. Reference Section 8.17 Command Post.
- The security office should be easily accessed from both inside and outside the secure perimeter.

6.13 First Aid

- A first aid room for the treatment of minor medical emergencies must be provided.
- This first aid room should be clearly identifiable and located so it is easily accessible to spectators.
- Provisions should be made for gurneys entering and exiting out of the space, as well as providing an easy and clear route to a designated emergency vehicle waiting/pick-up area.
- The room should be equipped with a waiting area, a curtained-off bed or gurney area, a work counter with sink, medical storage, and a restroom.

6.14 Automated Teller Machines

A minimum of one ATM is recommended to be provided within the secured public area of the facility.



CHAPTER 7 - BROADCAST AND MEDIA

CHAPTER 7 – BROADCAST AND MEDIA

7.01 General

USL desires to create a broadcast product that is consistent and identifiable to the league. Technology in the broadcast arena is ever-changing, therefore it is recommended that an audio visual and technology consultant with knowledge of local and national media be hired to assist in defining exact needs. The consideration for adequate broadcast infrastructure (including future provisions) and coverage should be addressed at all stages of design and construction. Minimum capabilities shall include networked remote controlled pan tilt zoom cameras and a server to distribute video signals via the telecommunications infrastructure.

7.02 Camera Locations

- All camera positions are required to have clear unobstructed sightlines to a point one (1) yard outside of the entire perimeter of the playing field.
- Standing spectators with arms in the air must be considered when determining camera sightlines. Refer to diagram 7B.
- Each camera position should be a clear, flat area, eight feet (8') wide x six feet (6') deep to allow for full range of camera movement and elevated as necessary to avoid obstructions.
- Possible obstructions to spectator sightlines due to broadcast needs and requirements should be understood and avoided. This includes broadcast equipment and personnel obstructing the view of spectators, as well as the spectators obstructing the view of the broadcast equipment (cameras).

Primary camera positions required are as follows: Refer to diagram 7A.

1. Main Follow (elevated position on an imaginary line extended from the halfway line and facing away from evening sun).
2. Left eighteen (18) Yard Line (elevated position same height, same distance from field and on same side as the main follow camera near an imaginary line extended from the left eighteen (18) yard line).
3. Right eighteen (18) Yard Line (elevated position same height, same distance from field and on same side as the main follow camera near an imaginary line extended from the right eighteen (18) yard line).

Due to facility differences it is difficult to place an exact height for the elevated cameras. However, they should all be nearly the same elevation and between eighteen and twenty-five degree (18° – 25°) angles from the near touchline. Refer to diagram 7B.

Additional minimum recommended secondary camera positions are:

4. Reverse follow (elevated position on an imaginary line extended from the halfway line on the side opposite the main follow camera).
 5. Left Goal (located at field level or slightly elevated just outside and behind the left goal).
 6. Right Goal (located at field level or slightly elevated just outside and behind the right goal).
- Field Level camera platforms should be eight feet (8') wide x eight feet (8') deep. The additional size allows for monitors and other broadcast equipment needed for sideline reporters and technicians. The platforms should be sturdy enough to support movement without causing



CHAPTER 7 - BROADCAST AND MEDIA

vibration to the broadcast feed. Per FIFA and USL regulations, platforms can be placed no closer than eight feet (8') from the touch lines.

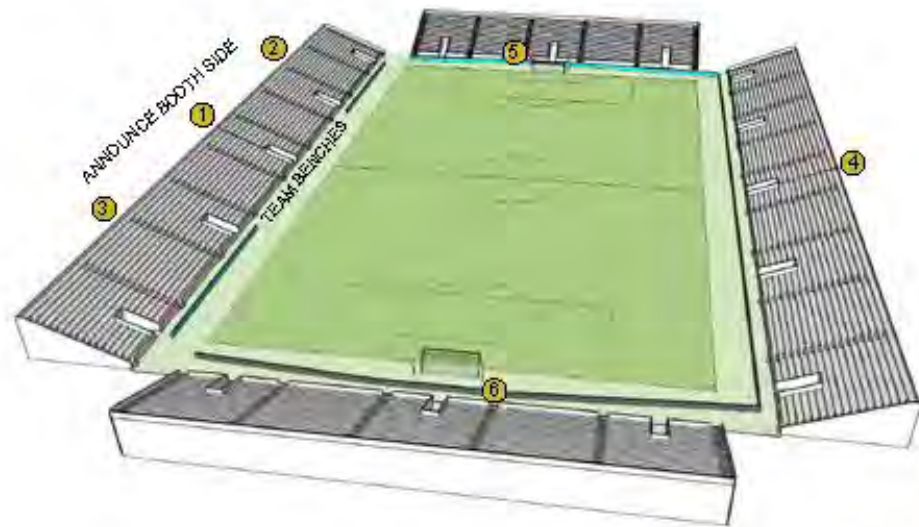


diagram 7A
Camera locations

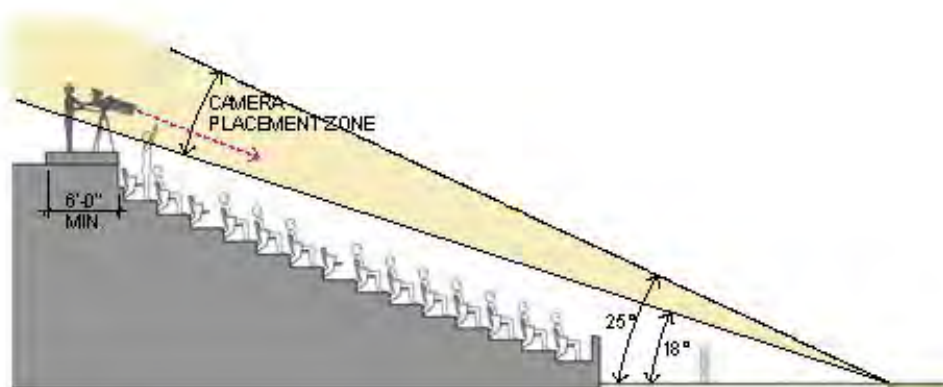


diagram 7B
Camera placement



CHAPTER 7 - BROADCAST AND MEDIA

7.03 Broadcast Booths

- Broadcast booths are enclosed, elevated rooms above the field located as close to the extended halfway line as possible and on the same side of the stadium as the Main Follow camera, facing away from evening sun.
- Each booth must have operable windows and working space for three (3) to four (4) people, side-by-side, at a front counter with clear unobstructed sightlines to a point one (1) yard outside of the entire perimeter of the playing field.
- The broadcast booth area should be separated from public spaces and have separate media access.
- The broadcast booth area should accommodate flexibility and minimal obstructions for talent and technicians. It is recommended that a lighting grid (minimum of twelve feet (12') above the floor) be used to eliminate the need for lighting stands.
- The broadcast booths are required to be provided with appropriate power and data connectivity.

The following are required for broadcast booths as listed by importance of proximity to halfway line (from closest to furthest away):

1. Main Broadcast
2. Radio 1
3. Radio 2
4. Scoreboard and PA

7.04 Press Box

- An enclosed or sheltered area adjacent to the broadcast booths should be provided for twenty (20) to thirty (30) positions for members of the writing media.
- Each position is required to have a work surface, power and Wi-Fi connection and clear unobstructed sightlines to the playing field.
- A sound system should be included allowing for local announcements and the ability to hear seating bowl sound. Reference section 9.12 Audio.

7.05 Interview Room

- An area or room for press interviews must be provided. The space should be located near the team locker rooms and easily accessible from the broadcast booths and press box.
- The interview room can be a separate room or a multi-purpose space that serves other uses on non-game days.
- Include broadcast pre-wiring between this location and the broadcast truck location.

7.06 Media Workroom

- A photography and media workroom for approximately twenty (20) persons must be provided.
- The room should be in close proximity to the post-game Interview Area.



CHAPTER 7 - BROADCAST AND MEDIA

- Tables or counter space should be provided at the back of the room to serve as a media dining area or additional overflow workstations.

7.07 Mixing Zone

- In cases where the media is not provided access to the locker rooms, a Mixing Zone along the players' route from the locker rooms and team/bus parking area must be provided. This area allows media representatives another opportunity to interview players and staff. This is particularly important if the facility is hosting international games.
- Include broadcast pre-wiring between this location and the broadcast truck location.

7.08 Flash Interview

- A Flash Interview area on the player/coaches route between the field and locker rooms is recommended. This allows the broadcast media a chance to get instant analysis from a player or coach leaving the field after half time and at the end of the game.
- The area must be big enough for an interviewer, interviewee and camera person near the field entry tunnel just outside of the main circulation path.
- An area for team and sponsor backdrop is recommended.
- Include broadcast pre-wiring between this location and the broadcast truck location.

7.09 Photography Area

- An on-field media photography area is recommended beyond the end line advertising boards to the side of the goal. Refer to diagram 3C.
- This area should be on the end of the field with the closest access to the Media Workroom.

7.10 Broadcast Compound

- A secured area in close proximity to the stadium for outside broadcast vans, satellite up-link trucks and large expandable broadcast trucks must be provided.
- The area should have a slightly sloped surface (for drainage) that can accommodate the weight of broadcast production vehicles and equipment.
- The area is required to provide a clear unobstructed view of the south and southwestern sky.
- It is recommended that an audiovisual and technology consultant with knowledge of local and national media be hired to assist in defining exact needs.
- Video production capabilities and a broadcast studio room on-site, as part of the facility, is desired but not a necessity. The desire for these functions is increased if the team administration offices are on-site.
- Minimum HD quality with an option to upgrade to 4k quality.
- Provide a minimum of one (1) 400 amp, 208Y/120 volt, 3 phase, 5-wire panelboard with two (2) sets of 200 amp cam-type single pin connectors and a color coded matching plug for each connector and one (1) 200 amp, 208Y/120 volt, 3 phase, 5-wire panelboards with one (1) set of 200 amp cam-type single pin connectors and a color coded matching plug for each connector located at each broadcast truck location.



CHAPTER 8 - FACILITY OPERATIONS

CHAPTER 8 – FACILITY OPERATIONS

8.01 General

Operations are an important component to running a successful facility. To adequately support the operations of the facility the stadium should be designed with the appropriate infrastructure and spaces in mind. Each of the following spaces are strongly recommended, with the sizes to be defined during the development process. Some functions can share rooms or spaces as appropriate with each individual facility.

8.02 Administration and Team Operations

The administration and team operations spaces are recommended to be on-site. Consideration should be made for both administration as well as day-to-day marketing, ticketing, and other support staff for the operation of the team. Adequate offices, meeting spaces, storage, gathering/break space, and video support should be provided as needed.

8.03 Facility Operations Center

A centralized location for the day-to-day operations of the facility should be considered. A central location can capitalize on shared resources between the staff, making for an effective operational set up.

8.04 Field Maintenance Staff

Space should be provided for field maintenance staff, including work stations (desks), break area, restrooms with showers, workshop and tool storage.

8.05 Field Equipment Storage

Covered storage should be provided for the field equipment including: mowers, gators, spreaders, rakers, and other similar equipment for the ongoing maintenance of the field(s). Wherever possible provide lockable areas with overhead door access for storage of equipment. Appropriate storage of field maintenance materials such as sand, seed, fuel and chemicals should also be provided.

If providing a paint room or washdown area, include adequate ventilation and construction. The washdown area should contain any paint and fertilizer spills. The system should include water and chemical recovery as a part of the process. Consult local jurisdiction for any code required criteria.

8.06 Building Maintenance, Engineering Offices and Shops

Support spaces in this area should include building maintenance shops (including work areas, tool storage, and access to materials), office area for the building engineers to include work stations (desks), and building information storage (drawings, files, etc.) Consider providing both men's and women's locker room areas with restrooms and showers.

8.07 Building Manager Office

An office for the building manager, with lockable storage, work stations (desk), and file storage all in close proximity is recommended.



CHAPTER 8 - FACILITY OPERATIONS

8.08 Cash Room and Vault

It is recommended that a cash room and vault is located near the building manager's office, or in the food service office area. The cash room should be secure with pass through windows for the transaction of money from novelty vendors, food service, and hawkers. The vault should be a secure room unto itself with appropriate construction and hardware. It is possible to combine this area with the ticketing office vault.

8.09 Event Staff

Consideration should be made for how the facility will support the event staff. This can include space for staff uniforms, check-in rooms, storage of coats, purses, etc., and potentially gathering spaces for event staff to wait for assignments.

8.10 General Storage

Adequate storage should be provided throughout the facility. Consider the potential storage requirements during the development of the facility. Identify which items can be exposed to the weather, stored under cover, or stored in dedicated enclosed spaces. The storage should be the appropriate size and layout to accommodate items such as tables, dry goods, paper products, etc. Equal distribution throughout the facility can ease the day-to-day operations and maintenance.

8.11 Janitor Closets

Janitor closets should be located adjacent or within restrooms to ensure shared resources (plumbing). Typically, a single janitor closet within each quadrant of the concourse is recommended. A storage rack, mop sink, and locker, at a minimum, should be included for each location.

8.12 Housekeeping

Primary centralized storage should be provided for janitorial supplies, tools, and large equipment. Within the space provide a desk area for the head of housekeeping operations. Proximity to the building manager's office is recommended.

8.13 Loading / Receiving Dock and Marshalling

Space to facilitate the loading and unloading of materials should be provided. This is especially the case for multi-purpose/event venues. The dock should be able to accommodate direct access from street entry for over the road trucks and/or provide a dock leveler. A marshalling area should be located between the dock and field access for temporary storage and staging of product as it is being received.

8.14 Trash and Recycling

A truck accessible area adjacent to or as part of the dock should be provided for recycling bins, compost/organics bins, and landfill waste bins. The area should also be easily accessible from all parts of the facility.



CHAPTER 8 - FACILITY OPERATIONS

8.15 Game-Day Operational Storage

A location for on-site storage should be considered for game-day operational set up. A single location with adequate space for all of the sign boards, nets, flags, benches, etc. should be considered. This storage area should have direct access to the field and easy access for trucks (i.e. near loading dock).

8.16 Novelty Storage

Locations for novelty storage should be considered during the design of the gates and concourse areas. This storage is most effective near the entry gates for access to promotional giveaway materials.

8.17 Command Post

A command post should be provided with easy access from the exterior for team officials and local jurisdictional emergency personnel. It should be provided with emergency power and data, along with interactive technology for facility security, fire department, and building management systems. The space can be combined with the Security Office noted in Section 6.12.

8.18 Meeting Room

Space for multi-use meeting rooms should be provided, preferably near the command post to accommodate any of the following gatherings:

- Security briefing
- Day-to-day operations meetings
- Concert event briefing, production office, and green room (sub-divided)
- Other meetings needing larger spaces
- Provide direct access to toilet/shower facility

8.19 Supporters' Storage

A small storage area is recommended for supporter groups' flags, drums, etc. between games. This storage of approved items accessed from inside the secured perimeter eliminates additional entry time and queues created for such items to pass through the security entry sequence.



CHAPTER 9 - BUILDING SYSTEMS AND SUSTAINABILITY

CHAPTER 9 – BUILDING SYSTEMS AND SUSTAINABILITY

9.01 Field Lighting

- Provide adequate levels of illumination for the playing surface to facilitate television broadcasts.
- Refer to Appendix I – Systems Technical Guidelines for additional technical information.
-

9.02 Building Management System and Communication Infrastructure

- Provide thermostats and remote monitoring thru web-enabled system.
- Refer to Appendix I – Systems Technical Guidelines for additional technical information.

9.03 Green Goal

- USL recommends every team join the Green Sports Alliance. The Alliance, an organization made up of over 285 members including teams, venues, and leagues, provides resources to its members in the way of better practices to identify and fund projects for energy, water, and waste reduction as well as fan engagement.
- USL recommends all teams to measure water and energy. Across the industry, the process of measuring energy and water typically leads to identifying strategies to reduce usage and improve operational costs (i.e. savings). Lighting and HVAC should be separately metered from general receptacles.
- Contact the local utility providers (water and energy) about incentive programs around water and energy savings. The utility providers may have programs to help with metering and/or commissioning (auditing) of systems for identification of areas to improve.

9.04 LEED Certification

Consider pursuing Leadership in Energy and Environmental Design (LEED) certification for your facility. The LEED process highlights environmental excellence in strategies that support carbon reduction. LEED Certification is the industry wide recognized certification for environmental design, construction, and operations. Refer to U.S. Green Building Council for additional information.

9.05 Energy and Water Efficiency

- Energy and water efficiency are important considerations and utilization of energy efficient equipment and systems is required.
- Energy usage and water consumption shall be metered for reporting. Lighting and HVAC should be separately metered from general receptacles.
- Refer to Appendix I – Systems Technical Guidelines for additional technical information.
-

9.06 Show Power

- Temporary power for concert lighting, sound equipment etc. (located in close proximity to the stage area) shall be provided from show power panelboards to allow for easy access to the stadium electrical distribution system for special events.



CHAPTER 9 - BUILDING SYSTEMS AND SUSTAINABILITY

- Refer to Appendix I - Systems Technical Guidelines for additional technical information

9.07 Surveillance

- Surveillance systems shall include the use of integrated access control, video surveillance, and intrusion detection systems. Systems shall be monitored from the Command Post and Security Office.
- Access Control System (ACS) shall serve as the integration platform for the other security systems and shall use a graphical, map-based user interface. The ACS shall utilize automated video surveillance image call-ups for alarm event assessment.
 - ACS shall include the use of contactless smart cards, Personal Identification Number (PIN) keypads, and biometric readers for user authentication.
 - Doors used to separate the public from staff areas shall utilize access control.
 - Doors within access controlled areas leading to more restricted areas shall have access control.
 - Access to player areas shall make use of biometric readers for ease of token-free access.
 - Doors having access control shall be monitored for both latch bolt (or strike) position and door position sensing.
- Video surveillance system shall include the use of a Video Management System (VMS) integrated with the Access Control System (ACS).
 - VMS shall provide simultaneous live and recorded video images to authorized users.
 - Video recordings shall be RAID 5 or 6 configured for failure resistance.
 - Storage shall be provided to retain a minimum of 30 days of recording, 15 frames per second, at full camera resolution using minimally compressed H.264 compression.
 - High resolution IP-based cameras having wide dynamic range and low light sensitivity shall be network connected to the VMS. Network shall be security-specific, and may reside on shared POE network switches (aka "converged network") via dedicated VLAN.
 - Camera placement and quantities shall be arranged to provide a minimum of 45 pixels-per-foot on target in areas of interest.
 - Areas of interest include:
 - All spaces providing access to high-value assets
 - Areas critical to continued facility operation
 - All entrance and exit points to the facility
 - Seating bowl
 - Fan movement areas
 - Approaches to restrooms
 - All high security spaces within the facility
- Intrusion Detection System (IDS) shall be provided to establish a duress alarm system, and to secure the highest security areas such as cash storage (vault) and cash handling areas. Duress alarms shall be placed at ticketing windows and cash handling rooms. Secondary annunciation of



CHAPTER 9 - BUILDING SYSTEMS AND SUSTAINABILITY

the IDS shall be through the ACS. IDS shall be capable of off-site monitoring by a third party if desired.

9.08 Heating and Air Conditioning Systems

- Provide air conditioning to players', coaches', and referee areas, suites & press boxes.
- Restroom and concession areas to have exhaust fans at a minimum
- Concession and cooking areas typically have special ductwork for grease exhaust
- Refer to Appendix I - Systems Technical Guidelines for additional technical information.

9.09 Plumbing Systems

- Provide hot and cold water to suites, clubs, player's areas, coaches' areas, referee areas, and concessions.
- Grease waste from cooking operations at concessions and kitchens should be separately considered by code.
- Consider field drainage with storm drainage systems from roof areas.
- Design hot water systems for kitchens and shower areas.
- Refer to Appendix I - Systems Technical Guidelines for additional technical information.

9.10 Fire Prevention

- Provide sprinkler system in the buildings to meet codes.
- Refer to Appendix I - Systems Technical Guidelines for additional technical information.

9.11 Scoreboard

Scoreboard(s) shall be LED utilizing an appropriate pixel spacing to provide minimum non-pixelated HD image resolution based on the location and viewer distance. Scoreboard(s) shall allow for viewing from all bowl, suite, and field spectator locations. Scoreboard(s) shall be sized for adequate viewing from the farthest spectator location. Control shall originate from the PA/Broadcast booth.

9.12 Audio

High quality sound shall be provided to all locations within the seating bowl. The sound system shall be sufficiently loud to overcome all but the extremely loudest of crowd noise and shall provide uniform sound coverage throughout. Care shall be taken to minimize sound disturbance to locations beyond the stadium. Sound control shall occur at the PA/Broadcast booth and shall include, as a minimum, one analog mixing console, two channels of wireless microphones, and one sound effects playback computer. Electronic equipment shall be on one independent power transformer, an independent grounding system, and shall have an Uninterruptible Power Supply (UPS) for all equipment containing a processor.



CHAPTER 9 - BUILDING SYSTEMS AND SUSTAINABILITY

9.13 Television

A CATV system shall distribute all channels to each television within the stadium. Signals shall be distributed via category cabling. A facility LAN connection shall also be provided to each television. Include provisions for the addition of three owner-provided signals to replace three owner-designated unwanted television channels.

9.14 Telecommunications

- Wired data receptacles should be provided at appropriate locations such as:
 - o Offices
 - o Point of Sale (POS) devices
 - o Writing Press
 - o Broadcast booths
 - o Security
 - o AV
 - o Ticketing
 - o Broadcast truck location
- Refer to Appendix I - Systems Technical Guidelines for additional technical information

9.15 Wi-Fi

- Provide high capacity and complete coverage throughout the stadium to support a mix of back-office and fan access applications.
- Refer to Appendix I - Systems Technical Guidelines for additional technical information

9.16 Distributed Antenna System (DAS)

- Required only if existing cellular service is inadequate to support the needs of the facility.
- Refer to Appendix I - Systems Technical Guidelines for additional technical information



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APPENDIX A - Approach to Existing Facilities and Phasing Diagrams

It is the USL's desire for all existing facilities to eventually be brought up to the new stadium guidelines. It is understood these upgrades will take time and additional resources likely needing to be phased over multiple seasons. It would be impossible to define a single approach to expansion since each existing stadium, site and needs are unique. An individual strategy will need to be developed and tailored to specific conditions for each existing facility. The following diagrams A1-A4 illustrate different ways in which a hypothetical 5,000 seat stadium could expand to 10,000 seats.

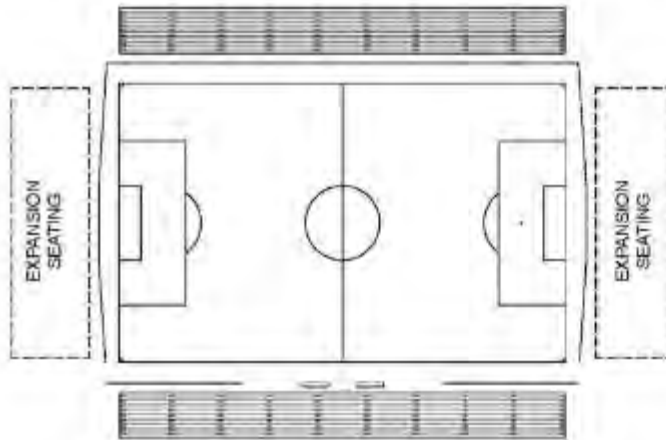


diagram A1
End Expansion

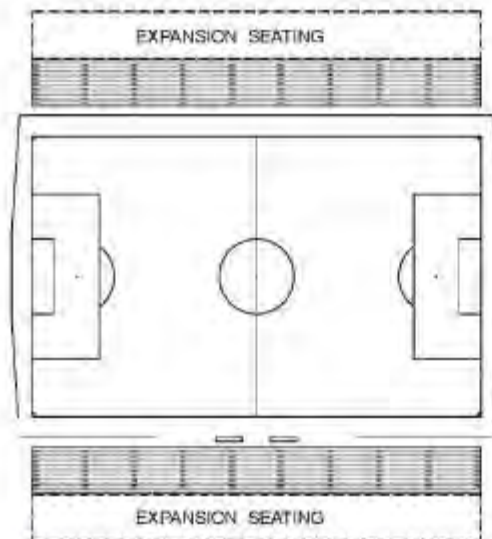


diagram A2
Side Expansion



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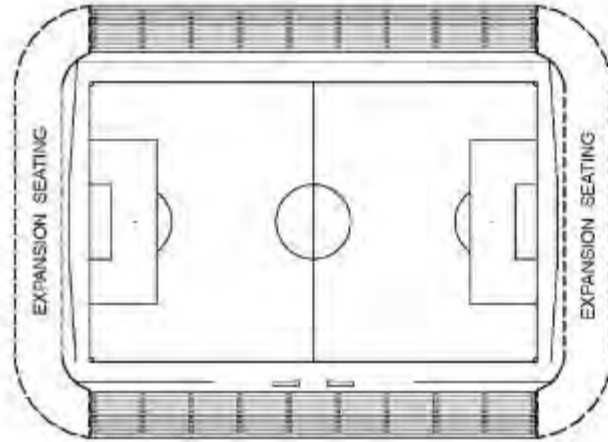


diagram A3
End and Corner Expansion

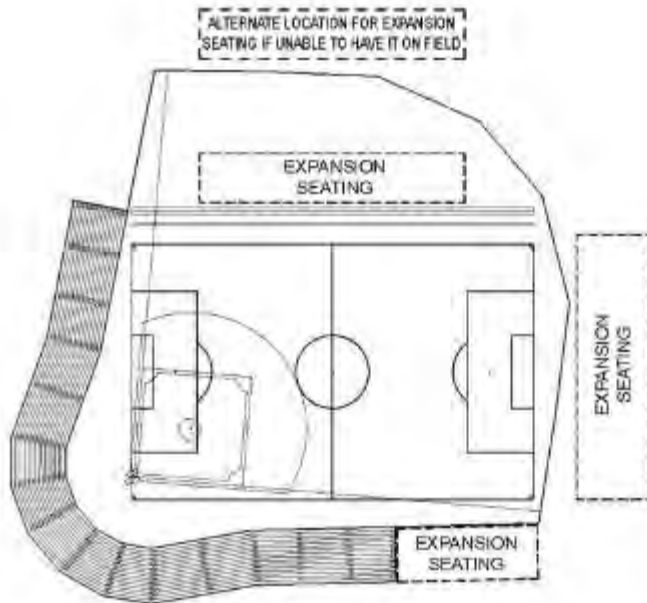


diagram A4
Baseball Facility Expansion



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It may be that a USL team's stadium may develop and evolve over a period of time, from a simple community team playing ground. The following diagrams A.5- A.12 graphically represent a possible growth scenario of such a very basic stadium to a 10,000 seat USL facility.

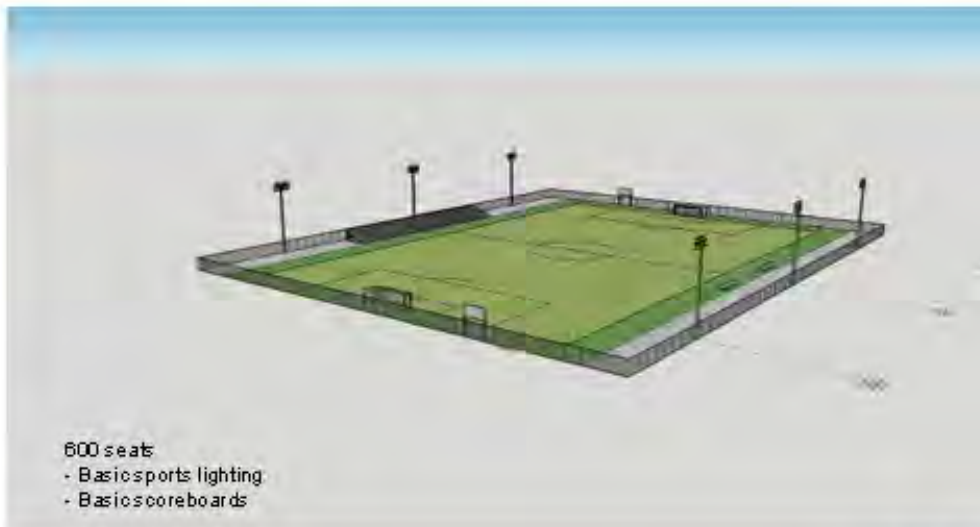


diagram A.5
Facility Growth



diagram A.6
Facility Growth



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- 3,500 seats
- Permanent team store
- Behind goal party zone
- Supporter's end section
- Enlarged scoreboards
- Press Box

diagram A.7
Facility Growth



- 6,000 seats
- Enlarged seating section on one side
- Permanent restroom buildings on one side
- Permanent concession buildings on one side

diagram A.8
Facility Growth

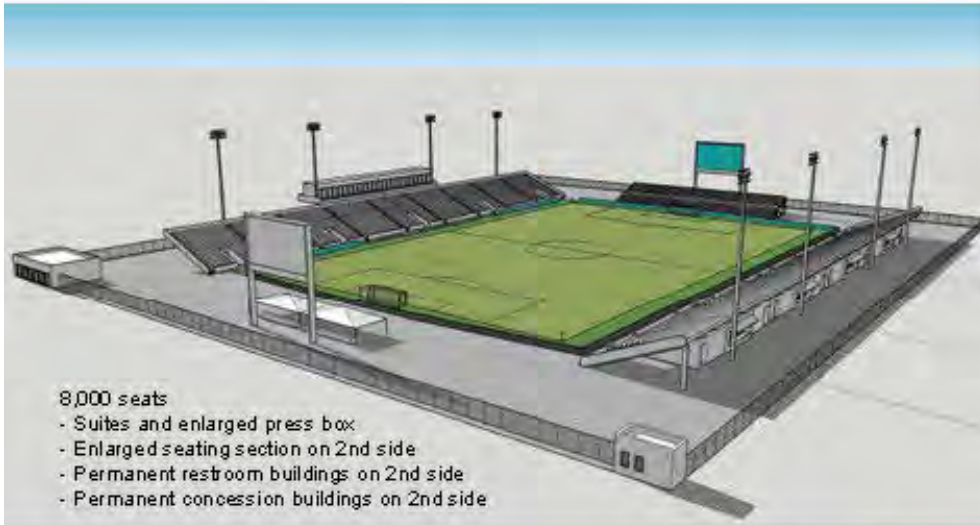


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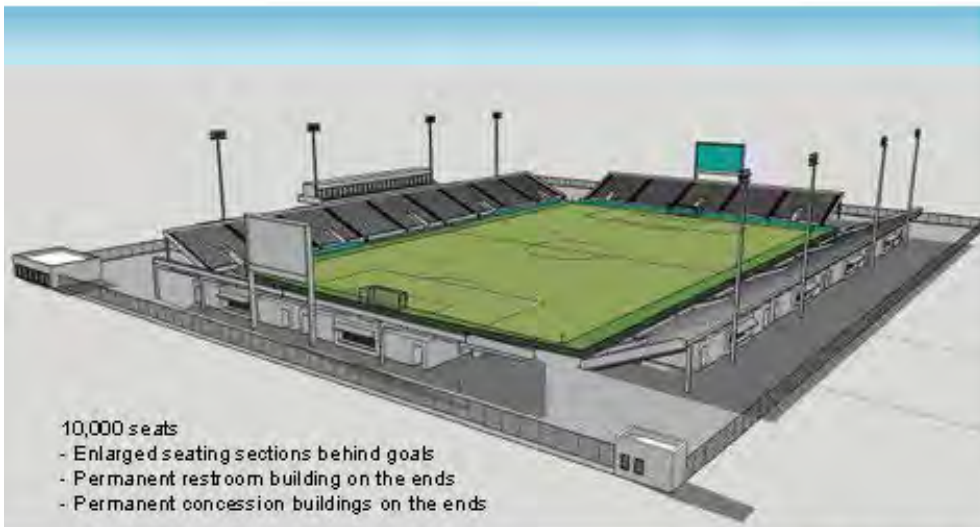
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- 8,000 seats
- Suites and enlarged press box
- Enlarged seating section on 2nd side
- Permanent restroom buildings on 2nd side
- Permanent concession buildings on 2nd side

diagram A.9
Facility Growth



- 10,000 seats
- Enlarged seating sections behind goals
- Permanent restroom building on the ends
- Permanent concession buildings on the ends

diagram A.10
Facility Growth



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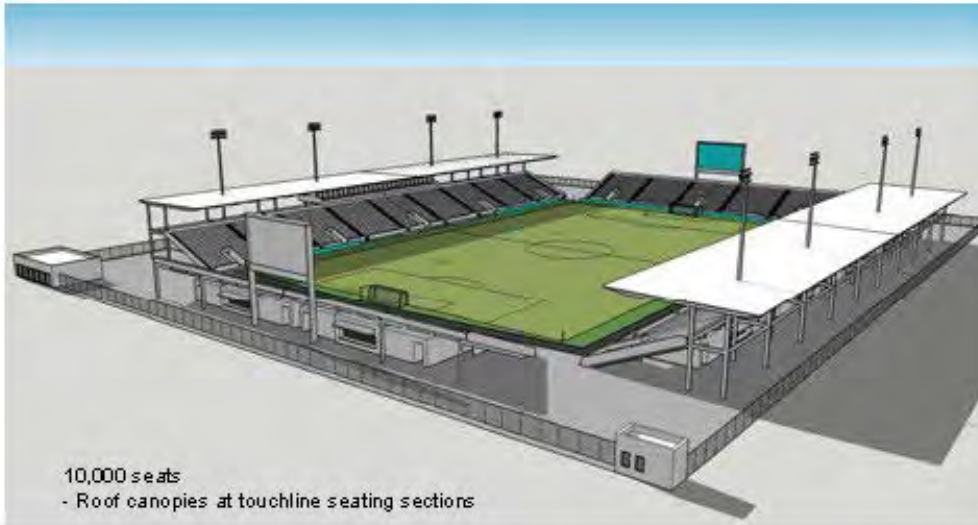


diagram A.11
Facility Growth



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APPENDIX B - Different Event Considerations

The ability to host events beyond USL games can increase the stadium's financial viability. The facility's marketing department should identify opportunities to increase revenue generation. Potential opportunities include:

- Permanent or temporary stage to host concerts
- Hosting festivals and community events
- Hosting other sporting events including lacrosse, rugby, football, adult league and high school games
- Use of stadium amenities including clubs, bars or restaurants on non-event days. These spaces historically are more successful when the stadium is part of a larger retail and commercial development.
- Use of suite and club spaces for events including business conferences, banquet halls and receptions catered by the stadium food service department.
- An artificial turf playing field might be considered because it allows for more frequent use than natural grass fields.

Sensitivity and measures to protect the playing field should be taken for all events. Laying down a temporary floor over the field may be necessary for certain events. Events that might require field replacement afterwards such as motocross or truck pulls may not benefit financially.

APPENDIX C - Stadium as a Training Site

There are additional considerations to factor into the development and/or expansion if the stadium is planned as the day-to-day training site for the team. Each of those items should be reviewed.

- Fields
 - Consider providing both a natural grass and an artificial turf field for day-to-day practice. This allows the team to practice for both game conditions. If the stadium field is natural grass, consider a second natural grass field to limit the amount of wear on the stadium field.
 - The practice fields should be built to the maximum size to limit the wear on the field and provide for maximum flexibility during practice. Provide a secure perimeter around the practice fields for day-to-day control. Consider providing some portable seating for exhibition and/or camp functions.
- Field Maintenance Equipment Storage
 - Additional space may be needed for equipment and supplies to maintain the fields. This could include but is not limited to field equipment for natural and artificial turf, paint and fertilizers, and utility vehicles (gators).
- Field Storage
 - Additional storage may be needed for practice equipment, and game day supplies.
- Locker Room
 - Consider providing a larger locker room, or a second locker room, to accommodate players on the reserve/practice squad. Consider providing the following functions adjacent to the primary locker room if the primary locker room is used for day-to-day practice, in addition to game day.
 - Strength and cardio training



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- Sports Medicine
- Equipment storage and laundry facilities (consider loading and unloading direct from the exterior for out of town matches)
- Meeting spaces
- Coaching facilities, including offices and lockers
- Field Equipment
- Offices
 - Utilizing the stadium as part of the training site may suggest or require locating the team's day-to-day administration to the site. If this possible within the scope of the stadium and budget, consider providing the following functions:
 - Administration offices
 - Coaches offices
 - Meeting spaces for entire group as well as break out meeting spaces (conference rooms)
 - Back of house support spaces for the administration (server rooms, break room, copy/print room, etc.)
 - Reception and 'Hall of Fame' display space

APPENDIX D - FIFA Event Considerations

FIFA events are typically higher profile than most other events at a facility. FIFA events can often require additional space for media, broadcasting, local organizing committees, security, and premium amenities. Some of these additional spaces can be temporary in nature but still require area within or immediately adjacent to the stadium. If hosting FIFA events is desired, it needs to be considered early to ensure the site selection and design meet FIFA standards such events.

APPENDIX E - Lessons Learned

INTRODUCTION

Executives from a few existing USL franchises were interviewed and asked to share some of their stadium and operational experiences. The following are highlight comments and considerations from those interviews.

GENERAL

- It has been effective to control the supply side and create some ticket demand. Be careful not to overbuild. Create an urgency and perception that it is difficult to get a ticket to an event. A lot of research in marketplace is critical (the right research) to know the true opportunity.
- Creating a building that is easy to secure is essential and will benefit overall operations.
- Seating areas and support buildings should be good standard construction. Very basic design can still provide a great atmosphere for the fans if done correctly.

FIELD

- It is important to understand the appropriate field surfaces for both competition and practice fields.



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- A natural grass field is less stressful to an athlete's body and (therefore, generally more desirable for training and competition.
- A synthetic turf field is more universal than a natural grass field, affording a stadium the opportunity to house many different events.

LOCKER ROOMS

- Providing additional smaller locker rooms is ideal for creating flexibility in the number and types of events the facility can host.
- Utilizing mini locker rooms for recreation leagues, ball kids, etc. that can be joined together for larger capacity needs such as tournaments provides greater flexibility.

FAN AMENITIES

- Concessions should be distributed relative to the seating. Multiple points of sale and concessions are needed to alleviate congestion. Mobile/portable carts can be used if cooking is not required.
- Provide areas on-site to store portable carts. Try to dress up portables to give a higher level of quality and finish.
- Look at food trucks and other alternative ways to supplement typical food service. Be aware that queues can be long and service slow with trucks.
- Retail components do not have to be extravagant to be successful, especially if the location is easy for fans to access. Some retail can be successful as temporary/portable type. Consider roll-in carts with inventory preloaded.
- It is important to focus on concessions. Providing variety of concessions experiences and local flavors tend to be more successful. One thought is to create different types of beer areas: domestic/craft/import.
- Arrangement of concessions back-to-back with a club commissary can reduce amount of space and still provide same level of service for multiple levels of fans.
- Identify a way to provide supporters' group dedicated seating to enhance the experience but also remembering the family element of the team support/seating.
- Supporters' groups often march to the stadium. Help create and provide that experience for your particular site.
- The supporters' groups often stand for the entire game. They don't need an enhanced seating product but their area needs to be close to the field so they feel like they are right on top of the action. Proximity to a beer/concession stands and restrooms are important.
- General admission areas specific to a certain group such as family zone can attract additional demographics to the stadium.
- Restrooms are always in the top 3 from fan survey feedback. Amenities need to be clean, well distributed, and have easy access.
- ATM and ticketing kiosks are an important element for fan overall experience. Both can be portable.

PREMIUM/MARKETING

- Look at four core areas for optimizing event revenue: parking, apparel/merchandise, food service, liquor license. These are a good foundation every team should have and then build on partnerships, premium, etc.
- Stage, crowd, sponsorship areas should be integrated where possible.



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- Ideally the egress/parking needs to be distributed. Parking with canopy cover (possibly including solar photovoltaic panels) can be a way to add partnerships while increasing energy savings, adding value for fans (i.e. premium parking) and reducing costs.
- Look at partnerships for videoboards to contain costs and provide expected level of service.
- An integrated Wi-Fi plan is a priority. Good coverage throughout can create platform to monetize it. Strong partnership with telecom provider is important, especially for the millennials. They can help promote and spread the message/exciting atmosphere of the game through social media.
- Temporary suites might be an option to provide group areas for premium patrons as well as an opportunity to monetize it. Views to game and direct access to concessions is priority.
- Premium group areas next to the field have proven to be successful, especially with access to food and drink. It becomes more of a social atmosphere.
- Pitch pods- small groupings of four (4) seats behind the field signage are another possible premium product. These are for the patrons who enjoy the experience, not so much how the play of the game is developing. Fans love being close to the action. The success of the pitch pod has led to adding a second row and availability to concession service (either in-seat or self). A dedicated in-seat service commissary is important for.
- Signboards can be a good means for partnerships. There should be a consistency throughout the league to help with both revenue and level of broadcast.
- An office on site with retail in the front, gets a lot of traffic the day before and day of game. The League creates a certain freedom that allows for some edgy design and the ability to order directly from a vendor who can produce and turn around product quickly.
- Look for sponsorship opportunities with grocery stores and soccer stores to also sell team merchandise.

BROADCAST

- Broadcast stream: Work towards everything on one network and then virtualizing all networks (Game ops, videoboard, TV/Camera/Editing, crowd coverage all having own network). Work towards wireless cameras. Recommend working in fiber for reliability.
- Sports lighting is a key to providing a high level of service and a uniformity of the broadcasts throughout the league (need to remember corners and sideline coverage).

FLEXIBILITY

- Create space outside the stadium for pre-game and post-game activities. The area can also be used non-event days for festival activities, etc.
- A good loading dock design can facilitate other events. Creating a building that is easy to secure will benefit the operations.
- Provide a scenario for all demographics to enjoy the game and be able to express their passion while in the same stadium: supporters groups, families, premium seating, corporate sponsors, and broadcast.

APPENDIX F - Baseball Facility Accommodations

Due to the differences between typical stadia structures for baseball and soccer there are specific items that should be considered when planning to host a soccer match within baseball stadium.

- Soccer field placement within a baseball field typically results in lower quality sightlines for fans due to spectator seating being further away from the pitch.



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- Typical seating for baseball games can often result in odd angles when reconfigured for soccer.
- The majority of spectator seating in minor league baseball is positioned along the first and third base side, behind home plate. When the field is configured for soccer, these same seats are concentrated on one touch line, one end line and in one corner. With this set-up, much of the spectator energy is not contained as it usually is within a designated soccer stadium. This could potentially cause the atmosphere to suffer.
- The dirt infield can present a problem for soccer play; therefore it is strongly recommended that any and all play areas, including the auxiliary area, be covered in the same grass or artificial turf as the rest of the field. While this may result in an added burden to the field crew and create scheduling conflicts for the baseball team, it allows for a better, safer playing environment for soccer and presents a more consistent image for broadcasts.
- Temporary accommodations for camera locations and cabling will need to be created as broadcast booths and camera positions for baseball facilities do not typically align with those desired for soccer.

APPENDIX G - Generic Design and Construction Schedule

Planning and building a stadium is a complicated process involving many entities and a variety of procedures requiring a significant timeframe. A carefully organized strategy and schedule for maneuvering through the process should be established at the early onset. No two project schedules or durations will be the same due to many variables and multiple project delivery methods. However, there are some general phasing, milestones and key tasks typical on most projects. Below is a list of typical phases with relevant procedures and approximate durations identified. Note: some project phases might overlap and durations may shorten or lengthen in specific project.

Initialization (6 months)

- Assemble key personnel and advisors
- Establish financing strategy
- Identify potential sites and begin site analysis
- Establish facility design program and project brief

Schematic (6 months)

- Acquire site
- Set project cost and budget
- Add definition to project brief
- Begin project dialogue with local authorities and community
- Identify and address urban planning and construction issues
- Select design team

Design (12 months)

- Further develop design per program and budget
- Review project design with local code authorities
- Select a contractor
- Produce construction documents



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Permitting (3 months)

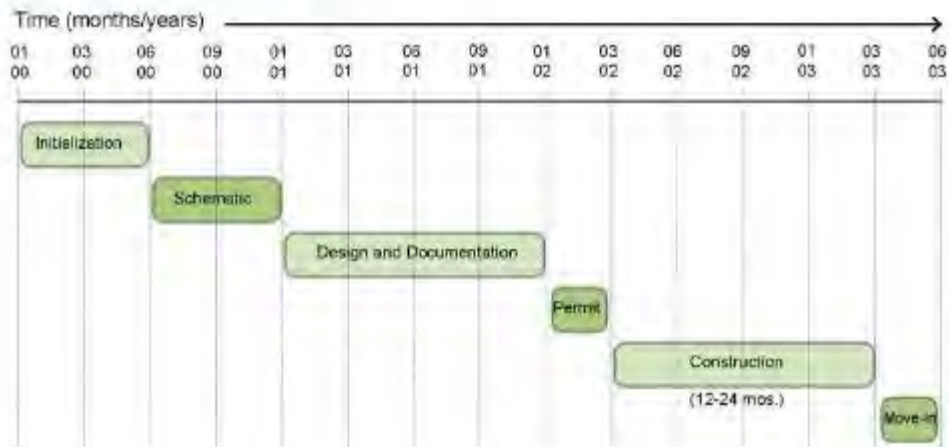
- Secure permits

Construction (12-24 months)

Move-in (3 months)

- Occupancy permit obtained
- Final commissioning and testing of equipment
- Install furniture and fixtures
- Hold soft opening or test event prior to official grand opening

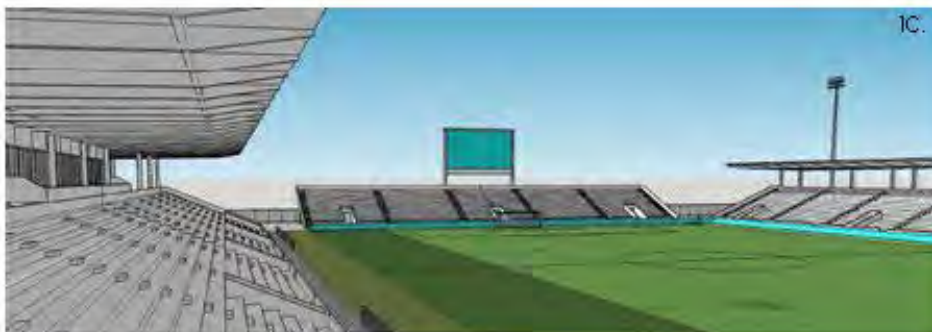
Example of a generic project schedule.



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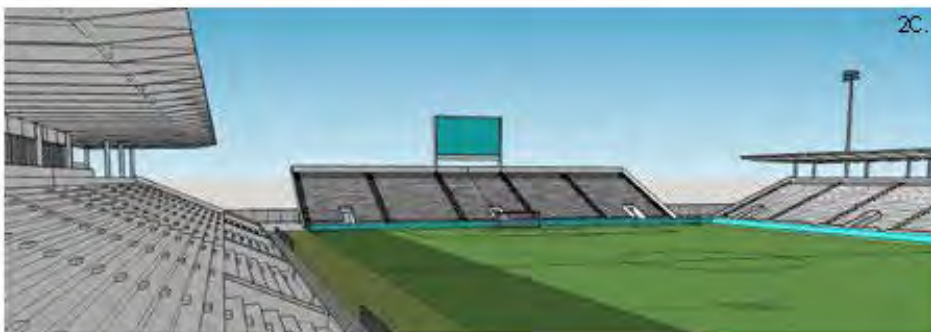
APPENDIX H - 3D Stadium Massing Diagrams

Diagrams 1A-1C illustrate an example of a generic four-sided, 10,000 seat USL facility.



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Diagrams 2A-2C illustrate an example of a generic three-sided, 10,000 seat USL facility.



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Diagrams 1A-1C illustrate an example of a generic two-sided, 10,000 seat USL facility.



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APPENDIX I - Systems Technical Guidelines

FIELD LIGHTING

Performance Requirements: Playing surfaces shall be lit to the levels specified in the chart below.

| | Light Level (Foot-candles) | Uniformity Ratio |
|---------------------------|----------------------------|------------------|
| Field | 100 f.c. | 1.5:1 |
| Main Tier - Vertical | 10 f.c. | 2.5:1 |
| Upper End Tier - Vertical | 10 f.c. | 1.5:1 |
| Lower End Tier - Vertical | 10 f.c. | 2.5:1 |
| North End - Vertical | 10 f.c. | 2.5:1 |

- Recoverable Light Loss Factor of 0.70 shall be applied to the initial light level design. Constant Light Systems that use the Illuminating Engineering Society (I.E.S.) recognized time power adjustments (I.E.S. 9th edition handbook, page 27-3) shall be acceptable and must achieve the specified Constant Light Level. Lighting calculations shall be developed and field measurements taken on the grid spacing of 30' x 30' on center.
- Coefficient of Variation (CV) and maximum-to-minimum uniformity ratios for each lighted area equal to or less than those listed in Illuminating Engineering Society of North America (IESNA) RP-6 for the indicated Class of Play, Class I. Provide CV of 0.13 or less and maximum-to-minimum uniformity ratio of 1.7:1 or less.
- Uniformity Gradient (UG) levels within each lighted area equal to or less than those listed in IESNA RP-6 for indicated Speed of Sport: Moderate. Provide UG upper limit of 2.
- Emergency lighting - emergency light fixtures shall be installed to provide 1 fc average and 0.1 foot-candle (fc) minimum on the field and throughout the stadium seating bowl.
- Luminaire Placement: Luminaire clusters shall be outside the glare zones defined by IESNA RP-6.
 - Design source intensity of light fixtures that may be observed at an elevation of 60 inches above finished grade from nearby properties to be less than 12,000 candela when so observed.
- Light Fixture Mounting Height: Comply with recommendations in IESNA RP-6, with consideration for requirements to minimize spill light and glare.
- Glare Control: Design illumination for playing area to minimize direct glare in adjacent and nearby areas as well as direct glare for spectators and players.

BUILDING MANAGEMENT SYSTEM / COMMUNICATION INFRASTRUCTURE

- A direct digital controls (DDC) building management system (BMS) with webserver capability is required for HVAC and plumbing equipment control. System shall have scheduling, trending, and email alarm messaging. System shall connect to IT infrastructure. Schedules shall be set for game day, non game-day, special events, and typical "office".
- Space temperature sensing and control shall be grouped by space use type and orientation. Consideration shall be given to individual sensors per space.
- Install plumbing fixtures with flow rates that comply with EPA WaterSense (or greater where required by code).



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ENERGY AND WATER EFFICIENCY

- Heating ventilation, air conditioning and plumbing systems shall conform to the more stringent of ASHRAE 90.1-2010 or locally adopted energy code standard. Systems to consider are rooftop units, variable refrigerant flow (VRF), and water-source heat pumps. Advanced features such as energy recovery, demand controlled ventilation, high efficiency hot water systems, and low flow fixtures shall be considered with available project funding and expected return on investment.
- Energy usage and water consumption shall be metered for reporting. Lighting and HVAC shall be separately metered from general receptacles.

SHOW POWER

Show power panelboards shall be equipped with individual cam-type single pin connectors with a color coded matching plug for each connector (Hubbell Cam-lok or Leviton Helox) or single 3 phase, 5 wire pin/sleeve receptacles (sizes as indicated) with matching plugs. Show power panels shall be provided in the following locations:

- Stage End of Stadium
 - One (1) 800 amp, 208Y/120 volt, 3 phase, 6 wire (double neutral) panelboard with two (2) sets of 400 amp cam-type single pin connectors and a color coded matching plug for each connector.
 - One (1) 400 amp, 208Y/120 volt, 3 phase, 5 wire panelboard with two (2) sets of 200 amp cam-type single pin connectors and a color coded matching plug for each connector and two (2)-60 amp, 3 phase, 5 wire pin/sleeve receptacles with matching plugs.
- Mid-Field
 - Two (2) 400 amp 208Y/120 volt, 3 phase, 5 wire panelboards with two (2) sets of 200 amp cam-type single pin connectors and a color coded matching plug for each connector and two (2)-60 amp, 3 phase, 5 wire pin/sleeve receptacles with matching plugs. Locate one (1) 400 amp panelboard on each side of the field at mid-field.
- Broadcast Compound
 - Provide a minimum of one (1) 400 amp, 208Y/120 volt, 3 phase, 5-wire panelboard with two (2) sets of 200 amp cam-type single pin connectors and a color coded matching plug for each connector and one (1) 200 amp, 208Y/120 volt, 3 phase, 5-wire panelboards with one (1) set of 200 amp cam-type single pin connectors and a color coded matching plug for each connector located at each broadcast truck location.
- Miscellaneous Show Power:
 - Cable connection chambers (in addition to the receptacles) shall be provided on all show power panelboards that have individual single pole receptacles.
 - All show power switches shall have separate insulated ground conductors with a wired grounding system to the substation ground bus.
 - All show power panelboards shall be equipped with amp meter and phase selector switch.

HEATING & AIR CONDITIONING SYSTEMS

- Ventilation rates shall meet local code requirements or American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE) 62.1-2010.
- Systems shall be designed to provide comfort to attendees within ranges as defined in ASHRAE 55. Consideration shall be given to humidity ranges affecting finishes of high end spaces and operable



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- openings to outdoor areas.
- Consideration shall be given to zoning of systems for usage type and occupancy pattern. Some spaces may be used infrequently.
- Restroom and grease exhaust shall adhere to local codes and consider surrounding structures and spectator traffic patterns.
- Locker rooms and dressing rooms shall be conditioned separately from other spaces, with air exchange rates between 2-4 air changes per hour. High volumes of outside air and exhaust shall be utilized to remove odor and moisture concerns.

PLUMBING SYSTEMS

- Plumbing fixture usage in stadium venues is typically higher than building code allowances, requiring additional attention. Peak water volumes shall be calculated assuming constant usage during half time.
- Plumbing fixtures in public usage areas shall be commercial grade.
- All water systems shall be drainable for low usage timeframes. If the facility is anticipated to be used in the winter, at those locations where the winter ASHRAE design temperature is below 32 degrees F, consideration should be given to heat tracing of exposed water lines and sanitary waste p-traps.
- Wash down hose bibs shall be installed in locker rooms and public restrooms.
- Lavatories in locker rooms shall be equipped with manual hot and cold water faucets.
- Hot water demand shall incorporate local health code requirements and shower usage.
- Local codes shall dictate grease waste handling.
- Storm drainage shall follow local codes with field drainage coordination. Consideration shall be given to exterior bowl drainage and field wall drainage. Bowl and field wall drainage shall not be connected to any perforated playing field drainage laterals.

FIRE PREVENTION

Fire protection systems shall be based on local code requirements and nationally accepted standards. Large buildings shall be protected in a manner to be considered fully sprinkled. Smaller concessions and out-buildings on the concourse shall be sprinkled based on code requirements and budget availability.

TELECOMMUNICATIONS

- IP/Ethernet-based connectivity should be provided to link telephone, data, building systems, security and audio-visual systems and networks. System convergence, integration and planning is vital to ensure the longevity and use of the systems. Industry standards that help to anticipate future technologies include: ISO/IEC, ANSI/TIA/EIA, IEEE and BICSI.
- Dedicated communications rooms, raceways and containment; Support systems dedicated grounding (earthing), heating, ventilation and air conditioning, electrical power and lighting; Cable infrastructure including facility backbone (fiber optics) and horizontal cabling (Category 6/6a/7 and fiber optics) are required for a fully functional facility.



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WI-FI

- Public-access Wi-Fi will improve the fan experience, better serve customers, and pursue revenue growth opportunities with stadium-specific mobile applications that span food ordering to finding the closest bathroom to engaging interactively with fans through trivia contests and voting.
- Isolation of critical back-office applications such as ticketing and point-of-sales (POS) applications from fan access.
- Placement of access points, high gain antennas and radio frequency tuning are essential.
 - o High-density 30 degree and 120 degree sectorized antenna arrays are useful for this purpose, allowing Wi-Fi signals to cover a bank of seats.
 - o Properly designed band-balancing algorithm can optimally spread clients across both 2.4 and 5 GHz bands according to capacity.
 - o Techniques such as band steering, client load balancing intelligent, dynamic channel selection and airtime fairness will be utilized.

DISTRIBUTED ANTENNA SYSTEM (DAS)

- DAS shall be a shared-infrastructure or neutral host approach.
- Headend shall distribute mobile services from 400 MHz to 6 GHz for GSM, IDEN, LTE, UMTS, DCS and CDMA and a variety of RF bands, including: CELL, PCS, IDEN, Public Safety, AWS, 700 MHz LTE, Paging and WMTS.
- Design-optimized and cost-effective infrastructure for dense and open spaces.
- Pre-configured, modular remotes with standard, medium and high power, indoor and outdoor remote options.
- Combination of MIMO (Multiple Input, Multiple Output)/Multiband antennas such as Sector Panel, Ceiling Mount Omnidirectional and Directional for complete stadium coverage.



APPENDIX J - USL CHAMPIONSHIP FACILITIES SURVEY

ATLANTA UNITED 2



FIFTH THIRD BANK STADIUM



Fifth Third Bank Stadium, known as Kennesaw State University Stadium until 2013, is a stadium near Kennesaw, Georgia, that is primarily used as the home for the Kennesaw State Owls football team as well as the KSU women's soccer and women's lacrosse teams. It was built as a soccer-specific stadium and opened May 2, 2010, with the first match played on May 9. The facility is the result of a public-private partnership between Kennesaw State University and the now-defunct Atlanta Beat of Women's Professional Soccer. The facility was home to the Beat in 2010 and 2011, and hosted the 2010 WPS All-Star Game on June 30. Pro soccer returned when Atlanta United 2 of the USL Championship moved to the stadium for the 2019 season. The stadium hosted a 2019 CONCACAF Champions League match where Atlanta United FC defeated C.S. Herediano 4-0 on February 28, 2019.

Architect
Rossetti Architects

Construction Cost
\$16.5 million

Open Date
5/2/2010

The stadium's seating capacity is 8,318. It has a stage at one end to facilitate concerts, and can hold up to 16,316 for that purpose.

The bowl-shaped stadium -- built on 21 acres (85,000 m²) of land east of the Chastain Road exit off of Interstate 75, about a mile from Kennesaw State's main campus -- is the latest addition to the KSU Sports & Entertainment Park, which opened in fall 2009 to expand the university's facilities for intramural and club sports. The stadium helps showcase varsity athletics at KSU, which recently completed its transition into NCAA Division I.

Features
Seating Capacity: 8,300
Surface: Grass
Pitch Dimensions: 120 x 75 yards

The 6.5 acres (26,000 m²) on which the stadium sits is part of 88 acres (360,000 m²) acquired for the university by the KSU Foundation in 2008 and 2009, which now are being developed into athletics facilities for the university's growing student population. The remaining area around the new stadium has been developed into soccer fields, intramural fields, a rugby field, and a track and nearly 5,000 feet (1,500 m) of nature and hiking trails.

Team Contact
Atlanta United 2
1 A.M.B Dr NW
Atlanta, GA 30313



APPENDIX J - USL CHAMPIONSHIP FACILITIES SURVEY

AUSTIN BOLD FC

BOLD STADIUM



Bold Stadium, a 5,036-seat soccer-specific stadium is located adjacent to the Grand Plaza at Circuit of The Americas (COTA). The stadium is the first soccer-specific stadium built in Central Texas and has been engineered to provide an outstanding experience for both players and fans.

More than 60% of the seating is covered with a structural steel framed, clad roof. The pitch meets USGA requirements for international soccer venues and has the latest remote-control irrigation technology installed. The near 1,000 sq. ft home team facility consists of a 26-position changing room, plus five coaches, a medical room, restroom and wet room/shower area.

The away team facility has a similar configuration. There is also separate space for four officials with a separate restroom and shower, as well as toilets for the public, storage and office space. Existing facilities of the prestigious Formula 1 Track at Austin such as restrooms and concessions are made available for matchdays.

Architect
HOK Sport + Venue + Event

Construction Cost
\$5 million

Open Date
3/30/2019

Features
Seating Capacity: 5,002
Surface: Grass
Pitch Dimensions: 119 x 80 yards

Team Contact
Austin Bold FC
9201 Circuit of The Americas Blvd.
Austin, TX 78617



STADIUM DEVELOPMENT GUIDELINES

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APPENDIX J - USL CHAMPIONSHIP FACILITIES SURVEY

BIRMINGHAM LEGION FC



BBVA COMPASS FIELD



BBVA Field is a soccer-specific stadium located in Birmingham, Alabama, on the campus of the University of Alabama at Birmingham (UAB) that has served as the home field for both the UAB Blazers men's and women's soccer teams since its opening in October 2015 as the replacement for West Campus Field. Development of the stadium was facilitated after BBVA USA made a \$1.5 million donation to the university for its construction in November 2014.

In November 2017, before the final phase of construction began, the University of Alabama Board of Trustees approved an expansion of the seating capacity (and associated restroom and concession facilities) from 2,500 to 5,000 seats. The total cost for the project was increased from \$4.5 million to \$7.3 million, with the difference to be recouped by leasing the field to Birmingham Legion FC over an 8-year lease period. The stadium capacity was expanded to nearly 6,000 seats in 2019.

Architect
Populous

Construction Cost
\$8.8 million

Open Date
10/2015

Features
Seating Capacity: 5,532
Surface: Grass
Pitch Dimensions: 118 x 75 yards

Team Contact
Birmingham Legion FC
2213 1st Ave S
Birmingham, AL 35233



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CHARLESTON BATTERY



RALPH LUNDY STADIUM



In 2019 the Charleston Battery finalized a deal to play at Ralph Lundy Field at Patriots Point in Mount Pleasant, the home of the College of Charleston's athletics. The venue is located across Charleston Harbor from the campus of the college. The field was dedicated as Ralph Lundy Field on September 28, 2019 to honor long-time Cougars head coach Ralph Lundy.

The facility has been expanded to the needs of the Battery for the minimum seat capacity for the USL. The stadium will eventually have a horseshoe shape that will take advantage of the views of the Cooper River and the Ravenel Bridge. There will be beer stands as well as food trucks with a different cuisine each match.

Architect
LS3P Associates

Construction Cost
\$ Unknown

Open Date
2000

Features
Seating Capacity: 3,900
Surface: Grass
Pitch Dimensions: 116 x 74 yards

Team Contact
Charleston Battery
1990 Daniel Island Drive
Charleston, SC 29492



APPENDIX J - USL CHAMPIONSHIP FACILITIES SURVEY

CHARLOTTE INDEPENDENCE



SPORTSPLEX at MATTHEWS



The Sportsplex at Matthews is an athletic facility that consists of 9 synthetic turf fields, 2 grass fields and a 5,000 seat grass stadium. All fields are multi-purpose fields that can accommodate a variety of sports; soccer, lacrosse, football, field hockey, rugby, etc. The Stadium has a two story field house with home, away, and referee locker rooms. The top floor of the field house is a 90-person conference room that is available to rent.

The Sportsplex also has two playgrounds and roughly 2 miles of paved trails. The Sportsplex first debuted in 2013 featuring five multi-purpose fields, playground equipment and shelter. This facility serves as host to a variety of weekend tournaments - soccer, rugby, lacrosse, football, field hockey, etc. It is also available for weekday practices and league play for local teams and organizations.

Architect
Woolpert LLP

Construction Cost
\$32 million

Open Date
6/17/2017

Features
Seating Capacity: 5,025
Surface: Grass
Pitch Dimensions: 120 x 75 yards

Team Contact
Queen City Soccer Club, LLC
1523 Elizabeth Ave, Suite 120
Charlotte, NC 28204



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APPENDIX J - USL CHAMPIONSHIP FACILITIES SURVEY

COLORADO SPRINGS SWITCHBACKS FC



WEIDNER FIELD



Originally designed to host U.S. National team matches, Sand Creek Stadium broke ground in 1985. Nearly 30 years after the original ground-breaking, the stadium has received a renovation in order to prepare to host the Colorado Springs Switchbacks.

Architect
Populous

The 10-year lease with the Colorado Springs City Council provided the Switchbacks with a base of operation and a soccer-specific stadium that features nearly \$2 million in upgrades.

Construction Cost
\$4 million (2014)

Sand Creek Stadium features seating for 3,500 (expandable to 5,000), a press box, state-of-the-art sports lighting, suite seating, broad cement concourses, restrooms, locker rooms for teams and referees, administrative facilities as well as eight concessions points of sale and public wi-fi.

Open Date
1985; 2014

During the 2016 season, the club installed a 30' wide by 4' tall LED panel above the pressbox media deck. The \$65,000 addition provides additional signage inventory for partners while continuing to update fans in attendance with key match statistics, score, time and additional fan engagement assets.

Features
Seating Capacity: 5,000
Surface: Grass
Pitch Dimensions: 120 x 76 yards

In December, 2019 the club broke ground on a new 8,000-seat downtown stadium with an anticipated opening of Spring 2021. The stadium will be constructed together with a mixed-use residential and commercial development. It will be a multi-use facility, with a 145,500 sq-ft overall footprint, that will accommodate a variety of sporting and entertainment events. Located at the CityGate property downtown, the strategic location allows for high visibility, access to amenities, and special experiences for participants and spectators.

Team Contact
Colorado Springs Switchbacks FC
102 S. Tejon St., Suite 860
Colorado Springs, CO 80903
719.368.8480
www.switchbackscfc.com



APPENDIX J - USL CHAMPIONSHIP FACILITIES SURVEY

EL PASO LOCOMOTIVE FC



SOUTHWEST UNIVERSITY PARK



Primarily used for Minor League Baseball, it is the home of the El Paso Chihuahuas of the Triple-A Pacific Coast League. Opened in 2014, the facility has an official capacity of 9,500, with 7,500 fixed seats with the rest being berm and party deck standing room sections.

In January 2017, Southwest University Park was selected as the host site for the 32nd Triple-A All-Star Game, to be played in July 2019. Features a 360 degree concourse, 46,000 sq feet of floor space on the concourse level, 24 luxury suites, 500 club seats in the dugout club, concourse club and west Star Bank Club, Party deck zones, kids zones.

Architect
Populous

Construction Cost
\$72 million

Open Date
4/28/2014

Features
Seating Capacity: 7500 fixed,
9,500 -10,000 additional
Surface: Grass
Pitch Dimensions: 110 x 70 yards

Team Contact
El Paso Locomotive FC
123 W Mills, Ste 550
El Paso, TX 79901



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HARTFORD ATHLETIC



DILLON STADIUM



Dillon Stadium is a multipurpose facility in Hartford, Connecticut. It has been host to concerts and sporting events. It was formerly the home of the New England Nightmare of the Women's Football Alliance (WFA).

The east side of the stadium consists of the main grandstand and the supporters section as well as a small VIP section along the pitch. The west side of the stadium consists of three separate reserved sections. Lastly the south side of the stadium is another small VIP section along the field.

On February 17, 2018, the State Bond Commission approved \$10 million in public funding. This would help the Hartford Sports Group establish a USL club in 2019. The stadium has hosted 5 international friendlies in its lifetime, most recently Hartford vs Portmore United FC in October 2019.

Architect
JCJ Architecture, Odell

Construction Cost
\$10 million (2019)

Open Date
1935, USL Renovation (2019)

Features
Seating Capacity: 5,600
Surface: Seeded Grass
Pitch Dimensions: 115 x 74 yards

Team Contact
Hartford Athletic FC
250 Huyshope Ave
Hartford, CT 06106



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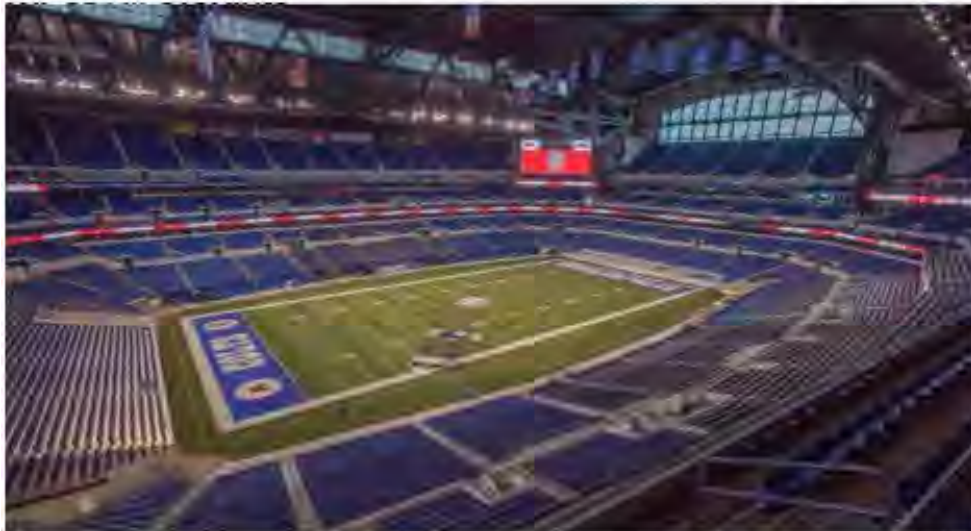
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APPENDIX J - USL CHAMPIONSHIP FACILITIES SURVEY

INDY ELEVEN



LUCAS OIL STADIUM



Lucas Oil Stadium is a multi-purpose stadium in Downtown Indianapolis, Indiana, United States. It replaced the RCA Dome as the home field of the NFL's Indianapolis Colts and opened on August 16, 2008. The stadium was constructed to allow the removal of the RCA Dome and expansion of the Indiana Convention Center on its site. The stadium is on the south side of South Street, a block south of the former site of the RCA Dome. In 2006, prior to the stadium's construction, Lucas Oil Products secured the naming rights for the stadium at a cost of \$122 million over 20 years. The venue also serves as the current home for the United Soccer League's Indy Eleven.

The architectural firm HKS, Inc. was responsible for the stadium's design, with Walter P Moore working as the Structural Engineer of Record. The stadium features a retractable roof and window wall, thus allowing the Colts and the Eleven to play both indoors and outdoors. The implementation of these elements of kinetic architecture provides for quick conversion of the facility to accommodate a variety of events. The field surface is FieldTurf.

The exterior of the new stadium is faced with a reddish-brown brick trimmed with Indiana Limestone, similar to several other sports venues in the area such as Bankers Life Fieldhouse, Hinkle Fieldhouse, and the Fairgrounds Coliseum. The architectural style complements other older structures in the downtown area.

Architect
HKS of Dallas, A2s04,
Browning Day Mullins Dierdorf

Construction Cost
\$720 million

Open Date
8/16/2008

Features
Seating Capacity: 63,960
Surface: Turf
Pitch Dimensions: 120 x 70 yards

Team Contact
Indy Eleven Professional Soccer
47 S. Pennsylvania St, Suite 611
Indianapolis, IN 46204



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APPENDIX J - USL CHAMPIONSHIP FACILITIES SURVEY

LA GALAXY II

DIGNITY HEALTH SPORTS PARK



Dignity Health Sports Park, formerly Home Depot Center and StubHub Center, is a multiple-use sports complex located on the campus of California State University, Dominguez Hills in Carson, California, that consists of the 27,000-seat Dignity Health Sports Park Soccer Stadium, the Dignity Health Sports Park Tennis Stadium, a track and field facility and a velodrome VELO Sports Center. It is approximately 14 miles (23 km) south of downtown Los Angeles and its primary tenant is the LA Galaxy of Major League Soccer (MLS). The stadium is also home to the Los Angeles Wildcats of the XFL and LA Galaxy II of USL Championship.

Architect
Rossetti Architects

Construction Cost
\$87 million, (\$150 Million for the whole park)

Opened in 2005, the \$150 million complex was developed and is operated by the Anschutz Entertainment Group. With a seating capacity of 27,000, it is the largest soccer-specific stadium in the U.S. and the second-largest among its kind in MLS, after Toronto FC's BMO Field in Ontario, Canada. In addition to hosting LA Galaxy games since its opening, the stadium also served as the home of the now-defunct Chivas USA MLS team from 2005 to 2014.

Open Date
6/1/2005

The stadium was the temporary home of the Los Angeles Chargers from 2017 to 2019. It was the smallest NFL stadium over the course of those three seasons. While the Chargers played in the stadium, the facility was named ROKiT Field at StubHub Center; ROKiT's naming rights to the football field are part of a "multi-year" agreement.

Features
Seating Capacity: 5,000
Surface: Grass
Pitch Dimensions: 120 x 75 yards

During its first decade, the stadium's sponsor was hardware retailer The Home Depot. In 2013, the title sponsor became the online ticket marketplace StubHub. In 2019, the name sponsor became healthcare provider Dignity Health.

Team Contact
LA Galaxy II
18400 Avalon Blvd.
Carson, CA



APPENDIX J - USL CHAMPIONSHIP FACILITIES SURVEY

LAS VEGAS LIGHTS FC



CASHMAN FIELD



Cashman Field is a mixed-use stadium in Las Vegas, Nevada owned and operated by the Las Vegas Convention and Visitors Authority. Its primary use is for baseball and soccer as the home field of the Las Vegas 51s (Triple-A affiliate of the New York Mets) and the Las Vegas Lights FC. The field is adjacent to Cashman Center, an exhibit hall and theater, operated by the City of Las Vegas. The complex was named for James "Big Jim" Cashman and his family, who have been Las Vegas entrepreneurs for several generations. Cashman Field was featured as a landmark in the video game *Grand Theft Auto: San Andreas*, in the city of "Las Venturas".

In July 2017, a United Soccer League team was announced to begin playing at Cashman Field in 2018, the Las Vegas Lights FC. The Lights FC played their first game on February 10, 2018, an exhibition match against the Major League Soccer team, the Montreal Impact in front of a crowd of 10,383. Cashman Field previously hosted MLS exhibition games between the LA Galaxy and San Jose Earthquakes, dubbed the California Clasico in 2016 and 2017.

Architect
Tate Snyder Kimsey Architect

Construction Cost
\$26 million

Open Date
4/1/1983

Features
Seating Capacity: 9,944
Surface: Grass
Pitch Dimensions: 110 x 74 yards

Team Contact
Las Vegas Lights FC
231 South 3rd Street, #110
Las Vegas, NV 89101



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LOUDOUN UNITED FC



SEGRA FIELD



Segra Field is a soccer-specific stadium built for Loudoun United. The stadium is located within Phillip A. Bolen Park, and adjacent to Loudoun Soccer Park. In addition to the stadium, a training facility, and team offices for D.C. United of MLS and youth development academy is housed there.

In order to be ready for both new soccer teams the facility underwent a second phase of construction that added another \$10 million to the budget. The design of the stadium is modular with the stadium wrapping around 3/4 of the field.

Architect
Kimley Horn & Associates

Construction Cost
\$17 million

Open Date
8/9/2019

Features
Seating Capacity: 5,016
Surface: Turf
Pitch Dimensions: 118 x 75 yards

Team Contact
Loudoun United
42095 LOUDOUN UNITED DR.
Leesburg, VA 20175



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LOUISVILLE CITY FC



LYNN FAMILY STADIUM



Lynn Family Stadium, opened in July 2020, resides in the Butchertown neighborhood of Louisville, Kentucky. It is the largest soccer-specific stadium in the region with seating locations for 11,600 fans and a capacity of more than 15,000. Home to Louisville City FC, the stadium will also host Louisville's new National Women's Soccer League team, Racing Louisville FC beginning in 2021. The venue, owned by Soccer Holdings, LLC, and managed by ASM Global, is also available for concerts, festivals, and community events.

The stadium has stands that enclose three sides of the field, with the open end facing west towards the downtown bridges over the Ohio River. The open end also has a 40-by-72.5-foot video board made by Daktronics, one of eight digital displays at the stadium. The stadium boasts 18 luxury suites, premium seating amenities like club and loge seats along with ledge tables, and a massive safe-standing supporter section.

Property acquisition of the four parcels that comprise the stadium site was completed in November 2018 at a cost of \$24.1 million. The tax increment financing proposal was approved by the state government in May 2018, allowing for \$21.7 million in financing over a 20-year period within a special district created by the Kentucky Economic Development Finance Authority.

Architect
HOK

Construction Cost
\$65 million

Open Date
07/2020

Features
Seating Capacity: 11,700
Surface: Bermuda Grass
Pitch Dimensions: 120 x 80 yards

Team Contact
Louisville City FC
110 W. Main st, Second floor
Louisville, KY 40202



APPENDIX J - USL CHAMPIONSHIP FACILITIES SURVEY

MEMPHIS 901 FC



AUTOZONE PARK



Autozone Park is the most expensive minor league baseball stadium ever built. With a capacity of 10,000 and a max capacity of standing room much higher, it is thought that auto zone park is 1/3 of a professional MLB stadium.

The upper club levels contain 700 seats in 48 suites, and are generally reserved to groups or local companies. Many larger Memphis companies retain one suite for the entire season, for all games. The normal club seating has access to an air conditioned concourse, along with several restaurants and bars located on the concourse itself.

In total, the ballpark has 1,600 club seats. There are two open-air party decks, each of which seats up to 175 people, and three pre-game balconies. The Family Leisure Picnic Pavilion is located on the east of the park, and contains several picnic tables and space for vending food. It is commonly used for special event hosting, and can seat up to 500 people.

Architect
Looney Rick Kiss, HOK Sport

Construction Cost
\$80.5 million

Open Date
4/1/2000

Features
Seating Capacity: 10,239
Surface: Tifton 419 Bermuda Grass
Pitch Dimensions: 110 x 70 yards

Team Contact
Memphis 901 FC
198 Union Ave
Memphis, TN 38105



APPENDIX J - USL CHAMPIONSHIP FACILITIES SURVEY

NEW MEXICO UNITED



ISOTOPES PARK



Isotopes Park has a seating capacity of 13,279, with 11,154 fixed seats. There are 661 club seats and 30 suites at the ballpark. The stadium has a large open breezeway above the primary seating area with a view of the playing field, which contains most of the park's services, such as restrooms, most of the food concessions, activities, and a souvenir store behind home plate.

Behind the infield is the main structure of the stadium, which contains suites, offices, and the press box. An upper seating deck is attached to the structure, which overhangs the open breezeway. Beyond right field is a berm where fans can watch the game. Above the berm is a play area for children. Beyond left field is the scoreboard as well as a picnic shelter which can be reserved for groups.

In February, 2020 the club announced it is proceeding with options for a new stadium plan in Albuquerque, seeking to build the venue as part of a larger initiative billed as a Sport & Cultural Center. The search received a boost in the form of \$4.1 million in capital outlay money approved by state lawmakers, with the funding to go toward completing a site feasibility analysis, among other planning initiatives. There is still no timeline on exactly when the stadium will be built.

Architect
HOK Sport Venue, SMPC Architects

Construction Cost
\$25 million

Open Date
4/11/2003

Features
Seating Capacity: 13,279
Surface: Grass
Pitch Dimensions: 110 x 70 yards

Team Contact
New Mexico United
3500 Central Ave., SE, Suite 2
Albuquerque, NM 87106



APPENDIX J - USL CHAMPIONSHIP FACILITIES SURVEY

NORTH CAROLINA FC



WAKEMED SOCCER PARK



WakeMed Soccer Park is a major soccer complex located in Cary, North Carolina, United States. Originally opened in 2002 as the home of the Carolina Courage of the WUSA, WakeMed Soccer Park is now the home to North Carolina FC of the United Soccer League and the North Carolina Courage of the National Women's Soccer League. The North Carolina State Wolfpack men's and women's teams of the ACC play select matches there and the complex regularly hosts major tournaments such as the NCAA College Cup, the ACC Soccer Championships, and the NCHSAA high school state soccer finals.

The soccer complex consists of a purpose-built, soccer-specific main stadium, two lighted practice fields, and four additional fields. The main stadium and the two lighted fields are all FIFA international regulation size (120 yards x 75 yards). The main stadium seats 10,000.

In December 2019, a group that includes North Carolina FC ownership, proposed a new downtown development in Raleigh. The Downtown South proposal includes a new 20,000-seat outdoor stadium as part of a larger redevelopment initiative estimated at nearly \$2 billion. Developers recently paid \$19.6 million for 88 acres targeted for the project. The stadium has been pitched as just one amenity in a very sprawling proposal, with 1.6 million square feet of office space, 1,200 hotel rooms, 1,750 apartments and 125,000 square feet of retail also part of the proposed scope of the development.

Architect
Envirotek Inc.

Construction Cost
\$14.5 Million (Entire Park)

Open Date
05/2002

Features
Seating Capacity: 10,000
Surface: Grass
Pitch Dimensions: 120 x 75 yards

Team Contact
North Carolina FC
1121 Situs Court Suite 350
Raleigh, NC 27606



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NEW YORK RED BULLS II



MSU SOCCER PARK



MSU soccer park is owned and operated by the University of Montclair. Montclair athletics are the main tenant along with the Red Bulls II and the Red Bulls U-23 (USL League Two). To accommodate the Red Bulls II, MSU Soccer Park underwent significant renovations to keep the facility in line with stadium standards set by the United States Soccer Federation for lower division professional soccer clubs.

MSU Soccer Park's capacity was expanded to 3,000 seats for the 2017 season and again by 1,500 seats in 2018 bringing the total capacity to 5,000 seats. In addition to the expanded seating capacity, the club built new locker rooms adjacent to the playing field and upgraded the FieldTurf playing surface.

Architect
Unknown

Construction Cost
\$ Unknown

Open Date
1998

Features
Seating Capacity: 5,017
Surface: Turf
Pitch Dimensions: 120 x 75 yards

Team Contact
New York Red Bulls II
600 Cape May Street
Harrison, NJ



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APPENDIX J - USL CHAMPIONSHIP FACILITIES SURVEY

OKC ENERGY FC

TAFT STADIUM



Opened in 1934 as part of the New Deal project, Taft Stadium has served as the home to a multitude of professional sports franchises and events. While the OKC Energy FC have called it home since the 2015 season, the stadium has served tenants including the Oklahoma City Plainsmen of the Continental Football League and the Oklahoma City Slickers and Oklahoma City Stampede, which hosted professional soccer matches from 1982-1984. The stadium also hosted stock car races in the 1940s.

In 2014, Taft Stadium received a \$10.3 million renovation that reduced the facility's capacity from 20,000 to 7,500 and included new turf, track, stands, concessions and locker rooms. However, the red-stone exterior remains untouched. In addition to the infrastructure improvements, Taft Stadium features a new Daktronics videoboard measuring 14'8" tall by 26'8" wide. To further connect spectators, wi-fi access will be installed.

In December 2019, Oklahoma City voters overwhelmingly approved a new Metropolitan Area Projects (MAPS 4) package, effectively advancing plans for a proposed OKC Energy FC stadium. A construction timeline has not been finalized, nor has a site, though the facility is expected to be built near downtown. The multipurpose stadium included in MAPS 4 will serve as a new home for Energy FC. It will also present the opportunity to host high school and soccer championships at one central location, in addition to numerous other activities including community events and concerts.

Architect
MA+ Architecture

Construction Cost
\$10.3 Million (2014 renovation)

Open Date
1934

Features
Seating Capacity: 7,024
Surface: Field Turf Revolution
Pitch Dimensions: 112 x 66 yards

Team Contact
OKC Energy FC
615 N. Hudson Ave., Suite 100
Oklahoma City, OK 73102
405.235.5425
www.energyfc.com



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ORANGE COUNTY SC

CHAMPION SOCCER STADIUM



The Orange County Great Park is a public park located in Irvine, California with a focus on sports, agriculture, and the arts. It is a non aviation reuse of the decommissioned Marine Corps Air Station (MCAS) El Toro. The Orange County Park comprises of just 28.8% of the total area that once made up the air base. The project was approved by the voters of Orange County in 2002 at \$1.1 billion.

As of May 2017, two major projects have undergone construction at the park, an ice facility and a sports complex. The ice facility had a ground breaking ceremony hosted by the NHL's Anaheim Ducks in February 2017. The 280,000 square foot facility boasts four ice sheets to support a variety of professional, youth, and adult programs including figure skating, hockey, curling, and broomball. The sports complex construction was constructed over several phases. A soccer stadium, volley ball courts, tennis courts, and a playground were constructed over 53 acres as part of phase one. Phase two expanded the complex to 175 acres and include a baseball stadium; turf fields for soccer, football, rugby, or lacrosse; basketball courts; and additional baseball, softball, and soccer fields.

Architect
Mia Lehrer + Associates, landscape architect, TEN Arquitectos

Construction Cost
\$1.1 Billion for entire park

Open Date
8/18/2017

Features
Seating Capacity: 5,190
Surface: Grass
Pitch Dimensions: 120 x 75 yards

Team Contact
Orange County Soccer Club
20 Fairbanks, Suite 181
Irvine, CA 92618



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APPENDIX J - USL CHAMPIONSHIP FACILITIES SURVEY

PHILADELPHIA UNION II



SUBARU PARK



Subaru Park, recently renamed from Talen Energy Stadium is a soccer specific stadium with a capacity of 18,500. Supporters section entrance leads into a 2,000-seat section at the southeast end of the stadium reserved specifically for the group known as The River End. Cantilevered roofs run above the Main and Bridge Stands and were designed to protect fans from the elements without obstructing the view of the Commodore Barry Bridge and the Delaware River from their seats. The exterior facade is made up of brick and natural stone, a continuity of traditional Philadelphia architecture.

Additional features include thirty luxury suites, a full-service restaurant and club above the Chester End, and a built-in concert stage in The River End. There is a planned expansion for the stadium in the coming years to top 20,000 and then continue to build towards 30,000 seats.

Architect
Rossetti Architects

Construction Cost
\$120 Million

Open Date
6/27/2010

Features
Seating Capacity: 18,500
Surface: Grass
Pitch Dimensions: 120 x 75 yards

Team Contact
Philadelphia Union II
1 Stadium Dr
Chester, PA 19013



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PHOENIX RISING FC



CASINO ARIZONA FIELD



Designed by the DLR Group and Westlake, Reed and Leskosky, the Phoenix Rising Soccer Complex features a 6,101-seat modular stadium. In addition to the standard event seating, the stadium features 12 corporate suites and three roof-top suites suitable for unparalleled hospitality.

Constructed by T&B Equipment temporary seating, best known for creating the 16th hole stadium at TFC Scottsdale, Phoenix Rising Soccer Complex provides a value-engineered and atmospheric home for the Phoenix-based franchise.

Architect
DLR Group / Westlake, Reed Leskosky

Construction Cost
\$6 Million

Open Date
3.25/2017

Features
Seating Capacity: 6,400
Surface: Grass
Pitch Dimensions: 116 x 74 yards

Team Contact
Phoenix Rising FC
1 N. 1st Street, Suite #659
Phoenix, AZ 85004



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APPENDIX J - USL CHAMPIONSHIP FACILITIES SURVEY

PITTSBURGH RIVERHOUNDS



HIGHMARK STADIUM



One of the newest soccer-specific stadiums in North America, Highmark Stadium revolutionized the Pittsburgh sports landscape by providing the Riverhounds with a 4,000-seat venue with a stunning view of downtown Pittsburgh.

Designed by ThenDesign Architecture, the \$102 million project features a FIFA 2-star artificial turf pitch, one of only six fields within the United States to earn the prestigious ranking. The \$7 million stadium was funded through private partners as well as corporate partners and features 15 suites and an expandable footprint that would increase the capacity to 18,000.

In addition to a spectacular soccer venue, Highmark Stadium is also prepared to host additional events including hospitality functions with the more than 6,000 square feet of available banquet space including the Starting XI Bistro and the elevated banquet area. The Riverhounds opened the stadium on April 13, 2012 in front of a sold-out crowd of 4,000. Following the opening, the club outlined a three-phase process of expansion that would ultimately add a second deck to the stadium, enclose the corners and wrap the field.

While the stadium is the primary home for the Riverhounds, it also has hosted the Pittsburgh Passion of the Women's Football Alliance, tournaments for soccer, football, lacrosse, rugby, softball and non-sporting events including multiple concerts and exhibitions.

Architect
ThenDesign Architecture

Construction Cost
\$102 Million

Open Date
4/13/2012

Features
Seating Capacity: 5,000
Surface: LigaTurf
Pitch Dimensions: 110 x 70 yards

Team Contact
Pittsburgh Riverhounds
510 W. Station Dr.
Pittsburgh, PA, 15219
412.390.7315
www.riverhounds.com



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PORTLAND TIMBERS 2



HILLSBORO STADIUM



Hillsboro Stadium is a multi-sport stadium in the northwest United States, located in Hillsboro, Oregon, a suburb west of Portland. Opened 21 years ago in 1999 and owned by the city of Hillsboro, the award-winning stadium is part of the Gordon Faber Recreation Complex located in the northeast part of the city, adjacent to the Sunset Highway.

In 2000, the facility was expanded to increase the seating capacity from 4,000 to the current 7,000 plus. An additional 3,000 temporary seats were added at that time as well to accommodate the Portland State football team. Designed by GBD Architects and built by Hoffman Construction Company, the stadium was named one of 1999's Best Public Project Award recipients by AIA Western International. The facility also won the 2000 Design Award of Merit from International Illumination Design Award.

Hillsboro Stadium has a 170,000-square-foot FieldTurf field. This field is large enough to accommodate two games at the same time. The main grandstand is on the southwest side of the field and contains locker rooms, concession stands, and team training facilities. Seating capacity is approximately 7,600, and the main covered grandstand seats 4,000.

Architect
GBD Architects

Construction Cost
\$7.5 Million

Open Date
1999

Features
Seating Capacity: 7,600
Surface: Field Turf
Pitch Dimensions: 120 x 75 yards

Team Contact
Portland Timbers FC 2
1844 SW Morrison
Portland, OR 97205



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APPENDIX J - USL CHAMPIONSHIP FACILITIES SURVEY

REAL MONARCHS SLC



ZIONS BANK STADIUM



Zions Bank Stadium is a soccer-specific stadium in Herriman, Utah, United States, with a seating capacity of 5,000. The stadium is home to Real Monarchs, a United Soccer League team affiliated with Real Salt Lake of Major League Soccer, and the Utah Warriors, a Major League Rugby team. The stadium is part of the \$78 million Zions Bank Real Academy, which includes the academy and training facilities for Real Salt Lake, and is near the Mountain View Corridor.

Architect
EDA Architects

Construction Cost
\$78 Million

Real Salt Lake chose Herriman as the site of the stadium and academy in early 2016. Construction began in August 2016 and the academy's charter school opened in August 2017. The charter school, built to serve players and residents of nearby areas, focuses on a STEM curriculum and includes an on-site dormitory. Real Salt Lake and Real Monarchs began using the indoor training facilities in January 2018, replacing pre-season camps held in California and Arizona.

Open Date
4/20/2018

Due to the stadium's proximity to the academy's charter school, 100 feet away, it was unable to obtain a liquor license and is not able to serve alcoholic beverages. Under state laws, the license cannot be issued to businesses whose entrance is within 200 feet of a school; in response, Real Salt Lake is considering relocation of the entrance or the addition of a beer garden. The stadium also features a 166-kilowatt array of solar panels on its roof.

Features
Seating Capacity: 5,012
Surface: Turf
Pitch Dimensions: 120 x 75 yards

Team Contact
Real Salt Lake
9256 South State Street
Sandy, UT 84070



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RENO 1868 FC



GREATER NEVADA FIELD



Opened in April 2009, Aces Ballpark serves as the home of the Reno Aces of Class AAA baseball. Designed by HNTB architecture, the stadium features seating for 9,100 with 6,500 individual seats and the remainder serves as general admission. A seating berm overlooks the right-field wall providing standing-room only seating and picnic opportunities. Behind home plate, one will find two 15-person dugout suites and two party zones. The second-deck of the stadium features 22 luxury skyboxes which can accommodate up to 20 guests and include 12 outdoor veranda seats and catering providing providing stunning views of the park and the western sunsets. The seating areas maintain a flexibility that regularly allows the park to exceed official stadium capacity as witnessed July 4, 2014 when 10,310 packed the park.

Professional soccer arrived in Reno in 2017. Owned and operated by the ownership of Reno Aces Baseball Club, the team convert the diamond into a soccer pitch for USL matches. Both the infield and warning track are seamlessly covered with sod in order to turf the pitch. The pitch orients down the first baseline from home plate to right field.

Architect
HNTB

Construction Cost
\$55 Million

Open Date
4/17/2009

Features
Seating Capacity: 9,000
Surface: Grass
Pitch Dimensions: 111 x 74 yards

Team Contact
Reno 1868 FC
250 Evans Avenue
Reno, NV 89501
775.334.4700
www.renoaces.com



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RIO GRANDE VALLEY FC



H-E-B PARK



The home of the Rio Grande Valley FC Toros pulls its inspiration from BBVA Compass Stadium in Houston, Texas as well as Avaya Stadium in San Jose, California. Home to the Houston Dynamo (MLS) and Houston Dash (NWSL), BBVA Compass Stadium exemplifies a facility's multi-event capabilities while Avaya Stadium, home to the San Jose Earthquakes (MLS), highlights the latest trends in stadium construction and sustainability.

Architect
HNTB

Construction Cost
\$16 Million

Rio Grande Valley FC's stadium features two locker rooms, a natural grass pitch measuring 120 yards long by 80 yards wide, 2,200 parking spaces, digital scoreboard with video capability, three concession areas approximately 30-feet in length and a state-of-the-art press box featuring individual work stations, hospitality, broadcasting booths, Wi-Fi and hi-speed network connections for all users. Built for a capacity of 9,700, the stadium maintains the ability to expand its occupancy levels through infrastructure additions and the enclosure of the horse-shoe configuration.

Open Date
3/1/2016

Features
Seating Capacity: 10,000
Surface: Grass
Pitch Dimensions: 115 x 75 yards

Team Contact
RGV FC Toros
Upton Plaza
4500 N. 10th St.
McAllen, TX 78504



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APPENDIX J - USL CHAMPIONSHIP FACILITIES SURVEY

SACRAMENTO REPUBLIC FC



BONNEY FIELD



Opened in 2014 as the permanent home of Sacramento Republic FC, Bonney Field provided the club and the City of Sacramento with a soccer-specific stadium.

Architect
Peabody Engineering

Owned in partnership between Ovation's Food Service and Cal Expo, the \$3 million privately-funded stadium is located on the grounds of the Cal Expo and originally seated 8,000 spectators. Following the 2014 championship season for the Republic, the stadium experienced a \$1.6 million renovation that increased the seating capacity to 12,000.

Construction Cost
\$3 million, 2014 addition \$1.6 million

Additionally, Bonney Field features concessions, merchandise locations, VIP seating, state-of-the-art videoboard, Fun Zone, beer garden and a concert stadium for pre-game activities.

Open Date
6/20/2014

In addition to serving as the home of the Republic, Bonney Field has also hosted the men's national rugby teams for the USA and Canada as part of the IRB Pacific Nations Cup. The match was nationally broadcasted on NBC Universal, exposing Bonney Field and Cal Expo to an international audience. Additionally, Bonney Field has hosted multiple premier international soccer clubs, including Rangers FC of Glasgow, Atlas FC of Liga MX and West Bromwich Albion of the Barclays Premier League. Outside of sporting events, Bonney Field is a home for concerts, positioning Sacramento as an international sport and entertainment destination.

Features
Seating Capacity: 11,569
Surface: Grass
Pitch Dimensions: 114 x 74 yards

Team Contact
Sacramento Republic
2421 17th St.
Sacramento, CA 95818
916.307.6100
www.sacrepublicfc.com



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SAINT LOUIS FC



WORLD WIDE TECHNOLOGY SOCCER PARK



Formerly known as Anheuser-Busch Center, the St. Louis Soccer Park features a main soccer stadium that seats 6,200.

Owned and operated by St. Louis Scott Gallagher Soccer Club, the facility is also home to Webster University's men and women's soccer teams.

The complex features coaches' offices, team locker rooms, Pro Shop, banquet hall, two concession stands, press box and private office.

Opened in 1982, the main field hosted international, collegiate and youth soccer events including 1990 FIFA World Cup qualification matches and 1988 Summer Olympic qualification matches. In March 2012, the club broke ground on a \$1.5 million renovation that included replacing the main exhibition field and additional grass field with turf, replanting two remaining grass fields with Bermuda grass, new videoboard and sound systems while converting one of the conference rooms into a first-class team pro shop.

Architect
CA SCA

Construction Cost
\$ Unknown

Open Date
1990

Features
Seating Capacity: 6,260
Surface: Turf
Pitch Dimensions: 112 x 75 yards

Team Contact
Saint Louis FC
1 Soccer Park Road
Fenton, MO 63026
636.680.0999
www.saintlouiscfc.com



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APPENDIX J - USL CHAMPIONSHIP FACILITIES SURVEY

SAN ANTONIO FC



TOYOTA FIELD



Designed by Pro Sports Developments (PSD), which is the sports entertainment division of Luna Architecture and Design, Toyota Field's design allows for the stadium to expand its capacity to 18,000 seats in three phases. The soccer-specific stadium was designed for multiple functions as the facility can host UIL, NCAA, MLS and FIFA standard international soccer events, lacrosse, American football, boxing and concerts.

The stadium currently has a capacity of 8,296 seats, which includes 16 private suites, 864 midfield club seats, a field level beer garden for more than 200 fans with tiered table and chair seating. A suite level observation deck can accommodate more than 100 fans and provides an overlook of the entire field. The architectural design pays tribute to the industrial heritage of the historic Longhorn Quarry of which the stadium now resides. The stadium features ribbed metal and perforated metal facades with exposed structural elements throughout, accentuating the steel and creating a contemporary industrial feel. The metal facades and the metal roof canopy extends over the west side suite balconies and stadium seating, amplifies the crowd noise. The natural grass playing surface is Tif Sport hybrid Bermuda and the root zone consists of an 8" layer of USGA sand and Dakota peat. The field also contains an internal drainage system to help avoid rain outs.

Architect
Pro Sports Developments

Construction Cost
\$21 million

Open Date
4/13/2013

Features
Seating Capacity: 8,422
Surface: Grass
Pitch Dimensions: 114 x 74 yards

Team Contact
San Antonio FC
One AT&T Center
San Antonio, TX 78219-3604
210.444.5000
www.uslsanantonio.com



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APPENDIX J - USL CHAMPIONSHIP FACILITIES SURVEY

SAN DIEGO LOYAL SC



TORERO STADIUM



Torero Stadium is located on the campus of University of San Diego. The facility is shared by the University of San Diego football and soccer programs, and the San Diego Legion, (MLR Rugby team). The south seating breakdown is about 1,100 bleacher seats with backs and press box facilities. The East and North stands are all bleachers comprising around 3,000 seats, 1,900 of which are in the East end behind the goal.

The stadium was renovated in 2001 to host the WUSA San Diego Spirit, with \$3.5 million spent to enlarge the seating areas and provide more spectator comfort as well as upgrade the lighting system to allow for night time games. The final two steps of the renovation included adding a pedestrian walkway around three quarters of the stadium and a new sound system, video board and scoreboard. In 2008 there was an additional round of renovations performed, with the addition of a new playing surface and drainage. In 2012 the playing surface was replaced again in preparation for the 2012 Women's Soccer College Cup. University of San Diego became the first WCC school to host an NCAA national championship on campus.

Torero has hosted MLS exhibition games for the Los Angeles Galaxy, Club Tijuana, Toronto FC and Chivas USA. The U.S. women's national soccer team has also played friendlies at the stadium. Additionally, since 2002, the venue has hosted The First 4 men's college lacrosse invitational.

Architect
Unknown

Construction Cost
\$ Unknown

Open Date
1961

Features
Seating Capacity: 6,000
Surface: Bermuda Grass
Pitch Dimensions: 118 x 72 yards

Team Contact
info@sdloyal.com
www.sdloyal.com



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APPENDIX J - USL CHAMPIONSHIP FACILITIES SURVEY

SPORTING KC II



CHILDREN'S MERCY PARK



Children's Mercy Park is a soccer-specific stadium in Kansas City, Kansas, owned by OnGoal, LLC, and is the home of both MLS and USL Sporting Kansas City clubs. The stadium is located near Kansas Speedway, on the far west side of Wyandotte County, Kansas. It opened during the 2011 season of Major League Soccer on June 9, 2011 with a match against the Chicago Fire. The stadium has a seating capacity of 18,467 seats, which can expand to 25,000 for concerts. In 2013, the stadium hosted the MLS All-Star Game, the United States men's national soccer team, and the MLS Cup; the only stadium to host all three in the same year.

Located near the Village West Retail area, Children's Mercy Park has hosted games from the US Open Cup, CONCACAF Champions League, 2012 CONCACAF Men's Olympic Qualifying Tournament, World Cup qualifiers, and the 2013 MLS All-Star game. From 2014-2018 the stadium hosted NCAA Division 2 Football Championships, and in 2015 they hosted NCAA College Cup. In 2016, a SkyCam was added as well as RoboCams behind both goals and on top of the stadium. There are 30 plus suites in the stadium as well as 7 media booths. The 18,000 seats are dispersed into a supporters section of bleachers, with the rest of the stadium general seating. For concerts the stadium can hold up to 25,000 people.

Architect
Populous

Construction Cost
\$200 million

Open Date
6/9/2011

Features
Seating Capacity: 18,467
Surface: Grass
Pitch Dimensions: 118 x 72 yards

Team Contact
Sporting KC II
2020 Baltimore Ave, Kansas
City, MO 64108



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APPENDIX J - USL CHAMPIONSHIP FACILITIES SURVEY

TACOMA DEFIANCE

CHENEY STADIUM



Cheney Stadium has a lot of baseball history behind it. Built in 1960 in just 42 days, Cheney stadium was bare bones when the first games were played. The stadium is located next to Henry Foss High School and uses the high school's parking lot for games. There have been numerous MLB affiliate teams that have played at Cheney stadium, most notably the Seattle Mariners.

In 2018 the then Seattle Sounders FC 2 moved into the stadium and underwent a rebrand to Tacoma Defiance. They were joined one year later by the NWSL team OL Reign. In 2011 Cheney Stadium underwent a major renovation worth \$28-30 million. The renovation included 16 luxury suites, a kids play area, more restrooms & concession stands, a restaurant and additional basic repairs. The Rainiers deal to stay relied strictly on the new renovations. They signed a 32 year lease in 2009 and just five days later the renovations were approved for public funding.

Architect
EL Mills & Associates (1960) Populous (2011)

Construction Cost
\$940,000 (\$812 million in 2019)
\$28-30 million in renovations in 2011

Open Date
4/16/1960 Renovated 2011

Features
Seating Capacity: 7,698
Surface: Grass
Pitch Dimensions: 110 x 70 yards

Team Contact
Tacoma Defiance
2502 S. Tyler St.
Tacoma, WA 98405



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APPENDIX J - USL CHAMPIONSHIP FACILITIES SURVEY

TAMPA BAY ROWDIES



AL LANG FIELD



Al Lang Stadium is a 7,500-seat sports stadium in downtown St Petersburg, Florida that is the current home field of the Tampa Bay Rowdies. It was used almost exclusively as a baseball park for over 60 years. However, since the Rowdies moved to the facility in 2011, it has been reconfigured to better host soccer. The current Al Lang stadium was built in 1947 after demolition of the previous waterfront park. It has since been renovated three times in 1976, 1996, and 2015. In 1976 the renovation expanded the capacity to the current 7,227. In 1996 disability accommodations were installed.

Prior to the Tampa Bay Rowdies, Al Lang had many different MiLB tenants, most recently the Rays until 2008. The Tampa Bay Rowdies became the primary tenant in 2011, and Al Lang Stadium was incrementally modified into a soccer venue over each of the following off-seasons. Since October 2014, an agreement between the club and the city of St Petersburg has made the stadium a soccer-only facility, and the then Rowdies' ownership conducted an extensive renovation in early 2015.

In the past 10 years Al Lang has also hosted Lacrosse and Rugby events. In October 2018, the Rowdies were purchased by the Tampa Bay Rays, which gave the baseball club control of Al Lang Stadium through the transfer of the existing lease with the city of St Petersburg.

Architect
Populous

Construction Cost
\$300,000 (1947)

Open Date
1947

Features
Seating Capacity: 7,256
Surface: Grass
Pitch Dimensions: 115 x 76 yards

Team Contact
Tampa Bay Rowdies
230 1st st. SE
St. Petersburg, FL 33701



APPENDIX J - USL CHAMPIONSHIP FACILITIES SURVEY

THE MIAMI FC



RICCARDO SILVA STADIUM



Riccardo Silva Stadium is a college football and soccer stadium on the campus of Florida International University (FIU) in Miami, Florida. It is home stadium of the FIU Panthers football team and the Miami FC soccer team. The stadium opened in 1995 and has a seating capacity of 20,000.

In 2017, the university agreed to a five-year deal to rename the stadium after Riccardo Silva, part owner of Miami FC. Before the deal, Silva had donated \$3.76 million for various improvements to the stadium including a new playing surface and Jumbotron video scoreboard. Designed by Rossetti Architects, the stadium has a 6,500-square-foot Panther Club on the ground level, an upper concourse for additional fan seating and concessions, a jumbotron scoreboard, and 19 luxury suites. Seating includes chairback seats and bench seating, all with backrests.

The facility also includes a two-story, 50,000-square-foot field house, named for trustee R. Kirk Landon, which includes a 14,000-square-foot weight room. The stadium also includes 8,500 square feet of locker rooms, an equipment room, a full-service athletic training facility, a ticket office, a merchandise area, and an FIU Athletics Hall of Fame.

Architect
Rossetti Architects, BEA Architects

Construction Cost
\$3 Million (1995), \$54 Million (2007 renovation)

Open Date
1995

Features
Seating Capacity: 20,000
Surface: FieldTurf Revolution 360
Pitch Dimensions: 117 x 75 yards

Team Contact
The Miami FC
1001 Brickell Bay Dr
Miami, FL 33131



APPENDIX J - USL CHAMPIONSHIP FACILITIES SURVEY

FC TULSA

ONEOK FIELD



A tribute to Tulsa's professional baseball past, the art deco stadium opened April 8, 2010 and is located in the Greenwood District of downtown Tulsa. Home of the Tulsa Drillers of Minor League Baseball, the Class AA affiliate of the Los Angeles Dodgers share ONEOK Field with the expansion USL franchise.

The stadium features 23 suites and a playing surface that is recessed approximately 13 feet below street level.

While the capacity of the stadium is listed at 7,833, the capability to hold up to 9,000 exists for special events as the facility boasts 5,500 fixed seats.

A 360-degree concourse provides uninterrupted views of the pitch while the exterior design of the facility pays tribute to the city through its colorful and textured facade, reminiscent of the oil deposits that produced the strata of colors beneath the park's existing site as well as the 16 four-foot art deco medallions on the exterior of the stadium. The use of brick and zinc on the stadium's exterior allows the structure to age gracefully over time.

Centrally-located within the Tulsa community, the stadium serves as a beacon for growth while providing exquisite views of downtown Tulsa and the neighboring communities.

Architect
Populous

Construction Cost
\$39.2 million

Open Date
4/8/2020

Features
Seating Capacity: 7,060
Surface: Grass
Pitch Dimensions: 110 x 70 yards

Team Contact
Tulsa Roughnecks FC
201 N. Elgin Ave.
Tulsa, OK 74120
916.744.5998
www.tulsaroughnecksf.com



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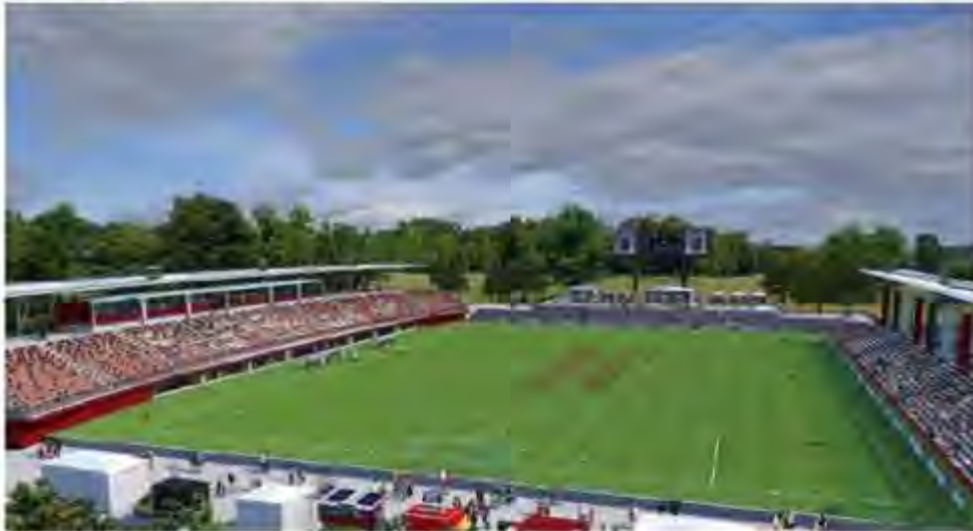
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APPENDIX K - USL LEAGUE ONE FACILITIES SURVEY

CHATTANOOGA RED WOLVES SC



CHI MEMORIAL STADIUM



CHI Memorial Stadium is a 5,500 seat soccer-specific stadium in East Ridge, Tennessee. The stadium broke ground on July 9, 2019, with its original scheduled opening of April 2020 being delayed by the COVID-19 pandemic. The facility finally hosted its first game on August 1st, 2020 with a USL League One match between Chattanooga Red Wolves and Tucson FC, watched by a socially-distanced reduced capacity crowd. In addition to being the home of Chattanooga Red Wolves SC of USL League One, the stadium serves as the home field for Chattanooga Lady Red Wolves SC of the Women's Premier Soccer League, and Dalton Red Wolves SC of USL League Two. When not in use by its soccer tenants, the stadium acts as a venue for specialty sporting events and other events such as concerts and festivals. Naming rights were awarded to CHI Memorial Hospital in Chattanooga (part of the Catholic Health Initiatives hospital system) on March 5, 2020.

CHI Memorial Stadium was approved by the City of East Ridge, Tennessee on June 27, 2019 as part of a 100-acre \$125 million development including hotels, condominiums, apartments, retail shops, restaurants and convention space near Landsdale Park. Built out over the next three to five years, the property is expected to generate between \$6 and \$7 million in tax revenue each year.

In terms of amenities, an executive club includes VIP seating and a large social gathering space. The fully catered club includes an exclusive bar, elevated dining options, premium stadium entry, televisions and preferred parking. A beer garden overlooking the goal line accommodates hundreds of soccer fans over the age of 21. The beer garden also includes a large social gathering space with elevated pub seating overlooking the supporters' section directly in front of the field. A children's area sits adjacent to the family seating section and includes a gathering space for parents to enjoy the game and socialize. Additionally, the stadium boasts sky suites, concessions, merchandise, staff offices and a players' area with 5 locker rooms, film room, cryotherapy, fitness and recovery room and dining hall.

Architect
Manica Architecture

Construction Cost
\$60 million

Open Date
8/1/2020

Features
Seating Capacity: 3,500
Surface: Turf
Pitch Dimensions: 110 x 70 yards

Team Contact
Chattanooga Red Wolves
411 Broad St. suite 101
Chattanooga TN, 37402



APPENDIX K - USL LEAGUE ONE FACILITIES SURVEY

FORT LAUDERDALE CF



LOCKHART STADIUM



The stadium was built in 1959 as part of a new sports complex that also included the Fort Lauderdale Stadium baseball park. It was originally designed to host American football and track and field competitions for four local high schools: Fort Lauderdale High School, Stranahan High School, Northeast High School, and Dillard High School.

The stadium was named for former city commissioner H. Y. "Doug" Lockhart and was dedicated at a football game on September 18, 1959. In late January 2019, Major League Soccer expansion team Inter Miami CF announced its intentions to pursue the Lockhart Stadium site to serve as the club's training ground for its first team, youth academy, and USL League One reserve side Fort Lauderdale CF. The development includes an 18,000-seat stadium, which will serve as the long-term home of Fort Lauderdale CF as well as the interim home of the first team while the Miami Freedom Park stadium is under construction.

The Fort Lauderdale city council unanimously approved Inter Miami's bid for the Lockhart Stadium site on March 19. On April 2, the Fort Lauderdale City Commission cleared Inter Miami to begin the demolition process; as part of the deal, the team was to begin clearing the site within 180 days, with demolition of the stadium beginning on May 8.

Architect
Manica Architecture

Construction Cost
\$5 million (1998 renovation),
\$60 million (2020)

Open Date
1959

Features
Seating Capacity: 17,417
Surface: Grass
Pitch Dimensions: 110 x 70 yards



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APPENDIX K - USL LEAGUE ONE FACILITIES SURVEY

FORWARD MADISON FC



BREESE STEVENS FIELD



Breese Stevens Municipal Athletic Field, the current home of Forward Madison, was originally built in 1925, with additions in 1934 and 1939. The stone wall enclosing the field was built by the Civil Works Administration in 1934. The site was designated a city landmark in 1995 and listed on the National Register of Historic Places in 2015.

The city has invested about \$5.9 million for improvements to the stadium since 2007, including \$1 million to install artificial turf in 2015 (replacing the original grass field), and \$1.65 million for the concessions and restrooms building. Outside of Forward Madison Breese Stevens Field is home to Edgewood College teams; Madison East High School teams, the Madison 56ers amateur soccer team; the professional Ultimate frisbee team and the Madison Radicals. The city of Madison built the brick grandstand in 1925.

The concrete bleachers were also built in 1934, and the wooden press box was added in 1939. Three heating units were installed in 1945, and two years later the new electric scoreboard was erected. A public outcry led to the establishment of the field as a soccer venue in 1982. Minor league baseball returned to Breese on April 27, 1982, when the Madison Muskies made their debut there before adopting Warner Park as their home field. In 1983 the city council voted to allocate \$230,000 to gradually restore the park by fixing the grandstand roof, sagging walls and broken toilets.

In 2018, prior to Forward Madison FC's arrival, the field received upgrades, including new bathrooms, a concession stand, and more seating, upgrading the capacity to an estimated 5,000 people.

Architect
Claude & Starck

Construction Cost
\$5.9 million (since 2012 in renovations)

Open Date
1925

Features
Seating Capacity: 5,000
Surface: Grass
Pitch Dimensions: 110 x 70 yards

Team Contact
Forward Madison FC
834 E Washington Ave Suite 229
Madison, WI 53703



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APPENDIX K - USL LEAGUE ONE FACILITIES SURVEY

GREENVILLE TRIUMPH SC



LEGACY EARLY COLLEGE FIELD



Legacy Early College Field is a 4,000-seat stadium located on the campus of Legacy Early College, a college preparatory school, in Greenville, South Carolina. This is a temporary place to play for the Triumph as their new stadium is being built. The team's existing stadium creates an intimate environment with grandstands on either side. Seats had to be brought in for the stadium to reach the 3,500 seat minimum.

Architect
McMillan Pazdan Smith Architecture

Construction Cost
\$ Unknown

Open Date
Unknown

Features
Seating Capacity: 4,000
Surface: Turf
Pitch Dimensions: 110 x 70 yards

Team Contact
Greenville Triumph SC
One North Main Street, 4th floor
Greenville, SC 29611



STADIUM DEVELOPMENT GUIDELINES

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APPENDIX K - USL LEAGUE ONE FACILITIES SURVEY

NEW ENGLAND REVOLUTION II



GILLETTE STADIUM



Gillette Stadium is the home of the New England Patriots. The stadium has a capacity of over 65,000 for football, but around 20,000 for soccer games but is expandable. Built in 2002 Gillette has 89 executive suites. On April 18, 2000, the team revealed plans for the new stadium in Foxborough. It was announced as a 68,000-seat stadium at a cost of \$325 million, with the entire cost privately funded. Boston is thus the only city in professional sports in which all facilities are privately owned and operated. The Patriots own Gillette Stadium, the Red Sox own Fenway Park, and TD Garden is owned by Delaware North (the owner of the Bruins) (the Celtics rent the TD Garden from Delaware North). The stadium was designed by HOK Sport (now Populous). Kraft wanted it modeled on M&T Bank Stadium which had opened in Baltimore in 1998. Kraft insisted on it having a "front door" with a Disneyland-like entrance. Populous went through 200 designs before coming up with one that Kraft liked. The entrance includes a lighthouse (which was originally designed to shoot a light 2 miles (3.2 km) high) and a bridge modeled on Boston's Longfellow Bridge. The lighthouse and bridge are now featured on the stadium's logo.

For the first eight years of its existence, the stadium used a video display, with a smaller LED scoreboard just beneath it, at each end of the field. The south side also had a large LED scoreboard in addition to the smaller one. In 2010, the stadium installed two new HD Daktronics video displays to replace the entire previous setup at both ends. At the time of their construction, the larger screen, at 41.5 feet tall and 164 feet wide (12.6 m x 50.0 m), was the second-largest video monitor in any NFL stadium; only AT&T Stadium had a larger one.

Architect
HOK Sport (Populous)

Construction Cost
\$325 million

Open Date
2002

Features
Seating Capacity: 20,000 (Soccer)
Surface: Field Turf
Pitch Dimensions: 116 x 75 yards

Team Contact
New England Revolution II
1 Patriot Place



APPENDIX K - USL LEAGUE ONE FACILITIES SURVEY

NORTH TEXAS SC

GLOBE LIFE PARK IN ARLINGTON



Globe Life Park in Arlington is a stadium in Arlington, Texas, located between Dallas and Fort Worth. Originally built as a baseball park, it was home to the Texas Rangers of Major League Baseball from 1994 until 2019 when the team vacated the stadium for Globe Life Field. It was constructed as a replacement for nearby Arlington Stadium and opened in April 1994 as The Ballpark in Arlington.

In 2020, Globe Life Park was retrofitted to become the home of North Texas SC of USL League One and the Dallas Renegades of the XFL. The only current tenant is North Texas SC.

On December 3, 2010, the Rangers announced that extensive renovations to the stadium would be made and ready for the 2011 season. These renovations included:

- New Daktronics HD video displays in right field (atop the Home Run Porch) and center field (on top of the office building).
- The out-of-town scoreboard on the left field wall (which had been replaced prior to the 2009 season) also was updated with HD technology.
- The audio system throughout the stadium was completely overhauled, with new speakers and production equipment.
- A new "Show Control System" which can display networked data such as videos, scores, and point-of-sale information anywhere in the stadium.
- An IPTV system that can display live television content on ten HDTV channels to any display in the stadium.

Architect
David M. Schwarz Architectural services,
HKS Inc.

Construction Cost
\$191 million

Open Date
1992

Features
Seating Capacity: 48,000
Surface: Latitude 36 Bermuda Grass
Pitch Dimensions: 110 x 70 yards

Team Contact
North Texas SC
9200 World Cup Way, Suite 202
Frisco, TX 75033



APPENDIX K - USL LEAGUE ONE FACILITIES SURVEY

ORLANDO CITY B



OSCEOLA COUNTY STADIUM



The stadium is the centerpiece of the 120-acre Osceola Heritage Park, which contains four full-sized practice fields, two half fields, the 8,000-seat Silver Spurs Arena, a pavilion designed to house livestock, and a 47,850-square foot exhibition hall.

The stadium underwent an extensive \$18.3 million renovation that was completed in 2003. The renovation architect was DLR Group and they designed a completely new exterior facade, while all seating inside the stadium was replaced and the press box and clubhouses were upgraded. Former home of the Houston Astros spring training until 2016.

Architect
DLR Group

Construction Cost
\$6.5 million (1984)
\$18.4 million renovation

Open Date
1984

Features
Seating Capacity: 5,400
Surface: Grass
Pitch Dimensions: 110 x 70 yards

Team Contact
Orlando City B
655 W Church Street
Orlando, FL 32805



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APPENDIX K - USL LEAGUE ONE FACILITIES SURVEY

RICHMOND KICKERS



CITY STADIUM



Owned by the City of Richmond, City Stadium was built in 1929 and seats approximately 22,611. Built for \$80,000, the stadium features a natural grass pitch and electric scoreboard. The University of Richmond utilized the facility from 1929-2009 while additional tenants included the Richmond Rebels (ACFL/ConFL), Richmond Mustangs (UAFL), Richmond Kickers Futures (PDL) and Richmond Kickers Destiny (W-League).

Architect
Unknown

Construction Cost
\$20 million (2017)

The Kickers men's professional team remains the primary tenant of the facility as the club initially started competition with the stadium in 1993. In 2017 the Kickers were awarded a 40-year lease renewal of City Stadium. The lease included \$20 million in renovations and capital improvements, built in three phases.

Open Date
1929

• Phase 1 – Improvements in landscaping, parking, tending and seating; upgrades to the field and its irrigation system. Target for completion: December 2020. Estimated cost: \$385,000.

Features
Seating Capacity: 22,611
Surface: Patriot Bermuda Grass
Pitch Dimensions: 110 x 70 yards

• Phase 2 – Improvements to the concourse, stadium lighting, signage, team facilities; restroom refurbishment; seating enhancements and additional parking lot upgrades; scoreboard/audiovisual improvements. Target for completion: December 2030. Estimated cost: \$3 million.

• Phase 3 – Press box, additional seating, additional parking improvements, new restrooms; installation of tennis court sized futsal courts. Target for completion: December 2050. The club said this portion of the project will be funded by the balance of the \$20 million commitment.

Team Contact
Richmond Kickers
2001 Maywill St., Suite 205
Richmond, VA 23230
804.644.5425
www.richmondkickers.com



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APPENDIX K - USL LEAGUE ONE FACILITIES SURVEY

SOUTH GEORGIA TORMENTA FC



ERK RUSSELL PARK (EAGLE FIELD)



Tormenta FC currently plays at Eagle Field at Erk Russell Park on the Georgia Southern University campus. Construction for a 5,300 seater soccer-specific stadium in Statesboro commenced on March 27, 2019, due for a 2021 completion.

Eagle Field is a 500+ seat on campus soccer/track and field stadium in Statesboro, Georgia, United States. It is home to the Georgia Southern Eagles men's and women's soccer teams as well as cross country and track and field events. It is located in Erk Russell Athletic Park which is shared with Allen E. Paulson Stadium (football) as well as other football buildings. The stadium hosted the 2018 Sun Belt Conference Men's Soccer Tournament.

Architect
Unknown

Construction Cost
\$ Unknown

Open Date
2005

Features
Seating Capacity: 3,500
Surface: Grass
Pitch Dimensions: 110 x 70 yards

Team Contact
South Georgia Tormenta FC
2704 Old Register Rd
Statesboro, GA 30458



APPENDIX K - USL LEAGUE ONE FACILITIES SURVEY

TORONTO FC II



BMO FIELD



BMO Field is an outdoor stadium located at Exhibition Place in Toronto, Ontario, Canada, which is home to Toronto FC of Major League Soccer and the Toronto Argonauts of the Canadian Football League. Constructed on the site of the former Exhibition Stadium and first opened in 2007, it is owned by the City of Toronto, and managed by Maple Leaf Sports & Entertainment. The stadium's naming rights are held by the Bank of Montreal. From 2014 to 2016, the stadium underwent a series of major renovations, which added an upper deck to the east grandstand, a roof over the seating areas and lengthened the field to make it suitable for hosting Canadian football. The latter allowed for the Toronto Argonauts to move to BMO Field beginning with the 2016 CFL season, which also saw the 104th Grey Cup played at the stadium.

Architect
Brisbin Brooks Beynon Architecture
(BBB), Gensler

Construction Cost
\$629 million

Open Date
2007

Features
Seating Capacity: 30,000
Surface: Hybrid Grass
Pitch Dimensions: 115 x 74 yards

Team Contact
Toronto FC II
50 Bay St #500
Toronto, ON M5J 2L2, Canada



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APPENDIX K - USL LEAGUE ONE FACILITIES SURVEY

FC TUCSON



KINO SPORTS COMPLEX



The North Stadium features a regulation-sized field and includes a fully-lit arena with scoreboard, press box, restrooms and permanent seating for up to 3,200 people. The North stadium is the largest of over a dozen fields in the Kino Sports complex. It is a mix of soccer and baseball. The complex is home to two larger stadiums, one being the North Stadium and the other being Kino Veterans Memorial Stadium, former home for spring training baseball. The complex serves as the preseason home of Major League Soccer's New York Red Bulls and host of the Desert Diamond Cup preseason soccer tournament.

Architect
Populous

Construction Cost
\$38 million

Open Date
1998

Features
Seating Capacity: 3,200
Surface: Turf
Pitch Dimensions: 129 x 84 yards

Team Contact
FC Tucson
3600 S Country Club Rd
Tucson, AZ 85713



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APPENDIX K - USL LEAGUE ONE FACILITIES SURVEY

UNION OMAHA



WERNER PARK



Werner Park is a minor league ballpark near Papillion, Nebraska, a suburb southwest of Omaha. Opened nine years ago in 2011, it is owned by Sarpy County and is the home of the Omaha Storm Chasers (formerly Royals) of the Pacific Coast League, and USL League One soccer club Union Omaha.

The club moved from Rosenblatt Stadium in south Omaha (in Douglas County) into Werner Park on December 17, 2010. The ballpark cost \$36 million to construct and is located near 126th Street and Highway 370, less than three miles (5 km) west of Papillion in unincorporated Sarpy County. Since 2013, the Omaha Mavericks have used the venue for some home college baseball games. In July 2015, the Storm Chasers hosted the Triple-A All-Star Game and Home Run Derby, the first time the events had been held in Omaha.

Architect
DLR Group

Construction Cost
\$36 million

Open Date
2011

Features
Seating Capacity: 9,023
Surface: Natural Grass
Pitch Dimensions: 110 x 70 yards

Team Contact
Union Omaha
12356 Ballpark Way
Papillion, NE 68046



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APPENDIX L - Working Group & Acknowledgment

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813.963.3909

Steven Short, Sr. Vice President, League One
Dan Holman, Sr. Director, Corporate Development

Resources:

FIFA Laws of the Game 2014/2015

FIFA Football Stadiums Technical Recommendations and Requirements, 5th Edition, 2011

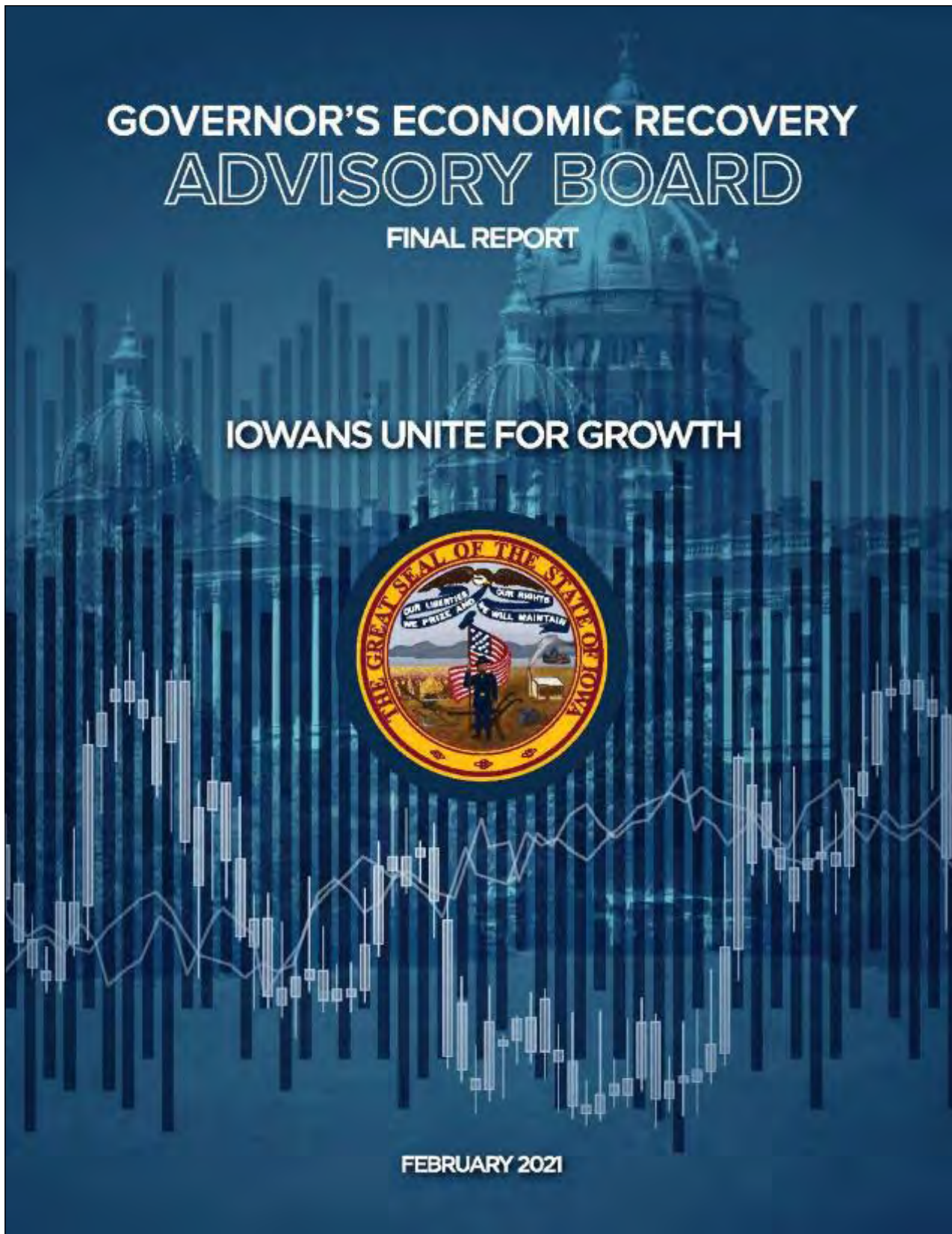
United States Soccer Federation

UEFA Guide to Quality Stadiums

Green Sports Alliance

U.S. Green Building Council





LETTER FROM THE CHAIRMAN Governor's Economic Recovery Advisory Board



Dear Governor Reynolds:

On behalf of the 15 members of the Governor's Economic Recovery Advisory Board, I am pleased to submit our final report, which provides the foundation for future growth, vitality, and prosperity for all Iowans as we recover from the COVID-19 pandemic and the economic consequences of the virus.

In just over 100 days, more than 350 Iowans volunteered their time and talents to serve on the various working groups of the Advisory Board. The working groups generated discussion, debate, ideas, and recommendations across key areas of Iowa's economy with a goal to facilitate transformational change and economic sustainability.

The charge from you was straightforward, but aspirational: be bold, be innovative, and be direct about the challenges facing our economy and future success. You asked for recommendations that improve life in our state, and importantly, you asked that our recommendations create opportunity for Iowans of every race, background, and difference.

Utilizing the broad diversity of background and thought, the 15-member Advisory Board unanimously recommended 18 initiatives that will drive the next generation of prosperity and innovation in Iowa. In recognition of the immense contributions of those who participated in the working group process, we have elected to include the full working group reports within this report. Including the full working group reports captures the many high-quality ideas that were generated and is also consistent with my pledge from the outset to welcome any and all ideas into our transparent process.

Also included in the final report to the Governor is a list of continuous improvement inspired "Just Do It" proposals. Accordingly, the Just Do It proposals are policy items or action steps that various state agencies and the Legislature can implement right away, with comparatively less investment and implementation time, to advance the recovery process more quickly and efficiently.

We, as Iowans, are resilient and have never backed away from a challenge. Our shared history is replete with examples of recovery and achievement. We persevered through historical floods and droughts, the Farm Crisis of the 1980s, and the Great Recession more than a decade ago. This challenge will be no different.

Furthermore, we will not be satisfied to simply return to the status quo that existed before the pandemic. We must work together, engineer, and innovate our way to new heights of achievement for all Iowans. The prospects for Iowa are extremely bright, and I am excited about our shared future success.

I encourage business leaders, community leaders, educators, and anyone else with a vested interest in the future of our state to read this report and learn how we can work together to lift each other up and emerge from this challenge stronger than ever before.

Sincerely,

Ben McLean
Chairman



“The Advisory Board will work diligently to generate innovative strategies, policy solutions and other ideas to grow Iowa's economy and create jobs and opportunities for Iowans.”

BEN MCLEAN
ADVISORY BOARD CHAIRMAN
CEO OF RUAN TRANSPORTATION
MANAGEMENT SYSTEMS.



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INTRODUCTION

Turning obstacles into opportunities.

From the Dust Bowl of the 1930s to the Farm Crisis of the 1980s to the floods of 2019, Iowans face each and every challenge with an uncommon resilience and determination. They also approach those challenges with an eye on the future, realizing that every obstacle is an opportunity to not only rebound, but grow.

In that spirit, Governor Kim Reynolds formed the Governor's Economic Recovery Advisory Board.

In the midst of an unprecedented pandemic that rattled Iowa's way of life and economic livelihood and in the aftermath of a massive derecho that swept hurricane-caliber devastation right through the heart of the state, Governor Reynolds' charge to the Advisory Board was clear: develop a plan not just to return Iowa to where it was economically, but to seize the opportunities and lessons learned from COVID-19 to think bigger.

The recommendations in this report represent an opportunity to elevate how we do business, to modernize how we work and learn, and to further improve our quality of life.

ABOUT THE GOVERNOR'S ECONOMIC RECOVERY ADVISORY BOARD

On June 18, 2020, Governor Reynolds signed Executive Order 6, which established the Governor's Economic Recovery Advisory Board to learn from the challenges and innovations of Iowans in response to the pandemic and to focus on modernizing Iowa's economy. The Governor also challenged the Advisory Board to work across all areas of state government to deliver an effective and efficient plan for rebuilding the economy.

Because economic recovery spans many sectors, the executive order created seven working groups to help the Advisory Board develop its plan. The areas of focus included:

- Agriculture
- Connectivity
- Economic Growth
- Education
- Government
- Public Health and Health Care
- Expanding Iowa's Workforce

MEMBERSHIP

Governor Reynolds appointed a group of Iowa business leaders to lead the Advisory Board, to propel recovery efforts, and to position Iowa for growth.

Members of the Advisory Board:

Ben McLean

Advisory Board Chairman
CEO of Ruan Transportation Management Systems

Dan Houston

Chairman, President and CEO of Principal Financial Group

Robin Anderson

State Chief Economist

AJ Loss

CEO of Bush Construction

Mary Andringa

Chair of the Board of Vermeer

Megan McKay

President of Peace Tree Brewing Company

Nick Bowdich

President and CEO of Elite Octane

Emily Schmitt

General Counsel of Sukup Manufacturing Co.

Tim Bower

President of Flint Cliffs Manufacturing

Barbara Sloniker

Executive Vice President of the Siouxland Chamber of Commerce

Randy Edeker

Chairman, CEO and President of Hy-Vee Inc.

Adam Wright

President and CEO of MidAmerican Energy Company

Rosalind Fox

Factory Manager at John Deere

Diane Young

Director of Technical Services/Owner of Foundation Analytical Lab

WORKING GROUPS

The Advisory Board determined that each of the seven working groups would be co-chaired by two members of the Advisory Board and staffed by state department directors and staff, as well as staff from the Governor's Office. The working groups were challenged to develop bold recommendations.

Working group leadership is as follows:

AGRICULTURE

- Chairs: Nick Bowdish and Diane Young
- Secretary Mike Naig, Iowa Department of Agriculture and Land Stewardship

CONNECTIVITY

- Chair: Dan Houston
- Director Annette Dunn, Office of the Chief Information Officer

ECONOMIC GROWTH

- Chairs: Megan McKay and Adam Wright
- Executive Director Debi Durham, Iowa Economic Development Authority and Iowa Finance Authority

EDUCATION

- Chairs: Tim Bower and Rosalind Fox
- Director Ann Lebo, Iowa Department of Education

GOVERNMENT

- Chairs: Emily Schmitt and Barbara Sloniker
- Director Craig Paulsen, Iowa Department of Revenue

PUBLIC HEALTH AND HEALTH CARE

- Chairs: Randy Edeker and Suresh Gunasekaran
- Director Kelly Garcia, Iowa Department of Human Services, Iowa Department of Public Health, Interim

EXPANDING IOWA'S WORKFORCE

- Chairs: Mary Andringa and AJ Loss
- Director Beth Townsend, Iowa Workforce Development

PROCESS

More than 350 individuals participated in the seven working groups, either directly as members or as part of subsector groups. The working groups gathered extensive public input from Iowans through listening sessions and a website feedback form. Ultimately, the working group chairs chose the final ideas that were taken to the full Advisory Board for consideration. In all, 56 unique ideas were presented.

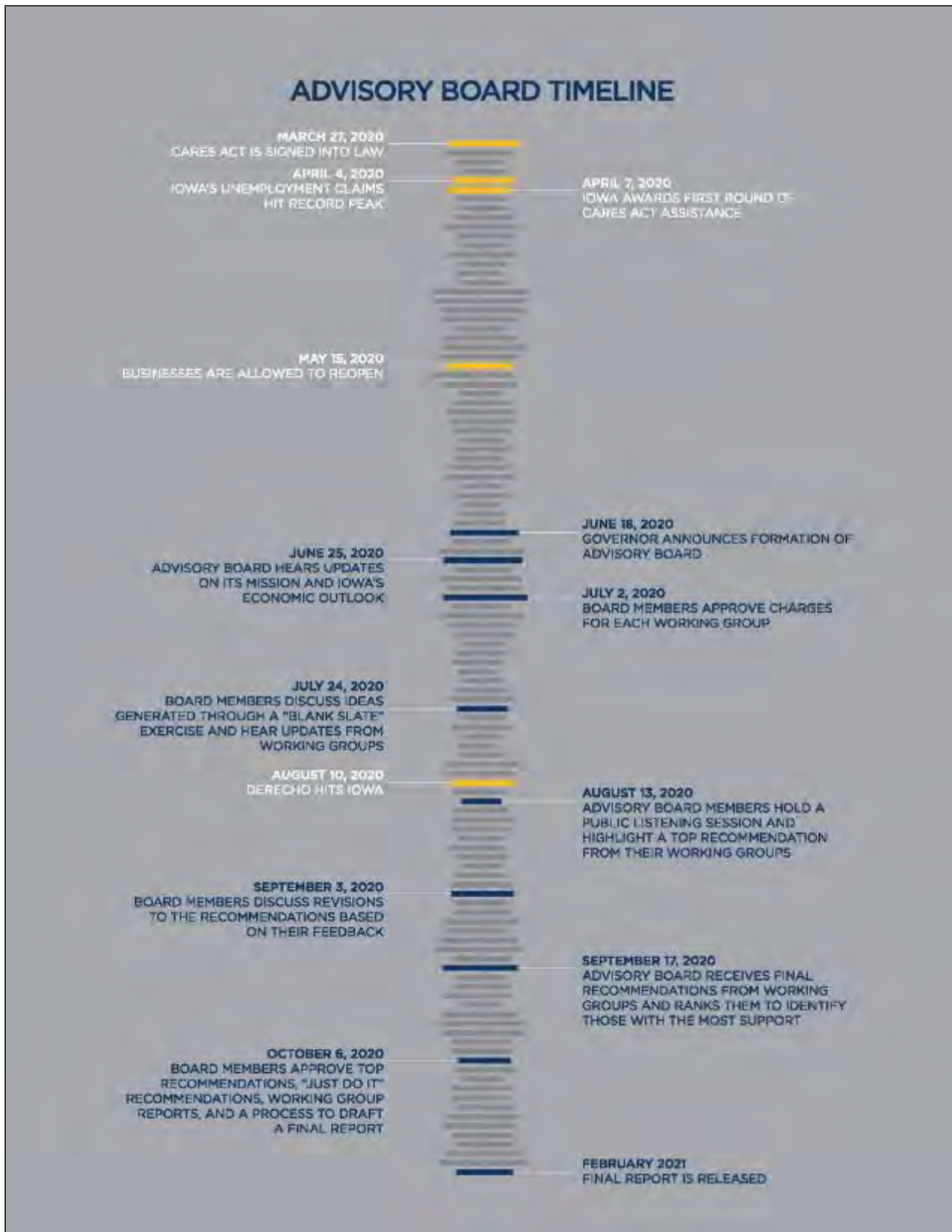
8

The full Advisory Board met seven times from late June through early October to review the progress of the various working group recommendations and ideas. The chair of the Advisory Board also assigned homework to help generate ideas and discussion among members of the Advisory Board and working groups. For example, Advisory Board members were asked to rank all 56 final ideas on a scale of one to seven. Through this exercise, board members not only carefully studied each recommendation and gave feedback, they also prioritized the list of recommendations into a top 18. Additional "Just Do It" recommendations were identified as common-sense process initiatives that the state can put in place with relative ease.

Governor's Advisory Board

APP

ECONOMIC RECOVERY REPORT





“*Our strong response and recovery have everything to do with the tenacity of Iowans, the relationships we've built and our ability to come together for the greater good.*”

KIM REYNOLDS
GOVERNOR OF IOWA



EMPOWER WORKFORCE BY CARING FOR OUR YOUNGEST IOWANS

The key to economic growth is to build a highly skilled workforce. And yet too many working parents struggle to find quality, affordable child care, a problem that has intensified during the pandemic. Iowa must address this shortage and expand state-funded preschool.

CONFRONT IOWA'S CHILD CARE CRISIS

Iowa leads the nation for households with all parents working, but the state has too few options for child care. Twenty-three percent of Iowans live in child care deserts – areas with a shortage of licensed providers – and the state has lost 33% of its child care providers in the last five years. Child care is more expensive than housing for the average Iowa family, at \$1,031 a month, according to the United Ways of Iowa.

The child care crisis touches every corner of the state and every segment of the population, and it hurts more than Iowa families. It also costs Iowa close to a billion dollars each year in lost tax revenue and employee absences. The Expanding Workforce Working Group's recommendation to develop a comprehensive strategy addressing Iowa's child care crisis scored highest of the Advisory Board's top 18. The working group proposed that a group of Iowans convene to develop a strategic plan under the leadership of the Iowa Business and Child Care Coalition, Iowa Workforce Development, and the Iowa Department of Human Services.

Read the full recommendation on page 103.

EXPAND STATE-FUNDED PRESCHOOL

High-quality preschool sets the stage for a thriving workforce for both today and tomorrow. Research shows preschool has long-term benefits for:

- Students, who are more likely to enter school ready to learn, to graduate on time, and to find employment, with even greater gains for children from low-income and dual-language backgrounds
- The economy, with an impressive return on public investment as high as \$17 for every dollar
- Working parents, given the scarcity of high-quality, affordable child care

Iowa put in place a state-funded preschool program in 2007 to provide more 4-year-old children the foundation to enter kindergarten ready to learn. The Statewide Voluntary Preschool Program provides at least 10 hours a week of instruction by Iowa-licensed teachers through a stable funding source: Iowa's state school-aid formula. Iowa spends about \$86 million annually on the program, which is an important part of the state's comprehensive early childhood effort.

While enrollment numbers have multiplied since 2007, the state preschool program is far from universal: about 62% of Iowa's 4-year-old children attended in 2019. Education leaders point to barriers such as space constraints for schools and complications for working parents, who may pass up state-paid preschool to pay for child care of lesser quality because 10 hours of preschool falls short of their care needs.

To give more children a stronger start in school and to help offset child care costs for working parents, the Education Working Group recommends continuing universal state preschool programming while also providing more targeted programming for children who lack opportunities at home and need more support. This could include children from low-income backgrounds and children with special needs. The group's goal is to increase the percentage of 4-year-old children attending preschool to 90% by 2024.

Read the full recommendation on page 71.



JUST DO IT: WORKFORCE

"Just Do It" action items have been identified as process improvements that can be implemented immediately with relative ease.

- ❑ **Expand Workforce Training:** The pandemic has eliminated many low-skills jobs and cut access to in-person training opportunities.
 - Iowa has too few middle-skill workers. Provide more online training opportunities to prepare low-skill Iowans for well-paying, high-demand, middle-skill jobs that require more education and training than a high school diploma, but less than a bachelor's degree. **Read the full recommendation on page 101.**
 - The state should expand successful nonprofit workforce training programs for Iowans who face barriers to full-time employment, such as disabilities, homelessness, and criminal records. **Read the full recommendation on page 108.**
 - Iowa should broaden access to workforce training by standardizing a core curriculum by occupation across all Iowa colleges and universities. This will set the stage for a larger mix of programs statewide and will assure employers that Iowans have trained using an industry-recognized core curriculum. **Read the full recommendation on page 102.**

MAKE IOWA A GLOBAL LEADER IN BROADBAND

The pandemic underscored that broadband is not a luxury, but rather critical infrastructure. Iowans have depended on home internet connections to work, learn, and access essential services, such as health care. And yet broadband access and speed are lagging in Iowa, especially in rural areas. Iowa ranks 45th in the nation in broadband access and has the second-slowest internet speed nationwide, with an average download speed of 78.9 megabits per second (Mbps), according to BroadbandNow.com. Rather than rely on the current patchwork of programs, Iowa must fully invest in this crucial infrastructure.

INVEST IN UNIVERSAL BROADBAND ACCESS

Building out broadband will support growth and progress in Iowa's high-tech jobs, manufacturing, precision agriculture, education system, and local economies. The Connectivity Working Group's recommendation to provide universal broadband access ranked only behind child care as the most important priority of the Advisory Board.

The working group recommends Iowa legislators authorize a spending increase of up to \$100 million a year for the next five years with matching grants ranging from 50-75%. Funding should be generated through a combination of bonding and a dedicated source, such as the Rebuild Iowa Infrastructure Fund, or a portion of an Invest in Iowa sales tax. The group set a goal of universal broadband access in Iowa by 2025.

Read the full recommendation on page 39.



BOOST BROADBAND SPEED FOR ECONOMIC GROWTH

Iowa is a powerhouse in advanced manufacturing and agriculture, and investments in broadband are essential to keep these industries globally competitive through a technology revolution. The fourth industrial revolution, known as Industry 4.0, emphasizes automation and smart technology, and it is driving the future of these industries and Iowa's economy.

As both large and small manufacturers adopt Industry 4.0 technologies, broadband speed and the ability to manage big data will be essential to strengthen Iowa's supply chain and keep Iowa manufacturers competitive. Iowa farmers also need broadband access as precision technology replaces low-tech planting, harvest, and input application, enabling producers to grow more with less. Broadband-enabled precision agriculture carries tremendous financial and environmental benefits, with one federal study showing corn farmers save \$25 per acre.

The Connectivity Working Group recommends policy changes to boost mobile broadband by increasing data download and upload speeds to at least 100 Mbps and decreasing latency – the time it takes for a website or application to respond to a user's action – to 1 millisecond (ms) or less.

Read the full recommendation on page 42.

MAKE BROADBAND AFFORDABLE

Internet connections have transformed the way we live, work, and do business, but the pandemic exposed a digital divide in Iowa. Cost keeps high-speed internet connections out of reach for many Iowans even as remote work, distance education, and telehealth have become a way of life. Iowa must remove financial barriers to broadband access. Only 18.5% of Iowans have access to low-priced internet plans, well below the national average of 50%.

The definition of broadband is a connection with a download speed of at least 25 Mbps and an upload speed of at least 3 Mbps, according to the Federal Communications Commission. About 35% of Iowa households lack this "25/3" benchmark for broadband speed. While the reasons vary, the U.S. Census American Community Survey suggests a link between lack of connectivity and high poverty rates. The Connectivity Working Group recommends state funding, as well as broadband infrastructure grants for providers or public-private partnerships to subsidize broadband, enabling low- to no-cost access.

Read the full recommendation on page 40.

CREATE AN ENVIRONMENT TO ATTRACT AND RETAIN IOWANS

With slow population growth and too few workers to fill open jobs, Iowa needs more people and must take steps to attract them. Creating communities that give visitors a reason to explore and residents a reason to stay starts with ample and affordable housing, unique and vibrant public spaces, and safe, clean water for drinking and outdoor recreation.

HOUSING CAN LEAD IOWA'S ECONOMIC RECOVERY AND GROWTH

National and state housing leaders agree that housing is the largest opportunity for rapid economic recovery and growth for families and communities. Iowa faces widespread demand for quality, affordable housing. The state is expected to gain approximately 47,000 households by 2030. Much of Iowa's housing stock is aging and many Iowans are overburdened with housing expenses with 38.8% of renters and 15.8% of homeowners spending greater than 30% of their income on housing.

The Economic Growth Working Group recommends comprehensive legislation to advance critically needed, innovative solutions to bolster the housing supply and to provide financial help to Iowans who need it most, including low-income families and seniors. While the full 2021 Iowa legislative housing package should be expansive across the housing continuum, with a priority on our lowest income Iowans, examples of action items it should include are:

- Expand existing, successful funding mechanisms, such as the Workforce Housing Tax Credit program (increase allocation for three years to offset present demand)
- Establish new programs such as a State Housing Tax Credit program
- Transform quality underused facilities, such as schools and churches, into housing for families and seniors in communities that lack affordable housing
- Increase opportunities for Iowans to live near their workplaces through an initiative that encourages public-private partnerships to create workforce housing
- Use innovative and inexpensive building materials and methods, such as 3D printed homes, tiny homes, and shipping containers, to provide more housing solutions for Iowans
- Fund programs that prevent eviction and foreclosure for Iowans at risk of losing their homes
- Create a new program to help low-income Iowans make critically needed home repairs on aging housing stock
- Implement a program to provide immediate assistance to homeowners, renters, and displaced Iowans following a natural disaster or other catastrophe

Read the full recommendations on page 49.

TRANSFORM COMMUNITIES THROUGH CREATIVE PLACEMAKING

Creative placemaking is about communities working together and playing to their strengths to transform spaces, such as neighborhoods or downtown districts, into unique places where people want to be.

The benefits of placemaking include building a stronger sense of community engagement, fostering a distinct sense of place, and – importantly – helping communities attract and retain talent and boost their economic competitiveness. Two-thirds of workers ages 25-32 with college degrees choose the community they would like to live in before looking for a job.

GOVERNOR'S ECONOMIC RECOVERY ADVISORY BOARD | FINAL REPORT

The Economic Growth Working Group recommends using bond financing to fund a transformational placemaking initiative modeled after key components of quality of life programs, such as Vision Iowa and Enhance Iowa. The group further recommends legislators adopt the Governor's proposed Invest in Iowa Act, as well as leveraging Iowa's port authority statute, to support these efforts.

Read the full recommendation on page 54.

INVEST IN LONG-TERM WATER QUALITY

Iowa must maintain momentum in balancing the state's leadership role in feeding the world with its responsibility to conserve natural resources. This includes improving water quality so that Iowans have clean water for drinking, household use, and outdoor recreation. This is an economic growth issue because Iowa needs a high quality of life to attract and retain skilled workers.

The state is a global leader in adopting technology and methods to balance world-leading production with sustainability goals. Iowa farmers are supplying food and fuel around the world while at the same time rapidly advancing conservation practices. The state is on record-breaking pace for the construction of nitrate-reducing wetlands and cover crop adoption in farms and fields; more than 30 wetlands will be built in the next few years, and Iowa farmers have planted more than one million acres of cover crops, which improve soil health and prevent nutrient loss. Iowa's urban communities also have played an important role, investing a record \$79 million in new water quality initiative projects statewide. This progress will continue as long as it is economically feasible.

The Agriculture Working Group explored how additional and long-term state funding can accelerate the adoption of proven practices – and develop new and innovative solutions – to protect and conserve Iowa's natural resources for generations to come, while meeting the sustainability expectations of consumers. The working group recommends extending water quality funding made available through Iowa Senate File 512 or by adopting the water quality funding components of the Governor's proposed Invest in Iowa Act.

Read the full recommendation on page 33.



JUST DO IT: AGRICULTURE

"Just Do It" action items have been identified as process improvements that can be implemented immediately with relative ease.

- ❑ **Carbon Sequestration Task Force:** While sequestering carbon offers potential environmental benefits, the goal is to reduce carbon dioxide in the atmosphere by transferring it to soil for storage. A state task force is needed to study the method further, including its economic value and agronomic impact on row crop production in the state. **Read the full recommendation on page 35.**
- ❑ **Ag Innovation Council:** Growing a new generation of entrepreneurs, creative business concepts, and technology startups will keep Iowa's agriculture industry competitive and will improve economic opportunity in rural communities. Convene an Ag Innovation Council to design and implement a statewide roadmap. **Read the full recommendation on page 32.**

MODERNIZE HEALTH CARE IN IOWA

A high-performing health care system is critical to Iowa's economy and quality of life. Iowa must innovate to ensure access to the highest quality of care throughout the state and address shortages in services, providers, and workers.



EXPAND TELEHEALTH SERVICES AND VIRTUAL CARE

Technology has been a useful tool to get health care to Iowans at the right time and in the most convenient place. Telehealth took off during the pandemic as a convenient way to deliver care to patients in their homes while limiting the spread of the coronavirus.

Iowa must capitalize on this momentum and use telehealth to expand health care in communities where providers are in short supply and patients who live far from hospitals and clinics face related costs and inconvenience in accessing care. The growth and success of telehealth in Iowa hinges on expanding access to high-speed internet for more Iowans and the ability of health care providers to finance it in the long term. To that end, the Public Health and Health Care Working Group recommends:

- Universal access to broadband as proposed by the Connectivity Working Group so that patients can use audio and video technology to communicate with health care providers.
- Payment parity, which requires insurers to reimburse health care providers for telehealth services at the same rate as in-person care. Iowa should extend the policies of the Governor's emergency proclamation around payment parity, and state leaders should advocate for telehealth parity at the federal level.

Read the full recommendation on page 95.

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IMPROVE RURAL HEALTH CARE THROUGH REGIONAL MODELS

Iowa must adapt to changes in health care fueled by declining population in some communities. This population shift translates to fewer patients, which leaves Iowa patients vulnerable by making it difficult for local hospitals and health systems to maintain the services they have historically provided, including maternity care and emergency services.

Regional models will set the stage for quality, sustainable care – from primary to more complex care – that meets the needs of Iowa's communities. Iowa also must overhaul its Emergency Medical Services (EMS) system, especially in rural communities where workforce and funding shortages contribute to slow response times.

The Public Health and Health Care Working Group recommends:

- Funding one regional pilot program in rural Iowa following a Centers of Excellence model to encourage innovation and collaboration among regional health care providers
- Focusing on statewide access to EMS, including the option of EMS as an essential service
- Steering more Iowans toward career and volunteering opportunities as EMS providers and first responders through loan forgiveness and scholarship programs

Read the full recommendation on page 96.

BUILD THE HEALTH CARE WORKFORCE

Iowa cannot have a high-performing system of health care without a sufficient workforce. The state faces a shortage of physicians and other health care professionals in many areas, including obstetric care, behavioral health, and long-term care. Iowa ranks 42nd nationally for the number of physicians per 100,000 residents, according to a University of Iowa study.

Efforts to attract and retain health care professionals are undermined by uncompetitive wages, a dearth of career pathway programs and other issues. Regulatory barriers also prevent many professionals from practicing at the top of their licenses, which means putting their time and skills to the best possible use instead of tasks best performed by those with less training.

Iowa needs incentives to attract and retain health care workers and to empower professionals to perform the work they were trained to do. The Public Health and Health Care Working Group recommends loan forgiveness programs and registered apprenticeship programs that allow Iowans to earn money while they learn. The group also recommends expanding the scope of practice for pharmacists and other licensed health care professionals to allow them to perform more tasks and to better serve patients.

Read the full recommendation on page 97.

BOOST K-12 STUDENT ACHIEVEMENT AND CAREER READINESS

Iowa has a deep-rooted and proud history of excellence in education, but we must do more to ensure students graduate from high school prepared for success.

EXPAND WORK-BASED LEARNING FOR STUDENTS

Iowa needs more work-based learning experiences to help students prepare for a successful future and to help employers grow a skilled workforce. Work-based learning empowers students to apply what they are learning in the classroom to real-life professional experiences. Through these experiences, students test drive careers early on and build new skills they will need in the workplace. Employers benefit by developing their workforce talent pipeline earlier.

Iowa has built a strong foundation for work-based learning in recent years, and interest is growing. Still, Iowa faces significant gaps in access fueled by limited awareness among Iowa schools, employers, and families. A more cohesive statewide effort will ensure all students have equal access, regardless of where they live.

The Education Working Group chairs recommend expanding Iowa's STEM BEST (Businesses Engaging Students and Teachers) program and other models that forge school-business partnerships with the goal that all Iowa high school students participate in at least one work-based learning experience by 2027. The working group also recommends designating work-based learning coordinators in school districts; providing incentives for businesses and industries to commit to work-based learning partnerships; and expanding student opportunities beyond STEM professions to other high-demand career fields, such as social-emotional-behavioral health.

Read the full recommendation on page 67.

PROVIDE EDUCATIONAL CHOICES FOR FAMILIES

While the quality of Iowa's schools has not declined, student achievement results have stagnated as other states have made dramatic improvements that are paying off. Iowa's ranking on the nation's report card, the National Assessment of Educational Progress, has slipped to the middle of the pack over the past 30 years. The state also faces unacceptable gaps among low-income students, students from diverse backgrounds and students with disabilities across several measures of achievement.

This is a call to action for Iowa's public education system that the Advisory Board determined should be addressed with stronger school board leadership and more educational choices for families, especially low-income Iowans. Specifically, the Advisory Board recommends:

- Put student achievement at the center of public school board governance, effectiveness, and accountability. Revise a section of Iowa Code that covers school board duties and powers to emphasize that a board's primary purpose is to ensure schools successfully educate Iowa children, and support Iowa school board members with additional leadership training and coaching.
- Give Iowa families more choices in public education by removing barriers to the open enrollment process – allowing students to transfer to a public school of their choice – and strengthening Iowa's charter school law. Charter schools are tuition-free, independently run public schools that have freedom from certain state requirements, which enables educators to innovate. Iowa's 2002 charter school law has not made an impact because it authorizes only traditional school districts to run them and only two charter schools remain open in Iowa. State law should enable nonprofit operators of highly successful charter schools to operate in Iowa.

Read the full recommendation on page 77.

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INVEST IN MANUFACTURING INNOVATION

Iowa is a powerhouse in manufacturing and biosciences. The pandemic has reinforced the importance of building Iowa's leadership in biosciences, particularly in vaccines and immunotherapy, and supporting Iowa's manufacturers through a technology revolution.



MODERNIZE MANUFACTURING

A fourth Industrial Revolution is driving the future of manufacturing. This technology revolution, known as Industry 4.0, emphasizes automation and smart technology. With so much of Iowa's employment and gross state product driven by manufacturing, the state must adapt and embrace this revolution to remain globally competitive.

Industry 4.0 includes the Internet of Things, additive manufacturing, advanced robotics, augmented reality, cybersecurity and more. These innovations will transform how products are designed, fabricated, consumed, and serviced.

Every Iowa county has between 50-60% of jobs with potential for automation, according to Ball State University's Center for Business and Economic Research. Iowa will soon release a Manufacturing 4.0 plan to outline strategies and policy recommendations to ensure Iowa's manufacturers, especially its small and medium manufacturers, have the support and resources they need to adapt to digital technologies. Many Iowa manufacturers recognize the importance of embracing Industry 4.0 but struggle with taking the first step to make capital investments in digital technologies.

The Economic Growth Working Group recommends supporting industry investments and incentives to help Iowa manufacturers remain competitive in the global manufacturing supply chain. This includes adapting current incentives to fit changing business needs and to encourage modernization efforts, such as robotics and artificial intelligence. It also includes retraining employees to work with new technologies, consolidating workforce programming under Iowa Workforce Development, changing taxation on companies supplying to original equipment manufacturers (OEMs), and adjusting accelerated depreciation rates for production-enhancing capital investments.

Read the full recommendation on page 58.

GROW IOWA'S LEADERSHIP IN BIOSCIENCES

Iowa has earned a reputation as a bioscience epicenter, powered by a blend of business-friendly government policies, innovative private industries, and world-class research institutions.

The state has competitive advantages in medical testing supplies, precision and digital agriculture, vaccines and immunotherapies, and biobased chemical platforms. Iowa has outperformed the nation in the growth of bioscience employment, which includes specialized, high-wage jobs, and this success signals potential for further development. A critical mass of bioscience companies and research institutions are pushing industry growth in the state.

The pandemic has underscored the need to commit to a long-term bioscience strategy and reshoring of critical supply chains. Shortages of personal protective equipment manufactured in offshore locations have prompted federal investments to return production to the U.S. Iowa's leadership in the bioscience industry positions the state to take advantage of these efforts, particularly in nanovaccines and immunotherapies that enhance animal and human life around the world. The Economic Growth Working Group recommends \$4 million annually for Iowa's Regent universities to develop platforms in the identified bioscience sectors.

Read the full recommendation on page 56.

ELEVATE GOVERNMENT EFFICIENCY EFFORTS

Iowans expect their government to be responsive, efficient, effective, and accountable. The state must build on efforts to innovate in government.

EXPAND "LEAN" GOVERNMENT

Iowa has used "Lean," a method pioneered by the private sector since 2003 to identify and implement the most efficient, value-added ways to provide services and to create a culture of continuous improvement.

The Iowa Department of Management leads this effort in state government through its Office of Lean Enterprise, which has trained coaches and worked with agencies. The Government Working Group recommends a renewed emphasis on Lean tools and techniques across state government, with regular progress reports from the Department of Management to the Governor's office. The group recommends that the state ensure each agency, board, and commission reviews its own processes through a Lean lens with support from the Office of Lean Enterprise. The state also should make its Lean expertise available to local governments.

Read the full recommendation on page 84.

STANDARDIZE REGIONS FOR SERVICE DELIVERY

Public service is at the heart of government, and delivering these services in a way that best meets citizens' needs can cut costs and bolster customer satisfaction. While Iowa has regionalized many services, the boundaries for these services vary, resulting in a patchwork of regional maps. These services include community college districts, area education agencies, area agencies on aging, mental health and disability service regions, homeland security

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and emergency management, and regional transit systems. This assortment of regional boundaries and maps is not just inconvenient, it is inefficient and causes government services to operate in isolation.

The Government Working Group recommends the state convene a team of stakeholders to choose common boundaries and a standard map for all regional services. The group also recommends identifying additional government services that may be better delivered through a regional model to cut costs and maximize efficiency. These services may include emergency management, property assessment, payroll, human resources, procurement, and information technology.

Read the full recommendation on page 83.



JUST DO IT: GOVERNMENT

"Just Do It" action items have been identified as process improvements that can be implemented immediately with relative ease.

- ❑ **Survey of Government-Owned Real Estate:** Create and maintain a database of all government-owned and leased property for the purpose of transparency and accountability. **Read the full recommendation on page 90.**
- ❑ **Create Standardized Accounting Practices:** Make government spending more transparent with a standard method of accounting across state and local governments and create an inventory of all government-controlled cash or cash equivalents, including reserves. **Read the full recommendation on page 90.**
- ❑ **Expand Remote Work in Government:** Review government positions for the possibility of fulfilling duties remotely. Expanding remote work could decentralize government, empower rural communities, and broaden the pool of job candidates. **Read the full recommendation on page 85.**
- ❑ **Consolidate Redundant or Superfluous Government Entities:** Convene a task force to review all boards and commissions in the state for redundancy and identify those to eliminate or consolidate. **Read the full recommendation on page 89.**
- ❑ **Citizen Portal:** Streamline government services with a citizen portal that allows individuals to renew a driver's license and pay sporting license fees, for example, through a single platform. **Read the full recommendation on page 87.**
- ❑ **Business Portal:** Streamline government services with a business portal that makes it easier for employers to apply for permits and licenses and to pay fees through a single platform. **Read the full recommendation on page 88.**
- ❑ **Statewide Master Data Management Plan:** Standardize across all divisions and subdivisions of state government the collection of information, security standards, maintenance of information, and data retention. **Read the full recommendation on page 86.**
- ❑ **Create Efficiency through Public-Private Partnerships:** Rather than recreate services already available in the private sector, such as software, identify potential opportunities for government to partner with private organizations that offer expertise in such services. **Read the full recommendation on page 87.**





“*These are immense challenges that many Iowans are facing today. Iowans have always been resilient – even in the toughest times we do not shy away from a challenge. Instead we persevere, we innovate, we engineer, we implement systems that enable us to emerge from difficult times stronger than before. And this time will be no different.*”

BEN MCLEAN
ADVISORY BOARD CHAIRMAN
CEO OF RUAN TRANSPORTATION
MANAGEMENT SYSTEMS



AGRICULTURE WORKING GROUP

The Agriculture Working Group worked to identify solutions to address economic challenges facing the agriculture community arising from massive supply chain disruptions caused by the COVID-19 pandemic, as well as opportunities to expand markets, promote land stewardship, and drive long-term economic growth. All of these areas converge on the common goal of boosting Iowa's long-run agricultural and economic resilience in the event of future market disruptions or other unforeseen issues and challenges.

WORKING GROUP LEADERSHIP

Co-Chairs:

Diane Young
Foundation Analytical Lab

Nick Bowdish

Elite Octane

State Agency Director:

Mike Naig
Iowa Secretary of Agriculture



AREAS OF FOCUS

- Biofuels Growth
- Innovation
- Sustainability

OPPORTUNITIES

- Biofuels Growth - Economic and Agricultural Diversification
- Ag Innovation - Technology, Products and Talent
- Sustainability - Environmental and Economic

RECOMMENDATIONS

- Increase renewable fuels infrastructure investments
- Approve existing infrastructure for higher blends of renewable fuels
- Increase retail availability of higher blends of renewable fuels
- Provide liability protection to retailers who offer higher blends of renewable fuels
- Initiate value-added ag program
- Launch annual innovation award competition
- Accelerate innovation in transportation infrastructure through rural bridge initiative
- Establish Ag Innovation Council to support entrepreneurial development and new business start-ups
- Support long-term water quality funding
- Form a carbon sequestration task force
- Increase conservation engagement



KEY MEASURES OF SUCCESS

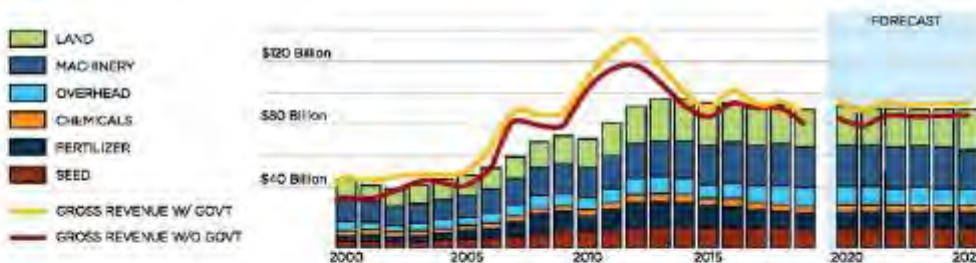
- Increase in availability of renewable fuels to consumers at retail fueling stations
- Growth in biofuel demand by consumers and reduction in greenhouse emissions
- Increase in the State of Iowa's biofuel blend percentage
- Overall economic activity generated by companies and technology/business concepts identified in the competition
- Growth in the number of successful Iowa-based startups as measured by financial growth business concept adoption
- Improvement in early stage start-up survivability rate and job creation growth rate
- Growth in level of venture capital investment in Iowa
- Growth in the number of Iowa farmers and crop acres enrolled in carbon sequestration markets
- Economic impact on farmers, rural communities, and the state

BIOFUELS GROWTH - ECONOMIC AND AGRICULTURAL DIVERSIFICATION

The renewable fuels industry creates demand for nearly 40% of the combined Iowa corn and soybean acres. In 2019, it accounted for \$5 billion of Iowa's GDP while generating more than \$2.4 billion of income for Iowa households and supporting 48,000 jobs in Iowa's economy. Iowa imports 1.6 billion gallons of gasoline and exports 4.3 billion gallons of ethanol each year. Implementing the Biofuels Growth recommendations will increase Iowa's biofuel consumption by 90 million gallons per year and will provide necessary leadership to the rest of the country where the nationwide transition from E10 to Unleaded 88 containing 15% ethanol will increase corn demand by 2 billion bushels.

In Iowa, biofuels go beyond fuel. According to the U.S. Department of Agriculture (USDA), ethanol reduces greenhouse emissions by 39% as compared to gasoline. More biofuels production means our state can double down on cleaner air and provide value-added biofuels co-products.

U.S. CORN & SOYBEAN: GROSS REVENUE VS. COSTS 2000 - 2025



RECOMMENDATION A: RENEWABLE FUELS INFRASTRUCTURE INVESTMENT

Establish a standing appropriation of \$5 million for the Renewable Fuels Infrastructure Program (RFIP), an increase from the \$3 million it was allocated from the Rebuild Iowa Infrastructure Fund (RIIF) in FY21.

BACKGROUND AND RATIONALE

Iowa is one of a handful of states with a standing appropriation for a RFIP. The RFIP helps motor fuel dispensing sites or fueling stations convert equipment to allow the expanded use of renewable fuels in Iowa. Since its inception, the RFIP has distributed or obligated more than \$36 million to help fund 335 E85 dispensers/blenders, 54 E15 projects, 343 biodiesel dispensers/blenders and 141 biodiesel terminals across Iowa. Fuel marketers and retailers have responded by investing more than \$200 million in these same projects. A standing appropriation of \$5 million would ensure that Iowans continue to have greater access to higher blends of biofuels. The \$5 million request is consistent with funding outlined by Governor Reynolds in her 2020 Condition of the State address.

IMPLEMENTATION AND MEASUREMENTS

The RFIP will continue to be overseen by the RFIP board and administered by the Iowa Department of Agriculture and Land Stewardship (IDALS).

- Number of applicants and amount of private investment to accompany state resources
- Increase in availability of renewable fuels to consumers at retail fueling stations



Legislation required:

Yes, appropriations only



Administrative rule required:

No



Additional funds required:

Yes

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RECOMMENDATION B: APPROVE EXISTING INFRASTRUCTURE FOR HIGHER BLENDS OF RENEWABLE FUELS

Deem that all underground storage tanks, pumps and infrastructure currently approved for E10 are immediately approved for unleaded 88 containing 15% ethanol use in Iowa, including as it relates to regulatory references to Underwriters Laboratories (UL) listings.

BACKGROUND AND RATIONALE

All underground storage tanks since 1979 are approved for 10% ethanol, and all tanks since 1990 are approved for up to 100% ethanol. Wayne and Gilbarco dispensers account for more than 90% of U.S. market share of gasoline dispensers. All Wayne dispensers are compatible with blends of ethanol up to 15% and all Gilbarco dispensers installed since 2008 are approved for blends of ethanol up to 15%. Federal regulations reference a requirement of listing with UL.

The state could step in and deem all this existing infrastructure is suitable and approved for unleaded 88 containing 15% ethanol, which would save millions of dollars to replace suitable tanks and pumps and allow a more immediate increase in biofuel consumption.

IMPLEMENTATION AND MEASUREMENTS

- Cost savings to the state and retailers by removing the requirement to replace otherwise suitable tanks and pumps to enable higher blends of renewable fuels.
- Increase in the number of retailers offering unleaded 88 containing 15% ethanol.
- Growth in biofuel demand by consumers and reduction in greenhouse emissions.



Legislation required:

Yes



Administrative rule required:

Yes



Additional funds required:

No

RECOMMENDATION C: RETAIL AVAILABILITY OF HIGHER BLENDS OF RENEWABLE FUELS

Formulate legislation, incentives or regulatory changes to boost demand for biofuels.

BACKGROUND AND RATIONALE

Many retailers across the state would like to offer higher blends of biofuels but are limited by branding agreements. The state could give consumers more choices at the pump by exploring options to ensure that all retailers offer unleaded 88 containing 15% ethanol.

While Iowa is not home to a single petroleum refinery, it is home to 62 biofuel refineries. There are 2,451 retail sites in Iowa and 800 of them dispense biodiesel. 303 offer E85 for flex fuel vehicles, and just 223 offer unleaded 88 containing 15% ethanol.

New legislation, changes to regulatory policy and/or increasing biofuels incentives would demonstrate the state's support of farmer economic viability, rural communities and consumer choice. Importantly, under any scenario, retailers would be allowed one hose to offer regular gasoline or E10 for consumers who desire those fuels, and for use in boats, off-road vehicles and small engines.

IMPLEMENTATION AND MEASUREMENTS

- Increase in the number of retailers offering Unleaded 88 containing 15% ethanol
- Increase in the State of Iowa's biofuel blend percentage as calculated and presented in the Iowa Department of Revenue's Retailers Fuel Gallons Annual Reports
- Growth in biofuel demand by consumers and reduction in greenhouse emissions



Legislation required:

Yes



Administrative rule required:

Yes



Additional funds required:

Possibly

RECOMMENDATION D: LIABILITY PROTECTION FOR RETAILERS

Provide liability protection to retailers who offer higher blends of renewable fuels.

BACKGROUND AND RATIONALE

More than 16 billion miles have been driven on Unleaded 88 containing 15% ethanol without issues, yet retailers face the uncertainty of lawsuits, federal regulatory bureaucracy, or threats of losing insurance when underwritten by companies with petroleum interests. The state can stand behind its retailers to help address these issues.

IMPLEMENTATION AND MEASUREMENTS

- Increase in consumer access to Unleaded 88 containing 15% ethanol
- Increase in the State of Iowa's biofuel blend percentage as calculated and presented in the Iowa Department of Revenue's Retailers Fuel Gallons Annual Reports
- Growth in biofuel demand by consumers and reduction in greenhouse emissions



Legislation required:

Yes



Administrative rule required:

Yes



Additional funds required:

No

AG INNOVATION - TECHNOLOGY, PRODUCTS AND TALENT

Iowa's long-term competitive advantage in agriculture and related industries is coupled to our state's ability to innovate. With 31% more bioscience jobs than the national average, hundreds of startups and global agricultural brands, world-class public research institutions, and ag infrastructure investments worth more than \$135 billion, Iowa is in a strong position to innovate and grow.

RECOMMENDATION A: VALUE ADDED AG GRANT PROGRAM

Initiate a grant program administered by IDALS that provides funding to support programs or services that add value to traditional commodity crops, expand fruit and vegetable production along with other alternative crops, increase processing capacity and open new market opportunities for livestock products.

BACKGROUND AND RATIONALE

While Iowa's major commodities and livestock industries will remain the core economic drivers for Iowa's ag economy, recent trade disruptions, market price and profitability challenges and evolving consumer food preferences are driving the need for alternative production and marketing strategies. This proposal would create an ongoing grant program to identify, evaluate and financially support programs and services that add value to agricultural products, enable new technologies and support alternative marketing strategies. Specific areas of focus would include ideas to enable additional livestock processing capacity, new grain processing technology, food safety, sustainability and ways to meet changing consumer market preferences.

Strong emphasis will be placed on incentivizing ideas that provide increased economic activity and jobs in rural communities. A recognition program will be developed to showcase grant-funded projects. Existing efforts like "farm-to-fork" food hubs, farm-to-school and local breweries and distilleries using small grains are all turn-key mechanisms to boost value-added opportunities for Iowa agriculture through this grant program.

IMPLEMENTATION AND MEASUREMENTS

The program will be administered by IDALS and funded through a supplemental standing budget item in the IDALS budget, recommended at \$1 million per year. Grants may vary in size, but the maximum amount would be \$100,000 and the minimum would be \$10,000. Grants would require a 50% match in funds or in-kind contributions by the applicant. Individuals, farmers, businesses, agricultural cooperatives or local government entities would be eligible to apply. IDALS will coordinate the grant application and award process, grant payments and financial oversight of these funds. IDALS will also coordinate its review criteria with other state agency loan, tax credit and grant programs to avoid duplication. A volunteer advisory board will be appointed to develop project evaluation criteria that's consistent with the program's goals and advise the Iowa Secretary of Agriculture and IDALS staff on grant allocations.

- Economic impact (sales, cost savings, expanding to new markets, extending product offerings) of funded projects
- Jobs created by funded projects



Legislation required:

Yes



Administrative rule required:

Yes



Additional funds required:

Yes

RECOMMENDATION B: ANNUAL INNOVATION AWARD COMPETITION (MODELED AFTER WORLD FOOD PRIZE)

Launch an Innovation Award competition to showcase examples of high-impact innovations and to connect entrepreneurs with investors and potential customers.

BACKGROUND AND RATIONALE

Based on the state's reputation as a global leader in agriculture production, processing and technology, Iowa has a unique opportunity to become known as the place to develop and launch new ideas in ag innovation. Using the World Food Prize as a model, a highly visible event and international prize competition would identify and recognize entrepreneurial concepts and emerging leaders.

Innovation categories could include such areas as value-added end-use technologies and product concepts, digital information systems, biological and genetic sciences and sustainability improvement practices. The competition would also serve to attract needed innovator talent and highlight the opportunities for angel investors.

IMPLEMENTATION AND MEASUREMENTS

IDALS would initially be designated as the lead for the startup organizational planning. This would transition to a more formal entity that would be established, based on collaboration with Iowa's many prominent ag technology and manufacturing companies, farm and ag business organizations and academic leaders. Financial resources would be sought from private sources along with seed money support from the state government.

- Overall economic activity generated by companies and technology/business concepts identified in the competition
- In-state jobs directly resulting from startups identified in the competition
- Recruiting more out-of-state technical talent than in previous years

Legislation required:
Yes

Administrative rule required:
Yes

Additional funds required:
Yes

RECOMMENDATION C: INNOVATION IN TRANSPORTATION INFRASTRUCTURE - RURAL BRIDGE INITIATIVE

Accelerate the development and adoption of construction techniques that significantly reduce the cost of rural bridge replacement and repair.

BACKGROUND AND RATIONALE

Of the 11,574 bridges in rural Iowa, 3,100 (or nearly 27%), are classified as structurally deficient (source: American Road and Transportation Builders Association, 2020 Report). More efficient use of available funding is critical to addressing funding limitations for transportation infrastructure improvements at the county level. This approach is especially important as the current economic climate is expected to reduce the amount of fuel tax revenue and other resources for transportation planners. For these reasons, the Soy Transportation Coalition (STC) is in the process of developing a resource that will identify the "Top 20 Innovations for Rural Bridge Replacement and Repair."

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The project will feature 10 innovative concepts for rural bridge replacement and 10 innovative concepts for rural bridge repair and highlight those concepts that have already been validated and, in certain cases, practiced. The resource will provide a description of the bridge innovations, photo images, a summary of where they are most applicable, viability from an engineering perspective and the expected cost savings of employing the new methods relative to existing practices. Cost savings are targeted at 25% or greater relative to the prevailing method.

A formal recognition program will be developed to highlight specific projects and examples of individual leadership by county engineers and administrators. Cost savings and positive financial impacts for projects will be captured.

IMPLEMENTATION AND MEASUREMENTS

The STC has assembled three engineers to serve as principal analysts for the overall project and ten engineers to serve as advisory committee members. These engineers are responsible for selecting the innovative concepts and affirming that they are viable from an engineering perspective; they will provide notable cost savings (25% or greater) versus the prevailing method; and they are accessible in a wide range of rural America.

No new funding is being requested for this project. Rather the objective of this proposal is to secure state government support for the effort and to increase engagement with county government officials to explore the application of the technologies.

- Number of rural bridge repair/replacement projects that are initiated utilizing the technologies identified
- Cost savings that are used to fund additional projects



Legislation required:

Yes



Administrative rule required:

Yes



Additional funds required:

No

RECOMMENDATION D: AG INNOVATION COUNCIL

Establish a Governor-appointed Ag Innovation Council to design and implement an entrepreneurial development and new business start-up road map that maximizes the synergy between current public and private resources.

BACKGROUND AND RATIONALE

Developing a new generation of entrepreneurs and creative business concepts and technology startups will be critical for Iowa agriculture to continue to grow and prosper. Challenges such as crop and livestock product diversification, development of digital management and production system tools, supply chain sustainability, worker safety improvement and robotic technology developments are only a few of the high growth opportunities that exist.

Iowa currently has a wealth of entrepreneurial and new business startup support resources managed by academic institutions, state government and private organizations representing agribusinesses and Iowa's major crop and livestock industries. These efforts recognize that nurturing creative thinking and new business startups will be essential to advancing the competitiveness of Iowa's agriculture industry and improving the economic

opportunities in rural communities. While these programs have generated impressive results, a greater impact could be realized through additional collaboration between the organizations that support entrepreneurs and business startups.

IMPLEMENTATION AND MEASUREMENTS

To provide the level of influence and credibility necessary to launch and implement the initiative, a Governor-appointed Ag Innovation Council will be formed consisting of a diverse cross-section of topic experts in such areas as start-up finance, business structure design, technology development and marketing. This Council will provide guidance to the organizations that assist startups and will work with those organizations to identify critical gaps and opportunities to drive ag entrepreneurial activity in Iowa. The Council will develop a long-range strategic plan to help organizations support technology startups, entrepreneurs developing new product concepts and businesses exploring new markets.

- + Growth in the number of successful low-based startups as measured by financial growth, business concept adoption
- + Improvement in early stage start-up survivability rate and job creation growth rate
- + Growth in level of venture capital investment in Iowa



Legislation required:

Yes



Administrative rule required:

Yes



Additional funds required:

No

SUSTAINABILITY - ENVIRONMENTAL AND ECONOMIC

Iowa is a global leader in adopting the technology and methods required to balance world-leading agricultural production with environmental goals. With sustained, long-term water quality funding, landowners, private entities, and public partners can forge partnerships and invest confidently in the future of Iowa's natural resources. There is also great opportunity to integrate carbon sequestration into the state's broader soil and water quality objectives, and to position Iowa as the hub for sustainable, traceable food production.

RECOMMENDATION A: LONG-TERM WATER QUALITY FUNDING

Support water quality and conservation-related funding initiatives by extending the duration of water quality funding through Senate File 512, or by adopting the water quality funding components of the Invest in Iowa Act.

BACKGROUND AND RATIONALE

Iowa farmers are supplying food and fuel around the world, while simultaneously layering conservation practices like cover crops, nitrate-reducing wetlands and precision nutrient management practices in their farms and fields. Further technology advancements, including data analytics, remote sensing and precision agriculture, will help meet food and fuel demand using more sustainable practices.

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The state built on decades of progress in soil conservation when it developed and adopted the Iowa Nutrient Reduction Strategy in 2012. Progress has been made since its implementation and longer-term water quality funding was secured through Senate File 512 in 2018. Historically, it took 15 years to build 90 wetlands in the state, which remove 40-90% of the nitrates from the drainage water they treat. Now, thanks to available funding, technical resources and public-private partnerships, more than 30 wetlands will be built in the next two to three years. Additionally, Iowa farmers have planted more than one million acres of cover crops in recent years, promoting soil health and preventing nutrient loss. Iowa’s urban communities also play an important role. In 2020, project investment will reach a record \$79 million for 12 new Water Quality Initiative projects across the state.

The Iowa State Revolving Fund (SRF) has been recognized for financing some of the most innovative and far-reaching projects to improve water quality in the United States. This powerful and effective partnership between the Iowa Department of Natural Resources and the Iowa Finance Authority can be leveraged further to advance water quality efforts.

Iowans are leading the way toward more sustainable solutions in rural and urban landscapes. Additional and longer-term state-level funding can accelerate the adoption of proven practices – and develop new and innovative solutions – to protect and conserve Iowa’s natural resources while meeting the sustainability demands of consumers. Long-term funding would also allow Iowa to fully-leverage private and federal funding sources such as the USDA Regional Conservation Partnership Program and Environmental Protection Agency water quality funding initiatives.

IMPLEMENTATION AND MEASUREMENTS

The impact of long-term conservation funding and innovation would be measured using the Iowa Nutrient Reduction Strategy logic model approach, which measures and quantifies annual changes in:

- **Inputs** – To affect change in water quality there is a need for increased inputs, measured as funding, staff and resources.
- **Human** – Inputs affect change in outreach efforts and human behavior. This shift toward more conservation-conscious attitudes in the agricultural community is a desired change in the human dimension of water quality efforts.
- **Land** – With changes in human attitudes and behavior, changes on the land may occur, measured as conservation practice adoption and wastewater treatment facility upgrades.
- **Water** – Physical changes on the land may affect change in water quality, which ultimately can be measured through both empirical water quality monitoring and through modeled estimates of nutrient loads in Iowa surface water.



Legislation required:

Yes



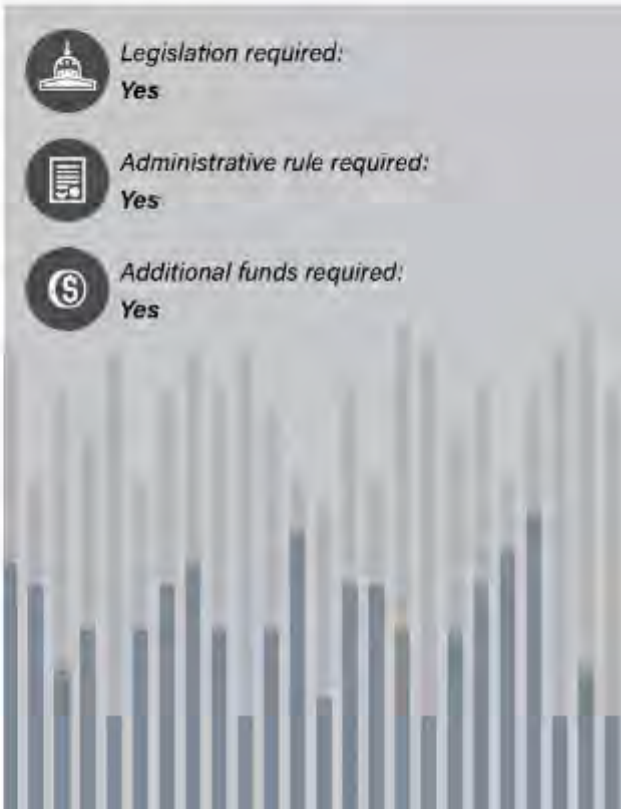
Administrative rule required:

Yes



Additional funds required:

Yes



RECOMMENDATION B: CARBON SEQUESTRATION TASK FORCE

Form a Carbon Sequestration Task Force to examine its potential impact on the state, Iowa farmers and long-term sustainability efforts.

BACKGROUND AND RATIONALE

Carbon sequestration can provide a new income stream for Iowa farmers who have been impacted by market price and profitability challenges, COVID-19-related supply chain disruptions and severe weather events. Sequestering carbon in the soil reduces the amount of CO₂ in the atmosphere. Through carbon markets, or collaborative efforts like a regional low carbon fuel standard as presented by the Governor's Biofuels Coalition, consumers of fossil fuels can compensate farmers and others who sequester carbon for the right to put carbon in the atmosphere. According to the U.S. Farmers and Ranchers Alliance (USFRA), as of September 2019, 87 companies had set science-based targets to reduce greenhouse gas emissions that include their value chains, and many others since have set similar targets. USFRA also estimates the climate solutions market could double from \$1 trillion a year now to \$2 trillion a year by 2025.

Because greenhouse gases have no geographic boundaries, Iowa farmers could engage with industries and interests outside the state or even the country. Some entities are already participating in early-stage carbon sequestration markets, including Indigo Ag, Nori, GRO Network and the Soil and Water Outcomes Fund (a pilot program with Cargill, Iowa Soybean Association, Qualified Ventures and the Walton Family Foundation).

While carbon sequestration offers potential economic and environmental benefits, many questions remain, such as its economic value to society and farmers, and the short- and long-term agronomic impacts on row crop production in the state. A state-level task force would examine these and other questions.

IMPLEMENTATION AND MEASUREMENTS

The task force would be chaired by the Iowa Secretary of Agriculture and include representatives from Iowa State University and leaders from farm group and conservation-focused organizations.

- A report and set of policy recommendations for the Governor, Secretary of Agriculture and legislators
- Growth in the number of Iowa farmers and crop acres enrolled in carbon sequestration markets
- Economic impact on farmers, rural communities, and the state



Legislation required:

Possibly



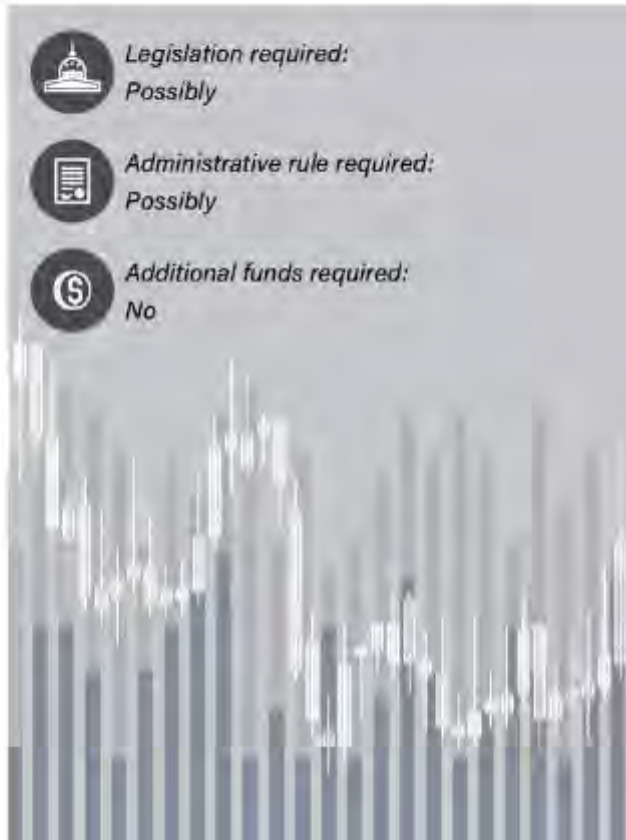
Administrative rule required:

Possibly



Additional funds required:

No



GOVERNOR'S ECONOMIC RECOVERY ADVISORY BOARD | FINAL REPORT

RECOMMENDATION C: CONSERVATION ENGAGEMENT

Increase awareness and engagement in conservation initiatives and best practices among rural and urban audiences. Work with Farm organizations and food companies to incorporate information on sustainability practices into food product marketing and positioning. Explore an Iowa ag brand by possibly reviving the Choose Iowa program with legislative funding and industry collaboration.

BACKGROUND AND RATIONALE

Iowa has the unique opportunity to build on its reputation as a world leader in agriculture production, farmer know-how, water and soil resources and sustainability commitment. The Iowa ag brand can extend well beyond specific product labels and serve as an effective communication tool to reinforce Iowa's reputation for product quality, skilled ag workforce and supportive business climate.

Sustainability plays a significant role in influencing purchasing decisions. According to a Hartman Group 2018 Sustainability Study, more than a quarter of consumers (26%) claim that environmental sustainability and social concerns impact much of their purchasing, and 22% of consumers say they have increased their sustainable purchasing in the last year.

Continued progress in measuring and communicating sustainability progress and commitment can help deliver new infrastructure investments, attract new workforce talent, and enhance market opportunities for Iowa agriculture.

IMPLEMENTATION AND MEASUREMENTS

It is recommended that the state engage a strategic marketing firm to help assess and design the branding platform to demonstrate the state's commitment and progress toward sustainability. As a secondary benefit, this will help attract targeted talent and industry to the state. The initiative would be an extension of the "Choose Iowa" campaign launched several years ago.

- Number of qualified employees and businesses attracted to the state
- Consumer perceptions on the sustainability of agricultural production in the state, and awareness of sustainable farming practices used by farmers to protect soil health and water quality



Legislation required:

Possibly



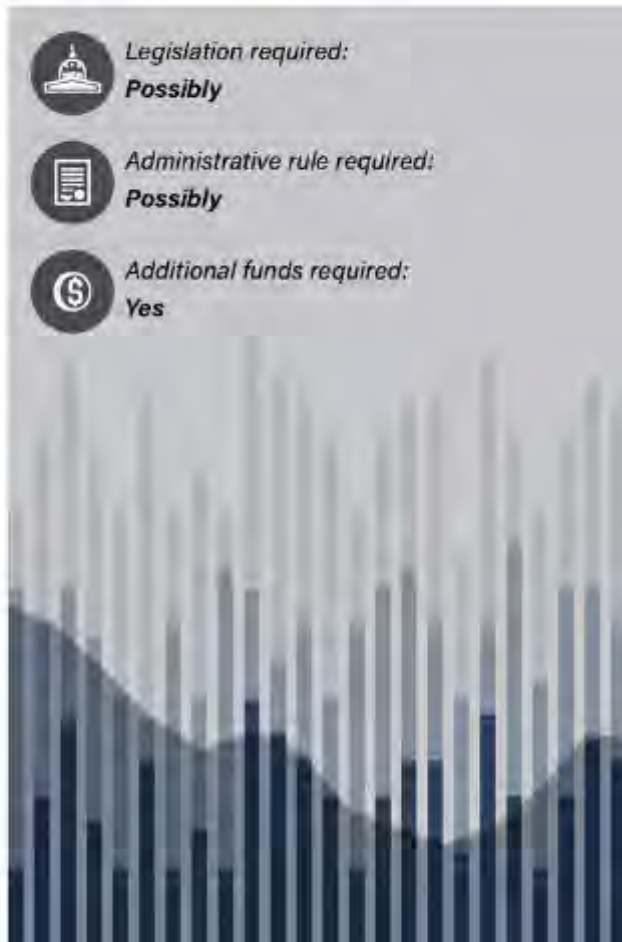
Administrative rule required:

Possibly



Additional funds required:

Yes





CONNECTIVITY WORKING GROUP

The Connectivity Working Group was charged with proposing recommendations to ensure the promotion of internet and broadband connectivity throughout the state and to overcome barriers to increasing broadband availability in unserved and materially underserved locations across Iowa.

WORKING GROUP LEADERSHIP

Chair:

Dan Houston
Principal

State Agency Director:

Annette Dunn
State of Iowa Chief Information Officer



AREAS OF FOCUS

- Establish, maintain and grow internet connectivity within unserved and materially underserved communities
- Address socioeconomic and geographic issues preventing universal access
- Public-private partnerships to ensure adequate coverage, speed, oversight, and architecture throughout Iowa

OPPORTUNITIES

- ❑ Universal broadband access for Iowans
- ❑ Subsidize low-to-no-cost broadband access to negate the financial barriers to adoption
- ❑ Increase skilled labor force to implement and build infrastructure
- ❑ Adequate access to broadband impacts health, learning and working, as well as the agriculture and manufacturing sectors
- ❑ Encourage additional legislative revenue flexibility for counties and cities to invest in broadband
- ❑ Lack of universal adoption of broadband resources
- ❑ Lack of new technologies are roadblocks to universal broadband adoption for a variety of reasons

RECOMMENDATIONS

- Authorize broadband funding of \$80-100 million per year for broadband infrastructure and adoption for the next five years, with grants matching ranging from 50-75% to build the network
- Financial barriers should not exist for broadband access given the importance of distance learning, telework, and telehealth that accompany the paradigm shift at all levels of society
- Increase job training for occupations relating to the broadband sector to increase the skilled labor force to implement infrastructure
- Enhance mobile broadband by increasing individual user experience data download and upload rates
- Encourage the legislature to consider new and flexible funding ideas to support broadband deployment for cities utilizing public-private partnerships for development of revenues
- Identify and meet the education needs of broadband services and application services through comprehensive mechanisms and leveraging statewide resources
- Increase understanding of new and emerging technologies with public-private partnerships to explore technologies
- Work with academic and community college institutions to invest in the research and adoption of new technologies



KEY MEASURES OF SUCCESS

- Broadband access meeting minimum standards is available for every Iowan
- Broadband adoption materially increases
- More Iowans have the digital skills necessary to participate in telework, telehealth, and distance learning opportunities
- Universal broadband access in Iowa by 2025
- Near universal or universal adoption for low-income subscribers

UNIVERSAL BROADBAND ACCESS FOR IOWANS

RECOMMENDATION

A funding increase of \$80-100 million per year for broadband infrastructure and adoption for the next five years, with grant matching ranging from 50-75%. To build this network, it may cost an average of \$8,000 – \$10,000 per location for a total of \$810 million. This cost does not include the cost for locations already with 25/3 speeds that need to be upgraded to 100/100 or greater. To accomplish our goals, strong state support in the form of matching grants ranging from 50-75% (based on speed capabilities and location density) will be required. The Connectivity Working Group recommendation is for the legislature to authorize broadband funding of \$80-100 million per year for the next five years. However, this will not necessarily guarantee the 2025 goal of 100/100, but it may contribute.

BACKGROUND AND RATIONALE

BroadbandNow.com ranks Iowa as 45th best-connected state in the U.S. The ranking notes that Iowa has relatively good coverage throughout the state. Iowa has 422 service providers with 81.3% of the state able to get broadband coverage. However, speed and affordability are key reasons for the low rankings. Only Alaska has lower speeds than Iowa. BroadbandNow reports that only 46.2% of Iowans have access to fiber-optic broadband services, compared with 77.4% who can access cable and 87% who can access DSL services.

IMPLEMENTATION AND MEASUREMENTS

A barrier to implementation is the lack of significant funding for the Empower Rural Iowa Broadband Grant Program. The working group suggests a bond offering to raise the needed funds and using a dedicated source such as the Rebuild Iowa Infrastructure Fund budget or 1/8th of the Invest in Iowa sales tax. Bonding is the best option in conjunction with a dedicated revenue stream. A bond offering is outside of the Office of the Chief Information Officers (OCIO) jurisdiction, and the committee would defer to the Iowa Finance Authority's purview though OCIO would maintain authority on how the funds are used to further broadband access in Iowa. The demand for broadband infrastructure is far outstripping the funding the state has been willing to supply up to this point. The measurement of success to this recommendation is universal broadband access in Iowa by 2025.



Legislation required:

Yes



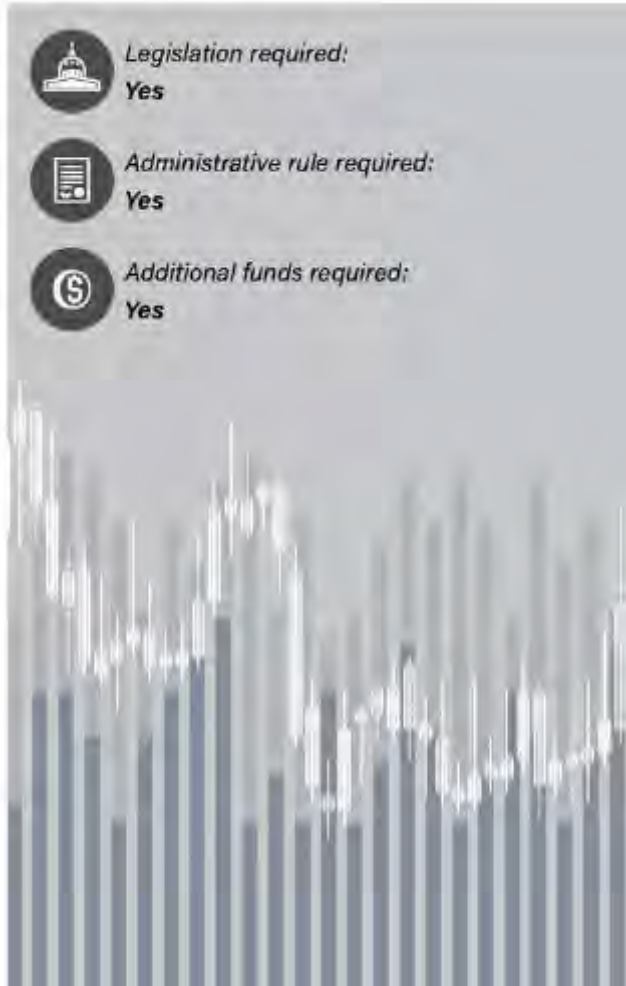
Administrative rule required:

Yes



Additional funds required:

Yes



SUBSIDIZE LOW- TO NO-COST BROADBAND ACCESS TO NEGATE THE FINANCIAL BARRIERS TO ADOPTION

RECOMMENDATION

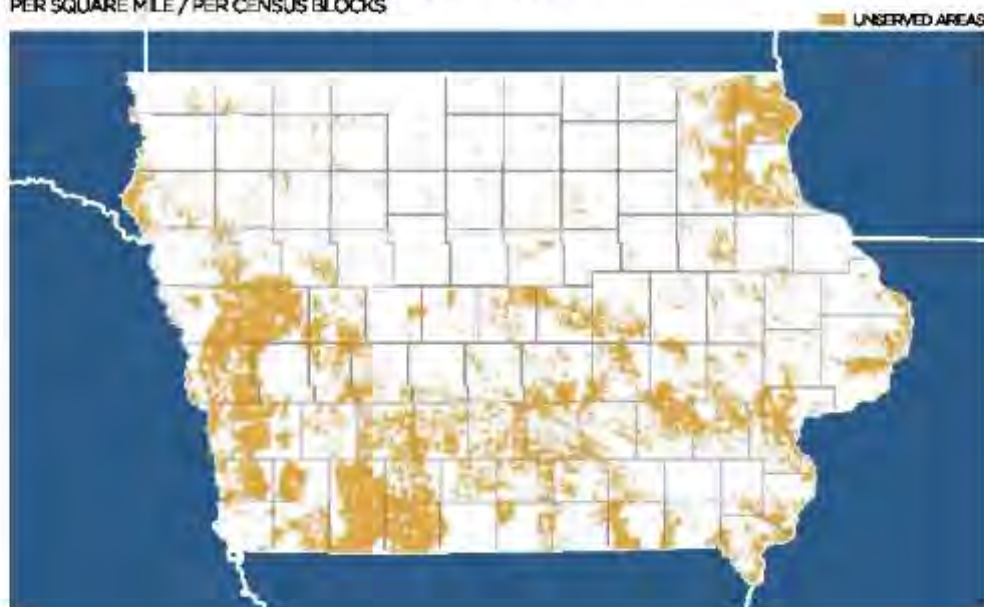
A barrier to broadband access for Iowans is not only a lack of technology infrastructure but also a lack of affordability. While Iowa provides Low-income Home Energy Assistance for those who struggle to afford utilities, the importance of internet access has shifted to be as vital as electricity and running water to perform basic daily tasks due to the even larger necessity for adequate internet access due to COVID-19. Financial barriers should not exist for broadband access given the importance of distance learning, telework, and telehealth that accompany the paradigm shift at all levels of society.

BACKGROUND AND RATIONALE

Consider the following broadband map that identifies unserved areas with households that lack 25/3 broadband service throughout Iowa. This map shows where no provider reported offering/facilitating 25/3 or faster service. The pink shading illustrates the real need for connectivity. This is only a measure of where service does not exist, it is not a measure of adoption. Of note, the reason why households do not have 25/3 is not stipulated. Maps like this one along with anecdotal evidence prove that many households simply do not have quality access.

Reasons behind the lack of quality access vary. For instance, there could be a lack of service providers willing to invest in unserved areas. Social factors that impact a consumer's choice to have broadband can be a mix of poverty level, and/or simply the lack of interest or need for broadband access. The challenges presented by social factors should not be ignored when considering infrastructure needs. However, according to BroadbandNow.com, only 18.5% of Iowa has access to low-priced internet plans. This is far lower than the national average of 51.5%. The lack of affordable internet plans, maybe a key factor as to why some Iowans forgo broadband due to the cost.

UNSERVED AREA LACKING 25/3 HOUSEHOLDS PER SQUARE MILE / PER CENSUS BLOCKS



IMPLEMENTATION AND MEASUREMENTS

A funding appropriation is needed along with broadband infrastructure grants to award providers of public/private partnerships to subsidize low-to-no-cost broadband access. The measure of success for broadband adoption among low income subscribers would be an increase to at or near universal adoption. This would require legislative appropriation.



Legislation required:

Yes



Administrative rule required:

Yes



Additional funds required:

Yes

INCREASE LACK OF A SKILLED LABOR FORCE TO IMPLEMENT AND BUILD

RECOMMENDATION

Increase job training for occupations relating to the broadband sector to increase the skilled labor force to implement infrastructure. Harness public-private partnerships to create educational opportunities from high schools, up to and including mid-career workers, to transition into high-demand information technology occupations centered around broadband implementation and adoption of technology in Iowa.

BACKGROUND AND RATIONALE

It is critical that funding be targeted for a future ready, future proof network that supports distance learning, telehealth, and telework applications. The DCIO indicated that there are approximately 90,000 unserved/underserved locations in Iowa. This is primarily due to the high cost nature of these sparsely populated rural locations.

IMPLEMENTATION AND MEASUREMENTS

- Identify, develop, and support programs that leverage broadband as a tool for workforce and community development.
- Empower high school/middle school students and other volunteers/local citizens in community broadband education (e.g. participating in volunteering activities for helping elders/less-privileged families in using broadband for online learning and telehealth).
- Empower researchers, innovators, and entrepreneurs to pursue future-defining technology and business development for broadband technology and services solutions.
- Develop public-private partnerships for broadband education, innovation and workforce development.
- Identify, develop, and sustain federal and state funding mechanisms for broadband education and workforce development.



Legislation required:

Yes



Administrative rule required:

Yes



Additional funds required:

Yes



ADEQUATE ACCESS TO BROADBAND IMPACTS HEALTH, LEARNING, AND WORKING, AS WELL AS THE AGRICULTURE AND MANUFACTURING SECTORS

RECOMMENDATION

Enhance mobile broadband by increasing individual user experience data download and upload rates of a minimum of 100 Mbps and decreasing end-to-end latency speeds to 1 ms or less. Iowa ranks second-lowest in the nation for broadband speeds. Only Alaska is slower than Iowa.

BACKGROUND AND RATIONALE

Industry 4.0 technologies are driving the future of the manufacturing industry. More than half of Iowa's manufacturers are in Iowa's rural areas and are suppliers to larger Iowa manufacturers. As both large and small manufacturers adopt Industry 4.0 technologies, increased bandwidth, latency requirements, and the ability to manage big data will be essential for investments in Industry 4.0 technologies to strengthen Iowa's supply chain and keep Iowa manufacturers competitive on a global scale.

Beyond manufacturing, broadband access is increasingly essential for Iowa's farmers, too. In Iowa, the days of low-tech planting, harvest, and input application are gone. Today, drones buzz over fields monitoring plant health and precision – applying inputs like pesticides and fertilizers based on sub-field data analysis. During planting and harvest, planters and combines send real-time yield data to the cloud, allowing for variable-rate application and planting based on sub-field conditions. These practices come with tremendous financial and environmental benefits. One USDA study revealed that precision agriculture – enabled by broadband – saved corn farmers \$25 per acre. Similar economic benefits apply for soybean farmers.

Environmentally, precision agriculture enabled by broadband means producers can grow more with less. When sub-field data on soil conditions can be sent to the cloud and analyzed over the internet, farmers can dramatically cut down on their application of inputs, such as nitrogen, by as much as 40%. Aside from saving on input costs, this lower-input, higher-yield model leaves a lighter environmental footprint without sacrificing production. Other technologies, like GPS-guided auto-steer, allow farmers to precision-plant and leave exact buffer zones around sensitive areas that are pre-programmed into the technology. Similarly, drone pesticide applicators who rely on internet access in the remotest corners of Iowa can substantially cut down on the quantity of inputs used due to their precision (compared to traditional crop-dusting or other methods).

IMPLEMENTATION AND MEASUREMENTS

This involves a policy change to regulate bandwidth and latency requirements to help manufacturers and rural suppliers compete in a global market.



Legislation required:

Yes



Administrative rule required:

Yes



Additional funds required:

Yes

ENCOURAGE ADDITIONAL LEGISLATIVE REVENUE FLEXIBILITY FOR COUNTIES AND CITIES TO INVEST IN BROADBAND

RECOMMENDATION

Deployment of broadband by public-private partnerships will require greater flexibility than what currently exists for development of revenues for cities. The legislature is encouraged to consider future requests for new and flexible funding ideas.

BACKGROUND AND RATIONALE

Cities do not have a lot of options regarding revenue streams based on what the legislature dictates. Local governments only have property taxes or bond initiatives to fund broadband initiatives. Given the slow process to secure bond financing for most local governments, most businesses find it difficult to work within those parameters. Current funding rules do not provide a lot of leeway for local government to undertake initiatives like smart cities or local broadband expansions. Funding for infrastructure, such as broadband, is not considered general purpose, thus requiring a ballot measure. Local governments would prefer the ability to have more flexibility from the legislature to undertake public-private partnerships for broadband projects. Cities and counties want flexibility to look for ways to fund broadband infrastructure, which is narrow as far as what cities can do and what revenue sources they can access. Property taxes are largely allocated, so the need exists to work with the legislature to come up with funding streams.

IMPLEMENTATION AND MEASUREMENTS

Success is measured in new funded projects at the local government level. This means more cities and counties can implement "smart" city or county initiatives, which would have a positive impact on rural economic sectors not to mention the quality of life impacts to telehealth, telework, and distance learning. Funding flexibility for cities and counties to implement broadband projects unique to their communities could be revolutionary to creating new business opportunities, drawing new residents, and staving off diminishing tax bases.



Legislation required:

Yes



Administrative rule required:

Yes



Additional funds required:

Possibly

LACK OF UNIVERSAL ADOPTION OF BROADBAND RESOURCES

RECOMMENDATION

Identify the education needs of broadband services and application services (e.g., help desk, online learning, telehealth) and meet the education needs of broadband and application services through comprehensive mechanisms such as e-skills training, help desk, broadband mapping crowdsource training, and leveraging statewide resources such as K-20 institutions, libraries, cities, counties, community centers, and volunteer programs.

GOVERNOR'S ECONOMIC RECOVERY ADVISORY BOARD | FINAL REPORT

BACKGROUND AND RATIONALE

How does Iowa connect existing entities that can help with the challenges above and then work to fill the gaps where resources do not exist? What services are best organized and provided at a state level or are best organized locally/regionally? Information sources and/or outreach campaigns need to be provided so Iowans currently without internet access can easily find internet service providers in their area. Establish services in a public-private partnership to assist various users with technical support. For example: if schools are using either the hybrid or virtual learning mode, students learning from home may not have the tech support they need, especially in smaller districts/schools where the sole tech person is also actively teaching classes.

Conversely, might we empower students and other volunteers in community broadband education to participate in volunteering activities for helping older Iowans and less-privileged families in using broadband for online learning, telehealth, and telework? Many Iowa locales are served by local Internet Service Providers (ISP) whose employees are also community members. The ISPs and their tech-savvy employees could be critical partners, along with other service agencies to provide education support to students, their families, and other citizens.

IMPLEMENTATION AND MEASUREMENTS

There is the potential of funding mechanisms in conjunction with adoption grants to assist in the public-private partnerships to promote digital literacy across Iowa.

Explore a partnership with Volunteer Iowa.



Legislation required:

Yes



Administrative rule required:

Yes



Additional funds required:

Yes

LACK OF NEW TECHNOLOGIES ARE ROADBLOCKS TO UNIVERSAL BROADBAND ADOPTION FOR A VARIETY OF REASONS

RECOMMENDATION

- Increase understanding of new and emerging technologies with public-private partnerships to explore technologies (e.g. smart cities, smart fields, low orbit satellites)
- Work with academic and community college institutions to invest in the research and adoption of new technologies

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BACKGROUND AND RATIONALE

The telecommunication industry is undergoing rapid transformation in terms of technologies, as well as innovation platforms and paradigms across wired and wireless networking systems. For instance, the mega trend of telecommunication softwarezation and the increasing availability of open-source platforms (e.g. Broadband Projects of Open Networking Foundation, M-Cord open-source 5G platform) lower the barrier to entry in technology innovation, and they offer opportunities in business model innovation for affordable and universal broadband. In the meantime, the use cases of broadband are diverse and fast-changing, ranging from traditional internet access from homes to emerging IoT applications in agriculture farms, factories, renewable energy farms, and more. Together, these telecommunication mega trends and diverse, emerging use cases enable and call

for innovations in technologies, business models, innovation pipelines, and public policies. They offer unique opportunities for regions of excellence in industries such as agriculture, manufacturing, and renewable energy to explore new strategies and growth areas in innovation, as well as economic and community development.

IMPLEMENTATION AND MEASUREMENTS

Research initiatives into future broadband technology opportunities with the goal of remaining technology agnostic toward private broadband providers to ensure Iowa is served by the latest and best technologies and not left to play catch up. This would include exploration of nascent technologies such as low orbit satellites as a supplement to difficult to wire areas.



Legislation required:

Possibly



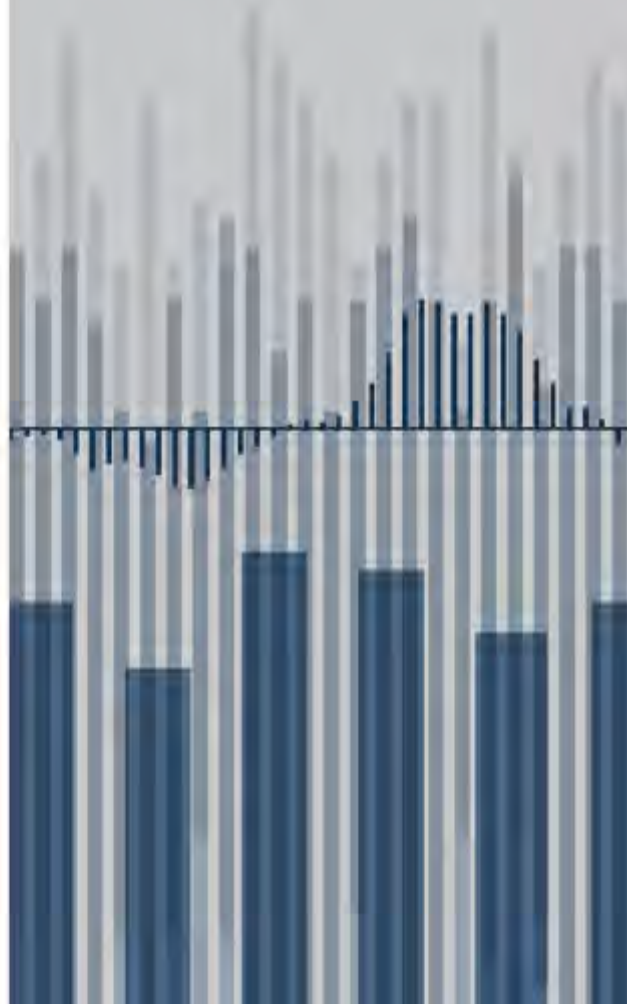
Administrative rule required:

Possibly



Additional funds required:

Possibly





ECONOMIC GROWTH WORKING GROUP

The Economic Growth Working Group was charged with drafting recommendations that will leverage innovative models and challenge the way things have been done to fuel economic growth in Iowa. These efforts will drive new and better ways of doing business as well as opportunities for advancing quality of life attributes, including affordable housing, hospitality and tourism.

The strategies resulting from this work will best position Iowa to be the number one choice for all business owners to thrive, all families to prosper, and all visitors to plan return trips, regardless of differences or preferences.

WORKING GROUP LEADERSHIP

Co-Chairs:

Megan McKay

Peace Tree Brewing Company

Adam Wright

MidAmerican Energy Company

State Agency Director:

Debi Durham

Iowa Economic Development Authority (IEDA)

Iowa Finance Authority



AREAS OF FOCUS

- Hospitality/Tourism
- Housing
- Innovation
- Manufacturing 4.0 and Supply Chain/Reshoring
- Small Business

OPPORTUNITIES

- ❑ Housing can lead Iowa's economic recovery and growth
- ❑ Support Iowa small business owners in recruiting and retaining top talent
- ❑ Turn Iowa into a destination for travelers
- ❑ Make Iowa the choice for both people and business
- ❑ Transform Iowa's communities through creative placemaking
- ❑ Grow Iowa's leadership in the biosciences and advanced manufacturing sectors
- ❑ Allow flexibility in finding mechanisms to best support Iowa entrepreneurs and start-ups
- ❑ Support manufacturing modernization
- ❑ Expand resources for entrepreneurs
- ❑ Update alcoholic beverages regulations
- ❑ Enhance competitive financial reform

RECOMMENDATIONS

- Increase supply of housing options
- Protect and expand housing opportunities
- Empower small business owners with tools to secure their employee base
- Market Iowa as the number-one choice for businesses, workers, and families
- Develop a creative placemaking and transformational quality of life initiative
- Develop a statewide strategic plan for tourism and create a new funding mechanism to expand Iowa tourism promotion and development
- Increase funding to the Regent institutions to support biosciences platform development and create a mechanism that encourages more private investments in Iowa's bioscience companies
- Allow the IEDA board to allocate funding between the Angel and Innovation tax credit programs based on need
- Invest in Industry 4.0 initiatives
- Offer statewide developmental programming that intentionally removes barriers for broader and more diverse entrepreneurs to create a gateway for entrepreneurs to access the state's resources and lead others into the entrepreneur journey
- Expand the Targeted Small Business (TSB) program
- Modify Iowa's alcohol laws and rules to improve the customer experience, removing barriers to growth for alcohol manufacturers, and allowing businesses that serve alcoholic beverages to buy all types of alcohol directly from retailers
- Expand tax relief





KEY MEASURES OF SUCCESS

- Grow state GDP
- Increase in the number and valuation of new housing permits
- Decrease in the number of housing cost-burdened Iowans by income level and race
- Growth in Iowa's real estate sector GDP
- Sustained growth in the number of small businesses in Iowa
- Net in-migration population growth
- Amount spent on research and development activities by the public and private sector
- Number of patents and licensing agreements filed by public and private sector entities
- Amount of private capital leveraged
- Increase Iowa's manufacturing GDP
- Increases in average wages for individuals employed in the manufacturing sector
- Number of new business starts by diverse entrepreneurs
- Increase in new Iowans, visitors, and businesses

STRENGTHEN FOUNDATION FOR ESSENTIAL INFRASTRUCTURE NEEDS

OPPORTUNITY: HOUSING CAN LEAD IOWA'S ECONOMIC RECOVERY AND GROWTH

National and state housing leaders agree that housing comprises the single largest opportunity for a rapid economic recovery and transformative growth for families and communities alike. The Housing subgroup recommends that a comprehensive housing omnibus bill be brought forward by the Iowa Finance Authority during the 2021 legislative session to advance the critically needed, innovative housing solutions for Iowans summarized below.

RECOMMENDATION

Increase supply of housing options for all Iowans.

Provide funding to develop and preserve housing across the continuum, with priority given to housing for low-income families and seniors, specifically households earning 0-50% of the area median income (AMI).

With the evolution of how facilities such as schools, churches, dorms and student housing, hotels, office buildings, public buildings and retail are used, many communities are left with both quality, under-utilized facilities and a lack of affordable housing. Funds should be appropriated to transform these facilities into housing for families and seniors. There have been numerous successful school conversion projects in Iowa to date, including the Aberdeen Apartments in Sioux City, the Phoenix School Apartments in Des Moines and the Pierce School Lofts in Davenport to name a few.

Increase opportunities for Iowans to live near their work through the launch of an employer-assisted housing initiative to incent public-private partnerships in creating workforce housing. Through this initiative, projects with joint support from both the employer and the community would be prioritized. The program would allow flexibility to fit local housing needs, which could include home repair and down payment assistance, among other incentives.

In addition, new and existing programs need to adopt innovative and inexpensive building materials, methods and financing mechanisms, including 3D printed homes in partnership with Iowa State University College of Design, tiny homes and shipping containers to provide housing solutions for Iowans in all stages of the housing continuum.

GOVERNOR’S ECONOMIC RECOVERY ADVISORY BOARD | FINAL REPORT

The advancement of housing can be accomplished through a multifaceted approach that includes the creation of new programs, including a State Housing Tax Credit program, State Housing Construction Loan Fund and a Main Street Guarantee program that will provide the essential financial resources needed for developers to move projects forward. In addition, increased state appropriations and permanent funding sources should be allocated to existing programs including the State Housing Trust Fund and the Workforce and Housing Tax Credit Programs.

RECOMMENDATION

Protect and expand housing opportunities for Iowans.

Fund the already established and successful Iowa Mortgage Help foreclosure prevention program and establish a new permanent eviction diversion program to provide critical legal and financial assistance to Iowans at risk of losing their home.

New programs are needed to assist low-income Iowans in making critically needed home repairs and allow seniors to make home modifications that will allow them to age in place. In addition, a housing disaster program should be launched and funded to allow for immediate assistance to homeowners, renters and displaced Iowans following a natural disaster or other catastrophe.

BACKGROUND AND RATIONALE

According to the 2020 Iowa Profile’s strong growth scenario, Iowa is expected to gain approximately 4,000 households by 2030 over the current 2020 total. In 2030, there is projected to be a total of 1,351,277 households of which 959,085 are projected to be owner-occupied and the remaining 392,192 are expected to be renter occupied.

IOWA HOUSING DEMAND FORECAST



There is no question that additional quality housing at an affordable rate is needed. In Iowa, the Fair Market Rent (FMR) for a two-bedroom apartment is \$804. At this rate, the average renter in Iowa, earning \$13.43 an hour, currently needs to have the equivalent of 1.2 full-time jobs to afford an apartment at FMR. The amount of rent that is affordable to the current average renter with a wage of \$13.43 an hour is \$698.

To afford the current level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$2,679 monthly or \$32,151 annually, according to the National Low-Income Housing Coalition.

In addition, the 2020 Iowa Profile cites the most common housing problem in Iowa as housing cost burdens, with 38.6% of renters and 15.8% of homeowners spending greater than 30% of their income on housing costs. Housing problems, which include cost burdens, overcrowding and inadequate plumbing and kitchen facilities, are disproportionate by race in the state, with 10.7% of white households having a severe housing problem compared to 39.6% of Pacific Islander and 30.9% of Black households.

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PERCENT OF TOTAL HOUSEHOLDS WITH SEVERE HOUSING PROBLEMS BY INCOME/RACE

| INCOME | White | Black | Asian | American Indian | Pacific Islander | Other | Hispanic (Any Race) | Total |
|----------------------|--------|--------|--------|-----------------|------------------|--------|---------------------|--------|
| \$0 to \$23,070 | 57.90% | 70.00% | 65.50% | 59.90% | 62.10% | 61.80% | 69.00% | 59.60% |
| \$23,071 to \$38,450 | 17.90% | 24.30% | 41.70% | 13.20% | 13.50% | 20.00% | 25.80% | 19.10% |
| \$38,451 to \$61,520 | 6.30% | 7.90% | 16.80% | 3.90% | 6.90% | 3.30% | 10.50% | 7.00% |
| \$61,521 to \$76,900 | 2.80% | 6.50% | 20.30% | 11.0% | 56.50% | 5.80% | 9.50% | 3.50% |
| Above \$76,900 | 1.30% | 3.90% | 4.60% | 4.00% | 0% | 1.40% | 6.80% | 1.50% |
| TOTAL | 10.70% | 30.90% | 25.40% | 21.10% | 39.60% | 20.10% | 23.80% | 12.10% |

Research shows the most critical need for affordable housing is for Iowa’s lowest income segment. Iowans with incomes between 0-30% of MFI, or \$0-\$23,070, are the most severely housing-cost burdened in Iowa with 59% paying more than 50% of their income for housing. This compares to the next highest income level, which is still severely cost burdened, with 14.5% paying more than 50% of their income on housing. This issue will only intensify if affordable housing options are not identified, as 12.5% of our households are expected to be in this income range by 2050.

IMPLEMENTATION

This proposal will require the following legislative actions:

- Creation and funding of a new State Housing Tax Credit Program, State Housing Construction Fund, Main Street Guarantee program, eviction diversion program, home repair program, and disaster housing program.
- Three-year allocation increase to the existing Workforce Housing Tax Credit program.
- Funding appropriation for the Iowa Mortgage Help Foreclosure prevention program.
- Removal of the current cap from Real Estate Transfer Tax as State Housing Trust Fund funding mechanism.
- Approval of a mortgage recording fee of \$25-\$35 per thousand for commercial loans over \$1 million and the transfer of these fees to the State Housing Trust Fund; a change that would generate an estimated \$10 million annually for affordable housing.

MEASURES OF SUCCESS

- Increase in the number and valuation of new housing permits.
- Decrease in the number of cost-burdened Iowans by income level, particularly the 0-30% and 301-50% of MFI segments, and race.
- Growth in Iowa’s real estate sector GDP.



Legislation required:

Yes



Administrative rule required:

Yes



Additional funds required:

Yes

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OPPORTUNITY: SUPPORT IOWA SMALL BUSINESS OWNERS IN RECRUITING AND RETAINING TOP TALENT

RECOMMENDATION

Empower small business owners with tools to secure their employee base.

BACKGROUND AND RATIONALE

Approximately 25% of Iowa's workforce (346,125) is employed by small businesses with less than 50 full-time employees. As Iowa makes investments in the upskilling and retraining of employees through its workforce development and Future Ready Iowa efforts, complementary retirement planning and affordable health care options for small business owners will make them more competitive in recruiting and retaining top-performing employees.

According to a report published by the American Association of Retired Persons (AARP), workers in Iowa businesses with fewer than 100 employees are much less likely to have access to a retirement plan (63%) than workers in larger businesses (29%). In raw numbers, about 291,000 small-business employees do not have access to a retirement plan.

Retirement savings plans help workers achieve economic security. A concerted effort among state agencies to improve access to financial literacy materials available for small business owners and their employees will support a greater understanding of retirement savings options and ultimately improve economic mobility and reduce wealth disparity.

A 401k savings plan funded by employee contributions and structured similarly to a 529 college savings plan would be voluntary for employees and small business owner contributions would be optional. Companies meeting the criteria of 50 or fewer employees may opt-in to the plan when available. The plan would be funded by employee contributions; contributions would be made through payroll deductions on a pre-tax basis, up to the limits of federal retirement plan guidelines.

The Affordable Care Act provided healthcare options; however, small business owners still rank health care costs as one of their primary concerns. Addressing the gaps in affordable, available health care options for these owners and their employees will allow for the creation of more appealing benefits packages and enhance their ability to attract talent.

IMPLEMENTATION

These programs would require a partnership to offer retirement plans and health care options to Iowans. Developing a 401k plan will require the formation of an exploratory committee to first determine demand, program parameters and oversight, and the evaluation of any potential legislative action required.

The financial literacy materials available for small business owners, housed on IASourceLink.com should be expanded as a part of a cross-agency effort to identify the current tools available, connect with financial literacy resource partners, and coordinate efforts all under one location.

MEASURES OF SUCCESS

- Number of Iowans who indicate they are prepared for retirement
- Sustained growth in the number of small businesses in Iowa



Legislation required:

Likely



Administrative rule required:

Likely



Additional funds required:

No



ATTRACT NEW AND RETAIN CURRENT IOWANS

OPPORTUNITY: MAKE IOWA THE CHOICE FOR BOTH PEOPLE AND BUSINESS

RECOMMENDATION

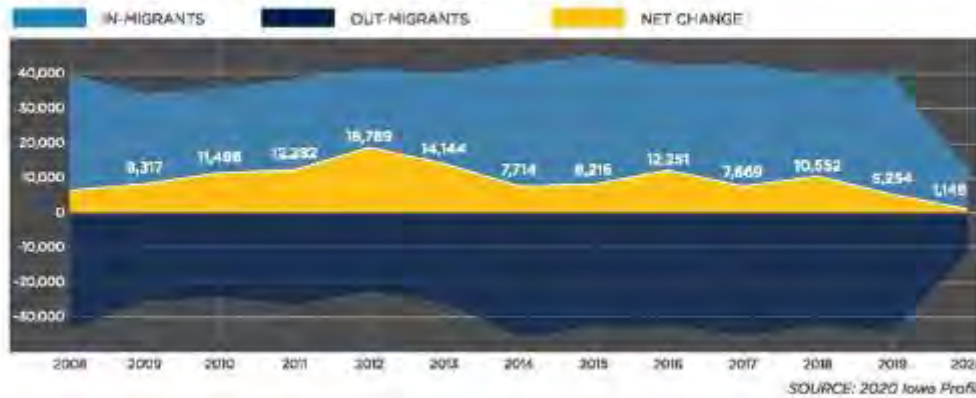
Market Iowa as the number-one choice for businesses, workers, and families.

The Iowa Economic Development Authority's (IEDA) This is Iowa initiative will be expanded to specifically target out-of-state remote workers, diverse workforce and businesses. The focus of this marketing campaign will feature the state's quality of life attributes, such as affordability and natural beauty in addition to our unique places.

- **Attracting Out-of-State Remote Workers:** Develop a nationally ground-breaking campaign that will recruit remote workers to move to Iowa and benefit from the state's exceptional quality of life, affordability, natural beauty, and destinations.
- **Attracting a Diverse Workforce:** A diverse workforce is key to smart economic growth. Iowa's non-white population grew by 32% from 2010 to 2019, U.S. Census data shows, and immigrants accounted for 44% of Iowa's population growth in the same period. Iowa must not only embrace its increasingly diverse population as an imperative to economic growth and community building, but also work to attract a diverse workforce. Companies with strong ethnic diversity among their executives were 38% more likely to outperform on profitability, according to 2019 research from McKinsey & Company. To that end, Iowa will conduct research to support the development of a marketing approach and messaging specific to diverse audiences.
- **Promoting Business:** Focus on Iowa's exciting growth opportunities in manufacturing, biosciences, insurance and finance, information technology, educational technology, quality of life and robust broadband.

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STATE OF IOWA - MIGRATION TRENDS BY YEAR



BACKGROUND AND RATIONALE

Iowa's population has inched up by 3.6% to 3,156,070 people since 2010, according to U.S. Census data. Between 2010 and 2019, the natural increase was estimated at 88,895 persons, and the net migration was 18,712 persons. The lowest net migration of individuals with driver's licenses moving into the state as recorded by the Iowa Department of Transportation occurred in 2015, with a total of 5,254.

Iowa is an aging state with slow population growth while unemployment rates have declined to historic lows prior to COVID-19 as Baby Boomers retire at a rapid rate. The state's economic growth depends on our ability to strategically expand our workforce and to build communities where all citizens can thrive.

OPPORTUNITY: TRANSFORM IOWA'S COMMUNITIES THROUGH CREATIVE PLACEMAKING

RECOMMENDATION

Develop a creative placemaking and transformational quality of life initiative

The initiative will be modeled after key components of the Vision Iowa, Enhance Iowa, Community Attraction and Tourism (CAT) and Iowa Great Places initiatives and will utilize bond financing. The Governor's proposed Invest in Iowa Act should be passed to support these efforts and Iowa's port authority statute should be leveraged to bolster economic development and recreation projects.

BACKGROUND AND RATIONALE

Two-thirds of workers, ages 25-32 with college degrees choose the community they would like to live in before looking for a job. Placemaking can help communities attract and retain talent and boost their economic competitiveness by improving public spaces, such as downtown districts or neighborhoods. Communities with placemaking initiatives exceed the annual national average of GDP growth.

The Vision Iowa, Enhance Iowa, CAT and Iowa Great Places programs have provided state funding for recreational, cultural, educational or entertainment projects in communities across the state since 2000. While a governor-appointed board of directors oversees applications and funding decisions, the community partnerships and commitment drive success of the program. These initiatives will provide the connectors for local and regional projects that support the entire state.

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This recommendation is about reinventing these quality of life programs to focus on more transformational placemaking, rather than single projects, and to further improve Iowa's quality of life by implementing the Governor's proposed Invest in Iowa Act. In addition to providing tax relief for Iowans and making significant investments in mental health, the Invest in Iowa Act calls for supporting water quality efforts (\$99.5 million) and conservation and recreation projects (\$52.3 million) through a trust fund created through 3/8 of the proposed 1-cent sales tax increase.

Finally, Iowa should join other states that have taken port authorities beyond maritime commerce and used them as strong elements of successful economic development and placemaking strategies. This tool allows communities to better work together on regionally transformative, commerce-focused economic development or quality of life projects by better delineating risk between jurisdictions and merging financing similar to how other infrastructure projects are deployed. This can be done without allowing for any new levying authority.

OPPORTUNITY: TURN IOWA INTO A DESTINATION FOR TRAVELERS

RECOMMENDATION

Develop a statewide strategic plan for tourism and create a new funding mechanism as outlined below to expand Iowa tourism promotion and development:

- Create a checkoff program from Iowa alcoholic beverages, in which a percentage of sales will be collected by Iowa's Alcoholic Beverages Division

IEDA will launch a statewide tourism campaign, comparable to competing states, that is a key economic driver and demonstrates a significant return on investment. For example, for a \$10.7 million advertising campaign, the state of Colorado reported a return on investment of \$138.7 million, or \$12.96 for every dollar invested.

BACKGROUND AND RATIONALE

Tourism is a critical piece of Iowa's efforts to attract more people, including visitors and residents. Two-thirds of U.S. adults say they have seriously considered moving somewhere after visiting, but research shows most people outside of the state don't know enough about it to form an accurate opinion about whether they would consider visiting or moving to Iowa. Research further shows that facts about Iowa's tourism attractions and business-friendly attributes – shared through market research surveys – equally increased favorability toward Iowa, interest in visiting, and considering Iowa as a place to live. Iowa must do more to capture the state's unique personality and attributes for travelers and tourists, to tell the story and compel visitors to spend time and money here. To do that, Iowa must have a consistent, stable funding source to increase marketing capacity.

MEASURES OF SUCCESS

- Net in-migration population growth
- Rise in national rankings of best places to live and visit. Examples include US News & World Report's Best States list and Livability's Top 100 Best Places to Live. Both lists include measures of opportunity, economy, education, amenities, demographics, health care, infrastructure, and natural environment.
- Increase in state and local sales tax revenue
- Increase in hotel/motel tax revenue



Legislation required:

Yes



Administrative rule required:

Yes



Additional funds required:

Yes

INVEST IN TARGETED INDUSTRIES/INNOVATION

OPPORTUNITY: GROW IOWA'S LEADERSHIP IN THE BIOSCIENCES AND ADVANCED MANUFACTURING SECTORS

RECOMMENDATION

Increase funding to the Regent Institution to support biosciences platform development and create a mechanism that encourages more private investments in Iowa's bioscience companies.

BACKGROUND AND RATIONALE

Iowa's biosciences industry provides specialized, high-wage jobs. The four identified biosciences sectors that hold the most success and promise for economic development in Iowa are the medical devices, precision and digital agriculture, vaccines and immunotherapies, and biobased chemical platforms. Iowa has generally outperformed the nation in terms of bioscience employment growth and this success indicates much potential for further development.

COVID-19 has underscored the need for the reshoring of critical supply chains including pharmaceuticals, medical testing supplies, therapeutics, and vaccines. Critical shortages of personal protective equipment manufactured in offshore locations have resulted in federal investments to aid in returning production to the U.S. Iowa's leadership in the biosciences industry places it in a unique position to take advantage of these efforts – particularly in the nano-vaccine and immunotherapies subsectors.

Examples of opportunities explored include:

- Iowa's universities have already shown an interest in establishing a public-private partnership with industry partners to develop nano-vaccine therapies that can be delivered without needles or the need for refrigeration and with a single dosage, unlike the vaccines in current development.
- Medical researchers, scientists, and engineers at both the University of Iowa and Iowa State University are dedicated to unravelling the fundamental biochemistry that underlies disease, such as COVID-19, to prevent, treat, or diagnose diseases afflicting both people and livestock. Potential partnerships to solve the issue of the expensive and time-consuming process to translate molecules and chemical systems to the commercial sector are being explored through private industry partnerships combined with existing biomanufacturing expertise located within the Center for Biocatalysis and Bioprocessing and University of Iowa Pharmaceuticals.

IEDA's 2017 Biosciences report found that for Iowa to benefit from the significant economic development pay-off in the bioscience sector, it is imperative that we commit to a long-term bioscience strategy. A 2020 report by TEconomy Partners noted that in 2018 the total economic impact of the biosciences industry nationally generated by direct output and indirect industry impacts totals \$2.6 trillion. TEconomy's data indicates that for every \$1 in industry output, an additional \$127 in output is generated throughout the rest of the economy, creating a multiplier of 12.7.

A 10-year analysis of investments made into Massachusetts Life Sciences initiative portrays the significant benefit investments in the bioscience industry generates. After making investments in the innovation infrastructure and industry and university connections, \$1.67 was leveraged for every \$1 invested, resulting in new federal research grants and more than 901 jobs created by start-up companies.

The 2017 Biosciences report also indicated that Iowa's start-up bioscience enterprises are hampered by the lack of risk capital investment – particularly investments required to scale an enterprise post the proof-of-concept stage. Offering additional funds for matching private equity investments would advance bioscience companies towards venture funding rounds and leverage private equity investments. When similar models were implemented in Indiana, a 2014 analysis of its BioCrossroads initiative indicated total venture capital investment in the life sciences rose to \$349 million across 100 deals and 39 companies.

IMPLEMENTATION

This proposal will require the following legislative actions:

- Increase funding to \$4 million for the Regent institutions to support full development of the medical devices, precision and digital agriculture, vaccines and immunotherapies and biobased chemicals platform development
- Increase funding to encourage equity investments to scale-up bioscience enterprises

MEASURES OF SUCCESS

- Amount spent on research and development activities by the public and private sector
- The ratio of federal dollars invested in Iowa companies through the Small Business Innovation Research (SBIR) and Small Business Technology Transfer (STTR) program to the state investments made
- Growth in number of entries applying for Innovation Platform Funding
- Number of patents and licensing agreements filed by public and private sector entities



Legislation required:

Likely



Administrative rule required:

Likely



Additional funds required:

No

OPPORTUNITY: ALLOW FLEXIBILITY IN FUNDING MECHANISMS TO BEST SUPPORT IOWA ENTREPRENEURS AND START-UPS

RECOMMENDATION

Allow the IEDA board to allocate funding between the Angel and Innovation tax credit programs based on need.

BACKGROUND AND RATIONALE

The Iowa Angel Tax Credit program helps entrepreneurs to attract investors who provide much needed capital helping to mitigate the risks involved in financing start-up companies. The program is oversubscribed and needs more funding to maximize its impact. In FY18, IEDA awarded 190 tax credit certificates; 134 applications received in FY18 and 19 were waitlisted until FY20 to utilize the tax credit program. An additional 86 applications received in FY19 totaling \$465,050 are expected to be awarded from the allocation for FY21. Since the program's origination, investments have been made in 27 qualifying companies.

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IMPLEMENTATION

This proposal will require the following legislative actions:

- Passage of pending legislation proposed by IEDA

MEASURES OF SUCCESS

- Number of companies participating
- Amount of private capital leveraged
- Businesses created by Iowa's innovation endeavors



Legislation required:

Yes



Administrative rule required:

Likely



Additional funds required:

No

OPPORTUNITY: SUPPORT MANUFACTURING MODERNIZATION

RECOMMENDATION

Invest in Industry 4.0 initiatives:

Support investments by Iowa's manufacturers in methods and technologies that will enhance productivity and attract larger original equipment manufacturers (OEMs) to incorporate Iowa small-to-medium-sized enterprises (SMEs) in their global supply chain.

- Adapt current incentives to the changing business needs of manufacturers and incentivize modernization efforts like robotics and artificial intelligence
- Focus industrial job training programs on retraining of existing employees to work with new technologies
- Identify the state's supply chain strengths and attractiveness, as well as gaps and opportunities for areas providing additional support
 - Consider look-through, single-factor corporate income tax reform for companies supplying to larger OEMs using Iowa-made products in manufacturing facilities.
- Utilize accelerated depreciation to address modernization and needs
- Consolidate workforce programming under Iowa Workforce Development (IWD)

BACKGROUND AND RATIONALE

More than 6,400 manufacturers contribute more than \$30 billion to Iowa's economy, accounting for more than 17% of the state GDP (\$173.7 billion) placing Iowa seventh in the nation for manufacturing GDP and over 15% of Iowa's total employment in 2019.

Given the impact of total employment in Iowa, the state's manufacturers must continue to stay competitive in the global manufacturing supply chain by adopting emerging technologies under the umbrella of Industry 4.0 – including the Internet of Things, additive manufacturing, advanced robotics, augmented reality, and cybersecurity – that will transform how products are designed, fabricated, used, and serviced. IEDA's soon-to-be-released Manufacturing 4.0 Plan will lay out strategies and policy recommendations to support Iowa manufacturers' efforts to embrace the variety of new Industry 4.0 technologies to help grow Iowa's vibrant manufacturing base. Many Iowa companies recognize the importance of embracing Industry 4.0 technologies, but struggle with taking the first step in making capital investments in digital technologies. Adapting current incentive structures to focus on the quality of jobs created and productivity enhancements, as well as addressing accelerated depreciation

rates, will provide the support for manufacturers to embrace the suite of technologies offered by Industry 4.0. An examination of single-factor look-through corporate tax provisions will also incentivize SMEs to work with Iowa OEMs and, thus, embrace the technology needed to keep Iowa's supply chain strong.

The impact of COVID-19 and global trade negotiations have motivated OEMs to re-examine and diversify their supply chains. As OEMs look to work with Iowa's SMEs, Iowa manufacturers must be prepared and ready to step up to the plate - both in terms of their technology and a trained workforce with the skills needed to embrace Industry 4.0 technologies. Focusing workforce incentives on the re-training of existing employees will allow manufacturers to address the critical skills gap with new technologies, without being hindered by the workforce shortages currently keeping them from maximum productivity levels.

The administration of workforce programming should be transferred from the Iowa Department of Education to IWD to allow for greater input by business leaders regarding the specific workforce needs of their industries - focusing less on two-year degree programs and placing a greater focus on upskilling options utilizing training programs of choice, Registered Apprenticeship opportunities sponsored by employers, and micro-credentialing programming.

IMPLEMENTATION

The proposed recommendations require legislative action to:

- Adjust Iowa's incentive structure
- Modify accelerated depreciation rates for production enhancing capital investments
- Consider look-through corporate tax structure for SMEs

MEASURES OF SUCCESS

- Increases in the percentage of manufacturing's share of total Gross State Product (GSP)
- Increases in Iowa's manufacturing productivity rates in comparison to U.S. productivity
- Increased number of exported goods by Iowa manufacturers
- Increased employment by Iowa's SME manufacturers
- Increases in average wages for individuals employed in the manufacturing sector



Legislation required:

Yes



Administrative rule required:

Yes



Additional funds required:

Yes



FOSTER OPPORTUNITIES FOR INCLUSIVE ECONOMIC GROWTH

OPPORTUNITY: EXPAND RESOURCES FOR ENTREPRENEURS

RECOMMENDATION

Offer statewide developmental programming that intentionally removes barriers for broader and more diverse entrepreneurs to create a gateway for entrepreneurs to access the state's resources and lead others into the entrepreneur journey.

Examples:

- The Hello Alice online framework is an example of programming that offers support for diverse entrepreneurs through an online cohort paired with coaches and mentors to help participants build their network and ideas before applying for funding.
- The "Empower" programming offered through the Jane Boyd Center in Cedar Rapids is as a public-private partnership supported by GoDaddy that brings stakeholders support through education, social-capital connections, and mentorship to cohort members.

BACKGROUND AND RATIONALE

For many entrepreneurs, access to Iowa's entrepreneurship ecosystem can be difficult if they are not "in the know" and/or have a connection point to resources available through Regents' innovation programs.

A statewide program to support under-served and under-connected entrepreneurs would bring new and diverse voices to the table. Cohort members would be paired with mentors and compete for grants of up to \$50,000. Post-participation in the program, cohort members would be connected to potential accelerator and/or incubator opportunities and, ultimately, be a part of a long-term pipeline of available diverse mentors and coaches.

IMPLEMENTATION

- Bring together stakeholders to explore methods to expand the "Empower" model statewide through a public-private partnership.
- Through collaboration with state leaders, identify the general framework for the programming, sources of funding, and an entity to lead and administer the programming.

MEASURES OF SUCCESS

- Number of new business starts by diverse entrepreneurs
- Number of diverse businesses applying for and receiving innovation platform funding
- Recommendation



Legislation required:

Likely



Administrative rule required:

Likely



Additional funds required:

Likely

EXPAND THE TARGETED SMALL BUSINESS (TSB) PROGRAM

The TSB loan program supports Iowa's small businesses owned by women, minorities, individuals with disabilities, and service-disabled veterans. These business owners often face significant hurdles when starting, or expanding their businesses, especially when accessing capital. A recent study indicated that these segments of the population also suffered the greatest losses from COVID related impacts.

The TSB program currently partners with the Iowa Center for Economic Success to manage its loan program. Of the \$1.8 million in loans currently committed through the program, a majority (81%) of these loans were to businesses located in urban areas. Often, not having a relationship or a connection with a lender to begin with can be an initial hurdle for small business owners when seeking capital. According to reports by the Minority Business Development agency, 19% of minority business owners are afraid to ask for a loan for their small business for fear of rejection.

The expansion of the loan portfolio and number of partners will better expand awareness, promotion and direct accessibility of the program to business owners around the state of Iowa. This will enable more rural business owners in need of capital to start their small business.

IMPLEMENTATION

Expanding the TSB loan portfolio requires additional funding to be made available.

MEASURES OF SUCCESS

- Number of new businesses started by individuals meeting the TSB profile
- Jobs and revenue created by small business owners



Legislation required:

Yes



Administrative rule required:

No



Additional funds required:

Yes

OPPORTUNITY: UPDATE ALCOHOLIC BEVERAGES REGULATIONS

RECOMMENDATION

Modify Iowa's alcohol laws and rules to improve the customer experience, removing barriers to growth for alcohol manufacturers, and allowing businesses that serve alcoholic beverages to buy all types of alcohol directly from retailers.

- Consolidate licensees by industry type and have one license per category or business type with a menu of privileges that can be identified
- Allow alcohol beverage manufacturers the ability to transfer all products between their manufacturing license and retail license without passing through a distributor. This is currently allowed for keg beer, but only on the same premises it is manufactured.
- Remove regulatory requirements that would inhibit goods to market unless it impacts public safety or public health
- Allow contract brewers the ability to offer alternating proprietorships as allowed by federal Alcohol and Tobacco Tax and Trade Bureau (TTB) guidelines
- Allow self-distribution of Iowa-made products to in-state retailers

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- Allow online sales and shipment of alcohol products
- A portion of the all-gallon tax paid by Iowa distillers should be earmarked for use by IEDA under the Iowa Wine and Beer Promotion Board, and the Board should be expanded to include Iowa distillers. These changes will expand the current funding stream to include distillers in statewide marketing programs, which are critical to the growth of this industry.
- Create a one-stop shop for the collection of fees, taxes, and permits

BACKGROUND/RATIONALE

Iowa wineries, breweries and distilleries have experienced great growth and contributions to the Iowa economy over the past 10 years. However, that growth has been stifled compared to other states due to issues with access to market and cumbersome policies and rules that add costs and limit consumer choice. Licensing and regulations are confusing and inconsistent between the three types of alcohol producers, tying up regulators' time that could be better spent enforcing rules that protect public health.

These industries add interesting and appealing jobs to Iowa, often located in rural communities or once blighted urban areas, transforming them to destinations. They make communities more desirable for residents and visitors, adding to the quality of life and attractiveness for tourism furthering economic growth for our state. Additionally, as the industries grow, they will raise demand for locally produced inputs such as ingredients, packaging materials, or design work, that is not financially feasible unless there is scale.

IMPLEMENTATION

The recommendations outlined above require legislative action.

MEASURES OF SUCCESS

- Gallon tax revenue increase
- Number of jobs/payroll created in the Iowa wine, beer and distiller industries
- Addition of vertically integrated companies such as hop and grain suppliers, packaging materials, equipment manufacturers



Legislation required:

Yes



Administrative rule required:

Yes



Additional funds required:

Possibly

ENHANCE COMPETITIVE FINANCIAL REFORM

OPPORTUNITY: EXPAND TAX RELIEF FOR IOWANS

RECOMMENDATION

Expand tax relief for Iowans.

Reduce taxes to allow Iowans to keep more of what they earn and implement an additional 1-cent sales tax and commit the \$540 million to enhancing quality of life initiatives, including water quality and placemaking, recreation and mental health.

- Cut individual income tax by 10% on average in 2021
- Lower the highest tax rate from 8.6% to 5.5% by 2023
- Reduce the number of tax brackets from nine to eight in 2021 and further reduce to four brackets in 2023
- Reduce property taxes by lowering the per capita county mental health levy from \$47.28 to \$12.50, resulting in lowering the maximum statewide mental health levy by \$7.7 million
- Repeal water excise tax
- Exempt diapers and feminine hygiene products from sales tax
- Increase the Early Childhood Development and Child and Dependent Care tax credits by doubling the maximum net income amount for eligibility from \$45,000 to \$90,000

BACKGROUND AND RATIONALE

This proposal will increase Iowa's economic competitiveness, leading to more jobs and opportunities for Iowans. The Invest in Iowa Act proposed by Governor Reynolds in the 2020 legislative session will not only create additional short- and long-term tax relief for Iowans, it will provide resources to assist with the child care challenges many families are facing, create recreation and placemaking opportunities families can enjoy, and, ultimately, position Iowa as the number one destination for Iowans, our future workforce, visitors, and businesses alike.

IMPLEMENTATION

The proposed recommendations require legislative action to approve and can be accomplished through the passing of the proposed Invest in Iowa Act.

MEASURES OF SUCCESS

- Increase in investments, income per capita and Gross Domestic Product (GDP)
- Increase in new Iowans, visitors, and businesses



Legislation required:

Yes



Administrative rule required:

Yes



Additional funds required:

Yes



EDUCATION WORKING GROUP

The Education Working Group was charged with developing a new standard of care for educational delivery statewide to help drive economic recovery through and beyond the pandemic.

WORKING GROUP LEADERSHIP

Chair:

Rosalind Fox

John Deere

Tim Bower

Nelson Company

State Agency Director:

Ann Lebo

Iowa Department of Education

RECOMMENDATIONS

- Expand upon Iowa's STEM BEST (Businesses Engaging Students and Teachers) program, regional career academies, Registered Apprenticeships, and other models that forge school-business partnerships, coupled with additional funding, and strive to involve every K-12 student in WBL.
- Continue with Iowa's Statewide Voluntary Preschool Program (SWVPP) for four-year-old children for all families who wish to participate but add supplementary preschool for students with targeted needs.
- Conduct a statewide equity inventory and needs assessment of education, including surveying educational practitioners and community stakeholders, to assess organizational and institutional equity efforts, programs, and initiatives.
- The state should provide significant funding for "highest-need" schools (Iowa Code § 284.11), identified as those in need of targeted support and improvement under the Elementary and Secondary Education Act, to deliver evidence-based professional learning and coaching.
- Continue the work of expanding connectivity across the state and creating a statewide Learning Management System (LMS) that provides educators, students, and communities with high-quality content.

OPPORTUNITIES

- ❑ Expand work-based learning (WBL) initiatives that forge school-based partnerships
- ❑ Add and support supplementary preschool supports
- ❑ Conduct a statewide equity inventory and needs assessment to align equity efforts and determine gaps
- ❑ Fund Iowa's highest-need schools to close achievement and opportunity gaps
- ❑ Expand statewide connectivity and create a statewide learning management system (LMS)
- ❑ **Provided by Economic Recovery Advisory Board Leadership: Evaluate K-12 educational outcomes for all students by supporting school boards in closing achievement gaps and by offering families educational alternatives**

Provided by Economic Recovery Advisory Board Leadership:

- Enhance Chapter 279 of the Iowa Code to state that the primary role of a school board is to provide oversight regarding student academic achievement and strategic leadership for maximizing student performance.
- Reduce barriers to meeting the needs for Iowa children by increasing educational choices for families - particularly for those in low-income households.





KEY MEASURES OF SUCCESS

- At least 75% of school districts will have or share a designated work-based learning (WBL) coordinator by 2023
- At least 75% of school districts will have one or more school-business partnerships, including partners that represent the diversity of the region by 2023
- Establish initial programs that will allow high school students to participate in social-emotional-behavioral health (SEBH) WBL (e.g., internships) by 2023
- At least 90% of four-year-olds attend preschool by 2024
- The inventory of equity initiatives is completed and gaps in work are identified
- Reduction of the achievement gap in reading/English language arts (ELA) as measured on state and national tests
- All secondary students demonstrate success (measured as 0-1, D's or F's or "Unsatisfactory" grades if standards-based) in at least one required remote/blended learning course
- The ranking of Iowa's K-12 education system relative to other states*
- Closing the achievement gaps between white and minority students and students from low-income households and those from more affluent households, as measured through the Iowa Statewide Assessment of Student Progress (ISASP)*

*Provided by Economic Recovery Advisory Board Leadership

EXPAND WORK-BASED LEARNING INITIATIVES THAT FORGE SCHOOL-BUSINESS PARTNERSHIPS

RECOMMENDATION

Expand upon Iowa's Science, Technology, Engineering, and Mathematics Businesses Engaging Students and Teachers program (STEM BEST), regional career academies, Registered Apprenticeships, and other models that forge school-business partnerships, coupled with additional funding, and strive to involve every K-12 student in work-based learning.

Specifically, we recommend that:

- At least 75% of school districts designate a WBL coordinator, or districts share a coordinator, to act as a career coach or career-college transition counselor who facilitates training with regional businesses by 2023.
- At least 80% of high school students participate in at least one in-depth WBL opportunity by 2024, with participation being 100% by 2027.
- At least 50% of school districts offer Registered Apprenticeship programs by 2027, with 100% of districts doing so by 2030.
- School districts begin exploration of integration of social-emotional-behavioral health (SEBH) into K-12 WBL by 2023, with the goal of expanding Iowa's workforce of trained, skilled, and licensed service providers.
- Incentivize additional business and industry participation in WBL.

BACKGROUND AND RATIONALE

Interest in WBL – an educational strategy that provides students with real-life work experiences where they can apply academic and technical skills and develop employability – is growing across Iowa because employers, educators, students, and parents recognize that it presents opportunities for everyone. This real-world application makes academic content more relevant and teaching more dynamic. In a fast-changing economy, parents want their children to be better prepared than ever to think about next steps. Employers can develop their workforce talent pipeline earlier and strengthen young people's ties to communities by connecting classrooms to future careers.

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Iowa has strengthened the K-12 WBL foundation in recent years through state and local initiatives launched by public-private partnerships. This shows what could be done with a more significant investment and if scaled properly to each school district in the state.

Here are some examples of Iowa's current WBL initiatives:

- The Governor's STEM Advisory Council's STEM BEST Program has created 75 models and reached educators through school-business partnerships.
- The number of Iowa school districts offering Registered Apprenticeship programs for high school students with their business partners has increased from one in 2018 to at least 26 in 2020.
- Pre-apprenticeship programs across the state help students explore career pathways.
- The virtual Iowa Clearinghouse for Work-Based Learning – which went live in 2019 – has 128 projects posted online by employers that teachers can select for their students to complete.
- High school career and technical education (CTE) programs have been increasingly focused on helping students earn industry-recognized credentials.
- Externships through the Governor's STEM Advisory Council allow teachers to bring intensive summer professional STEM experiences back to the classroom.
- Micro-externships for teachers through the Iowa Board of Educational Examiners let educators earn license renewal credits for experiences with a minimum of 40 hours.
- Iowa's Statewide Intermediary Network, led by the Iowa Department of Education and operated through the 15 community colleges, has expanded high-quality K-12 WBL experiences in some areas of the state.

Despite Iowa's many efforts in recent years, significant gaps in access to WBL for most Iowa students remain – whether it be in rural or metro areas or across racial, ethnic, gender, or disability lines. Closing these gaps in access is imperative as it could help improve overall student outcomes and close gaps in student achievement; however, there are several challenges to making quality WBL opportunities available to all students. Among these challenges is the limited student awareness of potential industry options. There are several reasons for this: school staff have limited time to coordinate a WBL program (and frequently do not have specialized career knowledge) and employers are not always aware of the opportunities available to create a robust WBL ecosystem. Additionally, even when students are made aware of WBL options, this introduction may come late in high school and may not be distinguished from regular career counseling. We believe exposure to WBL and associated career opportunities should begin in middle school or even earlier and be differentiated from regular career counseling. Every student should be exposed to several different career paths while still in middle school, and every student should have the opportunity to participate in a WBL program.

In addition to limited student awareness of WBL opportunities, we often need to build greater employer commitment and understanding of the many different forms WBL can take. The traditional WBL model asks employers to bear a significant financial burden related to having youth in the workplace, which can be cost-prohibitive for small businesses.

In short, we believe the WBL model currently in place in Iowa needs to be "turned on its head." The approach moving forward needs to be more of a joint effort between schools, employers, and other state entities. All Iowa students should have equal access to WBL regardless of where they live or how large their school or community. Businesses need to step up and commit to creating these opportunities with their local school districts to help create, expand, and develop Iowa's future workforce.

IMPLEMENTATION AND MEASUREMENTS

Designate a WBL coordinator for each school district, or share coordinators among districts, to provide career counseling and development as early as middle school (or even elementary school) and to facilitate training with local businesses. WBL must be distinguished from regular career counseling as testing out a job is quite different than learning about it. Simply stated, knowing that tools exist is important but seeing how those tools are implemented is necessary to complete the picture for students who are trying to decide how to plan for their future educational pursuits and career paths.

The WBL coordinator's responsibilities would include the following:

- Providing K-5, middle school, and high school students with more robust, hands-on career exploration and planning and connecting career aspirations to WBL activities and concurrent enrollment programs, including explicitly addressing bias and barriers related to gender, race, ethnicity, ability, income, geography, and career pathway choices
- Working with special educators to ensure coordination for students with disabilities
- Coordinating, facilitating, and developing WBL experiences for students by working with local employers to create virtual and in-person WBL opportunities, with a focus on ensuring diversity in business partners
- Representing CTE, SEBH, and core subject areas (including science, mathematics, and humanities) in WBL experiences
- Providing professional development to content-area educators to aid and assist in serving as career coaches and WBL facilitators
- Engaging with parents and guardians to help them understand the varied career pathways available for students in all available learning platforms

To assist with this work, provide additional state funding for WBL start-up and ongoing costs (e.g., hiring WBL coordinators, providing professional development for educators and employers, purchasing equipment). Explore expanded use of the existing Statewide Intermediary Network based at community colleges.

KEY METRIC

At least 75% of school districts will have or share a designated WBL coordinator by 2023.



Legislation required:

No



Administrative rule required:

No



Additional funds required:

Yes

IMPLEMENTATION AND MEASUREMENTS

Provide all high school students with at least one in-depth WBL opportunity before graduation and expand funding to aid school districts in creating and/or increasing quality WBL opportunities. Options, building upon exploratory WBL in elementary and middle schools, should include universal access to Iowa Jobs for America's Graduates (IJAG) programs, Registered Apprenticeships, internships aligned with academics and business/industry standards, CTE courses with industry-recognized credentials, and authentic professional projects in the classroom or community.

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To achieve this goal of all students participating in at least one in-depth WBL experience before graduation, it will be important to review all graduation requirements to ensure that students will still be able to graduate on time. This could result in the adjustment of current graduation requirements or in the determination that extensive WBL experience could fulfill an existing graduation requirement.

Consistent with recognition of the need for additional WBL funding mentioned above and universal access to these options, increase state funding to support Registered Apprenticeships, internships, externships, industry-recognized credentials, and project-based learning. Also, increase the \$2.6 million annual appropriation for iAG and increase the \$300,000 annual appropriation for the online Iowa Work-Based Learning Clearinghouse to expand school-business partnerships leading to virtual projects being posted. This would also require approval from the Governor and the legislature.

To incentivize more school-business partnerships, provide additional state funding for WBL start-up and ongoing costs. This should include funding for districts that do not already have WBL coordinators as previously mentioned and placing a priority on recruiting employers that do not currently participate in WBL opportunities. Funding also could increase externships. Approval from the Governor and legislature would be needed for this additional funding.

To understand student access to WBL opportunities, metrics must be established and the number of students participating in WBL by grade level, gender, race/ethnicity, socioeconomic status, et cetera must be tracked to allow the state to address gaps in available opportunities. To understand WBL satisfaction, survey students, teachers, and employers regarding their attitudes and satisfaction with WBL once existing programs are created and implemented.

KEY METRICS

- At least 75% of school districts will have one or more school-business partnerships, including partners that represent the diversity of the region by 2023.
- Additional state WBL funding is made available to eligible school districts and employers by 2023.
- At least 80% of high school students have participated in at least one in-depth WBL opportunity by 2024, with 100% participation by 2027.
- 50% of school districts participate in Registered Apprenticeship programs by 2027, with 100% participation in 2030.
- 50% of middle and high school teachers participate in at least one externship every five years by 2030.



Legislation required:

No



Administrative rule required:

No



Additional funds required:

Yes

IMPLEMENTATION AND MEASUREMENTS

While aligning WBL efforts between districts, employers, and other entities such as the Governor's STEM Council is crucial, it is equally important to think beyond the STEM professions and expand WBL to other high-demand career fields such as social-emotional-behavioral health (SEBH). With that, explore the integration of SEBH content into the K-12 curriculum leading to options for progressively more in-depth WBL opportunities. The goal of such an integration is to expand Iowa's workforce of trained, skilled, and licensed SEBH service providers through K-12 WBL opportunities.

To achieve this SEBH-WBL integration, SEBH industry-recognized credentials in high school must be explored as they currently do not currently exist. This exploration, and eventual integration, would require additional WBL resources. Beyond the additional state funding recommended in the section above, expand workforce incentives by implementing the recommendations found in the Children's Behavioral Health System Board Strategic Plan (pp. 5-6) and seek additional resources for SEBH work in the public and private sectors.

KEY METRIC

Establish initial programs that will allow high school students to participate in SEBH-WBL (e.g., internships) by 2023.



Legislation required:

No



Administrative rule required:

No



Additional funds required:

Yes

ADD AND SUPPORT SUPPLEMENTARY PRESCHOOL SUPPORTS

RECOMMENDATION

Continue Iowa's Statewide Voluntary Preschool Program (SWVPP) for four-year-old children for all families who wish to participate but add supplementary preschool for students with targeted needs. This supplement should include additional resources to build state and local capacity to offer these additional more cost-intensive targeted services.

BACKGROUND AND RATIONALE

Established in 2007 by House File 877, Iowa's SWVPP is an important part of the state's comprehensive early childhood effort – which also includes other state- and federally-funded programs and community partners in Iowa such as Head Start, Early Childhood Special Education, Title I of the Elementary and Secondary Education Act (ESEA), and Shared Visions – because it provides an opportunity to enter school ready to learn through voluntary access to quality preschool curricula for all four-year-old children. State funding for SWVPP improves equitable, sustainable, and predictable access to quality early childhood education to increase the number of children participating in quality programs.

As most of the brain development occurs well before age four (Center on the Developing Child at Harvard University, 2015), it is critically important that Iowa's students receive quality early childhood programming to prepare them for academic and personal success. In an analysis of recent research, the Education Commission of the States (2020) found participants in quality state-funded preschool programs are more likely to:

- Develop social/emotional skills and have reduced problem behaviors
- Have reduced likelihood of repeating grades
- Graduate on time and earn a high school diploma or gain some college experience
- Be employed full-time or self-employed

They also found that the gains were greatest for low-income children and dual-language learners and that benefits "spilled over" to non-participants when they were placed in elementary classrooms with children who

attended state-funded preschool (Education Commission of the States, 2020). Studies have also shown the numerous benefits of inclusion for all children (with and without disabilities) in multiple developmental areas including language acquisition and use, early literacy skills, and early numeracy concepts (Barton & Smith, 2014). In addition to the evidence of positive impacts on student achievement, preschool enrollment provides modest-to-strong returns on investment. Economists have shown that high-quality early childhood programs bring impressive returns on public investment, as high as \$17 for every dollar invested in early learning programs (Maloy, Garnier, & Darling-Hammond, 2019). Program participants followed into adulthood benefit from increased earnings. Returns on investment to the public include reduced special education welfare, and crime costs, as well as increased earnings and tax revenues from program participants later in life (Phillips, Lipsey, Dodge, Haskins, Bassok, Burchinal, Duncan, Dynarski, Magnuson, & Weiland, 2017).

Despite numerous benefits to both students and the state, fewer than 62% of four-year-olds in Iowa attended universal preschool programs in 2019 (see Table 1) in both public school and nonpublic school settings. That means that about 25,000 four-year-olds across Iowa were in SWVPP, plus additional four-year-olds attended private preschools with parents paying tuition, although that number is not available. Iowa’s next step is to consider targeted, state-funded, full-day preschool programming for children who lack opportunities at home or need more intensive support.

Table 1. Percentage of Four-Year-Olds Attending SWVPP Between 2017 and 2019

| | 2017 | 2018 | 2019 |
|--|--------|--------|--------|
| Percent of four-year-olds in preschool | 61.16% | 61.97% | 61.82% |

Source: Iowa Department of Education

IMPLEMENTATION AND MEASUREMENTS

Offering eligible families the option of full-day, state-funded preschool for four-year-olds in FY22 would help children get off to a stronger start before kindergarten, with the added benefit of helping parents with child care. One potential barrier to increasing SWVPP to a full day from the current 10 hours a week per pupil is cost. In FY20, Iowa spent just over \$86 million on SWVPP an amount that grows annually with the increase in the state school aid formula (see Table 2). Joel Pedersen, Cardinal Community School District superintendent, is a leader in expanding preschool access. About 63 four-year-olds attend preschool four full days a week this school year only because his district blends SWVPP funding with other early childhood funding sources, which is challenging financially. “We should think of full-day preschool the same way we think of the importance of students attending full-day kindergarten,” Pedersen said.

Another potential barrier is space. While 321 of 327 school districts participated in SWVPP in the 2019-20 school year, some districts have struggled to designate enough space to meet preschool demand. Recruiting more private preschool partners beyond the 293 in 2019-20 could address space needs for programs.

Table 2. Statewide Spending and Total Four-Year-Olds Served

| Fiscal Year | Statewide Spending | Total Four-Year-Olds Served |
|-------------|---|-----------------------------|
| FY20 | \$86,161,452 <ul style="list-style-type: none"> 0.5 generates \$3,440 per pupil for FY20. 0.6 would have generated \$4,128 for FY20. | 24,998 |
| FY19 | \$82,238,072 | 20,623 |
| FY18 | \$78,150,866 | 23,425 |

Source: Department of Management. Note: These numbers indicate only the children funded through the SWVPP

KEY METRIC

At least 90% of four-year-olds attend preschool by 2024.



Legislation required:

Yes



Administrative rule required:

Yes



Additional funds required:

Yes

CONDUCT A STATEWIDE EQUITY INVENTORY AND NEEDS ASSESSMENT TO ALIGN EQUITY EFFORTS AND DETERMINE GAPS

RECOMMENDATION

Conduct a statewide equity inventory and needs assessment of education, including surveying educational practitioners and community stakeholders, to assess organizational and institutional equity efforts, programs, and initiatives. Using the results of the statewide inventory and needs assessment, align all state equity work in education to target resources and effort including (but not limited to) the equity initiatives of the following: Iowa Department of Education, State Board of Education, Iowa State Education Association, School Administrators of Iowa, Iowa Association of School Boards, institutions of higher education (in collaboration with community colleges and public and private colleges and universities), school districts, and area education agencies (AEAs).

BACKGROUND AND RATIONALE

Iowa school districts have seen a significant shift in the students they serve over the last two decades. Since 2000, the percent of students of color has increased 169% while the white student population has declined 16%. This trend has accelerated in recent years with a change in the minority student population just under 1% (0.9%) from year to year. Of these changing demographics, the largest population shifts are those of Hispanic (229%) and Black (72%) students.

Over the past decade, the percent of students eligible for free or reduced-price lunch (FRL) has increased from 38.9% in 2010-11 to 42.4% in 2019-20. In addition, there has been an increase in the number of students identified as English learners (EL). Since 2000, the percent of ELs has risen by 4.2%.

With changing state demographics, it is crucial Iowa prioritizes addressing equity with concrete actions. Eliminating inequities in academic achievement among different groups of students must occur in the context of raising overall student achievement. Gaps exist between students of different racial/ethnic backgrounds, students eligible for FRL, students with disabilities, ELs, and their peers.

As previously mentioned, Iowa has seen the largest increases in its Hispanic and Black racial/ethnic student groups over the past decade. With that, Table 3 focuses on the gaps in academic achievement among Iowa's three largest racial/ethnic groups: Black, Hispanic, and White. Specifically, Table 3 compares the percent of students proficient in both reading/English language arts (ELA) and mathematics between 2017-18 and 2018-19—using the Iowa Assessments and the Iowa Statewide Assessment of Student Progress (ISASP), respectively.

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It is important to note that the purpose of the table is to highlight differences in performance between the largest growing student groups and does not suggest that other groups do not also have significant differences in achievement.

Table 3. Reading/ELA and Mathematics Comparison for Iowa’s Three Largest Racial/Ethnic Groups: 2017-18 to 2018-19

| Student Group | Iowa Assessment Reading 2017-18 | ISASP ELA 2018-19 | Difference | Iowa Assessment Math 2017-18 | ISASP Math 2018-19 | Difference |
|---------------|---------------------------------|-------------------|------------|------------------------------|--------------------|------------|
| All Students | 77.0 | 69.6 | -7.2 | 78.3 | 70.2 | -8.1 |
| White | 81.0 | 74.5 | -6.5 | 82.7 | 74.9 | -7.8 |
| Hispanic | 62.4 | 54.9 | -7.5 | 63.0 | 55.2 | -7.8 |
| Black | 49.5 | 40.3 | -9.2 | 46.6 | 39.1 | -7.5 |

Source: Iowa Department of Education

Note: In 2018-19, the ISASP was delivered for the first time. The updated assessment included many new features, which were needed. The ISASP raised the bar for student performance expectations as well as having tighter alignment to Iowa’s Academic Standards. In addition, content areas such as writing and more difficult items to measure knowledge were added. These important enhancements were needed to update Iowa’s test system.

IMPLEMENTATION AND MEASUREMENTS

Conduct an inventory and needs assessment of all the state’s current equity and inclusion efforts, allowing schools, communities, and other educational stakeholders to coordinate and align efforts, better target resources and training, and increase awareness and knowledge of equity issues to close the state’s current achievement and opportunity gaps and eliminate disproportionality.

In addition to conducting this inventory and needs assessment, implementation should include:

- The creation of a mechanism to elevate best practices in advancing equity and inclusion, including best practices in recruitment and retention of teachers and administrators of diverse racial/ethnic backgrounds.
- The utilization of Iowa’s Teacher Leadership and Compensation System to provide educators with evidence-based resources and professional learning to embed equity into instructional content.
- The establishment of state grants to “grow your own” teachers by paying for the cost of earning postsecondary credit hours and related training for experienced paraprofessionals already on staff.

KEY METRICS

- The inventory is completed and gaps in work are identified.
- At least 20% of all newly licensed teachers statewide are from diverse racial/ethnic backgrounds by 2025.



Legislation required:

No



Administrative rule required:

No



Additional funds required:

Yes

FUND IOWA'S HIGHEST-NEED SCHOOLS TO CLOSE ACHIEVEMENT AND OPPORTUNITY GAPS

RECOMMENDATION

The state should provide significant funding for "highest-need" schools (Iowa Code § 28411), identified as those in need of targeted support and improvement under the Elementary and Secondary Education Act, to deliver evidence-based professional learning and coaching.

BACKGROUND AND RATIONALE

While the 2013 Legislature adopted Iowa Code section 28411 to provide supplemental state assistance to schools determined most in need, no funding was provided for these efforts to close achievement gaps (e.g., develop extended learning time programs, hire instructional support staff, provide additional professional development, supplement the salary of teachers in the identified schools). Focusing on providing highest-need schools with additional supports and resources in reading is key because early literacy is foundational to personal and academic student success. Iowa has made important strides with our early literacy initiative launched in 2012, but it is essential that we do significantly more to close the achievement gap for students who are behind academically and disadvantaged outside of school.

Some other states have shown that this can be done, based on their rising scores on the National Assessment of Educational Progress (NAEP), known as the nation's report card. While Iowa was a national leader in fourth grade reading in the early 1990s, our stagnant average scale score meant our state slid toward the middle of the pack over the past several decades. Today, Iowa's score (221) is not significantly different from the national average, while New Jersey's is 227 and Florida's is 225.

IMPLEMENTATION AND MEASUREMENTS

For FY22, Governor Reynolds and the Legislature should appropriate at a minimum the \$10 million a year originally proposed for the high-needs schools legislation. Extended learning time for students and hiring instructional support staff to improve reading skills should be first priorities since Iowa's Teacher Leadership and Compensation System - which did not exist in 2012 - is now in place to provide high-quality and evidence-based professional development and coaching for teachers.

KEY METRICS

- An increase in after-school tutoring and other extended learning time for students
- Reduction of the achievement gap in reading/ELA as measured on state and national tests
- An increase in the number of teachers and other instructional staff who complete training and demonstrate expertise in teaching reading/ELA



Legislation required:

No



Administrative rule required:

No



Additional funds required:

Yes

EXPAND STATEWIDE CONNECTIVITY AND CREATE A STATEWIDE LEARNING MANAGEMENT SYSTEM (LMS)

RECOMMENDATION

Continue the work of expanding connectivity across the state and creating a statewide Learning Management System (LMS) that provides educators, students, and communities with high-quality content and resources by:

- Providing statewide support of an online learning platform so that any teacher, parent, or student may access it and learning remains constant regardless of school closure
- Compensating educators for developed content that meets criteria for high-quality
- Continuing improvements to strengthen the platform and educator-developed content over the next five years

BACKGROUND AND RATIONALE

Governor Reynolds and the Department have made \$19.3 million available from the Coronavirus Aid, Relief, and Economic Security (CARES) Act's Governor's Emergency Education Relief (GEER) Fund to districts and nonpublic schools for increasing connectivity for PK-12 students for the 2020-21 school year.

The Department conducted the Household Technology Access Survey in June and used information from the U.S. Census Bureau's American Community Survey (ACS) to estimate the number of households in each school district and nonpublic school in Iowa without internet access. The Department then used these estimates to create GEER allocations for each public school district, out of which a proportionate share for equitable services to nonpublic schools was allotted.

IMPLEMENTATION AND MEASUREMENT

To continue connecting students and educators across the state, the Department of Education has created Iowa e-Learning Central (ILC). Implementation of ILC will occur in two phases:

1. Providing schools an LMS with access to course resources for one year and
2. Establishing a long-term LMS with access to courses developed by Iowa educators, for Iowa educators.

In the first phase, the Department is providing all Iowa public school districts, nonpublic schools, and homeschool students with access to the LMS for one year – at no cost to schools or families – using Elementary and Secondary School Emergency Relief (ESSER) funds from the CARES Act. This system will provide teachers and students the capability to participate in high-quality, digital teaching and learning environments in kindergarten through 12th grade. In the second phase, the Department will continue to provide access to a statewide LMS and course resources using funds from a recently awarded grant from the U.S. Department of Education.

KEY METRIC

All secondary students demonstrate success (measured as C's, D's or F's or "Unsatisfactory" grades if standards based) in at least one required remote/blended learning course.



Legislation required:

No



Administrative rule required:

No



Additional funds required:

No

ELEVATE K-12 EDUCATIONAL OUTCOMES FOR ALL STUDENTS BY SUPPORTING SCHOOL BOARDS IN CLOSING ACHIEVEMENT GAPS AND BY OFFERING FAMILIES EDUCATIONAL ALTERNATIVES

It is important to note that the following section, and its related recommendations, did not originate from the Education Working Group but from Economic Recovery Advisory Board leadership. Its inclusion in the Education Working Group section of the report is due to the nature of the recommendations but should not be construed as an endorsement by the Education Working Group.

RECOMMENDATION 1

Improve skills, governance, effectiveness, and accountability of public school boards regarding student achievement. Enhance Chapter 279 of the Iowa Code to state that the primary role of a school board is to provide oversight regarding student academic achievement and strategic leadership for maximizing student performance. Use this mission statement to then provide additional support resources, training, and coaching to enable school boards to operate at the highest levels of effectiveness.

RECOMMENDATION 2

Reduce barriers to meeting the needs for Iowa children by increasing educational choices for families, particularly for those growing up in low-income households. We should first identify and remove any barriers to the current open enrollment process for Iowa students. Additionally, we should pass "state-of-the-art" public charter school legislation that will allow the formation of nonprofit, public charter schools to meet unmet needs.

BACKGROUND AND RATIONALE

Historically, Iowa has had a leading K-12 education system that provided great opportunities for our children and helped drive economic growth in the state. Unfortunately, our leadership position has declined over time. Today, student achievement in Iowa is in the middle of the pack compared with other states. It is important to note that our loss of leadership is not because Iowa is getting worse, but because the state's results have been stagnant while other states have made large gains in student performance. In fact, Iowa ranks 49th out of 50 in terms of improvement in student achievement for fourth grade reading and math and eighth grade reading and math from 1992 to 2019 (National Assessment of Educational Progress, 2019).

In addition to our lagging overall performance, students growing up in low-income households in Iowa are several grades (on average 2 to 2.5 grade levels) behind their peers by the time they get to eighth grade for math and reading (National Assessment of Educational Progress, 2019). Table 3 illustrates the significant gaps in reading/ELA and math proficiency that exist in Iowa between students of different racial and ethnic groups. These persistent challenges call for our state to demonstrate the willingness to innovate at greater levels in our public K-12 system to improve outcomes for all students.

Recommendation 1 calls for enhancing Chapter 279 of the Iowa Code. The existing 36 pages of this chapter cover many details of the duties and powers of school board members; however, the code must make a much stronger statement that the primary purpose of the board is to successfully educate Iowa's children. Organizations of every type are more successful when they are united by a clear and compelling mission statement.

Moreover, there is national evidence and state-specific evidence that education leadership in general and school board leadership specifically can increase the likelihood that school systems improve student outcomes. The leadership behaviors are very attainable by any school board and in many instances are straightforward habits.

of boards across the nonprofit and for-profit spectrum – things like setting measurable goals and monitoring progress toward them. For that reason, adding support to help train and coach school board members for maximum effectiveness is so important.

- National evidence: A meta-analysis of education leadership conducted by Mid-Continent Research for Education and Learning (McREL) International (2006) found that leadership makes a difference and that the following have a statistically significant correlation with average student academic achievement:
 - Collaborative goal setting
 - Non-negotiable goals for achievement and instruction
 - Board alignment and support of district goals
 - Monitoring goals for achievement and instruction
 - Use of resources to support achievement and instruction goals.
- State-specific evidence: The statewide Lone Star Governance (LSG) data update produced by the Texas Education Agency (2019) showed the 37 school systems that participated in quarterly reviews showed positive gains in their district letter grades. A's improved from four to six, B's improved from 10 to 17, and C's improved from 12 to 14. D's decreased from eight to zero, and F's decreased from three to zero.

Recommendation 2 calls for greater choice in educational options for Iowa students and families. Traditional public schools have been and should continue to be the backbone of K-12 education in Iowa. However, there are several areas where we must continue to innovate to meet student needs:

- Students in low-income households
- Students of minority racial and ethnic groups
- English learners (ELs)
- WBL opportunities
- Career and technical training
- STEM

The role of public charter schools is not to replicate or duplicate what traditional public schools are doing well. Rather, it is to focus on serving those students with unmet needs through a public alternative. Today, families from more affluent backgrounds have choices – either private schools or moving to a school district that would best serve their children. However, our most vulnerable children do not have the same choices and educational opportunities as those from more affluent families.

Every single one of the 15 states that have shown the biggest gains in educational outcomes across the board has developed a successful public charter school program to supplement the traditional public school alternative. Moreover, academic research (see Center for Research on Education Outcomes) has indicated that charter schools have done a better job of serving students from low income households, minority students, and those who are still learning English. Recent research has also shown that the presence of charter schools has lifted performance among all students, not just those attending a charter school (Griffith, 2019).

Public charter schools have also been used to improve CTE. Several states, including Arizona, Texas, Florida, and California, have seen the emergence of networks of public charter schools that are focused on meeting CTE needs. Iowa needs to continue scaling concepts such as WBL and CTE. Today, excellent examples exist in these areas around the state, and we must innovate to provide these same options to every child in every district.

IMPLEMENTATION AND MEASUREMENTS

Implementation of Recommendation T starts with a straightforward legislative change to clarify the mission of school boards to focus on student outcomes. The Iowa Department of Education has taken important steps to provide more transparency on school district and individual school performance with the Iowa School Performance Profiles. This data can become a key component of the culture among school boards and help improve the focus on student outcomes. In addition, school boards will need access to resources and training to support excellence in driving successful student outcomes.

Developing successful charter schools starts with having a legislative framework in place that enables nonprofit operators of highly successful charter schools to exist in Iowa. In addition, we need to be willing to look beyond our borders to work with and learn from organizations that have a proven track record of achieving success with those populations where we currently struggle (e.g. children from low-income families, minority students, ELs). Ultimately, the decision to open a public charter school in any part of Iowa must be driven first by students and their families (and their needs and achievement levels) and supported by educators, employers, human service agencies, and other educational stakeholders.

Ultimately, the measure of success for both recommendations will be measured by:

- The ranking of Iowa's K-12 education system relative to other states
- Closing the achievement gaps between White and minority students and students from low-income households and those from more affluent households, as measured through the ISASP
- In relation to providing greater WBL and CTE options, this recommendation can also be measured using the same measures and goals of the WBL recommendation



Legislation required:

Yes



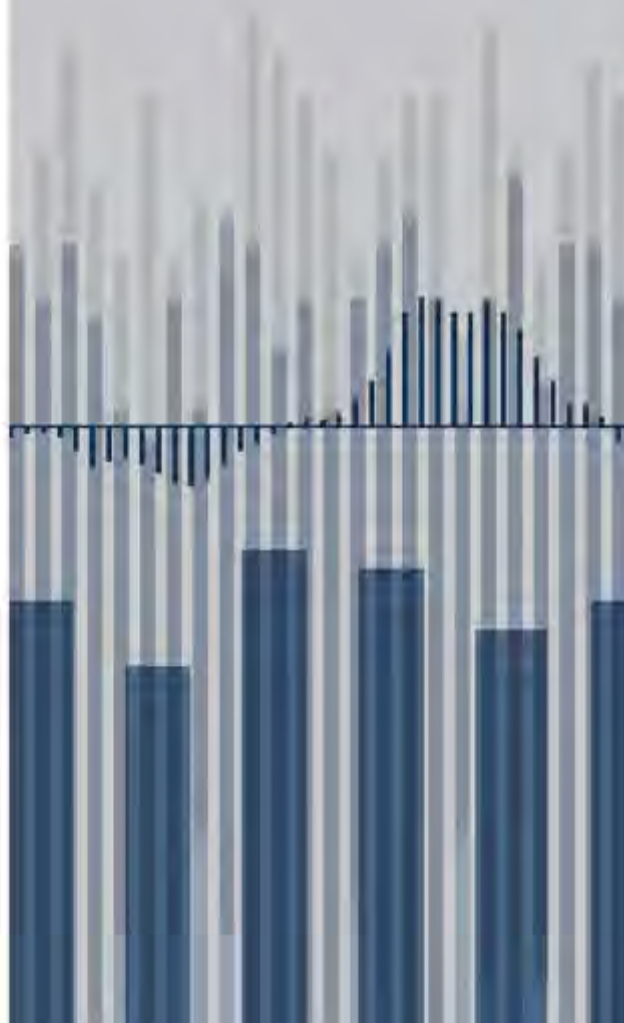
Administrative rule required:

Yes



Additional funds required:

Yes





GOVERNMENT WORKING GROUP

The Government Working Group was charged with putting forth recommendations that will ensure Iowa's government is operated with a citizen- and service-focused attitude, in an effective and efficient manner which is always a part of the solution, and never an impediment to growth and prosperity.

The working group discussed ways all Iowans, regardless of background, diversity, or geographical location, and Iowa businesses interact with state and local governments and how services should be provided by the divisions and subdivisions that reside in the state.

WORKING GROUP LEADERSHIP

Co-Chairs:

Emily Schmitt

Sukup Manufacturing Co.

Barbara Sloniker

Siouxland Chamber of Commerce

State Agency Director:

Kraig Paulsen

Iowa Department of Revenue



AREAS OF FOCUS

- State Resources and Public-Private Partnerships
- Measurements of Success, Standardized Processes, and Protocols
- Government Structure
- Technology Solutions

OPPORTUNITIES

- Standardize regions for service delivery
- Emphasize continuous improvement in government, including incorporating Lean processes
- Expand remote working opportunities for government employees
- Create statewide Master Data Management plan
- Utilize public-private partnerships
- Establish a citizen portal
- Establish a business portal
- Consolidate redundant or superfluous government entities
- Standardize accounting practices
- Survey government-owned real estate

RECOMMENDATIONS

- Review government services for delivery at a regional level and standardize or normalize regional maps to create efficiencies and synergies
- Strengthen and significantly expand the reach of the state's Continuous Improvement and Lean efforts across all state and local governments
- Expand remote work following a review of each position
- Create a statewide Master Data Management (MDM) plan that includes collection of information, security standards, maintenance of information, and how long data is retained
- Utilize public-private partnerships when efficiency can be gained or service level improved
- Establish a common portal for individual Iowans to interact or communicate with government
- Establish a common registration portal for employers doing business with government
- Review all boards and commissions and eliminate or consolidate redundant or superfluous entities
- Standardize accounting methods for all levels of government with a focus on ease of understanding expenditures while ensuring transparency
- Complete and maintain a survey of government-owned real estate





KEY MEASURES OF SUCCESS

- Total cost of government in Iowa prior to and after changes are implemented
- Paybacks and savings from the various Lean projects
- Percentage of employees working remotely versus in a traditional office
- Quality validation of the MDM input data
- Decrease in cost or enhanced service as a result of a public-private partnership
- Percentage of individual interactions conducted via a common portal versus in-person or mail correspondence
- Percentage of business or employer interactions conducted via a common portal versus in-person or mail correspondence
- Consolidation of entities and improved efficiencies
- Review best practices, including how monies are accounted for, how they are coded, and how they are reported
- Inventory of all real property owned by government cross-checked with assessment records maintained at county levels

STANDARDIZE REGIONS FOR SERVICE DELIVERY

RECOMMENDATION

Review government services for delivery at a regional level and standardize or normalize regional maps to create efficiencies and synergies.

STATE EMPLOYEE LOCATIONS



BACKGROUND AND RATIONALE

The state has regionalized many services using different regional maps for each service. Examples of these include community college districts, area education agencies, area agencies on aging, mental health and disability services regions, homeland security and emergency management, and regional transit systems. Additional government services may be more easily provided through regions rather than existing state, county, or local government structures and would likely lead to less taxpayer expense. No longer would every government subdivision operate in isolation, often without communicating with one another. This recommendation includes standardizing existing maps and finding new opportunities for service regionalization.

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The working group is not taking a position on the dissolution of counties or any other division or sub-division of the state. Rather it recommends looking at services that can be more efficiently or effectively delivered at a regional level and then having common region boundaries to better enhance communication and deployment of those services.

IMPLEMENTATION AND MEASUREMENTS

One map should be selected and used for services provided by region. This will likely require a multi-agency, multi-government team possibly led by the Iowa Department of Management. Additional services should be considered for regionalized delivery. Some of these may include internal governmental functions, such as emergency management, property assessment, payroll, human resources, procurement, and information technology. Relieving existing government entities of the need to provide certain services and instead allowing larger regions to obtain the inputs needed to deliver those services should allow for significant cost savings. Measuring the total cost of government in Iowa after changes are implemented will determine whether these additional regionalization measures succeeded.



Legislation required:

Yes



Administrative rule required:

Yes



Additional funds required:

Likely

EMPHASIZE CONTINUOUS IMPROVEMENT IN GOVERNMENT, INCLUDING INCORPORATING LEAN PROCESSES

RECOMMENDATION

Strengthen and significantly expand the reach of the state's continuous improvement and lean efforts across all state and local governments.

BACKGROUND AND RATIONALE

The State of Iowa has been utilizing Lean methodology since 2005, resulting in increased efficiencies, improved communication, and a culture change to one of continuous improvement. The Iowa Department of Management (DOM), Office of Lean Enterprise, is responsible for leading the expansion of lean efforts in state government. DOM is directly attached to the Office of the Governor and under the general direction, supervision, and control of the Governor, providing high-level leadership status organizationally.

DOM has trained many coaches and they have been effective in those areas where engagement has occurred with the various state agencies. The working group believes it would serve Iowans well to re-emphasize and re-energize continuous improvement and lean tools and techniques. If they are not already, accomplishments and metrics should be reported by the DOM Director (Lean Champion) on a regular cadence to the governor's office. DOM should also make its expertise available to local governments.

B4

Much like private sector employers in the state, government should make wider use of its existing Lean process, ensuring that each agency, board, or commission reviews its own processes with the assistance of DOM's Office of Lean Enterprise. Local governments should also apply Lean methodology to their operations if they have not done so already.

IMPLEMENTATION AND MEASUREMENTS

DOM will be able to closely monitor the use of its Lean tools and staff to determine whether state and local government are more actively applying Lean principles. Paybacks and savings from the various Lean projects should provide substantial returns on investment and would make an appropriate metric. The working group did not do a staffing level analysis.



Legislation required:

No



Administrative rule required:

No



Additional funds required:

Possibly

EXPAND REMOTE WORKING OPPORTUNITIES FOR GOVERNMENT EMPLOYEES

RECOMMENDATION

Expand remote work following a review of each position. Remote work can improve productivity and can geographically decentralize government, empowering rural areas and reducing the concentration of government administration in Des Moines.

BACKGROUND AND RATIONALE

An assumption underlies government work: it must be done in a government building. Indeed, 47% of non-regent state government employees in Iowa live in Polk County or a neighboring county, presumably so they can drive to and from Des Moines. The COVID-19 pandemic disrupted that assumption. All branches of state government and, to the best of our knowledge, local government and its subdivisions, implemented broad-based work-from-home policies or strategies for employees for the first time, and many continue to allow or require remote work. State agencies were able to equip employees with the tools needed to work remotely with relative ease and decreases in productivity have generally been minimal. In fact, many state agencies have reported increases in productivity. Empowering employees to fulfill duties of a government position remotely (presumably from home but it could also be open or shared space in local government facilities) will broaden the pool of potential employees to include those unwilling or unable to commute to Des Moines.

IMPLEMENTATION AND MEASUREMENTS

If they have not already done so in response to the current pandemic, state and local government agencies and departments should review each position to determine whether it can be successfully performed from a remote location. Factors to consider include, but are not limited to, the need to collaborate with colleagues in person, interaction with the general public, ability to provide appropriate oversight/supervision, and security concerns. Reviewing the percentages of employees working remotely versus in a traditional office will illustrate whether state and local government have successfully implemented this recommendation.



Legislation required:

No



Administrative rule required:

Possibly



Additional funds required:

No

STATEWIDE MASTER DATA MANAGEMENT PLAN

RECOMMENDATION

Create a statewide Master Data Management (MDM) plan that includes collection of information, security standards, maintenance of information, and how long data is retained. This MDM plan needs to include all divisions and subdivisions of government.

BACKGROUND AND RATIONALE

Each layer of government acts with a high degree of autonomy in Iowa. This is not objectionable and actually serves Iowans well. However, each entity has developed, often independently, its own performance standards as well as methods for maintaining and disclosing information to Iowans. As a result, there is inconsistency across government.

Any system is only as good as its underlying data. The ability to share data across agencies is key to easy interactions between Iowans and their government.

IMPLEMENTATION AND MEASUREMENTS

This will require a significant commitment as it is not an easy task to accomplish. To our knowledge, no other state has completed this task at the statewide level. The quality of the input data will have to be validated. This could begin with the state agencies and move outward. Data literacy, including an understanding of analytics, will have to be increased across all of government, providing great benefit to all of Iowans: government, citizens, and employers. Some work toward this end has begun, led by the state's Office of the Chief Information Officer (OCIO) and several agencies that have significant data repositories. However, eventually this effort needs to include all divisions of government at all levels across the state.



Legislation required:

possibly



Administrative rule required:

Yes



Additional funds required:

Likely

PUBLIC-PRIVATE PARTNERSHIPS

RECOMMENDATION

Utilize public-private partnerships when efficiency can be gained or service level improved. Prior to a new government service being provided, a review should be done to verify private sector availability and whether it would be appropriate for a public-private partnership. Procurement processes need to have built-in flexibility to accommodate these partnerships.

BACKGROUND AND RATIONALE

Government should not need to recreate every service already available on the market through private entities. In many cases, it is more efficient for government entities to partner with private organizations to ensure Iowans receive quality services at reasonable cost.

Public-private partnerships will be especially beneficial as state and local government budgets are squeezed by the pandemic and will likely continue to be stressed even after the immediate effects of the pandemic have receded. Examples of existing government services that could be provided more efficiently or effectively through partnerships with private organizations include the phase-out of state-owned and -produced computer coding to be replaced by simpler, modernized, subscription-based software as a service.

IMPLEMENTATION AND MEASUREMENTS

Existing government services, particularly those requiring specialization or expertise, should be reviewed and considered as to whether the provision of those services should continue to be performed by government entities or whether state or local governments would benefit from partnering with private organizations with expertise in those fields.

Ultimately the measurements should be centered on whether the service costs less and/or is enhanced with a public-private partnership.



Legislation required:
Possibly



Administrative rule required:
Yes



Additional funds required:
No

CITIZEN PORTAL

RECOMMENDATION

The state should establish a common portal for individual Iowans to interact or communicate with government, covering as many activities as possible.

BACKGROUND AND RATIONALE

Interaction with the multiple levels of government in Iowa can often be frustrating and redundant. Government should serve Iowans with their needs and expectations in mind. Access, and in particular online access, needs

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to be available for as many services as possible. The delivery needs to be streamlined and made as easy as possible. Iowa should invest in consistent, modern technology that allows citizens to easily interact with their government.

This common portal, often described as an "Amazon-like experience," would allow an individual to renew or pay for their driver's license, vehicle registrations, or sporting licenses among other opportunities.

IMPLEMENTATION AND MEASUREMENTS

Measuring the percentage of individual interactions done through a common portal versus in-person or mail correspondence would demonstrate the successful implementation of an online portal for individual Iowans. The Office of the Chief Information Officer (OCIO) has begun work in this area.



Legislation required:

No



Administrative rule required:

Yes



Additional funds required:

Possibly

BUSINESS PORTAL

RECOMMENDATION

The state should establish a common registration portal for employers doing business with government (e.g. permits and licenses for doing business in the state – Iowa Department of Revenue, Iowa Alcoholic Beverages Division, Iowa Lottery, Iowa Department of Inspections and Appeals). This should eventually include local government.

BACKGROUND AND RATIONALE

This recommendation is similar to the citizen portal, but because these interactions are significantly more common than average individual Iowan interactions, there needs to be a separate "employer" portal. For example, today, someone looking to open a retail business may need to contact the Department of Revenue to obtain a sales tax permit and separate permits to sell motor fuel, cigarettes, and tobacco; the Alcoholic Beverages Division to obtain a liquor license; the Department of Inspections and Appeals to obtain a food license; and the Iowa Lottery to sell lottery tickets. Among other interactions, that business may then need to remit sales tax payments twice every month and renew some, but not all, of those licenses with each agency annually. If the business has multiple locations, it needs some, but not all, of those licenses and permits for each location. This can add up to hundreds and often thousands of interactions each year.

A single platform for managing all these requirements would significantly improve customer service provided by Iowa government and streamline interactions for customers. The Department of Revenue has begun work in this area and is prepared to fund the project with existing resources.

IMPLEMENTATION AND MEASUREMENTS

Measuring the percentage of business or employer interactions done through a common portal versus in-person or mail correspondence would demonstrate the successful implementation of an online portal for individual rowans.



Legislation required:

No



Administrative rule required:

Yes



Additional funds required:

No

CONSOLIDATE REDUNDANT OR SUPERFLUOUS GOVERNMENT ENTITIES

RECOMMENDATION

Review all boards and commissions and eliminate or consolidate redundant or superfluous entities. In addition, the working group felt strongly that some sort of exit survey should be completed with all exiting or retiring board or commission members for feedback in particular on whether the work their assigned board or commission does is important and adds value to government processes.

BACKGROUND AND RATIONALE

While each layer of government has been thoughtfully assembled, no review of the aggregate is conducted to ensure an effective and efficient government is deployed for the citizens of Iowa. Multiple layers of government often encroach on each other's missions and different entities frequently operate in the same space – occasionally with opposing objectives.

In addition to opportunities to consolidate entities, efficiencies may be improved by transferring responsibilities or duties to other agencies, boards, or commissions.

The working group did discuss concepts such as standing sunset commissions; however, it did not arrive at a consensus for a recommendation on this point.

IMPLEMENTATION AND MEASUREMENTS

An interagency task force should be established to review the mission, costs, and effectiveness of all boards and commissions. Boards and commissions should be grouped into two categories: policy and licensure/regulatory. This will help determine the necessity of each board and commission. Policy-oriented boards and commissions will likely be easier to eliminate or combine with others. After the task force completes its initial review, it should reconvene every five years to consider any changes since the past review.



Legislation required:

Yes



Administrative rule required:

Yes



Additional funds required:

No

STANDARDIZED ACCOUNTING PRACTICES

RECOMMENDATION

Standardize accounting methods for all levels of government with a focus on ease of understanding expenditures while ensuring transparency. Establish and maintain an inventory of all cash or cash equivalents (including reserves) controlled by state and local governments.

BACKGROUND AND RATIONALE

In preparing research considered by the Government Working Group, it became very apparent there is no standard method of accounting for funds at the various levels of government in Iowa. To our knowledge no entity is doing it "wrong," it is just not all the same. This lack of standardization makes tracking the flow of funds a challenge and just as important it makes it very difficult for Iowans to know how their money is being spent. Additionally, adoption of standard accounting practices would improve the effectiveness of the MDM discussed previously.

Similarly, it became apparent there is no comprehensive data set or other inventory of cash or cash equivalents controlled by government in Iowa. Iowans have a reasonable right to know how much their government entities control in these forms. Conversations during the working group indicated that accounting practices have been loosened to accommodate the capabilities of smaller towns or counties with less sophisticated procedures. Implementing statewide requirements at all levels of government may require a legislative mandate.

IMPLEMENTATION AND MEASUREMENTS

An interagency task force that includes local governments should be established to review best practices, including how monies are accounted for, how they are coded, and how they are reported.



Legislation required:

Possibly



Administrative rule required:

Yes



Additional funds required:

No

SURVEY OF GOVERNMENT-OWNED REAL ESTATE

RECOMMENDATION

Complete and maintain a survey of government-owned real estate.

BACKGROUND AND RATIONALE

As mentioned in the prior opportunity, the background research used by the Working Group revealed a lack of a reliable database that includes all government-owned real estate.

Once it is clear what real property government owns, that information can be reviewed to determine whether it continues to make sense for government to own and maintain each individual parcel of property. This survey should also include all leased real estate.

IMPLEMENTATION AND MEASUREMENTS

Every agency or subdivision at each level of government should produce and maintain a list of all real property it owns. This then should be cross-checked with the assessment records maintained at the county levels.



Legislation required:

No



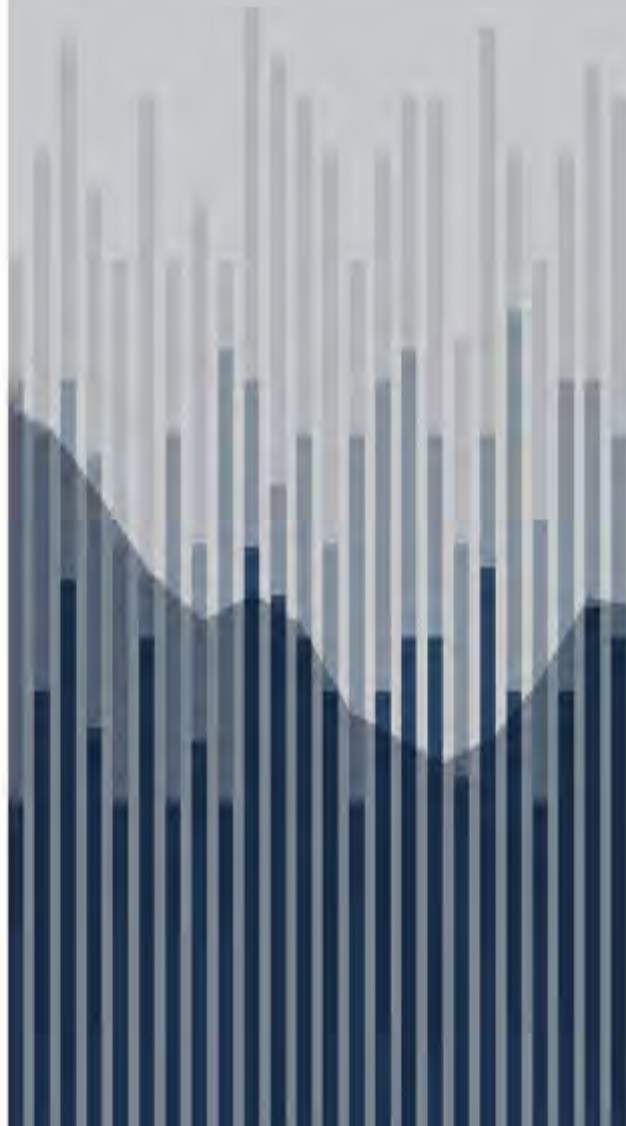
Administrative rule required:

No



Additional funds required:

No





PUBLIC HEALTH AND HEALTH CARE WORKING GROUP

Public Health: Measure recovery, assess pandemic response and preparedness.

Health Care: Strengthen access points, inclusive of recruiting and retaining clinicians, and ensure rural Iowans have access to care and specialty care. Improve the health of Iowans through understanding of social determinants of health and develop strategies to impact outcomes.

WORKING GROUP LEADERSHIP

Co-Chairs:
Randy Edeker
Hy-Vee

Suresh Gunasekaran
University of Iowa Hospitals and Clinics

State Agency Director:
Kelly Garcia
Iowa Department of Human Services
Iowa Department of Public Health, Interim Director

AREAS OF FOCUS

- Pandemic Preparation and Response
- Access to Care for Iowans: Partnerships
- Access to Care for Iowans: Rural/Urban
- Workforce
- Support Unique Needs for Every Iowan (individuals with physical, developmental or intellectual disabilities, behavioral health needs, aging populations, racial disparity and disproportionality, justice-involved individuals, and former foster care youth)

OPPORTUNITIES

- ❑ Support virtual care and telehealth services
- ❑ Improve access to care in rural Iowa: Build regional models for partnerships
- ❑ Enhance and transform the healthcare workforce

RECOMMENDATIONS

- Continue telehealth parity, including coverage for telephone-based services until broadband access is available for all Iowans
- Support the Connectivity Working Group recommendation for broadband access for all Iowans
- Utilize regional approaches to building systems or care that improves access to healthcare services in rural Iowa
- Focus on statewide access to EMS services
- Investment in loan forgiveness programs for shortage professions and career progression-type programs
- Maintain and grow healthcare workforce to solidify and sustain recommendations



KEY MEASURES OF SUCCESS

Measure recovery through:

- Hospital usage (number of ICU beds, bed capacity, recovery of healthcare job base)
- Economic and food assistance (caseloads return to January 2020)
- Medical assistance (caseloads return to January 2020)

Improve overall health of Iowans through:

- Social determinants of health metrics
- Prevalence of underlying conditions
- Aging services
- Behavioral health
- A well-being index

Ensure access to care through:

- Availability of clinicians
- Increase in rural access points
- Lower rates of acute disease

SUPPORT VIRTUAL CARE AND TELEHEALTH SERVICES

RECOMMENDATION

Virtual care and telehealth services have exploded during the COVID-19 pandemic. The experiences of the patients and Iowa health care providers demonstrate the demand for these services, the added convenience and reductions in travel time and barriers, and effectiveness with which virtual care can be provided. Mandated payment parity has allowed providers to finance this growth and is needed to sustain and expand the growth. Another finding, however, is the impact of the lack of broadband access and appropriate equipment for many patients in many parts of Iowa. This has meant that many patients do not have the ability to do video telehealth services and can only be reached via phone. Therefore, the working group recommended two key actions:

- Continue telehealth parity, including coverage for telephone-based services until broadband access is available for all Iowans
- Support the Connectivity Working Group recommendation for broadband access for all Iowans

BACKGROUND AND RATIONALE

Payment parity issues limit the provision of telehealth and virtual care services. Most providers will not be able to sustain the service without parity, causing decreased access to care. There are risks associated with discontinuing recent state and emergency telehealth waivers.

Additionally, statewide broadband limitations have a negative impact on the provision of telehealth and virtual care services. Broadband access across rural areas and for vulnerable populations is limited, negatively impacting health and social outcomes.

IMPLEMENTATION AND MEASUREMENTS

Iowa should continue to grow and evolve our telehealth infrastructure, including the implementation of telehealth parity across public and private payers by continuing the policies of the Governor's proclamation and by providing advocacy by state leaders to support telehealth parity at the federal level. The creation of a multi-payer (Medicaid and commercial payer) partnership to support targeted investments to implement telehealth innovations in rural Iowa health care will support a climate of innovation.

Key implementation activities include:

- Extend broadband service to 100% of Iowans to enable medical grade communication using both audio and video
- Increase payment rates resulting in payment parity for telehealth and virtual care services

These investments can be measured by:

- Number and type of partnerships, innovative programs, and maintained waivers expanding the provision of telehealth and virtual care services to Iowans

- Utilization rates of telehealth and virtual care services by location
- Increased rates of payment for telehealth and virtual care services



Legislation required:

Yes



Administrative rule required:

Yes



Additional funds required:

Yes

IMPROVE ACCESS TO CARE IN RURAL IOWA: BUILD REGIONAL MODELS FOR PARTNERSHIPS

RECOMMENDATION

Iowa needs regional approaches to building a system of care that improves access to health care services in rural Iowa. The committee recommends funding one regional pilot for a rural regional center of excellence model. In addition, the committee recommends a focus on statewide access to EMS services as it is a current vulnerability in our system of care.

BACKGROUND AND RATIONALE

A high-quality health system provides a continuum of care to the population, from primary care up to the most complex care. As you go up the continuum in acuity, the numbers become smaller and it takes larger geographies to sustain the services. A regional system approach to health and health care in Iowa has been limited or absent, which limits communication among stakeholders and the efficient deployment of resources to sustain access to services, providing fewer Iowans with access to a coordinated system of care. The result is that specialty services, such as maternity care, are being shuttered in large areas of Iowa, causing unsafe travel times to services and lack of availability.

In addition, there are workforce and sustainable funding issues associated with Iowa's EMS system, particularly in rural communities. All the previously listed factors have played into slow response times and poor outcomes, particularly in rural Iowa.

IMPLEMENTATION AND MEASUREMENTS

Access to care is opened through telehealth, but with an aging population, rising chronic and non-chronic diseases, and health care needs due to provider shortages, we have a lag in levels of service in rural areas. There is an ability to create linkages between the excellence of our specialty providers to those practicing under lesser acuties of care in more rural areas. This could include developing programs for maternal health, behavioral health, and persons with disabilities to be supplemented by telehealth services.

Key implementation activities include:

- Choose a pilot region for a rural Center of Excellence with the intent to refine and extend it.
- Promote policy and funding discussions relating to statewide access to EMS services and education, including the option of EMS as an essential service.
- Develop loan forgiveness programs and scholarship programs to encourage Iowans to obtain EMS certifications at community colleges and support volunteer first responders in obtaining their educational requirements.

These investments can be measured by:

- Increased access to health and healthcare services achieved through effective partnerships.
- The number of partners who participate, and the number of communities and individuals served by the resulting regionalized system.
- The number of new EMS providers, the amount of loan forgiveness funds utilized, increases in instruction programs provided by community colleges, and number of regional EMS partnerships resulting in increased access to care.



Legislation required:

Yes



Administrative rule required:

Yes



Additional funds required:

Yes

ENHANCE & TRANSFORM THE HEALTH CARE WORKFORCE

RECOMMENDATION

Iowa has known shortages in many vital health professions. Several physician specialties, such as psychiatry and OB-GYN/maternal fetal medicine, are well-known examples. There are acute shortages in other health professions as well in mental health, long term care, and other professions. The need for health professionals is an essential building block to all the committee's other recommendations. Specifically, the committee recommends investment in loan forgiveness programs for shortages in professions and career progression-type programs.

BACKGROUND AND RATIONALE

There are regulatory barriers to professionals practicing at the top of their licenses, limiting access to care for Iowans. Iowa has not implemented widespread incentive programs to maintain or grow the health and health care workforce. Non-competitive salaries, lack of career pathway programs, and other workforce challenges such as child care are a barrier to talent attraction and retention, causing workforce shortages and low valuation of non-clinical skillsets. Specifically, Iowa has a shortage of behavioral health providers, especially in the provision of services for children.

IMPLEMENTATION AND MEASUREMENTS

In consideration of the barriers and shortages we are experiencing today, it is important to ensure our workforce is empowered to operate at the top of their license. When providers can do this, opportunities to collaborate increase. This will then also ensure our rural settings and underserved areas have the services they require. Economic incentives to obtain education, enter the workforce, and practice where needed are opportunities to increase our capacity to address deficiencies we are currently experiencing.

Key implementation activities include:

- Loan forgiveness programs for serving rural or underserved communities
- Implement earn and learn programs and expand registered apprenticeships
- Expand the scope of practice for pharmacists and other health care professions

These investments can be measured by:

- The number and type of professions who can practice within their full scope
- Gains in access care as measured by the number of individuals served
- The number of programs implemented to support health and healthcare workforce professions including those in the public and community health workforce



Legislation required:

Yes



Administrative rule required:

Yes



Additional funds required:

Yes



EXPANDING IOWA'S WORKFORCE WORKING GROUP

The Expanding Iowa's Workforce Working Group was charged with finding innovative and creative ways to address the challenges Iowans face in the wake of the pandemic as well as identifying how to increase opportunities for all Iowans, especially those in our underserved and minority communities.

WORKING GROUP LEADERSHIP

Co-Chairs:

Mary Andringa
Vermeer Corporation

AJ Loss

Bush Construction

State Agency Director:

Beth Townsend
Iowa Workforce Development



AREAS OF FOCUS

- Child Care
- Attraction and Retention
- Labor Participation
- Workforce Training

OPPORTUNITIES

- ❑ Provide opportunities to dislocated workers affected by the pandemic
- ❑ Increase access to training for Iowans after the pandemic
- ❑ Reduce the child care barrier by recommending the State develop a comprehensive strategy to address long-standing and persistent issues affecting child care availability in Iowa
- ❑ Ensure an equitable recovery for all by addressing persistent barriers that will help diversify our workforce while increasing labor participation among Iowans
- ❑ Leverage nonprofits to expand Iowa's workforce

- Increase the number of short-term credit programs and non-credit training programs available in online platforms, increase awareness of the resources available to job seekers and employers at IowaWORKS Centers.
- Develop an employer "How-to Guide" and encourage bold leadership to assist employers in moving good intentions to actual diversification of a workforce, increase awareness and expand workforce training opportunities across diverse communities of minority and underrepresented communities, immigrants, and refugees, returning citizens, veterans, and the disabled.
- Expand access to Second Chance Pell Grants at all community colleges with an emphasis on completion rates prior to leaving corrections facilities.
- The State of Iowa should codify a Fair Chance Hiring and Housing Policy which would prohibit inquiry into, consideration of, or requirement to disclose an applicant's criminal record history until the time of an interview or conditional offer of employment or housing.
- Fund and scale successful nonprofit workforce training programs statewide, especially on-site training to adults facing multiple barriers to employment and aggravated by the pandemic. Utilize nonprofit contacts to increase Iowans receiving workforce training and meet people where they are; provide wrap-around services for individuals while in training and transitioning to full-time employment.
- Find ways to better standardize a core curriculum while allowing for local needs for the same occupation across all Iowa colleges and universities. Expand Last Dollar Scholarships to high-demand, non-credit programs.

RECOMMENDATIONS

- The State of Iowa needs to develop an overall strategic plan that addresses the multiple facets of the childcare barrier by creating an inclusive taskforce led by the business community and associations such as the Iowa Business Council and the Iowa Association of Business and Industry, Child Care Coalition, Iowa Workforce Development, and Iowa Department of Human Services.



KEY MEASURES OF SUCCESS

- Reduce child care barriers and increase the number of available child care slots in Iowa by 50% over the next five years.
- Achieve the Future Ready Iowa goal of 70% post-secondary education attainment by 2025.
- Reduce the State's unemployment rate below 3%.
- Increase availability of an online training program catalog by 50% over the next three years.
- Decrease the unemployment rates statewide for veterans, disabled persons, immigrants, and refugees by 5% over the next five years.
- Decrease the percentage of individuals on state and federal benefit programs by 25% over the next three years.
- Decrease the overall recidivism rate of returning citizens by 25% over the next three years.
- Increase the number of graduates from nonprofit workforce training programs.

PROVIDE OPPORTUNITIES TO DISLOCATED WORKERS AFFECTED BY THE PANDEMIC

RECOMMENDATION

Increase the number of short-term credit programs and non-credit training programs available in online platforms. These programs should be available online year-round and prospective students should be able to begin online training programs at any time during the year. Increase awareness of the resources available to job seekers and employers at IowaWORKS Centers. IowaWORKS Centers should be marketed as the "go-to-career center" for all Iowans.

BACKGROUND AND RATIONALE

Iowa has an overabundance of low-skilled workers, which has created a middle-skills gap and the pandemic has exacerbated this issue as many low-skill jobs are most likely lost forever. Middle-skills jobs require post-secondary education and training beyond high school, but less than a bachelor's degree. Middle-skill jobs pay family-sustaining wages and provide pathways to advancement. We know from the work of the Future Ready Iowa Alliance that there is a lack of understanding and awareness of these career pathways among K-12 students and their parents, as well as adults in low-skill jobs. We continue to face the challenge in how to educate each respective group. IowaWORKS Centers are exceptionally well positioned, staffed, and equipped to provide the resources and relevant timely information to help job-seekers make informed career choices.

As a result of the pandemic, it has become even more clear that there is a greater need for online training opportunities for Iowans. Iowa's post-secondary providers are looking for ways to increase the number of training and education programs available to Iowans across multiple platforms. The pandemic has demonstrated that Iowa has a long way to go in meeting online training demand as well as ensuring the training can be delivered through increased broadband access statewide.

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IMPLEMENTATION AND MEASUREMENTS

Assisting Iowa's post-secondary education institutions in developing stronger and broader online programs will be key as well as expanding the number of training providers available to Iowans. We will also need to find new and better ways to identify and engage dislocated and low-skilled workers. It must also be recognized that while many training programs can be tailored to the online learning environment, some training will need to be hands-on and there are inherent limits to the extent to which online learning can fill the middle-skills gap. Despite limitations, however, we believe these recommendations can help achieve the Future Ready Iowa goal of 70% post-secondary education attainment by 2025 and reduce the State's unemployment rate below 3%.



Legislation required:

No



Administrative rule required:

No



Additional funds required:

Yes

INCREASE ACCESS TO TRAINING FOR IOWANS AFTER THE PANDEMIC

RECOMMENDATION

Standardize a core curriculum for the same occupation across all Iowa colleges and universities. Expand Last Dollar Scholarships to high-demand, non-credit programs.

BACKGROUND AND RATIONALE

The COVID-19 pandemic has adversely affected training opportunities, especially those requiring in-person training. It has thus highlighted the need for more online training and short-term certifications and credentials. We believe a collaborative approach among educational institutions and standardization of core curriculum by occupation will most effectively address the need to increase access to training in a post-COVID-19 environment. Standardization of a core curriculum across the state for the same occupation will achieve several benefits. Standardization should improve/increase reciprocity with regent universities. Additionally, schools will not have to create the same training programs; rather, efforts can be focused on increasing the number and variety of programs available statewide. It will assure employers that regardless of where an Iowan receives their training, they have trained using an industry-recognized core curriculum. A standardized core curriculum does not prevent supplementation to address local employer needs.

IMPLEMENTATION AND MEASUREMENTS

Implementation of the proposal depends upon the ability of community colleges and regents to agree on minimum core standards that would be standardized by occupation with input from businesses to increase recognition of training by industry. If implemented, increasing access to training will help achieve the Future Ready Iowa goal of 70% post-secondary education attainment by 2025. Another measure of success as a goal to increase availability of an online training program catalog by 50% over the next three years.



Legislation required:

No



Administrative rule required:

No



Additional funds required:

Yes

REDUCE THE CHILD CARE BARRIER BY DEVELOPING A COMPREHENSIVE STRATEGY TO ADDRESS LONGSTANDING AND PERSISTENT ISSUES AFFECTING CHILD CARE AVAILABILITY IN IOWA

RECOMMENDATION

Developing an overall strategic plan that addresses the numerous issues that contribute to the child care barrier to work in Iowa would best be created through an inclusive group of Iowans co-led by the Iowa Business and Child Care Coalition, Iowa Workforce Development, and Iowa Department of Human Services (DHS). The workgroup can address the shortage of high-quality affordable child care across Iowa as well as the lack of workforce due to low wages. The working group should consist of legislators from each party and each house, mayors of small, medium and large communities (metro and rural), employers, community economic development professionals, community-based organizations, child care centers, the Iowa Association of Business and Industry, the Iowa Board of Certification, in-home providers and parents who utilize child care.

The working group should:

- Revisit child care regulations that pose barriers to increasing child care slots in Iowa without compromising quality and safety
- Propose specific legislative action and funding to close the "child care cliff effect" by addressing the gap when families lose child care assistance at a disproportionate rate due to slight increase in wages
- Identify child care deserts and develop/scale successful child care models in these areas as a priority for funding and assistance
- Address workforce issues including DHS reimbursement rates that may artificially deflate wages
- Study successful models in Iowa and in other states
- Create employer incentives for offering some type of child care assistance
- Identify specific short-term and long-term action steps for the legislature, Governor, state agencies, education, and employers to address each of the contributing factors

GOVERNOR'S ECONOMIC RECOVERY ADVISORY BOARD | FINAL REPORT

BACKGROUND AND RATIONALE

Labor participation in Iowa is limited by the lack of available child care resources for working parents and the problem has only been exacerbated by the pandemic. When child care is not available, it significantly impedes the ability of parents to enter, re-enter and stay in the workforce. The shortage limits economic development, employer and worker recruitment, and parental wage earning. A strong economy relies on a strong child care system and working parents should not have to make career decisions based on whether they can find quality, affordable, consistent child care slots for their family.

Iowa has lost 33% of its available child care in the last five years, and it is estimated that there is a shortfall of more than 350,000 child care slots across the state. Furthermore, an analysis of Iowa census data found that 23% of Iowans live in child care deserts – areas with an insufficient supply of licensed child care – and this number is even higher in rural areas at 35% (Center for American Progress). The child care crisis is not only affecting families; the Iowa economy loses close to a billion dollars annually due to child care issues. Despite the fact that Iowa had one of the highest labor force participation rates in the nation pre-COVID-19, a recent report by the U.S. Chamber of Commerce Foundation determined the lack of access to affordable child care cost the Iowa economy \$935 million from lost tax revenue and employee absences in 2019. We believe increasing the availability of high-quality, affordable child care across Iowa is critical to growing the state's workforce and the economy in a post-COVID-19 environment.

IMPLEMENTATION AND MEASUREMENTS

Developing a strategic plan that can provide the pathway forward for Iowa to address the lack of child care, in both the short and long term, is absolutely necessary and will be far more effective in efficiently addressing this critical shortage. Iowa has demonstrated through the work of the Future Ready Iowa Alliance that this process can quickly develop a plan that can then be used to create the necessary legislative action and funding mechanisms. Collaboration among business and community leaders, employers, and stakeholder organizations will be key to promoting child care investments that support children's healthy development as well as a competitive business environment. Measurements include reducing child care barriers and increasing the number of available child care slots in Iowa by 50% over the next five years.



Legislation required:

Yes



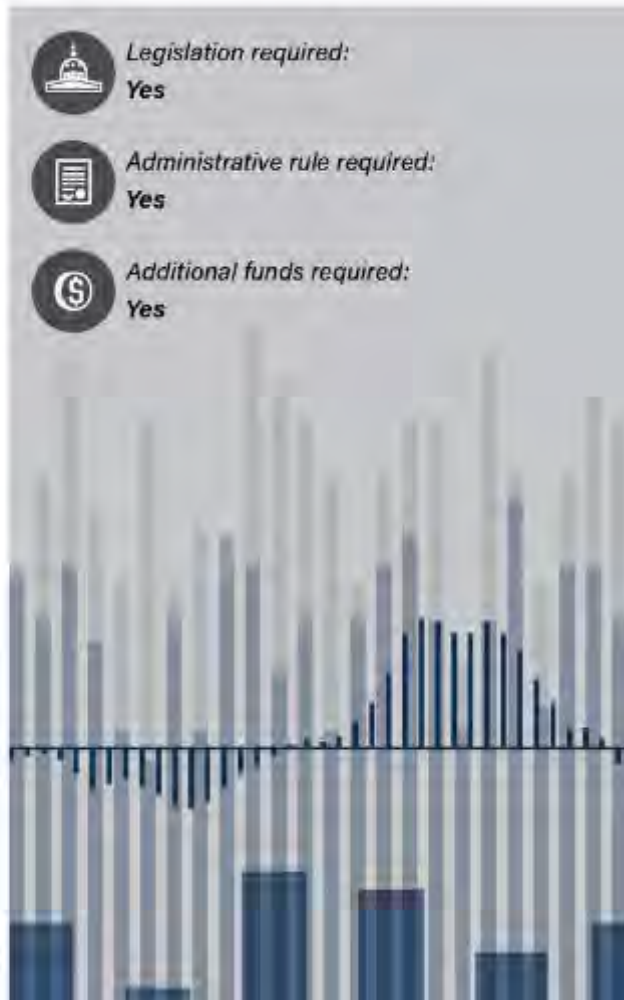
Administrative rule required:

Yes



Additional funds required:

Yes



DIVERSIFY WORKFORCE AND INCREASE LABOR PARTICIPATION BY ENSURING ALL IOWANS HAVE EQUAL ACCESS TO EMPLOYMENT AND HOUSING OPPORTUNITIES

RECOMMENDATION

The State of Iowa should codify a Fair Chance Hiring and Housing Policy which would prohibit inquiry into consideration of, or requirement to disclose an applicant's criminal record history until the time of an interview or conditional offer of employment or housing.

BACKGROUND AND RATIONALE

Research underlines the interconnectivity of stable employment and housing in connection with a reduction in recidivism rates, opportunity for upward economic growth, and an expanded, diversified workforce. Each year, approximately 5,000 incarcerated individuals are released from Iowa prisons. Of those returning citizens, the recidivism rate is only 8% among individuals released from prison with a degree or post-secondary training.

Addressing persistent barriers to labor participation and housing opportunities for all Iowans should include creating awareness and expanding workforce training opportunities across diverse communities of veterans, the disabled, minority and underrepresented communities, immigrants and refugees, and returning citizens.

Discussion in Iowa around efforts to "ban the box" have been occurring over the past several years. Employers and housing providers are currently able to require an applicant to disclose a criminal record when completing an application. Applicants are then automatically screened out from further consideration without having the opportunity to explain the nature and circumstances around the record and steps taken to overcome prior bad decisions.

The proposed Fair Chance Hiring and Housing Policy would keep the decision making with the employer and landlord but prohibit the initial application from inquiring about criminal history.

The State of Iowa currently implements a Fair Chance Hiring Policy. However, it is not codified in rule or statute or extended to political subdivisions, such as counties and municipalities. The state policy could be ended at any time, for any or no reason, by future administrations.

By codifying a Fair Chance Hiring and Housing Policy for the State of Iowa and political subdivisions, such as counties and municipalities, it could lead the way for broader change to enable more opportunities for returning citizens, employers, and landlords. The relevant governing body would always retain the ability to adopt reasonable exceptions to the policy to comply with applicable state and federal requirements.

More connections should be made between minority communities to job and job-training and housing opportunities by working with groups that work with these communities to develop trust and meet people where they are. This can be done through the many nonprofit and community organizations around the state who are already working in this space.

We believe development of an employer and landlord "How-to Guide" and "Bold Leadership" would assist employers and landlords in moving good intentions to actual diversification of a workforce and tenants as well as make it easier to engage and connect with the above referenced communities.

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Strategies include expanding access to Second Chance Pell Grants to all Iowans and community colleges that will increase access to high-demand training programs for incarcerated Iowans with an emphasis on raising completion rates prior to leaving prison.

The Second Chance Pell Experiment, originally created in 2015, provides need-based federal Pell Grants to individuals incarcerated in federal and state prisons. The grants allow incarcerated individuals to receive federal funding to enroll in post-secondary programs offered by local colleges and universities or distance learning providers. Expanding access to Second Chance Pell Grants will enable more incarcerated Iowans to receive high-demand training prior to release and thereby further reduce the overall recidivism rate.

Immigrant and refugee populations are growing faster in Iowa than any other demographic. In fact, over the past decade, an estimated 40% of Iowa's population growth has come from immigration. Mental health issues, language barriers, generational poverty, and difficulties navigating legal assistance and other services are just some of the obstacles these groups face when trying to enter the workforce or attain housing.

People with disabilities are strikingly underemployed. Prior to the pandemic, Iowans with disabilities already experienced unemployment rates twice that of Iowans without disabilities (the unemployment rate in 2018 for Iowans with a disability was 7.0%; the overall unemployment rate in Iowa at that time was 3.6%). Companies that embrace disability inclusion can gain access to a new talent pool comprised of almost 175,000 people in Iowa. Importantly, increased employment for Iowans with disabilities creates an opportunity to strengthen not just our businesses but also our economy, as workers are consumers too. Iowans with disabilities already collectively represent an annual disposable income of over \$4 billion, all while being employed at remarkably low levels.

In 2018, the employment gap between Iowans aged 18-64 with and without a disability was 36.5 percentage points, with 46.4% of those with a disability employed in the state compared to 82.9% of those without a disability. It is assumed that the employment gap between those with and without a disability in Iowa has grown as a result of the pandemic, as nationally 20% of employees with disabilities have become unemployed due to the pandemic compared to 14% of employees without disabilities. This is partly due to the employment sectors most impacted by layoffs and furloughs – people with disabilities are more likely than those without disabilities to work in service and sales occupations and to work part-time.

It must be noted that Iowa is among the least racially diverse states, with a population composition of 85% white, 6.3% Hispanic or Latino, 4.1% Black or African American, 2.7% Asian, 0.5% American Indian and Native Alaskan, and 0.2% Native Hawaiian and Other Pacific Islander (percentages reflect those identifying as a single race as opposed to two or more races).

A lack of diversity in our population contributes to a lack of awareness of the benefits of diversity in our workforce. It also leads to a general lack of awareness of training opportunities among minority communities – including Last Dollar Scholarships, Registered Apprenticeships, etc. We believe nonprofits are uniquely positioned to reach minority populations in Iowa and influence minority recruitment and workforce diversity. To support this effort, community-based organizations (e.g., Goodwill, United Way, EMBARC) and diversity "champions" should be identified to share information as part of an outreach campaign to increase awareness of opportunities within minority communities.

Diversifying Iowa's workforce requires increasing cultural diversity and competence in recruiting and training, connecting minority communities to job opportunities, and developing and instilling trust with minority communities. An important step toward achieving these goals is training human resources departments how to develop a diverse pool of candidates. While CEOs often voice a commitment to diversity in hiring decisions, that commitment can be lost through the hiring process. Increasing the minority presence in the hiring process, providing training for employers on emotional intelligence and empathy, and identifying mentors from diverse

backgrounds will lead to more diverse candidate pools. Again, nonprofits are uniquely positioned to assist in these tasks, help instill trust, and improve communication across all stakeholders including businesses, communities, individuals, and educators.

IMPLEMENTATION AND MEASUREMENTS

Implementation of these initiatives will require a combination of increased funding, raising awareness of existing programs and opportunities, creating more public-private partnerships and possible legislative action.

Implementation will also require increasing the awareness of employers and landlords to the benefits of hiring and housing veterans, the disabled, minority and underrepresented communities, immigrants and refugees, and returning citizens.

If implemented, measures of success could include: decreasing the unemployment rate statewide for veterans, disabled persons, immigrants, and refugees by 5% over the next five years (i.e. from 10% unemployment rate to 5%); decreasing the percentage of individuals on state and federal benefit programs by 25% over the next three years; decreasing the overall recidivism rate of returning citizens by 25% over the next three years; and meeting the Future Ready Iowa goal to have 70% of Iowans with education and training beyond high school by 2025.


One example includes the Bridges Out of Poverty Program, which is a comprehensive approach to understand the dynamics that cause and maintain poverty from the individual to the systemic level. Currently, 10 of the 99 counties in Iowa have implemented a Bridges Out of Poverty Program, with impressive results: 37% of graduates of the Bridges Out of Poverty Getting Ahead class reduced or eliminated their need for state aid; 43% of Getting Ahead graduates obtained employment while in the Bridges program; another 35% advanced their employment; and 25% furthered their education.

Additionally, nonprofits are often already recognized and trusted advocates within communities and are connected to Iowans that need workforce training, particularly dislocated, low-skilled workers whose employment has been adversely affected by the pandemic. Accordingly, these organizations are already uniquely positioned to "meet people where they are."

Some examples of these trusted advocates include the United Way of Iowa, which provided workforce training to 500 people in 2019 (2020 Community Impact Report); the Evelyn K. Davis Center for Working Families in Des Moines, which provided services to over 10,000 Iowans in 25 different zip codes (2018 Community Report); and the Society of St. Vincent de Paul in Des Moines, which reached over 32,000 individuals with programming, continued education, food, clothing, and financial assistance (<http://svdpcdm.org/>).

Implementation of this proposal will require funding to scale successful workforce training programs statewide, especially on-site training to adults facing multiple barriers. Increased funding will also be required to provide critical services such as childcare and transportation to adults while in training and transitioning to full-time employment. The likelihood of successful implementation will also be improved with the creation of a digital catalog/website that mirrors the free 211 information and referral system that links Iowa residents to health and human service programs, community services, disaster services, and governmental programs. A measure of success will be increasing the number of graduates from nonprofit workforce training programs and the reduction in recidivism.

 **Legislation required:**
Yes

 **Administrative rule required:**
Yes

 **Additional funds required:**
Yes

LEVERAGE NONPROFITS TO EXPAND IOWA'S WORKFORCE

RECOMMENDATION

Fund and scale successful nonprofit workforce training programs statewide, especially on-site training to adults facing multiple barriers to employment and aggravated by the pandemic. Utilize nonprofit contacts to increase Iowans receiving workforce training and meet people where they are; provide wrap-around services for individuals while in training and transitioning to full-time employment.

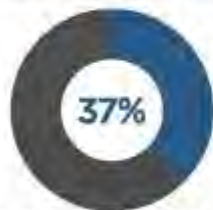
BACKGROUND AND RATIONALE

This proposal recognizes that Iowa should leverage the successful work nonprofits are doing to expand Iowa's workforce by utilizing existing training programs and gaining access to adult workers who face many barriers to employment. These existing programs often utilize the "whole" person concept to address underlying issues that affect employability. They also often provide critical wrap-around services that workers need to complete the training.

Many nonprofits across the state have very successful programs in reaching Iowans with barriers to workforce where they are and developing workforce training programs that help create the skills necessary for full-time employment that leads to independence.

IOWA NON-PROFIT: BRIDGES OUT OF POVERTY PROGRAM

GETTING AHEAD CLASS GRADUATES



REDUCED OR ELIMINATED
NEED FOR STATE AID



OBTAINED EMPLOYMENT
WHILE IN THE BRIDGES PROGRAM

One example includes the Bridges Out of Poverty Program which is a comprehensive approach to understanding the dynamics that cause and maintain poverty from the individual to the systemic level. Currently 10 of the 99 counties in Iowa have implemented a Bridges Out of Poverty Program, with impressive results: 37% of graduates of the Bridges Out of Poverty Getting Ahead class reduced or eliminated their need for state aid; 43% of Getting Ahead graduates obtained employment while in the Bridges program; another 35% advanced their employment; and 25% furthered their education.

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Additionally, nonprofits are often already recognized and trusted advocates within communities and are connected to Iowans who need workforce training, particularly dislocated, low-skilled workers whose employment has been adversely affected by the pandemic. Accordingly, these organizations are already uniquely positioned to "meet people where they are."

Some examples of these trusted advocates include the United Ways of Iowa, which provided workforce training to 500 people in 2019 (2020 Community Impact Report); the Evelyn K. Davis Center for Working Families in Des Moines, which provided services to over 10,000 Iowans in 29 different zip codes (2018 Community Report); and the Society of St. Vincent de Paul in Des Moines, which reached over 82,000 individuals with programming, continued education, food, clothing, and financial assistance (<http://svdipdsm.org/>).

IMPLEMENTATION AND MEASUREMENTS

Implementation of this proposal will require funding to be able to scale successful workforce training programs statewide, especially on-site training to adults facing multiple barriers.

Increased funding will also be required to provide critical services such as childcare and transportation to adults while in training and transitioning to full-time employment. The likelihood of successful implementation will also be improved with the creation of a digital catalog/website that mirrors the free 211 information and referral system that links Iowa residents to health and human service programs, community services, disaster services, and governmental programs.

A measure of success will be increasing the number of graduates from nonprofit workforce training programs.



Legislation required:

Possibly



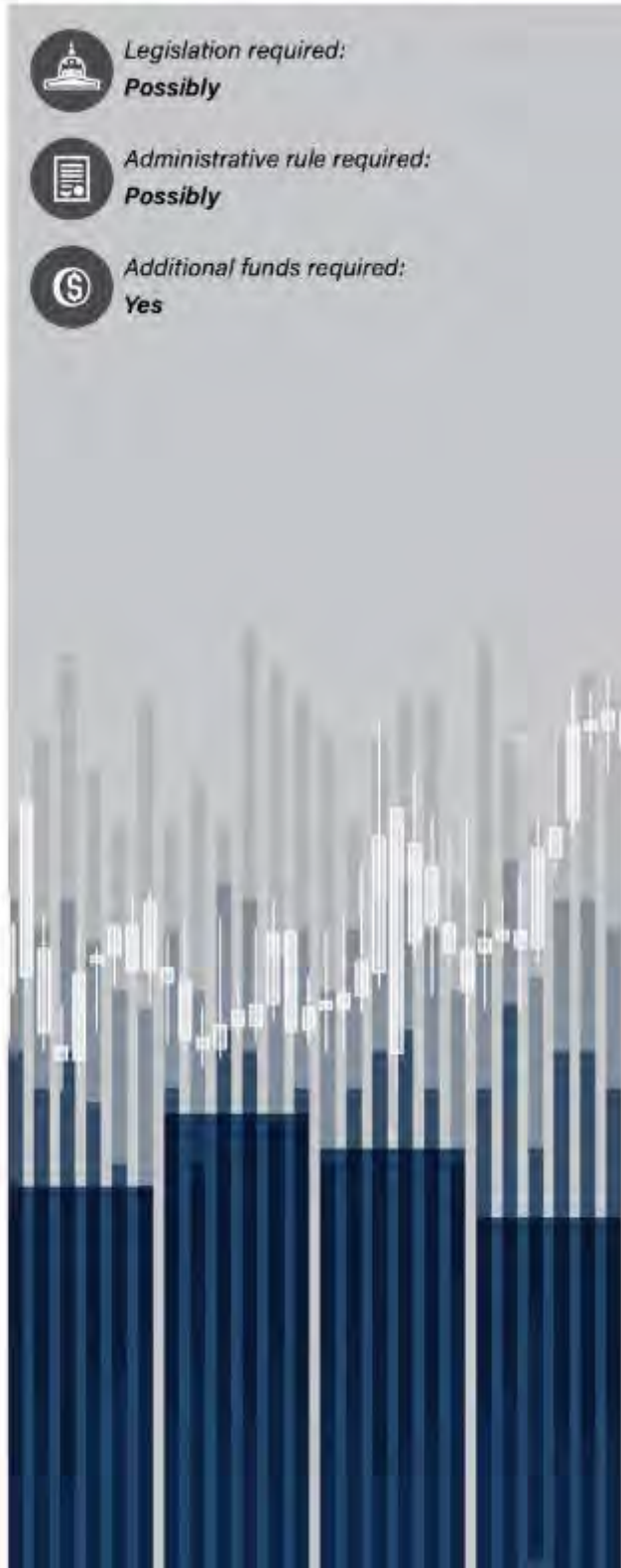
Administrative rule required:

Possibly



Additional funds required:

Yes





“This is about the future, taking an incredibly difficult time - and incredibly difficult situation - and using it as an opportunity to make Iowa a better place to live, work and raise a family. And when I say that, I mean every Iowan and every family.”

BEN MCLEAN
ADVISORY BOARD CHAIRMAN
CEO OF RUAN TRANSPORTATION
MANAGEMENT SYSTEMS.



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ECONOMIC RECOVERY REPORT

GOVERNOR'S ECONOMIC RECOVERY ADVISORY BOARD | FINAL REPORT

AGRICULTURE WORKING GROUP

Co-Chairs:

Secretary Mike Naig

Iowa Department of Agriculture and Land Stewardship

Diane Young

Foundation Analytical Laboratory, Cherokee

Nick Bowdish

Elite Octane, Carroll

AGRICULTURE WORKING GROUP MEMBERSHIP

| NAME | ORGANIZATION | LOCATION |
|-------------------|--|--------------|
| Matt Carstens | Landus Cooperative | Ames |
| Jeff Cook | Farway Stores | Boone |
| Craig Hill | Iowa Farm Bureau | MtA |
| Billi Hunt | Cultivation Corridor | Des Moines |
| Mickayla McGill | Iowa FFA President | Noxville |
| Jeff Plagge | Iowa Division of Banking | Des Moines |
| Carol Reynolds | Kent Corporation | Muscotine |
| Dean Dan Robinson | Iowa State University College of Agriculture and Life Sciences | Ames |
| Craig Rowles | Versova | Des Moines |
| Russ Sanders | Sanders Advisors (retired, Ottawa) | Des Moines |
| Jake Van Diest | Van Diest Supply Company | Webster City |

CONNECTIVITY WORKING GROUP

Chair:

Dan Houston

Principal

State Agency Director:

Annette Dunn

State of Iowa Chief Information Officer



JUST DO IT: WORKFORCE

"Just Do It" action items have been identified as process improvements that can be implemented immediately with relative ease.

- ❑ **Expand Workforce Training:** The pandemic has eliminated many low-skills jobs and cut access to in-person training opportunities.
 - Iowa has too few middle-skill workers. Provide more online training opportunities to prepare low-skill Iowans for well-paying, high-demand, middle-skill jobs that require more education and training than a high school diploma, but less than a bachelor's degree. **Read the full recommendation on page 101.**
 - The state should expand successful nonprofit workforce training programs for Iowans who face barriers to full-time employment, such as disabilities, homelessness, and criminal records. **Read the full recommendation on page 108.**
 - Iowa should broaden access to workforce training by standardizing a core curriculum by occupation across all Iowa colleges and universities. This will set the stage for a larger mix of programs statewide and will assure employers that Iowans have trained using an industry-recognized core curriculum. **Read the full recommendation on page 102.**

MAKE IOWA A GLOBAL LEADER IN BROADBAND

The pandemic underscored that broadband is not a luxury, but rather critical infrastructure. Iowans have depended on home internet connections to work, learn, and access essential services, such as health care. And yet broadband access and speed are lagging in Iowa, especially in rural areas. Iowa ranks 45th in the nation in broadband access and has the second-slowest internet speed nationwide, with an average download speed of 78.9 megabits per second (Mbps), according to BroadbandNow.com. Rather than rely on the current patchwork of programs, Iowa must fully invest in this crucial infrastructure.

INVEST IN UNIVERSAL BROADBAND ACCESS

Building out broadband will support growth and progress in Iowa's high-tech jobs, manufacturing, precision agriculture, education system, and local economies. The Connectivity Working Group's recommendation to provide universal broadband access ranked only behind child care as the most important priority of the Advisory Board.

The working group recommends Iowa legislators authorize a spending increase of up to \$100 million a year for the next five years with matching grants ranging from 50-75%. Funding should be generated through a combination of bonding and a dedicated source, such as the Rebuild Iowa Infrastructure Fund, or a portion of an Invest in Iowa sales tax. The group set a goal of universal broadband access in Iowa by 2025.

Read the full recommendation on page 39.

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ECONOMIC GROWTH WORKING GROUP

Co-Chairs:

Megan McKay

President of Peoria Tree Brewing Company

Adam Wright

MidAmerican Energy Company

State Agency Director:

Debi Durham

Iowa Economic Development Authority and Iowa Finance Authority

ECONOMIC GROWTH WORKING GROUP MEMBERSHIP

| NAME | ORGANIZATION | LOCATION |
|---|---|-----------------|
| Jayne Armstrong | Iowa Small Business Administration | Statewide |
| Katie Averill | Iowa Credit Union Division | Statewide |
| Doane Chilcoat, Innovation Chair | Corteva AgriScience | Johnston |
| Jennifer Cooper, Housing Chair | Bankers Trust | Des Moines |
| Kevin Gaul, Manufacturing 4.0 Co-Chair | Pella Corporation | Pella |
| Dave Herrell, Hospitality/Tourism Chair | Visit Quad Cities | Quad Cities |
| Chris Kramer | Iowa Department of Cultural Affairs | Statewide |
| Steve Larson | Iowa Alcohol Beverages Division | Statewide |
| Kayla Lyon | Iowa Department of Natural Resources | Statewide |
| Dustin Miller | Iowa Chamber Alliance | Statewide |
| Joe Murphy | Iowa Business Council | Statewide |
| Hank Norem, Manufacturing 4.0 Co-Chair | Rampco Innovations | West Des Moines |
| Kraig Paulsen | Iowa Department of Revenue | Statewide |
| Jeff Plagge | Iowa Division of Banking | Statewide |
| Mike Ralston | Iowa Association of Business and Industry | Statewide |
| Ying Sa, Small Business Co-Chair | Community CPA | Des Moines |

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| NAME | ORGANIZATION | LOCATION |
|---|---|-----------|
| Tom Sands | Iowa Taxpayers Association | Statewide |
| Matt Strawn | Iowa Lottery | Statewide |
| Amy Van Beek, Small Business Co-Chair | Ideal Energy | Fairfield |
| Tim Whipple | Iowa Association of Municipal Utilities | Statewide |
| Wendy Wintersteen | Iowa State University | Statewide |

ECONOMIC GROWTH SUBGROUP - HOSPITALITY AND TOURISM

Chair:

Dave Herrell

Visit Quad Cities, Quad Cities

| NAME | ORGANIZATION | LOCATION |
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| Ryan Achterhoff | Fizza Ranch | Orange City |
| Todd Coffelt | Iowa Department of Natural Resources | Statewide |
| Jessica Dunker | Iowa Restaurant Association | Statewide |
| Greg Edwards | Greater DM CVB | Des Moines |
| Wes Ehrecke | Iowa Gaming Association | Statewide |
| Nicole Eilers | Iowa Wine Growers | Statewide |
| Carla Eysink | Marion County Econ. Development | Pella |
| Angela Harrington | Hotel Grinnell & The Graduate | Grinnell Iowa City |
| Carrie Koelker | Eastern Iowa Tourism Region | Dyersville |
| Chris Kramer | Department of Cultural Affairs | Statewide |
| Marty Lenss | Eastern Iowa Airport | Cedar Rapids |
| Greg Luerkens | Amana Colonies | Amana |
| Patrick Miller | Iowa Lodging Association | Statewide |
| David Nino | Appanoose Rapids | Grinnwa |
| Shirley Phillips | Western Iowa Tourism Region | Sau. City |
| Sarah Pritchard | Table 128 | Clive |
| Jeff Quint | Cedar Ridge | Swisher |
| Kelsey Seay | Iowa Brewers Guild | Statewide |
| Kurt Strand | National Mississippi River Museum and Aquarium | Dubuque |

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Chair:

Jennifer Cooper

Bankers Trust, Des Moines

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| Preeti Acharya | Private Landlord | Des Moines |
| Angie Arthur | Folk County Continuum of Care | Des Moines |
| Gavin Blair | Iowa Association of REALTORS® | Statewide |
| Scott Brekke | Iowa Mortgage Association/Great Southern Bank | Statewide Sioux City |
| Crissy Canganelli | Shelter House | Iowa City |
| Deidre DeJear | Financial Empowerment Center | Des Moines |
| Jeff Disterhoft | GreenState Credit Union | Ankeny |
| Sam Erickson | Community Housing Initiatives | Des Moines |
| Mike Flummerfelt | Flummerfelt Homes & Storage | Ames |
| Tim Gartin | Hostings, Gartin & Boettger, LLP | Ames |
| John Gianola | Iowa Legal Aid | Des Moines |
| Steve Gilbert | Rural Housing 360 | Statewide |
| John Gronen | Gronen Properties | Dubuque |
| Katy Hackett | Family Management Financial Solutions | Waterloo |
| Randy Henkle | Iowa Bankers Mortgage Corporation | Statewide |
| Lisa Houser | Habitat for Humanity of Iowa | Statewide |
| Jay Iverson | Homebuilders Association of Iowa | Statewide |
| Joseph Jones | The Harkin Institute | Des Moines |
| Ben Kurtzleben | Vision Builders Inc. | Sioux Center |
| Patrick Madigan | Attorney General's Office | Statewide |
| Ellen McCabe | Housing Trust Fund of Johnson County | Iowa City |
| Dave Miller | City of Rock Valley | Rock Valley |
| Kris Sadoris | Hubbell Realty | Des Moines |
| Lana Shope | Iowa Community Action Association | Statewide |

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ECONOMIC GROWTH SUBGROUP - INNOVATION

Chair:

Doane Chilcoat

Corteva Agriscience, Johnston

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| Laura Barringer | John Deere | Des Moines |
| Michelle Bates | Involla | Cedar Rapids |
| Mark Chelgren | Frog Legs, Inc. | Ottumwa |
| Mike Colwell | Greater Des Moines Partnership | Des Moines |
| Eric Engelmann | The New Bohemian Innovation Collaborative | Cedar Rapids |
| Adrienne Greenwald | VentureNet Iowa | Des Moines |
| James Gruening | Mechdyne | Marshalltown |
| Susan Hatten | James Murphy | Des Moines |
| Peter Hemken | Iowa Agritech Accelerator | West Des Moines |
| Billi Hunt | America's Cultivation Corridor | Des Moines |
| Todd Krone | PowerPollen | Des Moines |
| Adam Kuene | Higher Learning Technologies | Iowa City |
| Jeff Kueter | University of Iowa | Iowa City |
| Benjamin Lefever | Centinell Telehealth | Des Moines |
| Curt Nelson | Economic Development Corporation | Cedar Rapids |
| James Reecy | Iowa State University | Ames |
| Jim Register | Iowa Innovation Corporation | Des Moines |
| Rick Sanders | ISU Research Park | Ames |
| Dave Tucker | Workiva | Statewide |
| Geoff Wood | Gravitale | Des Moines |

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ECONOMIC GROWTH SUBGROUP - MANUFACTURING 4.0

Co-Chairs:

Kevin Gual

Pella Corporation, Pella

Hank Norem

Ramco Innovations, West Des Moines

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| NAME | ORGANIZATION | LOCATION |
|--------------------|--|--------------|
| Kathy Anderson | Kreg Tool | Huxley |
| Ron Cox | ISU-CIRAC | Strawline |
| Nicole Crain | ABI | Statewide |
| Cindy Dietz | Collins Aerospace | Cedar Rapids |
| Jeff Kueter | University of Iowa | Iowa City |
| Surya Mallapragada | Iowa State University | Ames |
| Jim Miller | Metacraft | Mason City |
| Randy Pilkington | University of Northern Iowa | Cedar Falls |
| Bill Ratzburg | Quad Cities Manufacturing Innovation Hub | Bettendorf |
| Emily Schmidt | Sukup Manufacturing | Sheffield |
| Steve Schnieders | Stellar Industries, Inc. | Garner |
| Craig Sutton | John Deere | Moline |
| Dave Takes | Doerfler Companies | Waverly |

ECONOMIC GROWTH SUBGROUP - MANUFACTURING SUPPLY CHAIN/RESHORING

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| Jason Glover | Thompson Innovation | Sioux City |
| Megan Green | Waller Inc. | Snowville |
| Frank Hurtt | River Heights Consulting | Davenport |
| Wes James | Grow Cedar Valley (Tool/Works) | Waterloo |
| Jason Jiskoot | Pella Corporation | Pella |
| Nick Larson | Collins Aerospace | Cedar Rapids |
| Carla McNamee | Lument Molding | Mount Pleasant |
| Wendy Mihm-Herold | Northeast Iowa Community College | Calmar |
| Jo Muzik | Hormel | Algona |
| Lisa Newton | Wells Blue Bunny | Le Mars |
| Mike O'Donnell | CIRAS | Ames |
| Luke Palmer | ICI Bio | Fort Dodge |

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| NAME | ORGANIZATION | LOCATION |
|------------------|--|--------------|
| Bill Ratzburg | Quad City Manufacturing Innovation Hub | Quad Cities |
| Mark Seckman | Alliant Energy | Cedar Rapids |
| Steve Schneiders | Stellar Industries | Garnett |
| Gary Smith | American Popcorn Company | Sioux City |

ECONOMIC GROWTH SUBGROUP - SMALL BUSINESS

Co-Chairs:

Ying Sa

Community CPA, Des Moines

Amy Van Beek

Ideal Energy, Fairfield

| NAME | ORGANIZATION | LOCATION |
|---------------------|---|-----------------|
| Katie Averill | Division of Credit Unions | Statewide |
| Curtis Baugh | Evelyn H. Davis Center | Des Moines |
| Rob Denson | DMACC | Ankeny |
| Hannah Elliott | Lola's Fine Kitchen | Ankeny |
| Matt Everson | National Federation of Independent Businesses | Des Moines |
| Betty Garcia | Tortilleria Sonora | Des Moines |
| Angela Jackson | The Great Frame Up | West Des Moines |
| Gary Kaufman | Entrepreneurial Services Group | Cedar Rapids |
| Kevin Kincaid | Knoxville Hospital | Knoxville |
| Bill Menner | Bill Menner Group | Des Moines |
| Christina Moffat | Greater Des Moines Partnership | Des Moines |
| Jennifer Moulton | CEImpact | Sioux |
| Jeremy Puck | Puck Enterprises | Manning |
| Lisa Shimkat | Iowa SBDC | Statewide |
| Jenny Steffensmeier | Steffensmeier Welding | Pilot Grove |
| John Taets | Northwest Bank | Spencer |
| Lynn Schrader | IHF Inc. | Fort Dodge |
| Terry Stark | Ducholaférie Slam | Albia |
| Daniel Winegarden | Goldman Sachs 10,000 Small Business | Statewide |

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SUPPLEMENTAL MATERIALS

Working group supporting documentation:

<https://governor.iowa.gov/economic-recovery/GERAB-report/supplemental-materials>

Executive order creating the Advisory Board:

<https://governor.iowa.gov/sites/default/files/documents/EO6%20-%20Economic%20Recovery%20Advisory%20Board.pdf>

PLACEMAKING

What if we built our cities around places?



WHAT IS PLACEMAKING?

Placemaking inspires people to collectively reimagine and reinvent public spaces as the heart of every community. Strengthening the connection between people and the places they share, placemaking refers to a collaborative process by which we can shape our public realm in order to maximize shared value. More than just promoting better urban design, placemaking facilitates creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing evolution.

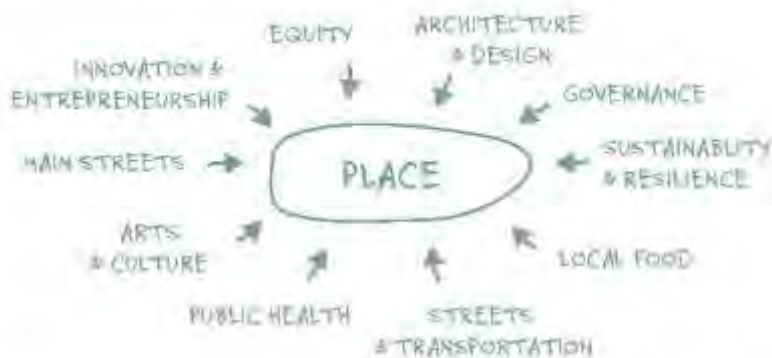


Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody

-Jane Jacobs

Public Space at the Crossroads

Public space is inherently multidimensional. Successful and genuine public spaces are used by many different people for many different purposes at many different times of the day and the year. Because public spaces harbor so many uses and users—or fail to do so—they are also where a staggering cross section of local and global issues converge.



Public space is for negotiating the interface between our homes, our businesses, our institutions, and the broader world. Public space is how we get to work, how we do our errands, and how we get back home. Public space is where nearly half of violent crimes happen. Public space is where policing ensures safety for some but not others. Public space is for buying and selling, or for meeting, playing, and bumping into one another. Public space is for conveying our outrage and our highest aspirations, as well as for laying the most mundane utilities and infrastructure. And when we let it, public space can be a medium for creativity, expression, and experimentation.

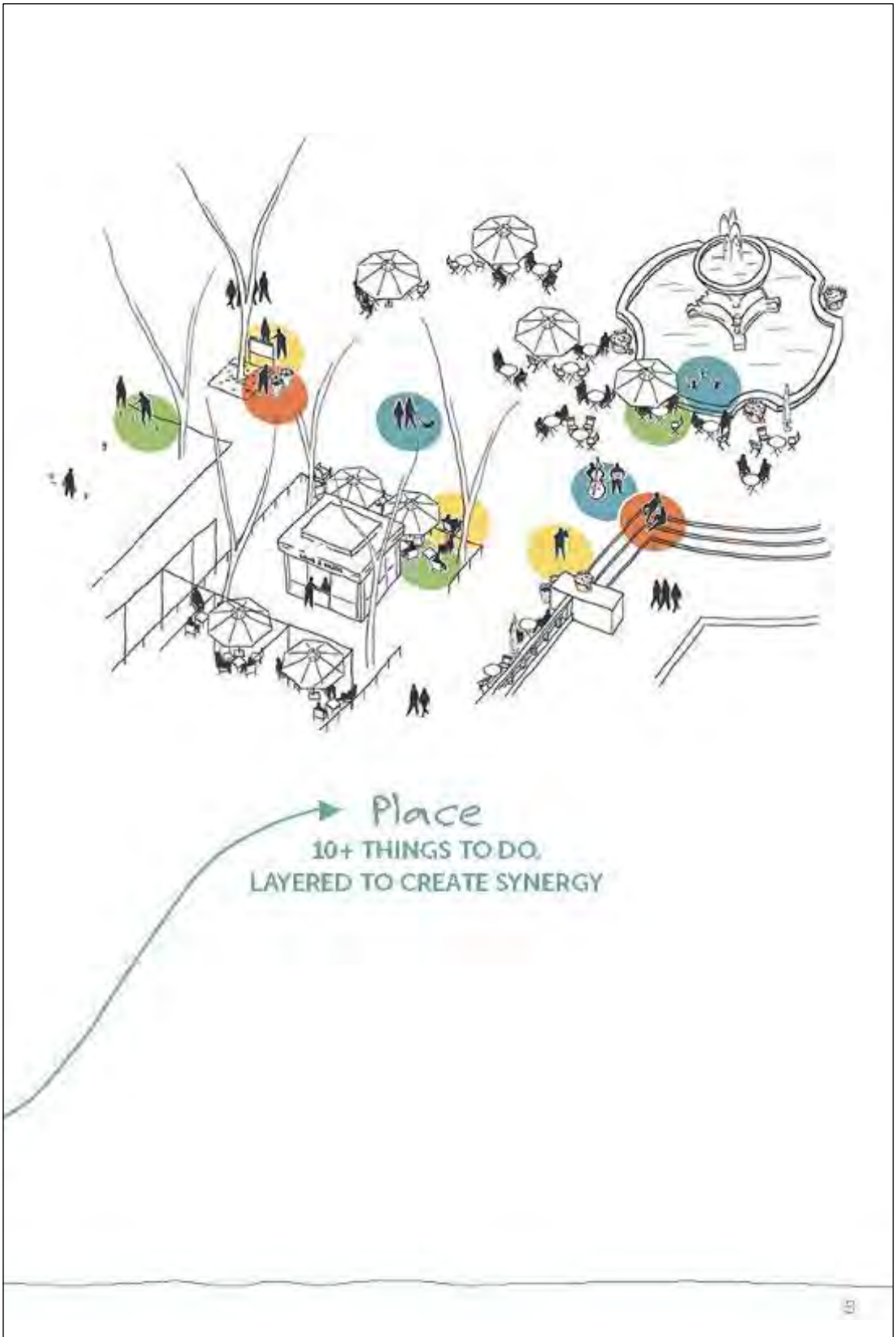
In short, public space is where so many tragedies and triumphs of the commons play out. And that's why getting it right matters. The ten issue areas where we believe placemaking can have the most transformative impact are: *equity & inclusion; streets as places; architecture of place; innovation hubs; market cities; place governance; sustainability & resilience; rural communities; creative placemaking; and health.*

POWER OF 10+

How Cities Transform through Placemaking

To be successful, cities need destinations. They need destinations that give an identity and image to their communities, and that help attract new residents, businesses, and investment. But they also need strong community destinations that attract people. A destination might be a downtown square, a main street, a waterfront, a park, or a museum. Cities of all sizes should have at least 10 destinations where people want to be. What makes each destination successful is that it has multiple places within it. For example, a square needs at least 10 places: a café, a children's play area, a place to read the paper or drink a cup of coffee, a place to also sit, somewhere to meet friends, etc. Within each of the places, there should be at least 10 things to do. Cumulatively, these activities, places and destinations are what make a great city. We call this big idea the "Power of 10+."





WHAT MAKES A GREAT PLACE?

It's surprisingly simple.

Most great places, whether a grand downtown plaza or humble neighborhood park, share four key attributes:

1. They are accessible and well connected to other important places in the area.
2. They are comfortable and project a good image.
3. They attract people to participate in activities there.
4. They are sociable environments in which people want to again and again.



Cities fail and succeed at the scale of human interaction





Access & Linkages

You can easily judge the accessibility of a place by noting its connections to the surroundings, including the visual links. A great public space is easy to get to, easy to enter, and easy to navigate. It is arranged so that you can see most of what is going on there, both from a distance and up close. The edges of a public space also play an important role in making it accessible. A row of shops along a street, for instance, is more interesting and generally safer to walk along than a blank wall or an empty lot. Accessible spaces can be conveniently reached by foot and, ideally, public transit, and they have high parking turnover.

Questions to consider about Access & Linkages:

- + Can you see the space from a distance? Is its interior visible from the outside?
- + Is there a good connection between this place and adjacent buildings? Or, is it surrounded by blank walls, surface parking lots, windowless buildings, or any other elements that discourage people from entering the space?
- + Do occupants of adjacent buildings use the space?
- + Can people easily walk there? Or are they intimidated by heavy traffic or bleak streetscapes?
- + Do sidewalks lead to and from the adjacent areas?
- + Does the space function well for people with disabilities and other special needs?
- + Do the paths throughout the space take people where they actually want to go?
- + Can people use a variety of transportation options—bus, train, car, and bicycle—to reach the place?





Comfort & Image

A space that is comfortable and looks inviting is likely to be successful. A sense of comfort includes perceptions about safety, cleanliness, and the availability of places to sit. A lack of seating is the surprising downfall of many otherwise good places. People are drawn to places that give them a choice of places to sit, so they can be either in or out of the sun at various times of day or year.

Questions to consider about Comfort & Image:

- *Does the place make a good first impression?*
- *Are there as many women as men?*
- *Are there enough places to sit? Are seats conveniently located? Do people have a choice of places to sit, either in the sun or shade?*
- *Are spaces clean and free of litter? Who is responsible for maintenance?*
- *Does the area feel safe? Are there security personnel present? If so, what do these people do? When are they on duty?*
- *Are people taking pictures? Are there many photo opportunities available?*
- *Do vehicles dominate pedestrian use of the space, or prevent them from easily getting to the space?*





Uses & Activities

A range of activities are the fundamental building blocks of a great place. Having something to do gives people a reason to come (and return) to a place. When there is nothing interesting to do, a space will sit empty. That's the best measure that something is wrong. A carefully chosen range of activities will help a place attract a variety of people at different times of the day. A playground will draw young kids during the day, while basketball courts draw older kids after school, and concerts bring in everyone during the evening.

Questions to consider about *Uses & Activities*:

- *Are people using the space, or is it empty?*
- *Is it used by people of different ages?*
- *How many different types of activities are occurring at one time—people walking, eating, playing baseball, chess, relaxing, reading?*
- *Which parts of the space are used and which are not?*
- *Is there a management presence, or can you identify anyone in charge of the space?*





Sociability

This is the most important quality for a place to achieve—and the most difficult. When a place becomes a favorite spot for people to meet friends, greet their neighbors, and feel comfortable interacting with strangers, then you are well on your way to having a great place.

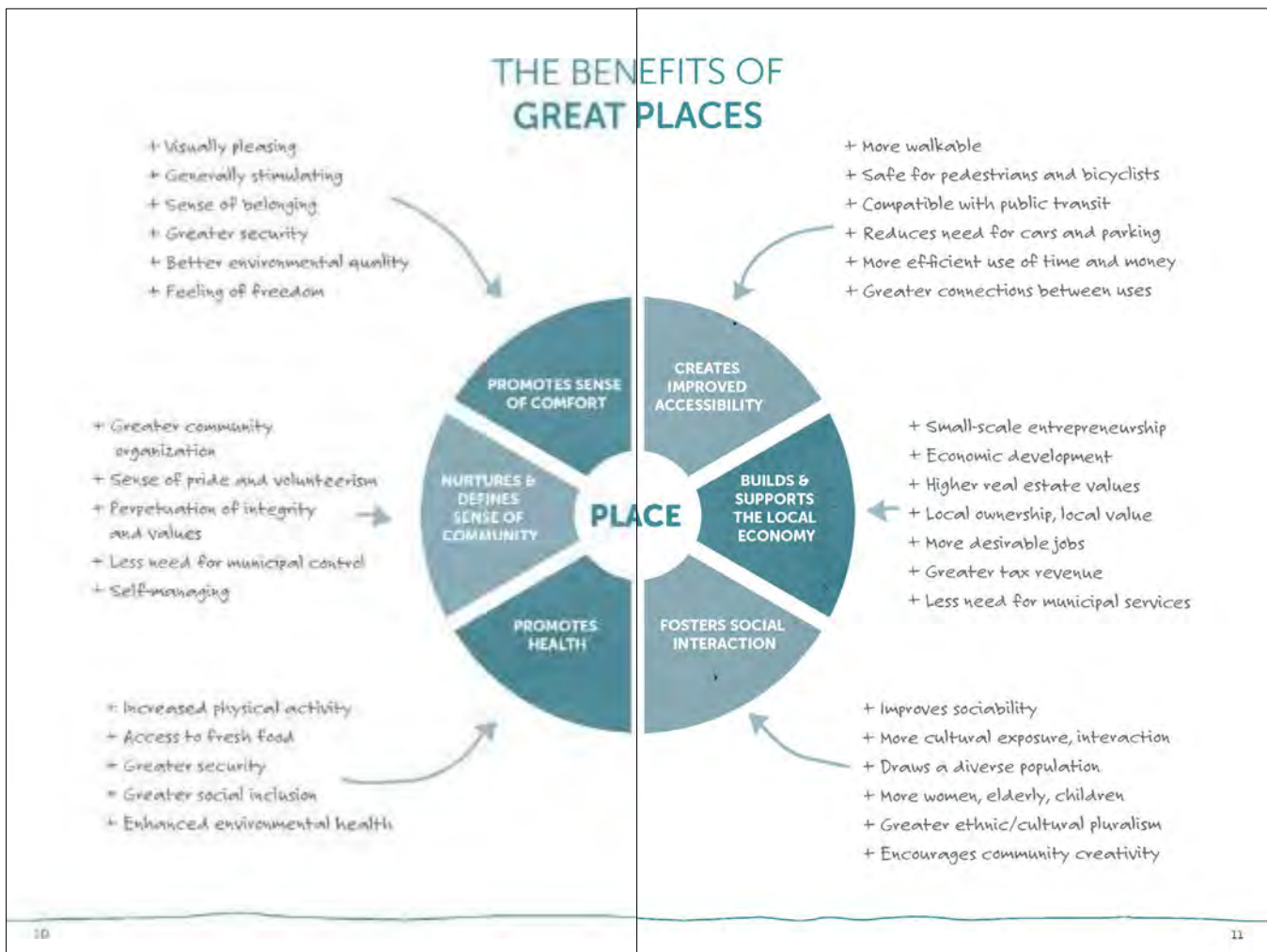
Questions to consider about Sociability:

- *Is this a place where you would choose to meet your friends? Are others meeting friends here?*
- *Are people in groups? Are they talking with one another? Do they talk to people in other groups?*
- *Do people seem to know each other by face or by name?*
- *Do people bring their friends and relatives to see the place? Do they point to its features with pride?*
- *Are people smiling? Do people make regular eye contact with each other?*
- *Do many people use the place frequently?*
- *Does the mix of ages and ethnic groups generally reflect the community at large?*
- *Do people tend to pick up litter when they see it?*

What attracts people most, it would appear,
is other people.

- William "Holly" Whyte





11 PRINCIPLES FOR CREATING GREAT COMMUNITY PLACES

Effective public spaces are extremely difficult to accomplish because their complexity is rarely understood. As William (Holly) Whyte said, "It's hard to design a space that will not attract people. What is remarkable is how often this has been accomplished."

PPS has identified 11 key principles for transforming public spaces into vibrant community places, whether they are parks, plazas, public squares, streets, sidewalks, or the myriad other outdoor and indoor spaces that have public uses in common. These principles are:



*It takes a place to create a community and
a community to create a place*

Underlying Ideas

- 1 *The Community is The Expert*
- 2 *Create a Place, Not a Design*
- 3 *Look for Partners*
- 4 *They Always Say “It Can’t Be Done.”*

Planning & Outreach Techniques

- 5 *Have a Vision*
- 6 *You Can See a Lot Just By Observing*

Translating Ideas into Action

- 7 *Form Supports Function*
- 8 *Triangulate*
- 9 *Experiment: Lighter, Quicker, Cheaper*

Implementation

- 10 *Money Is Not The Issue*
- 11 *You Are Never Finished*

1. The community is the expert

The important starting point in developing a concept for any public space is to identify the talents and assets within the community. In any community there are people who can provide historical perspective, valuable insights into how the area functions, and an understanding of critical issues. Tapping this information at the beginning of the process will help to create a sense of community ownership in the project that can be of great benefit to both the project sponsor and the community.

2. Create a place, not a design

To make an under-performing space into a vital “place,” physical elements must be introduced that would make people welcome and comfortable, such as seating and new landscaping, and also through “management” changes in the pedestrian circulation pattern and by developing more effective relationships between the surrounding retail and the activities going on in the public spaces. The goal is to create a place that has both a strong sense of community and a comfortable image, as well as a setting and activities and uses that collectively add up to something more than the sum of its often simple parts. This is easy to say, but difficult to accomplish.

3. Look for partners

Partners are critical to the future success and image of a public space improvement project. Whether you seek partners at the start to plan for the project, or brainstorm and develop scenarios with a dozen partners who might participate in the future, these collaborations are invaluable in providing support and getting a project off the ground. They can be local institutions, museums, schools, and others.

4. *They always say “It can’t be done.”*

One of Yogi Berra’s great sayings is “If they say it can’t be done, it doesn’t always work out that way,” and we have found it to be appropriate for our work as well. Creating good public spaces is inevitably about encountering obstacles, because no one in either the public or private sectors has the job or responsibility to “create places.” For example, professionals such as traffic engineers, transit operators, urban planners and architects all have narrow definitions of their job - facilitating traffic or making trains run on time or creating long term schemes for building cities or designing buildings. Their job, evident in most cities, is not to create “places.” Starting with small scale community-nurturing improvements can demonstrate the importance of “places” and help to overcome obstacles.

5. *You can see a lot just by observing*

We can all learn a great deal from the successes and failures of others. By looking at how people use public spaces and finding out what they like and don’t like about them, it is possible to assess what makes them work. Through these observations, it becomes clear what kinds of activities are missing, and what might be incorporated. And when the spaces are built, continuing to observe them will teach us even more about how they evolve and can be managed over time.



6. *Have a vision*

The vision needs to come out of each individual community; however, essential to a vision for any public space is an idea of what kinds of activities might be happening in the space, a vision that the space should be comfortable and have a good image, and that it should be an important place where people want to be. It should instill a sense of pride in the people who live and work in the surrounding area.

7. *Form supports function*

The input from the community and potential partners, the understanding of how other spaces function, the experimentation, and overcoming the obstacles and naysayers provides the concept for the space. Although design is important, these other elements tell you what “form” you need to accomplish the future vision for the space.

8. *Triangulate*

“Triangulation is the process by which some external stimulus provides a linkage between people and prompts strangers to talk to other strangers as if they knew each other” (Holly Whyte). In a public space, the choice and arrangement of different elements in relation to each other can put the triangulation process in motion (or not). For example, if a bench, a wastebasket and a telephone are placed with no connection to each other, each may receive a very limited use, but when they are arranged together along with other amenities such as a coffee cart, they will naturally bring people together (or triangulate!). On a broader level, if a children’s reading room in a new library is located so that it is next to a children’s playground in a park and a food kiosk is added, more activity will occur than if these facilities were located separately.

9. *Experiment: Lighter, Quicker, Cheaper*

The complexity of public spaces is such that you cannot expect to do everything right initially. The best spaces experiment with short term improvements that can be tested and refined over many years! Elements such as seating, outdoor cafes, public art, striping of crosswalks and pedestrian havens, community gardens and murals are examples of improvements that can be accomplished in a short time.

10. *Money is not the issue*

This statement can apply in a number of ways. For example, once you've put in the basic infrastructure of the public spaces, the elements that are added that will make it work (e.g, vendors, cafes, flowers and seating) will not be expensive. In addition, if the community and other partners are involved in programming and other activities, this can also reduce costs. More important is that by following these steps, people will have so much enthusiasm for the project that the cost is viewed much more broadly and consequently as not significant when compared with the benefits.

11. *You are never finished*

By nature good public spaces that respond to the needs, the opinions and the ongoing changes of the community require attention. Amenities wear out, needs change and other things happen in an urban environment. Being open to the need for change and having the management flexibility to enact that change is what builds great public spaces and great cities and towns.



THE PLACEMAKING PROCESS

Placemaking is both a process and a philosophy. It is centered around observing, listening to, and asking questions of the people who live, work, and play in a particular space in order to understand their needs and aspirations for that space and for their community as a whole. Working with the community to create a vision around the places they view as important to community life and to their daily experience is key to building a strategy for implementation. Beginning with short-term, experimental improvements can immediately bring benefits to public spaces and the people who use them and inform longer-term improvements over time.

Place Led, Community-Based Process



Stakeholder Roles
 analyze/suggest
 bring additional resources
 implement & maintain

Expert Roles
 inform
 facilitate
 design & implement

Lighter, Quicker, Cheaper (LQC)

A low-cost, high-impact incremental framework for improving public spaces in short order that capitalizes on the creative energy of the community to efficiently generate new uses and revenue for places in transition.

LQC experiments range in scale and impact.

From small neighborhood amenities and art to large downtown temporary structures and events.



TOWARDS A PLACE-LED FUTURE

Through our own placemaking work, we've found that public space projects and the governance structures that produce them tend to fall into one of four types of development along a spectrum.

- 1 Project-driven** spaces often emerge from top-down, bureaucratic leadership, which value on-time, under-budget delivery above all else. Project-driven processes generally lead to places that follow a general protocol without any consideration for local needs or desires.
- 2 Discipline-led** projects may be of higher value and more photogenic, but their reliance on the singular vision of design professionals and other disciplinary silos often makes for spaces that do not function terribly well as public gathering places.
- 3 The place-sensitive** approach to projects, which we see emerging among some design professionals, makes a concerted effort to gather community input—but the process is still led by designers and architects.
- 4 A truly place-led** approach relies not on community input, but on a unified focus on place outcomes built on community engagement. A place-led process turns proximity into purpose, and the planning and management of shared public spaces into a group activity that builds social capital and shared values. Local participants in this process feel invested in the resulting public space, and are more likely to serve as its stewards.



Everyone has the right to live in a great place.
More importantly, everyone has the right to
contribute to making the place where they
already live great.

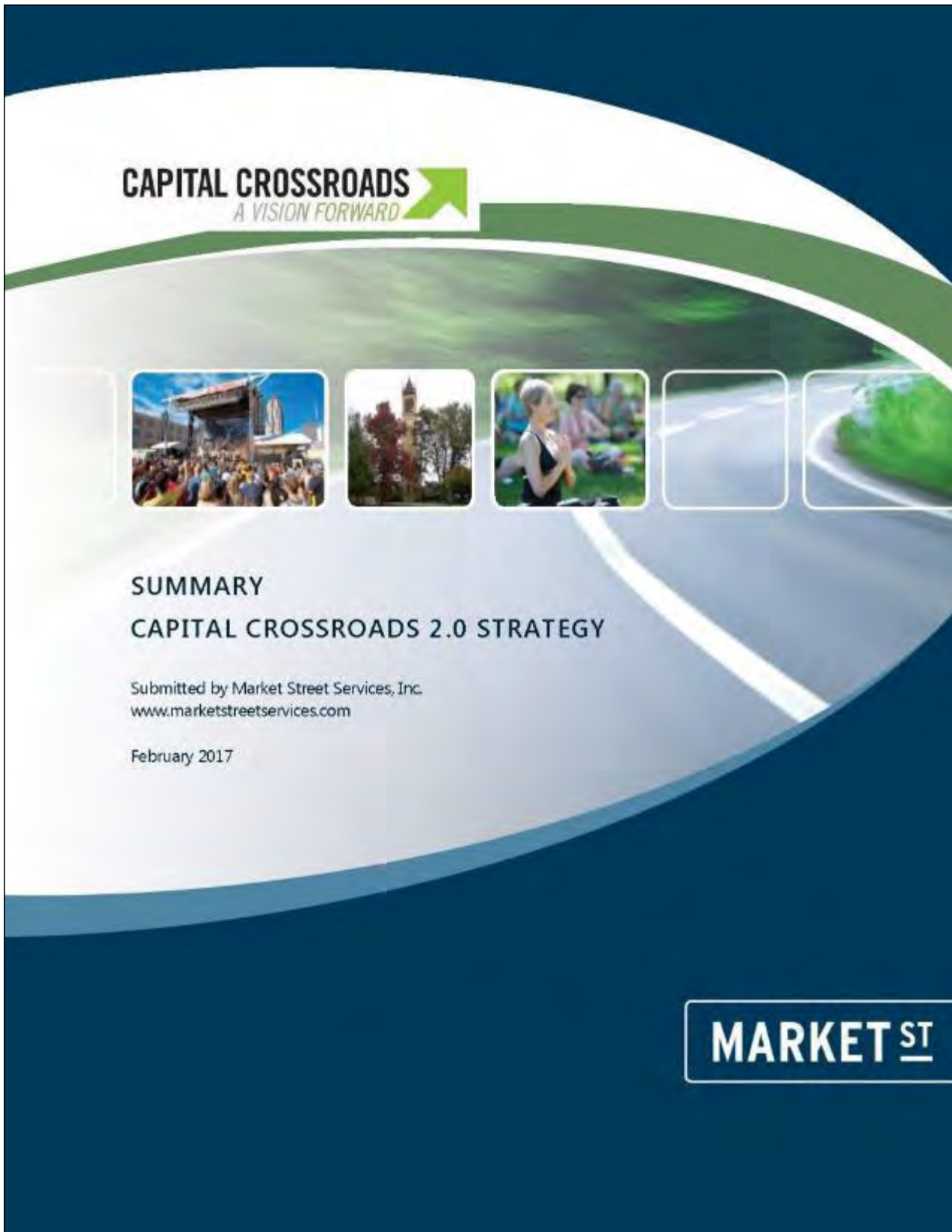
- Fred Kent



Project for Public Spaces (PPS) is a nonprofit planning, design and educational organization dedicated to helping people create and sustain public spaces that build stronger communities.

Want to participate in the Placemaking movement? Apply for the **Placemaking Leadership Council** and connect with over 1,000 activists and strategists (from over 75 countries and 500 cities) at the forefront of a growing movement.

Learn more: pps.org and pps.org/about/leadership-council/





INTRODUCTION

The ten strategic Capitals confirmed in the first Capital Crossroads process continue to resonate. Leaders of the initiative feel the current Capitals remain viable for the five-year implementation period of Capital Crossroads 2.0 and should be maintained. **The existing and planned work of these Capitals forms the base of strategic activities for the 2.0 plan.** However, Central Iowa finds itself in a different place in 2016 with opportunities to leverage the region's tremendous recent momentum to aim higher and dream bigger with Capital Crossroads 2.0. Ambitious **enhanced and new programs and projects** have emerged from research and extensive feedback from stakeholders across the public and private spectrum in Central Iowa that warrant incorporation in to the Capital Crossroads framework.

Strategic Framework

Capital Crossroads leaders believe that the ten strategic Capitals approved in 2012 remain valid for the 2.0 vision plan. As such the strategic Capital framework is unchanged from the first plan. The following headings comprise the structure of the draft Capital Crossroads 2.0 strategy. Below the strategic Capitals are Objective Areas, followed by Strategic Priorities, and Tactical Opportunities and Information. Each successive structural level provides additional detail on the Capital Crossroads recommendations.

STRATEGIC CAPITALS

Objective Areas

STRATEGIC PRIORITIES

Tactical Opportunities and Information



CAPITAL CROSSROADS 2.0 PRIORITIES

Capital Crossroads has ten strategic Capitals and dozens of tactical actions driving implementation results. However, some of these actions have a larger impact on Central Iowa's success and serve as catalysts for associated strategic activities. The Capital Crossroads 2.0 Steering Committee confirmed the following catalyst actions through multiple rounds of voting and discussion. Combined, the priorities represent policies, projects, and programs that generate the highest implementation value for regional stakeholders. Rather than diminish the importance of the full Capital Crossroads vision plan, the catalysts act as pillars to support the plan's operational infrastructure.

The implementation catalysts found below are listed by their placement in the plan and not by priority; their strategic Capitals are noted parenthetically. They are all important and will be focused on as Capital Crossroads 2.0 is launched and advanced. They include:

- ✓ Support downtown Des Moines growth and neighborhood revitalization (Capital Core)
- ✓ Maintain an effective Central Iowa business climate and entrepreneurial ecosystem (Business Capital)
- ✓ Implement coordinated strategies to optimize Central Iowa's workforce (Human Capital)
- ✓ Make Central Iowa a national model of leadership, diversity and inclusion, social equity, and civility (Social Capital)
- ✓ Create an integrated regional transportation system, including public transit and a network of land (bicycle and pedestrian) and water trails (Physical Capital, Natural Capital)
- ✓ Ensure regional diversity in neighborhood and housing costs, styles, and locations (Physical Capital)
- ✓ Assess opportunities for regional governance (Governance Capital)
- ✓ Implement comprehensive approaches to position Central Iowa as a global leader in water quality and soil health (Natural Capital)



CROSS-CAPITAL INITIATIVES

Recurring themes from public input, partner organizations, and the Steering Committee highlighted the opportunity for many Capital Crossroads activities to be pursued as cross-Capital initiatives with inputs and impacts across a host Central Iowa strategic categories. In reality, just about every Capital Crossroads activity has at least one or more cross-Capital interaction or partnership. However, initiatives that were intentionally approached from a cross-Capital perspective like the Iowa Soil and Water Future Task Force, the Transit Future Work Group, and the Community Health Needs Assessment demonstrated most clearly the benefit of cross-functional work teams collectively approaching opportunities and challenges.

Leaders would like to see additional strategic activities called out as cross-Capital partnerships. Whether these are existing efforts formalized into more purposeful collaborations or new initiatives designed and launched from the outset as cross-Capital programs, stakeholders want a focus on “things that impact lots of Capitals so as to have a ‘waterfall’ effect.” Indeed, the most transformative impacts of a coordinated implementation framework of nearly 700 volunteers will come from harnessing their collective knowledge bases, expertise, and influence in pursuit of local and regional goals.

The following comprise cross-Capital initiatives recommended by regional leaders and stakeholders:

- Active Wellness
- Central Iowa Food Initiative
- Civility
- Diversity, Equity, and Inclusion
- Housing

In addition to broad cross-Capital partnerships, there are a number of complementary strategic efforts in Central Iowa with specific tactical cross-Capital applicability. One of the most impactful of these initiatives is the Opportunity Plan profiled throughout Capital Crossroads 2.0. Its ambitious anti-poverty agenda and performance targets position it as a transformational program for Central Iowa's future.



CAPITAL CORE

Capital Crossroads 2.0 continues the initiative's attention on the City of Des Moines's core through a holistic focus on the city's downtown and central neighborhoods. Above all, leaders would like to see more aggressive, bold, and innovative strategies applied to downtown's core districts and a "culture of yes" fostered among stakeholders to realize transformative projects and events in Des Moines's core.

OVERARCHING GOAL

The urban core of Central Iowa will continue to enhance its role as the region's principal activity, hospitality, and employment hub and benefit from safe, dynamic, desirable, and affordable neighborhoods.

Downtown Vitality

More than any part of the region, Central Iowa's years-long period of sustained growth can be seen in downtown Des Moines. While many cities across the country have seen downtown reinvestment and revitalization, Des Moines stands out for the breadth and diversity of its projects for a community of its size and the transformational impact of these investments on internal and external perceptions of the region.

DESIRED OUTCOME

Establishment of downtown Des Moines as a true 24-7 365 district for workers, residents, and visitors.

INCREASE THE CAPACITY AND DIVERSITY OF DOWNTOWN AMENITIES.

More can be done to help prime the pump for downtown retail and assess the key trigger points to spur additional investment. All development classes will be supported by increased capacity in downtown amenities that help attract new investment, visitors, residents, and companies to the district.

TACTICAL OPPORTUNITIES AND INFORMATION:

1. Conduct a downtown Des Moines retail analysis and attraction study.

- ✓ A comprehensive assessment of the downtown retail climate will identify unmet demand, goods and services purchased outside the district that could be offered downtown, and include potential strategies to attract new brands to downtown Des Moines and grow existing businesses. Analysis should focus on leakage **outside Central Iowa** and desired brands specifically interested in downtown environments. Recommendations must not lead to intra-regional relocation of retailers.

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II. Support the aggressive marketing of downtown for tourism, entertainment, meetings, and conference/convention activities.

- ✓ The Greater Des Moines Convention and Visitors Bureau's (CVB) continued efforts to market the Iowa Events Center (IEC) will be greatly bolstered by the future presence of the Convention Center Hilton Hotel. Economic development partners should pursue all opportunities to work with the CVB to support the identification and attraction of industry-specific shows and events, and other opportunities to use Events Center space.

III. Enhance downtown Des Moines activity and event programming.

- ✓ Many existing programs like the Downtown Farmers' Market already have been implemented to engage downtown residents, workers, and visitors. These programs should continue to be assessed, optimized, and supplemented with new opportunities to populate downtown streets and businesses.

IV. Continue advancing projects to bring additional workers, residents, and visitors to downtown Des Moines.

- ✓ Availability of the former Riverfront YMCA facility and other key parcels provide opportunities to foster additional development of all types and bring more businesses, workers, residents, and visitors into the district.

V. Assess potential opportunities to complement downtown Des Moines river recreation projects.

- ✓ Downtown Des Moines segments of the proposed water trail system (see Physical Capital) will create dynamic opportunities to complement these attractions with follow-on developments in multiple categories, including retail, recreation, beautification, activity programming, and others.

VI. Study the viability of construction of a major downtown sports stadium.

- ✓ Based on the interest of key downtown and metro partners, a study could be initiated for a downtown stadium/event facility. Based on the results of the analysis, formal efforts to fund, construct, and market the facility, as well as pursue franchise agreements, should commence.

BUILD AND SUSTAIN DOWNTOWN HOUSING AT MULTIPLE PRICE POINTS.

The provision of quality, diverse housing products for residents at all income levels is best supported by a collection of tools and programs; no single solution will be sufficient. Strongly informing these efforts will be Housing Tomorrow, Central Iowa's first-ever regional plan for affordable housing.



TACTICAL OPPORTUNITIES AND INFORMATION:

I. Continue aggressive efforts to support mixed-use, mixed-income housing downtown.

- ✓ Officials marketing downtown should continue efforts to target new housing for prioritized growth districts and ensure product is consistent with downtown's vision for walkable, mixed-use urbanism. Stakeholders would like to see housing product at mid-level price points front of mind for downtown officials when they market the district to developers.

II. Develop a Downtown Des Moines Workforce Housing Plan.

- ✓ Creation of a downtown Workforce Housing Plan under the framework of the Housing Tomorrow strategy would identify the magnitude of the current gap in downtown's housing supply and provide targeted income levels and housing rates for the expected surge in downtown workers. If pursued, recommendations would focus on best practice tools to address downtown's specific workforce housing needs and issues.

III. Support transportation options that promote urban living and increased affordability.

- ✓ Residential affordability can be enhanced through capacity-building in bicycle and pedestrian infrastructure, transit accessibility and frequency, car-sharing programs, partnerships with transportation network companies (TDS), the elimination or reduction of parking minimums beyond downtown and the introduction of parking maximums, and other opportunities.

FOSTER DEVELOPMENT OF CONNECTED, PEDESTRIAN-FRIENDLY DOWNTOWN ENVIRONMENTS

Des Moines already has taken steps to advance walkability and urbanity in its downtown and should continue to ensure that growth meets these criteria.

TACTICAL OPPORTUNITIES AND INFORMATION:

I. Implement strategies to encourage downtown mobility alternatives.

- ✓ Urban Land Institute (ULI) Iowa, the Greater Des Moines Partnership, the City of Des Moines, and a number of other community partners are supporting a mobility study branded **Connect Downtown**. Approved Connect Downtown strategies to make the district more pedestrian friendly and improve overall mobility and walkability should be advanced to enhance the district's appeal to talent, businesses, and visitors.



II. Expand downtown Des Moines skywalk system planning in the context of broader downtown walkability and mobility initiatives.

- ✓ In 2010, the City of Des Moines commissioned a Skywalk Assessment Study that provided an overview of current conditions of the system's structural and mechanical components and interior finishes and openings. A new **Skywalk Activation Plan** complementing the 2010 study with specific programmatic and activity strategies would provide valuable benefit for downtown Des Moines. The Activation Plan should be incorporated into overall efforts to improve downtown walkability and mobility, including Connect Downtown.

III. Ensure that parking structures and policies are consistent with downtown urbanism goals.

- ✓ The City of Des Moines has hired a consultant to assess the condition of all city parking structures. Strategies ultimately could involve formalizing shared parking agreements with private and institutionally-operated lots and structures, continuing to relax on-street parking restrictions, and real-time parking availability software for smart phones and tablets. The PlanDSM zoning update also will formalize parking requirements for new and redeveloped properties.

IV. Launch an initiative to reconnect neighborhoods bisected by infrastructure construction.

- ✓ A **coordinating committee** of downtown stakeholders, neighborhood leaders, public officials, and social services providers could be empaneled to determine project scope and geography, confirm research findings, and oversee the development of an actionable plan to reconnect selected neighborhoods for the benefit of their residents and businesses.

Neighborhood Improvement

While downtown Des Moines is thriving, certain downtown-adjacent and close-in neighborhoods have not seen equivalent levels of investment. Leaders believe there must be a critical mass for neighborhood change cultivated in Des Moines that converts "eyesores to opportunities" and actively leverages private-sector partners to advocate for and make investments in core neighborhood revitalization.

DESIRED OUTCOME

A Des Moines urban core with thriving, mixed-income, diverse, safe, and economically sustainable neighborhoods.



LEVERAGE EFFECTIVE STRATEGIC MODELS FOR NEIGHBORHOOD IMPROVEMENT

In May 2014, the Des Moines City Council endorsed the **Capital Core Neighborhood Improvement Implementation Plan** as official city policy and has made progress implementing many of its recommendations. Though the plan components remain valid, identification of sufficient resources to fully implement its strategies has been a challenge.

TACTICAL OPPORTUNITIES AND INFORMATION:

I. Continue to seek resources to advance the Neighborhood Improvement Implementation Plan (NIIP).

- ✓ Public input noted that stronger private sector partnerships leading and championing the neighborhood work and advocating for increased investments would help advance neighborhood-based initiatives. In addition to neighborhood and corridor-specific action plans, leaders should leverage the NIIP as a blueprint for improvements across the Capital Core.

II. Use the Viva East Bank! program as a model for additional neighborhood improvement initiatives.

- ✓ The Viva East Bank! initiative should be formalized into a **Model Program Toolkit** for use and application to interested neighborhoods. A pending City of Des Moines update of protocols to determine the best path forward for neighborhood revitalization could help inform the identification of additional neighborhoods or clusters of neighborhoods to prioritize for implementation under the Viva East Bank! model.

III. Implement effective corridor-improvement strategies.

- ✓ Implementation of action plans for the revitalization of Des Moines's **SW 9th Corridor**, **6th Avenue Corridor**, and **Drake Neighborhood commercial corridor** are ongoing. Assessment and identification of additional City of Des Moines corridors to target for revitalization initiatives should be incorporated under the Capital Crossroads framework.

IV. Launch an anchor-based community wealth building (CWB) initiative. (BPS)

- ✓ Community wealth building strategies partner with "anchor" institutions to establish a network of cooperative enterprises in surrounding neighborhoods. Local officials should pursue the development of a **pilot CWB initiative** in an underserved Des Moines central city neighborhood. This initial corporation then could serve as a model for additional enterprises across Central Iowa.



CREATE AND LEVERAGE A DIVERSE ARRAY OF NEIGHBORHOOD-IMPROVEMENT TOOLS

The availability and use of programs, policies, and funds to support neighborhood revitalization is a key component of the district and corridor plans detailed in the previous section.

TACTICAL OPPORTUNITIES AND INFORMATION:

I. Continue use of key nonprofit neighborhood revitalization resources, tools, and personnel.

- ✓ The Neighborhood Finance Corporation (NFC) and Neighborhood Development Corporation (NDC) are important nonprofit entities investing in neighborhood revitalization. The NIP calls for soliciting additional private sector funding to match the City of Des Moines' investment and support expanded activities by these agencies.

II. Support and create district-based financing and investment tools.

- ✓ Work continues to identify funding and establish policies and priorities for the development of the **Des Moines Land Bank** that would complement supplemental taxing districts called Self-Supported Municipal Improvements Districts (**SSMIDs**) and other tools. Greater Des Moines leaders should also support and promote efforts in 2017 to seek state legislative approval for individual localities to propose and approve a **Local Option Sales Tax (LOST)**.



BUSINESS CAPITAL

Central Iowa's employment base in financial services, manufacturing, and agriculture continues to provide economic stability, while sectors such as healthcare, information technology, logistics, and tourism have grown to provide diverse counter-balances to potential future declines in one or more of the base industries. Long known as a corporate region, Central Iowa has also experienced notable advances in its entrepreneurial ecosystem.

OVERARCHING GOAL

Central Iowa will remain a regional leader in economic growth.

Targeted Industry Growth

The Greater Des Moines Partnership currently targets the following priority employment sectors, which align with the region's key industry clusters: **Insurance and Financial Services; Data Centers; Bioscience; Advanced Manufacturing;** and **Logistics**. Development efforts involve a holistic focus on existing business retention and expansion as well as attraction of new employers. The growth of the Iowa Events Center and

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pending completion of an attached convention hotel also positions **Central Iowa's tourism industry** to make even greater contributions to the regional economy.

DESIRED OUTCOME

The pursuit of a diverse set of high-value target business sectors to help drive sustainable economic growth.

EFFECTIVELY RETAIN AND EXPAND EXISTING BUSINESSES.

The Greater Des Moines Partnership was an early adopter of so-called business retention and expansion (BRE) programming – visiting and surveying employers on their top competitive concerns and providing assistance with growth ambitions. More recently, industry leaders have been empaneled on Target Industry Councils to guide and inform action planning to grow these employment categories. Local economic development organizations (EDOs) lead the outreach to support existing business expansion.

TACTICAL OPPORTUNITIES AND INFORMATION:

I. Use Target Industry Councils to inform sector-based action planning.

- ✓ Top leaders in Financial Services; Information Solutions; Advanced Manufacturing; Agribusiness; Bioscience; and Logistics should be leveraged in the creation and ongoing implementation of **sector-based action plans**. These should be developed for all Target Industry Council sectors and sustained as roadmaps for growth in these categories.
- ✓ Economic development officials and Greater Des Moines CVB officials should consider the creation of a CVB-led **Hospitality Collaboration Council**. This group of leaders from multiple regional sectors, including top hospitality and tourism executives, would work with staff to identify ways for traditional economic development to support the CVB in growing the region's tourism economy and assets.

II. Leverage BRE visits to inform business expansion and attraction efforts.

- ✓ Existing business staff should continue to assess the most effective survey techniques necessary to identify a company's principal competitive challenges and opportunities and leverage the Synchronist Business Information System to track assistance activities in support of business expansion.

III. Continue to advance economic activities with local small businesses.

- ✓ All opportunities should be pursued to estimate, track, and measure the impacts of the Greater Des Moines Partnership's **Look Local First** campaign, which encourages the public to use both business-to-business (B2B) and business-to-consumer (B2C) spending within Greater Des Moines. All Capital Crossroads partners should explore and promote opportunities to spend dollars locally, whenever possible.



IV. Connect Central Iowa employers to the state's economic gardening program.

- ✓ **Advance Iowa** is the State of Iowa's consulting program designed to work with mid-sized companies to enhance their growth by overcoming their obstacles and identifying key market opportunities. More robust outreach and communications are needed to reach executives of mid-sized firms and promote the benefits of collaboration with Advance Iowa.

V. Continue to partner with local EDOs to retain and expand businesses.

- ✓ Regional development professionals should continue to rely on local practitioners to communicate local firms' issues and opportunities that would benefit from attention at the regional scale.

PROMOTE GREATER DES MOINES AND CENTRAL IOWA IN TARGETED EXTERNAL MARKETS.

Building brand awareness and proactively influencing potential corporate prospects, investors, entrepreneurs, and talent is accomplished through a multi-platform initiative leveraging electronic communications, person-to-person visitation (both outbound and inbound), and public relations strategies. As with existing business programming, it is crucial that external marketing be targeted on a finite number of priority sectors, key industries, and markets.

TACTICAL OPPORTUNITIES AND INFORMATION:

I. Promote Central Iowa through multi-media platforms and technologies.

- ✓ All websites that market Central Iowa should be reflective of the region and promote its key attributes, in accordance with the website's primary focus. Social media, E newsletters and publications can also be powerful mediums for disseminating regional news and building awareness.

II. Conduct targeted outbound promotional trips to priority markets and events.

- ✓ Conducting regular out-of-market trips to priority target geographies and industry events continues to be helpful for building brand awareness, identifying and soliciting prospect companies, selling Central Iowa's competitive advantages for business, and ultimately securing a relocation to and/or an expansion in Central Iowa.

III. Host influential site location consultants and corporate executives at prominent Central Iowa events.

- ✓ Building relationships with site selectors and corporate real estate professionals at out-of-market events is a core component of most economic development programs. Central Iowa economic developers must consistently assess the most desirable incentives to draw key decision-makers to the region.

CAPITAL CROSSROADS A VISION FORWARD

Central Crossroads 2.0 Strategy

IV. Leverage public relations investments to secure earned-media placements.

- ✓ As economic growth continues in the region, public relations strategies among partner organizations should work to share these stories with national and international audiences via electronic and traditional media; as resources allow, this is a vital component of Central Iowa's holistic marketing efforts.

V. Encourage synergies between economic development and hospitality marketing.

- ✓ Top economic development, hospitality, and tourism officials should partner to seek opportunities for co-marketing, coordination of messages, and cross-pollination of outreach strategies when beneficial for the region. The focus should be on key industry-specific events and economic development relationship-building with business leaders.

VI. Collaborate effectively with state and local economic development partners.

- ✓ Whenever possible, Central Iowa EDOs should accompany State of Iowa economic development partners on domestic and international travel in order to allay expenses and capitalize on the presence of elected officials or top corporate executives.

MAINTAIN AN EFFECTIVE CENTRAL IOWA BUSINESS CLIMATE.

Multiple inputs help inform the identification of Central Iowa's most important policy issues for pursuit at the state and federal level. The region also makes its voice heard in large numbers during official advocacy missions to the state capitol and Washington, D.C.

TACTICAL OPPORTUNITIES AND INFORMATION:

I. Continue to work with all necessary local, regional, and state partners to inform and promote state and federal policy agendas.

- ✓ The creation of the region's annual state and federal legislative agendas is the result of months of information gathering, discussions, and confirmation of top issues by Central Iowa leaders. This process culminates with the official release of annual legislative priorities as a precursor to travel by top regional public, private, and nonprofit leaders to the state capitol in Des Moines and Washington, D.C., to visit with elected officials from across Iowa.

II. Redouble efforts to increase Des Moines International Airport's (DSM) direct connectivity to key markets.

- ✓ In addition to new direct service to destinations such as Las Vegas, St. Louis, and Salt Lake City, business leaders feel that more nonstop flights to key markets will be important to fostering domestic and international growth in Central Iowa companies. Economic development officials should pursue more aggressive strategies to incentivize new direct destinations and ensure they are sustainable.

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Entrepreneurial Dynamism

Central Iowa is making purposeful efforts to support the launch and growth of startups in the region's most concentrated economic sectors. While much work is being done to seed new enterprises in Central Iowa, supporting them through the numerous phases leading to fiscal stability will be critical.

DESIRED OUTCOME

A thriving entrepreneurial ecosystem attracting talent and investment nationwide.

SUPPORT AND ENHANCE KEY FACETS OF CENTRAL IOWA'S DIVERSE ENTREPRENEURIAL ECOSYSTEM

Central Iowa's ecosystem has a number of key assets and is building more capacity and momentum every year. Established entrepreneurs and economic development staff are working to ensure that an enterprising entrepreneur with a viable new business idea receives the support and guidance necessary to take his or her company to profitability in Central Iowa.

TACTICAL OPPORTUNITIES AND INFORMATION:

I. Maximize the benefit of startup acceleration services and facilities.

- ✓ To complement industry-specific accelerators, Central Iowa should launch a **startup commercialization program** focused on partnering established companies with technology entrepreneurs across multiple sectors to help them build businesses through tactical training and commercial guidance.

II. Fully leverage entrepreneurial support spaces, programs, and events.

- ✓ Expanding the entrepreneurial ecosystem will involve supporting existing and future co-working spaces and incubators; evolving the Area 515 makerspace into a best-practice model; effectively leveraging entrepreneurial networking events, and best using entrepreneurial and small business support programs.

III. Capitalize on enterprise-development opportunities at Iowa State University.

- ✓ To compete with the top ag-bio focused commercialization centers, the ISU Research Park must continue to add capacity in shared lab and plant-cultivation space, in-house mentoring, and cost-competitive speculative office suites for short term and long term use.

IV. Facilitate the provision of seed and growth capital.

- ✓ What Central Iowa has done, and must continue to do on the capital front, is leverage existing groups like **Plains Angels**, identify governmental and institutional sources of capital, and connect local startups to regional funds focusing on the Midwest geography and national funds investing in specific markets or technologies.



PROMOTE A DIVERSE, NETWORKED CULTURE OF ENTREPRENEURSHIP

Enhancing Central Iowa's entrepreneurial culture will require a full commitment from education and training providers, businesses, governments, institutions, and economic development organizations to partner on coordinated and consistent outreach and program development for targeted audiences.

TACTICAL OPPORTUNITIES AND INFORMATION:

I. Encourage intrapreneurship in Central Iowa companies.

- ✓ Intrapreneurship is defined as the process of engaging in entrepreneurial activities while still employed at a larger organization. Supportive resources should be developed to assist Central Iowa companies interested in implementing intrapreneurship programs in their firms.

II. Effectively nurture the full diversity of potential entrepreneurs.

- ✓ Every attempt should be made to institutionalize the teaching of entrepreneurship in all Central Iowa schools and enhance and leverage entrepreneurship programs in higher education.
- ✓ Programming should be developed to greatly expand the region's capacity to support women entrepreneurs, "encore" entrepreneurs (mid- and late-career businesspeople, military veterans, etc.) and immigrant and refugee entrepreneurship.

International Expansion

Through its participation with the Brookings Institution in its **Global Cities Initiative**, Greater Des Moines got a leg up on regions that must develop export-assistance programs on their own. The Brookings partnership ultimately led to the development of the **Global DSM Trade and Investment Strategy**, a roadmap for opening up new foreign markets for regional businesses and increasing foreign direct investment opportunities in Central Iowa.

DESIRED OUTCOME

Substantial export-fueled job creation in Central Iowa companies leading to strong economic growth and wealth building.

ACCELERATE GROWTH OF KEY INDUSTRY CLUSTERS THROUGH GLOBAL ENGAGEMENT

Central Iowa's long-term economic competitiveness will be maximized by aligning economic development efforts around foreign-direct investment opportunities in key target clusters, focusing on the opportunities and impacts of globalization, and strengthening the global mindset in the region through the creation of an export culture and attraction of international talent.

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TACTICAL OPPORTUNITIES AND INFORMATION:

I. Use the Cultivation Corridor to elevate Central Iowa as a global leader in agricultural bioscience.

- ✓ The Cultivation Corridor initiative will serve as the region's principal branding and marketing program to support domestic and international growth in agricultural bioscience.

II. Increase the region's global identity through growth in the insurance and financial services cluster.

- ✓ In addition to fully leveraging the international potential of the annual **Global Insurance Symposium**, efforts will focus on attracting international entrepreneurs to the Global Insurance Accelerator and participating in global trade shows and industry events.

III. More effectively incorporate export assistance into BRE activities.

- ✓ Following the creation of the 2013 **Regional Export Plan**, economic development practitioners will implement multiple tactics to connect export companies and foreign-owned enterprises (FOE) with resource partners, collaborate with state and federal export agencies, swiftly respond to merger and acquisition (M&A) transactions, and expand export reach through use of Synchronist BRE software.

IV. Focus on the attraction of foreign talent to Central Iowa.

- ✓ The Business Capital will be charged with supporting foreign-born entrepreneurs and educating employers about the advantages of foreign-born workers and how best to manage these employees. Certain components of the entrepreneurial support focus could be applied to the immigrant and refugee entrepreneurship hub proposed earlier in this Capital.



CULTIVATION CORRIDOR

Nearing the conclusion of this initial three-year term, the Cultivation Corridor Board of Directors developed a new strategic framework to inform the organization's work for its next three-year cycle. Following Board approval, the new work plan was unveiled to the public in fall 2016 as the **Cultivation Corridor Strategic Framework 2019**. This work plan serves as the Capital Crossroads 2.0 Cultivation Corridor strategy.

OVERARCHING GOAL

Central Iowa will become the global center for agricultural technology and associated employment.



IMPLEMENT THE CULTIVATION CORRIDOR ECONOMIC DEVELOPMENT STRATEGY

Collaborations with partner entities will continue to be key mandates of Cultivation Corridor work. Principal partners include the Greater Des Moines Partnership, Ames Economic Development Commission, Iowa Economic Development Authority, and the Iowa State University Office of Economic Development and Industry Relations.

TACTICAL OPPORTUNITIES AND INFORMATION:

1. Continue to leverage partnerships with public and private entities to bring agbio and agtech capital, jobs, and research to the Corridor.

- ✓ Strategic implementation activities will focus on generating qualified investment leads for Central Iowa (supported by investments in new technology), attending targeted trade shows and conferences where the region is not represented already, establishing additional lead-handling protocols with partner EDOs, leading or co-leading an international trade mission, and establishing a regional performance dashboard.

ACTIVELY PROMOTE THE CULTIVATION CORRIDOR BRAND

Building upon the communications apparatus established in the first three years of the Cultivation Corridor's history, the organization will increase awareness of the Corridor brand and Central Iowa's value proposition as a global center of agbio and agtech investment, talent, and research. Efforts will seek to diversify Corridor membership while broadening access to regional resources.

TACTICAL OPPORTUNITIES AND INFORMATION:

1. Increase brand awareness among targeted audiences.

- ✓ Cultivation Corridor branding will be directed at the North American market and have a primary focus on digital content, including electronic and social media, trade publications, and sponsorships outside of Iowa. Digital media will be supplemented by brand-supportive collateral, with co-branding opportunities inside and outside the Corridor pursued selectively.
- ✓ Brand alliances will be strengthened with the Iowa Economic Development Authority, the Greater Des Moines Partnership, the Ames Chamber of Commerce, and Iowa State University. A paid media strategy will focus on targeted audiences, while public relations investments will seek to secure earned media placements. The organization also will organize and execute two Cultivation Corridor-branded events annually.



SUPPORT AGBIO AND AGTECH INNOVATION.

Innovations in products, processes, and services will help transform the production of food and fuel in the coming decades, and the Cultivation Corridor will play a selective, targeted role in advancing these discoveries and then marketing them domestically and internationally.

TACTICAL OPPORTUNITIES AND INFORMATION:

1. Develop and execute programming that fosters the development of high-value ag technologies.

- ✓ Though it will not conduct research, the Cultivation Corridor will support the development of shared innovation infrastructure such as the **ISU Research Park** and **BioCentury Research Farm**, lead select programs and initiatives that advance Iowa's competitiveness for value-added agtech, add web-based spatial capabilities to the Iowa Ag/Bioscience Asset database, develop tools that enable companies and economic developers to better compete for ag capital and talent, and opportunistically support research endeavors that reinforce its core mission.



WELLNESS CAPITAL

For Capital Crossroads 2.0, leaders of the initiative want to take the Wellness Capital a step further to address regional issues of mental health and emotional well-being. This approach has been informed by repeated meetings with companies and institutions where representatives said wellness programs are moving from a focus on physical health – physical activity and nutrition – to a more holistic approach. Above all, Wellness Capital leaders want to emphasize that they are focused on advancing strategies that enhance community well-being across the region.

OVERARCHING GOAL

Wellness Capital will lead in elevating the conversation and giving voice to the vast number of opportunities to improve the overall social and emotional well-being of the community through advocacy and awareness.

Prescriptive Assessment

With its evolving focus on social and emotional well-being, the Wellness Capital will seek to understand more about how Central Iowa employers are incorporating these components into their wellness programming.

DESIRED OUTCOME

Consistently updated storehouse of information to customize social and mental health programming.

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OPTIMIZE THE USE OF DATA TO INFORM WELLNESS PLANNING

Wellness Capital partners regularly outreach to residents and businesses to identify wellness needs, challenges, and opportunities, and this should continue into Capital Crossroads 2.0.

TACTICAL OPPORTUNITIES AND INFORMATION:

I. Participate in regular community health assessments and tracking.

- ✓ Regional **Community Health Needs Assessments** should continue to inform the design of programming eligible for state and federal funding as well as efforts across the full spectrum of health and wellness. Leaders should emphasize the need for using existing resources and pushing collaboration among partners to most effectively advance strategies driven by assessment findings.

II. Partner with businesses to assess and improve their workers' social and emotional well-being.

- ✓ The Wellness Capital will partner with Iowa State University Extension to survey businesses on employee productivity, the mental health of workers, and companies' responsibilities with respect to these issues. Results of the survey will help inform opportunities to improve the overall social and emotional well-being of the community through advocacy and awareness.

Programs and Services

The Wellness Capital's identification of the benefits of more holistic wellness programming and forthcoming assessment of its use in Central Iowa companies will inform its advocacy and awareness-building of existing, enhanced, and new programs.

DESIRED OUTCOME

Awareness and use of comprehensive programs and services optimizing the social and emotional well-being of Central Iowans.

RAISE AWARENESS OF THE NEED FOR INTEGRATED MENTAL HEALTH SERVICES.

Though there are currently programs and services offered to improve the mental and emotional well-being of Central Iowa children and adults, healthcare leaders feel that the issue needs to be elevated to a higher priority by changing the community conversation around the topic. Leaders are seeking to determine the best use of local expertise and resources, how to better advocate for funding, what regulatory changes are needed to improve outcomes, and ways to increase awareness of mental health issues in the community at large.



TACTICAL OPPORTUNITIES AND INFORMATION:

1. Convene partners to inform coordinated mental health programming.

- ✓ Wellness Capital should develop a **targeted communications strategy** to raise the profile of mental health issues and programs in Central Iowa and the need to address identified gaps and services challenges. This would complement the leveraging of all existing local and regional programs and services.

SUPPORT IMPROVED REGIONAL SOCIAL AND EMOTIONAL WELL-BEING

Wellness Capital will help inform dialogues on wellness programming and outcomes to focus partners, providers, and the public on the potential for more holistic community wellness strategies.

TACTICAL OPPORTUNITIES AND INFORMATION:

1. Advocate for holistic Central Iowa wellness programs.

- ✓ Multiple programs at the state, regional, and local level with positive impacts on Central Iowa health and wellness outcomes should continue to be effectively advanced. These include Iowa's Healthiest State Initiative, Age-Friendly Greater Des Moines, Healthy Homes Des Moines, Get Active DSM, and initiatives from Familywise and Visiting Nurse Services of Iowa, among others.



HUMAN CAPITAL

The creation of a cradle-through-career coalition was recommended in Capital Crossroads 1.0, with the development of **EDGE (Education Drives our Great Economy)** in Central Iowa serving as a signature implementation accomplishment. The EDGE campaign is managed by the Greater Des Moines Partnership. **The United Way of Central Iowa** also implements a collective impact-based education initiative. Through collective impact, the EDGE campaign and the United Way are able to incorporate and coordinate the education and training work of all local and regional institutions and the partners that support them under a common framework and vision.

OVERARCHING GOAL

Central Iowa will feature a workforce with the skills and training necessary to support optimal economic development.

Workforce-Supportive Policies

The Greater Des Moines Partnership's EDGE and policy team members work together to ensure that talent development advocacy priorities are incorporated into state and federal legislative agendas and lobbying.

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DESIRED OUTCOME

A regulatory and assessment climate conducive to meeting Central Iowa's talent development goals.

IDENTIFY AND LOBBY FOR EDUCATION POLICIES BENEFITTING CENTRAL IOWA.

In addition to incorporating education and workforce policy priorities into annual state and federal agendas, Central Iowa should be prepared to act quickly to work with elected officials to discuss pending votes.

TACTICAL OPPORTUNITIES AND INFORMATION:

I. Leverage partners to inform policy priorities.

- ✓ Top education-related education issues should continue be identified through regular discussions between Greater Des Moines Partnership's EDGE campaign staff and Central Iowa public school superintendents and private school administrators, information gathered by the United Way through its collective impact initiative, and business retention and expansion meetings with top employers.

II. Consider the promotion of education-specific policy issues.

- ✓ Because of the importance of talent and skills development to the Central Iowa economy, it may be beneficial to highlight education and training policy priorities in a separate legislative agenda from regional issues as a whole.

Cradle through Career Pipeline

In Central Iowa, the EDGE campaign embodies the complete cradle through career pipeline, but the United Way of Central Iowa manages key initiatives of the cradle to college process. Capital Crossroads is acknowledging the principal role the United Way plays in the birth to college talent development process by incorporating its **Targeted Education Strategies** into the 2.0 vision plan.

DESIRED OUTCOME

Graduates at all levels prepared for the demands of the Central Iowa workplace.

PARTNER WITH THE PRIVATE SECTOR TO MAXIMIZE THEIR IMPACT ON TALENT DEVELOPMENT.

Even with sustained and robust interactions between the demand (companies) and supply (institutions) sides of talent development, Central Iowa stakeholders say even more can be done to ensure that the private sector is engaged in, informs, and leverages the work of education and training providers.

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TACTICAL OPPORTUNITIES AND INFORMATION:

I. Conduct a private sector-led Community Needs Assessment for higher education.

- ✓ Educational stakeholders, including private colleges, should lead a community needs assessment, funded by its stakeholders, for post-secondary education that (a) aligns employer demand with student interest and with current capacity in existing educational programs, (b) identifies and quantifies the gaps and/or misalignment of program offerings, student demand, and employer needs, (c) convenes employers to work with the higher education community to identify what specific cognitive abilities and/or technical skills are needed, and (d) asks prospective students – traditional age and post-traditional learners – where and in what learning modality they prefer to access their education.

II. Optimize coordination and communication with private sector partners.

- ✓ Through the EDGE campaign, interactions of individual institutions and organizations with private sector volunteers should be coordinated, as necessary, to ensure that business perspectives are understood and leveraged by all partners. Information sharing about ongoing results of programs and partnerships with the private sector should be formalized to optimize the regional training pipeline.

ENSURE SCHOOL-READINESS IN YOUNG CENTRAL IOWA CHILDREN

The early childhood period is critical to the future educational success of all youth. Beyond care for newborns and infants, studies have found that children who participate in preschool classes or programs enter elementary school better prepared for success.

TACTICAL OPPORTUNITIES AND INFORMATION:

I. Support early childhood development through access to preventive health services.

- ✓ Multiple local programs are offered by government agencies and nonprofit providers across Central Iowa. Families must be aware of these programs and also how to access them. This often means providing transportation assistance or child care services.

II. Optimize the provision of early childhood and preschool learning.

- ✓ Central Iowa should strive to identify resources to support additional hours of preschool education for all eligible students. While resource intensive, the benefits are significant. In addition to funding, ensuring that parents are aware of and using preschool programs is critical.

PROVIDE SUPPORT FOR EARLY-GRADE SUCCESS

Support for children and families during elementary school will lay the groundwork for success in middle school and beyond.



TACTICAL OPPORTUNITIES AND INFORMATION:

I. Offer services and support to improve student health, attendance, and performance outcomes in early grades.

- ✓ Healthy school lunches, exercise, and other benefits greatly improve educational performance in the elementary grades. These efforts should be complemented by encouraging and supporting literacy elementary school literacy programs like READ to SUCCEED, Book Buddy, Power Read, and Starfish Academy.

II. Dedicate capacity to providing quality, engaging out-of-school opportunities for elementary school children.

- ✓ Central Iowa must continue to implement programs that reinforce and enhance academic, social, and emotional learning during out-of-school hours.

EFFECTIVELY BRIDGE STUDENTS FROM ELEMENTARY TO HIGH SCHOOL.

Though the intent of the programs is similar, strategies to engage and enhance academic performance in middle school become more challenging as students approach their teenage years.

TACTICAL OPPORTUNITIES AND INFORMATION:

I. Implement programming supportive of middle-school student needs.

- ✓ As with programs targeting elementary school children, students in the middle grades benefit from services that promote learning, reduce school absence, engage them during out-of-school periods, optimize their physical and mental health, and help reduce summer learning loss.

GRADUATE CENTRAL IOWA HIGH SCHOOL STUDENTS COLLEGE AND CAREER READY.

At the most basic level, high school students should be provided the tools necessary to enter college or the workplace primed to succeed. United Way of Central Iowa, the Greater Des Moines Partnership, Central Iowa Works, and numerous other partners are collaborating to achieve these goals, but changing demographics in the region are necessitating the creation of new and ever-evolving strategies.

TACTICAL OPPORTUNITIES AND INFORMATION:

I. Successfully advance students to graduation.

- ✓ Through collective impact processes, school administrators, counselors, faculty, and other influencers of student performance should be effectively supported to ensure that Central Iowa high school students receive their diplomas on time and are prepared to move forward to college or the workplace.



II. Support college and career readiness in Central Iowa high schools.

- ✓ It is incumbent on EDGE partners, The Partnership, the United Way, and other organizations dedicated to improving educational outcomes to work with schools to support them however necessary to provide best-in-class career-focused programming for students.

MAXIMIZE THE OUTPUT OF POST-SECONDARY EDUCATION AND TRAINING.

Data showing subpar completion rates for many two- and four-year colleges are highlighting an important realization: It is not just enough to get kids into college; they must be supported with the same wrap-around services as in high school to ensure that they receive their degrees.

TACTICAL OPPORTUNITIES AND INFORMATION:

I. Leverage higher education institutions and programs to fulfill employer demand.

- ✓ Students enrolled in two- and four-year programs at Central Iowa public and private colleges and universities can be prepared for degrees satisfying the hiring requirements of regional companies. As a cradle-through-career campaign, EDGE is responsible for coordinating this training pipeline from postsecondary education to the Central Iowa workplace through metric-driven assistance to training providers and other partners.

II. Support the development and sustainability of programs that are required to fill critical workforce needs.

- ✓ In areas where the Community Needs Assessment identifies a shortage of academic offerings to meet student and employer demand, the region should consider the development of programs offered by the Iowa Board of Regents. If there is sufficient need for campus-based programs (versus online programs) to fill those shortages, support for a Regent Resource Center in Greater Des Moines may be warranted.

Lifelong Learning

The potential to upskill employed workers and bring adults who have dropped out of the system into the workforce through acquisition of high school equivalency degrees, college degrees, certificates, or credentials should be pursued aggressively as Central Iowa's ongoing workforce shortage demands holistic and comprehensive solutions.

DESIRED OUTCOME

Seventy-five percent of Central Iowa adults possessing a college degree or credential by 2025.



HELP CENTRAL IOWA ADULTS ADVANCE THEIR EDUCATION AND CAREER OPPORTUNITIES.

Multiple programs, providers, and support entities currently comprise the adult education landscape in Central Iowa. Reaching ambitious attainment goals will require the EDGE campaign, the United Way, and partners to use all potential connection points with adults who could benefit from available training.

TACTICAL OPPORTUNITIES AND INFORMATION:

I. Support local adults seeking to complete high school and college degrees.

- ✓ The **Bridges to Success** program launched by the United Way of Central Iowa and multiple partners focuses on four key strategic elements to help adults attain high school diplomas or their equivalent. For Central Iowa adults who have taken some college courses but never completed their degrees, a public-private consortium of regional institutions, organizations, and companies should launch a program to enable these "non-completers" to secure a degree, credential, or certification.

ENHANCE ADULTS' ABILITY TO ACCESS JOBS AND TRAINING.

To maximize degree, certificate, and credential attainment, corresponding efforts to enable adults to access these programs will be necessary.

TACTICAL OPPORTUNITIES AND INFORMATION:

I. Develop a comprehensive Affordable Child Care Action Plan.

- ✓ Though it will be logistically challenging and require significant public, private, nonprofit, and/or philanthropic resources to develop and sustain, a far-reaching Affordable Child Care Action Plan – ideally for the full Central Iowa region – was identified as a priority by area leaders. A **Task Force** of key stakeholders should be named to oversee the development of the plan and a lead coordination entity identified and approved.

II. Improve transportation access to jobs and training.

- ✓ Des Moines Area Regional Transit Authority (DART) is Greater Des Moines' publicly funded transit agency. Through its **DART Forward 2035 plan update**, the agency will continue to enhance route and schedule planning to support worker mobility.

Talent Retention and Attraction

Complementing talent development efforts, talent retention and attraction is an important strategy for enhancing Central Iowa's workforce capacity and external perception.



DESIRED OUTCOME

Effective retention and attraction of skilled talent with a choice of multiple destinations.

RETAIN SKILLED RECENT GRADUATES AND INTERNS.

There already is significant activity around connecting students to companies and working to retain graduates and interns in the region. However, stakeholders said that more could be done to differentiate Central Iowa among interns and enhance talent retention incentives.

TACTICAL OPPORTUNITIES AND INFORMATION:

I. Leverage tools and relationships to support talent retention.

- ✓ Efforts will be made to expand the use of the **CarpeDM (Seize Des Moines)** talent portal managed by the Greater Des Moines Partnership as a tool to engage individuals interested in Central Iowa. Members of the **Young Professionals Program (YPC)** could also be valuable stewards and ambassadors for Central Iowa along with existing college students and recent graduates.

II. Provide comprehensive internship and intern-support programs.

- ✓ Programs like **Seize the City** and **Internships 101** help connect interns to companies and the community. Short- and longer-term affordable housing options for interns will help ensure they choose Central Iowa for their internships.

III. Capitalize and promote a Debt Forgiveness Program to incent graduates to remain in Central Iowa to live and work.

- ✓ By offering qualified talent a program to forgive a portion or all of their debt if they remain in Central Iowa to live and work for a set period, the region would create a powerful talent retention incentive.

ATTRACT TOP TALENT TO CENTRAL IOWA.

Significant effort and resources currently are invested to promote Central Iowa to external talent through multiple media outlets, events, and on-campus visits across the upper Midwest.

TACTICAL OPPORTUNITIES AND INFORMATION:

I. Promote Central Iowa through external events and visitation.

- ✓ **Recruitment trips** to college campuses across the upper Midwest have provided venues to tell the Central Iowa story to current students. They are complemented by programs such as the **Des Moines Embassy** and **Home Base Iowa**. To further this promotion capacity, consideration could be given to complementing corporate recruitment activities at **industry-specific events and conferences** with talent attraction efforts targeting skilled professionals.



II. Enhance targeted outreach and engagement with talent prospects.

- ✓ Data analytics could be leveraged for more targeted outreach to Central Iowa expatriates through the dissemination of information on recent developments and opportunities in the region. Research also could identify markets with large numbers of former Central Iowa residents that could be used to build on previous "Come Back" campaign events in previously targeted and newly identified communities.

III. Work to attract international talent to the region.

- ✓ An Immigration Integration Initiative Task Force comprised of key Central Iowa leaders oversaw the development of the **Global DSM: International Talent Strategy**, a collaborative effort of the Greater Des Moines Partnership and the Partnership for a New American Economy that aims to make Central Iowa a premiere destination for foreign-born talent. The Strategy's ten recommendations prescribe actions that position Central Iowa as a welcoming home for the foreign born and a community where they can thrive.



SOCIAL CAPITAL

Those engaged in implementing Social Capital goals suggest tenets be applied across all Capitals¹ and be positioned as the catalyst for driving community conversations on topics that will define the region's future. As one leader put it, the Social Capital can be the framework for Central Iowa to "figure it out, together" by asking the hard questions necessary to tackle social and infrastructure issues that are challenging communities at rapid rates. This would entail identifying common concerns around leadership, diversity, equity, inclusion, and civility; defining shared goals and strategies; and determining how success will be tracked and measured. Approaching these issues with intentionality is key to enhancing leadership, fostering diversity, equity, and inclusion, and embedding civility in the fabric of the community.

OVERARCHING GOAL

Central Iowa will become the gold standard of the successful 21st century region.

ESTABLISH COMMUNITY GOALS FOR LEADERSHIP, DIVERSITY, EQUITY, AND INCLUSION, AND CIVILITY

The Social Capital has and should continue to inform and advance the three critical drivers of success in Capital Crossroads' implementation: 1) leadership, 2) diversity, equity, and inclusion, and 3) civility. The first step in this process should be building grassroots consensus through systems-based conversations to drive deep understanding of key issues before positive and lasting progress can be made.

¹ Cross-Capital elements of civility, diversity, equity, and inclusion are detailed later in this plan.



I. Assess and confirm a conceptual framework for Social Capital action.

- ✓ In order to arrive at actionable tactics to positively affect the drivers of success for the Social Capital, a process for assessing issues and identifying strategic tactics should be agreed upon. This will entail partner entities coming together and brainstorming procedural designs to achieve goals.

II. Reach agreement on priorities affecting Social Capital focus areas.

- ✓ Social Capital leaders will conduct constituent outreach to determine a prioritization of issues and identify gaps impacting leadership, diversity, equity, inclusion, and civility trends in Central Iowa.

III. Set community goals around leadership, diversity, equity, inclusion, and civility to drive strategic activities.

- ✓ The top priorities and identified gaps will be used as the foundation for goal setting. The results of goal setting will directly inform the ultimate strategies prescribed to enhance leadership, diversity, equity, inclusion, and civility in Central Iowa.

LEVERAGE AND ENHANCE EXISTING EFFORTS.

As Central Iowa continues to have a heightened focus on the importance of the drivers of success for Social Capital, it is critical that the community recognizes, celebrates, and continues to lift up successes since Capital Crossroads' inception. This includes staffs and volunteers' efforts to ensure Social Capital initiatives are complementary, non-duplicative, and allow for positive impact in growth of the individuals and groups that participate.

I. Formalize strategies to achieve established goals.

- ✓ Leaders feel that intentionality of efforts will be important, including clearly stated engagement of people of color, students, young professionals, women, LGBTQIA persons, all faith perspectives, persons with disabilities community, immigrant and refugee populations, and other historically underserved communities. The implementation team will ensure the Social Capital drivers of success are included in all Capitals of Capital Crossroads with specific tactics identified in each.

CONFIRM STRATEGIC IMPLEMENTATION DYNAMICS AND OUTCOMES.

As with the implementation of Capital Crossroads and other regional plans, successfully advancing a coordinated effort to improve leadership, diversity, equity, and inclusion, and civility in all aspects of the Central Iowa community and professional life will require organizational engagement, identification of implementation resources, and tracking of performance on goal-attainment.

I. Define a framework for implementing the Social Capital action plan.

- ✓ Engaged partners should work together to determine implementation roles and responsibilities and potential resources to support strategic activities. As a cross-Capital initiative, it is assumed that existing

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Capital Crossroads partner entities will be leveraged in current and expanded roles for implementation of a strategy directed at the Social Capital's drivers of success:

ii. Determine desired outcomes and metrics of coordinated leadership, diversity, equity, inclusion, and civility strategic implementation.

- ✓ Short- and long-term outcomes of strategies advancing Social Capital focus areas should be discussed, confirmed, and reported to guide implementation efforts and tracking of progress toward goals. When possible, previously identified community measures should be used as part of the Social Capital



CULTURAL CAPITAL

As Capital Crossroads enters its next strategic cycle with the 2.0 plan, Greater Des Moines is proceeding with the development of a new **Regional Cultural Assessment**, funded by Bravo and guided by an independent steering committee of top area leaders. The process will give the community a comprehensive view of the current state of the region's cultural assets and identify specific actions and priorities to leverage arts and culture to enhance quality of life and regional economic development. Capital Crossroads acknowledges that recommendations included in the Cultural Assessment will reflect current data profiles and feedback from the principal arts and cultural stakeholders in Greater Des Moines and represent the approved blueprint for development of the region's arts and cultural community, assets, and economy. **As such, Cultural Capital strategies in Capital Crossroads 2.0 will defer to the final approved actions and tactics in the Cultural Assessment.**

OVERARCHING GOAL

Recommendations emerging from the forthcoming Regional Cultural Assessment will be effectively implemented to maximize the role of arts and culture as vital contributors to Greater Des Moines' quality of life and economy.

Regional Arts Sector

Greater Des Moines' arts and cultural sector already has a strong influence on quality of life and economic activity in the region. A recent Bravo-commissioned study found that organizations funded by Bravo had a combined regional economic impact of \$120.9 million in 2015, were responsible for the direct and indirect employment of 2,336 people, and engaged over 3.7 million attendees and participants.

DESIRED OUTCOME

Attainment of arts and culture goals approved through the Regional Cultural Assessment process.

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PROVIDE ONGOING SUPPORT FOR ARTS AND CULTURE ORGANIZATIONS AND PRODUCERS.

Supported by patrons and a number of funding and coordinating organizations, Greater Des Moines's arts and culture sector is comprised of multiple museums, theaters, arts centers, galleries, performance venues, and arts companies and thousands of employees and sole practitioners. Before and after the delivery of the Regional Cultural Assessment, these entities will continue to require funding, patronage, and support.

TACTICAL OPPORTUNITIES AND INFORMATION:

I. Ensure arts entities contribute effectively to the cultural ecosystem.

- ✓ Through the Cultural Capital framework, leaders from across the spectrum of Greater Des Moines arts entities – including funding, support, and coordination organizations – must continue to come together regularly to discuss how they can best support each other's goals and programs.

II. Support arts-related facilities, programs, and events.

- ✓ Tactical strategies to address the full breadth of issues and opportunities identified through Regional Cultural Assessment planning will be proposed and affirmed by the approval of the project's Steering Committee.

DEVELOP AND IMPLEMENT A CULTURAL ASSESSMENT FOR THE REGION.

Working closely with a Steering Committee led by Drake University's president, Bravo will coordinate the Regional Cultural Assessment to serve as Greater Des Moines' and the Cultural Capital's strategic plan for the duration of its implementation cycle.

TACTICAL OPPORTUNITIES AND INFORMATION:

I. Effectively support and implement the region's Cultural Assessment.

- ✓ All potential ideas and opportunities to enhance arts and culture in Greater Des Moines will be up for consideration in the Regional Cultural Assessment development process. Once approved, the need to fund and support outcomes of the Assessment will be essential.



PHYSICAL CAPITAL

Sound planning and development in Central Iowa will yield equitably, universally accessible communities that are vibrant, resilient, and continue the region's position of being among the best places to live and work. Current blueprints like The Tomorrow Plan, Mobilizing Tomorrow, the Ames Mobility 2040 Long-Range Transportation Plan, Housing Tomorrow, PlanDSM, and the DART Forward 2035 update (upon approval) make clear connections between land use planning, zoning, housing policy, and transportation infrastructure to achieve preferred development patterns. Bringing these established plans together under a more unified framework to inform and advance Central Iowa's future growth will be critical to fulfilling goals for a more sustainable and human-scale built environment.

OVERARCHING GOAL

Smart planning, timely infrastructure development, and implementation of state-of-the-art technologies will sustain Central Iowa population growth for the present and future.

Transportation and Mobility

Central Iowa must invest in a complete transportation system, beyond one geared solely towards automobiles, if it is to become a more sustainable region. New and enhanced infrastructure should advance an integrated, multimodal transportation system that provides mobility benefit while contributing to improved health and well-being, equity, talent development, economic development, smart growth land uses, and other factors.

DESIRED OUTCOME

A fully efficient transportation network with complete and connected mobility options.

OPTIMIZE TRANSPORTATION INFRASTRUCTURE AND SERVICES

Regional transportation officials encourage a "fix-it first" mentality for roads, encouraging governments to prioritize the protection of prior investments and to improve upon their safety and reliability. Maintenance is not limited to roads and bridges. Some expense goes into maintaining and replacing transit infrastructure, particularly vehicles. Additionally, the freight and goods movement network within Greater Des Moines should be safe, reliable, and efficient.

TACTICAL OPPORTUNITIES AND INFORMATION:

1. Create a non-partisan Mobility Alliance as a business-led partnership to advance multimodal mobility in Central Iowa.

- ✓ These advocacy groups – often private led – develop capacity to communicate the benefits of multimodal regional transportation and mobility planning, funding, and implementation, help prioritize projects and identify potential resources, engage in government relations to ensure accountability for

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project and programmatic results, and underwrite studies to help inform and prioritize advocacy efforts. Central Iowa should pursue development of a Mobility Alliance that can own the issue regionally, help bring established plans together, inform project prioritization and funding opportunities, and address any disconnects between key private, governmental, institutional, and resident constituencies.

II. Ensure efficient use of existing transportation investments.

- ✓ In order to maintain regional traffic operations and capitalize on significant investments made in the last decades, Greater Des Moines should invest in the rehabilitation of existing infrastructure. This would be implemented through a systematic, collaboratively developed, regional approach providing for the safe and effective management and operation of new and existing transportation facilities.

FOSTER DEVELOPMENT OF CONNECTED, BICYCLE- AND PEDESTRIAN-FRIENDLY ENVIRONMENTS.

Along with The Tomorrow Plan and Mobilizing Tomorrow, Capital Crossroads envisions shifting back to a more historical transportation and land-use model due to changing demographics, travel patterns, and rates of car ownership. This goal supports a greater mix of transportation choices, including a robust transit network, an active carpool culture, and land use and design that support walkability.

TACTICAL OPPORTUNITIES AND INFORMATION:

I. Implement strategies to encourage mobility alternatives.

- ✓ Transportation funding should be reprioritized to maintain the existing system but increase resources to improve transit, pedestrian, and bicycle networks. A multimodal focus will provide additional mobility options, especially for non-drivers.

II. Manage parking to ensure efficient use of existing parking, market demand, and impacts on travel behavior.

- ✓ Parking supply should be managed as a comprehensive system. On-street, off-street, public, and private resources should be managed collectively. Efforts also should continue to assess the viability and value of demolishing underused public parking ramps for conversion into mixed-use developments.

III. Advance and swiftly transition key policies into implementation mode.

- ✓ Transportation projects, especially related to road building, typically have long development timeframes. Timelier activities can be pursued to enhance mobility, especially if supportive policy frameworks are in place.

ENHANCE REGIONAL TRANSIT CAPACITY.

Projections for continuing comparatively higher regional population growth, selectively densifying nodes and corridors (and promotion of transit-oriented densification in local and regional plans), and local



preferences are elevating transit as a major issue in Central Iowa. Guiding transit investments in the Des Moines region will be the approved update of the **DART Forward 2035 Transit Services Plan**, which recommends route alignments based on existing and planned densities of residents and employees.

TACTICAL OPPORTUNITIES AND INFORMATION:

I. Provide ongoing support for implementation of DART Forward 2035.

- ✓ An established Transit Future Work Group will be a critical voice affecting the DART Forward 2035 update. Operational and funding solutions as well as coordinated advocacy efforts will be needed to ensure that local governments buy into the importance of transit in the region and continue investing in DART services.

II. Support development patterns and land uses necessary for public transit to thrive.

- ✓ The success of public transportation is directly tied to land use patterns, density, and urban form.² Matching transit service and accessibility with where people live and work is the best way to maximize usage and operate the system most efficiently.

III. Embrace emerging technologies and opportunities to coordinate with other modes.

- ✓ The DART Forward 2035 update calls for the development of mobility hubs that would co-locate transit stops, B-Cycle stations, and possibly car share stations. Opportunity also exists to use technology to streamline the use of multiple transportation services, including DART, B-Cycle, parking facilities, and future car share services.

IV. Facilitate transit connectivity of key local, regional, and external nodes and markets.

- ✓ Promotion of employment and residential infrastructure along transit corridors will help develop a critical mass of riders. As downtown Des Moines and other activity nodes densify, it will be necessary to think about desired mobility options (transit, B-Cycle, inter-city rail, car share, etc.) to reduce parking requirements and providing non-auto mobility options.

CONSTRUCT A STATE-OF-THE-ART PASSENGER TERMINAL AT DES MOINES INTERNATIONAL AIRPORT

In its current configuration, the 68 year old passenger terminal at the Des Moines International Airport (DSM) is not sufficient to accommodate today's modern aircraft or the airport's ever-increasing passenger volume. After multiple studies and iterations, the Des Moines Airport Authority Board voted unanimously in October 2016 to build a new \$500 million, 14-gate terminal on the east side of the airport adjacent to the current facility, roughly \$140 million cheaper than the originally proposed south side location.

² Additional information about the transportation/land use connection can be found in the Land Use, Zoning, and Sustainability subsection in Natural Capital.



TACTICAL OPPORTUNITIES AND INFORMATION:

I. Proceed with the timely construction of the new passenger terminal.

- ✓ A new DSM terminal has been included in each recent Central Iowa federal legislative priority agenda. With a plan and location for the new terminal approved, lobbying now will support its timely funding and construction. Because the terminal has regional economic impact, support for its development also should be regional.

II. Consider efforts to regionalize the Des Moines Airport Authority.

- ✓ Capital Crossroads volunteer leaders feel that the time is right to consider regionalizing the Airport Authority Board to reflect DSM's critical impact on regional economic development and the need for broader support for the facility.

DEVELOP KEY FREIGHT INFRASTRUCTURE

A study by the Des Moines Area MPO and its Freight Roundtable confirmed the need for a regional transloading logistics facility and recommended a 20-acre city-owned site in southeast Des Moines. Initial cost estimates show a price of at least \$8 million for the facility, which would serve businesses within a 150 to 200-mile radius and cut transport costs by up to fifty percent for some companies.

TACTICAL OPPORTUNITIES AND INFORMATION:

I. Design and promote a regional multimodal transload facility.

- ✓ Upon completion, the transload facility could be branded and marketed to potential regional and external users. Creating a brand for Central Iowa's clustered logistics infrastructure would follow the inland ports model designated by shipping hubs such as Kansas City, Dallas, St. Louis, and Memphis.

Destination Amenities

As lines blur between economic and community development, the availability of amenities that can support tourism and provide assets supportive of talent retention and attraction becomes a critical component of today's community infrastructure.

DESIRED OUTCOME

Enhanced recreational capacity to benefit communities and support Central Iowa tourism.

DEVELOP A WORLD-CLASS SYSTEM OF LAND AND WATER TRAILS

Central Iowa's ambition is to be the "parks and trails capital of the world." Expansion is following the blueprint developed by the Des Moines Area MPO's Central Iowa Bicycle and Pedestrian Roundtable through its plan, "**Connect: The Central Iowa Bicycle and Pedestrian Transportation Plan.**" Recent efforts have also sought

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to complement the region's aggressive construction of land trails through development of a comprehensive network of water trails to be guided by the MPO's **Greater Des Moines Water Trails and Greenways Plan**, the state's first regional blueprint for water trails.

TACTICAL OPPORTUNITIES AND INFORMATION:

I. Develop and connect Central Iowa's network of land trails.

- ✓ Multi-pronged strategies will be necessary to effectively enhance Central Iowa's trail system. In addition to developing new trails, gaps between existing segments as outlined in the Des Moines Area MPO's *Mobilizing Tomorrow* plan must be bridged. To coordinate Central Iowa's trail needs, leaders support the establishment of a **Regional Trails Authority** to oversee development of a unified network.

II. Build an extensive system of regional water trails.

- ✓ While the Greater Des Moines Water Trails and Greenways Plan provides recommendations for water trail development, an engineering study is necessary to determine project feasibility, cost estimates, strategies, and implementation priorities. Governments should be encouraged to integrate the Plan's recommendations into their short- and long-range planning and capital improvement budgets.

REFURBISH DRAKE STADIUM TO OLYMPIC STANDARDS

Despite recent renovations, Drake Stadium in Des Moines requires additional refurbishment in order to be legitimately considered as a host for the U.S. Olympic Trials in track and field. Raising Drake Stadium to world-class standards would be a boon for Drake University, the Drake Relays, and the prospects for sports tourism in Central Iowa.

TACTICAL OPPORTUNITIES AND INFORMATION:

I. Continue major renovations to Drake Stadium.

- ✓ An **economic assessment** of the direct and indirect impacts of hosting the U.S. Olympic Trials in track and field in Des Moines would help justify the investment in further renovations. A private fundraising campaign to support construction could be supplemented by public funds based on the projected impact on the region and state from hosting additional major national and international events.

CONSTRUCT A MAJOR INDOOR SPORTS COMPLEX

Youth sports tournaments are big business for communities across the country. In order to even be in consideration for many of the largest tournaments, a region must possess suitable infrastructure to accommodate the needs of the organizer. There also are major benefits to the general public of a tournament-caliber indoor sports complex.

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TACTICAL OPPORTUNITIES AND INFORMATION:

1. Secure commitments and resources to develop a tournament-caliber indoor sports facility in Central Iowa.

- ✓ Working with a lead organization, a **Task Force** comprised of regional leaders in tourism, government, and business should be charged with assessing the need, viability, and development options for an indoor sports facility. Assessment findings then would inform and direct strategies to site, fund, design, build, and promote the complex.

21st Century Technologies

Cities quickly are becoming the country's most dynamic test beds for cutting-edge technologies that promise to forever change people's lifestyles, mobility, and interactivity with their communities. Facilitating these advancements are lightning fast internet-connectivity speeds and capacities necessary to not only accommodate smart urban infrastructure but also the communications needs of businesses and residents.

DESIRED OUTCOME

High speed connectivity enabling Central Iowa communities to become forerunners of the Smart City movement

SECURE COMPETITIVE BROADBAND SPEEDS FOR ALL REGIONAL COMMUNITIES

A key strategy incorporated into Capital Crossroads during the mid-course review process was the implementation of gigabit internet connection speeds across the region. It is likely that different strategies will be pursued by individual communities. However, the end goal should be the development of best-in-class broadband infrastructure for use by all Central Iowa companies and residents.

TACTICAL OPPORTUNITIES AND INFORMATION:

1. Identify viable means to secure gigabit internet for Central Iowa communities.

- ✓ Local governments, in partnership with Physical Capital leaders, should assess the opportunities that make the most sense for implementation of gigabit internet strategies, keeping in mind the need for equitable access across a variety of neighborhoods. There also is the potential for communities to form alliances to fund and construct the necessary infrastructure for high-speed connectivity.

PURSUE SMART CITY STRATEGIES IN CENTRAL IOWA

Transportation for America envisions Smart City technology infrastructure and data analytics as tools to combat urban challenges such as congestion, economic inequality, and pollution in new and more efficient ways to create vibrant, attractive, inclusive, and prosperous communities. They recommend that cities launch

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pilot projects, test ideas, learn from those experiments, and be willing to share the results, even when they fail.

TACTICAL OPPORTUNITIES AND INFORMATION:

1. Launch a coordinated Smart City initiative.

- ✓ The Des Moines Area MPO applied for the U.S. DOT Smart City Challenge Grant and already has identified, with input from City of Des Moines and DART, a set of Smart City concepts to undertake. To the extent possible, leaders should pursue coordinated Smart City initiatives to ensure that technologies are consistent across governmental borders.

Neighborhoods and Housing

Greater Des Moines's quality of life is being challenged by impediments to fair housing, the area's car-centered transportation system, and decreasing levels of physical activity. For residents to be able to truly enjoy the benefits for which Greater Des Moines is known, health and well-being, in all senses of those terms, need to be actively promoted throughout the region.

DESIRED OUTCOME

Resilient communities with affordable housing options for all residents wishing to call Central Iowa home.

ENSURE REGIONAL DIVERSITY IN NEIGHBORHOOD AND HOUSING COSTS, STYLES, AND LOCATIONS.

Greater Des Moines already contains many different kinds of neighborhoods – from agricultural homestead areas, to suburban neighborhoods, to urban areas, to downtowns comprised of apartments. The region as a whole benefits from this range because people prefer different lifestyles. The **Housing Tomorrow** plan developed by Polk County Housing Trust Fund focuses on diverse housing choices, existing inventory, location, collaboration, resources, and community dialogues to ensure "all Central Iowans have access to safe, stable, and affordable housing options now and in generations to come."

TACTICAL OPPORTUNITIES AND INFORMATION:

1. Build "missing middle" housing types.

- ✓ Central Iowa communities should promote the development of a diverse housing stock that provides choices for individuals of all races, cultures, ages, and economic backgrounds. To support the diversification of housing types, zoning ordinances should be created and adopted that allow for the development of multiple dwelling options.

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CAPITAL CROSSROADS A VISION FORWARD

Capital Crossroads 2.0 Study

ii. Implement Housing Tomorrow to address regional affordable housing needs.

- ✓ Housing Tomorrow is Central Iowa's approved regional housing plan and includes specific suggestions related to workforce housing. A regional dialogue on housing issues, needs, and solutions should be also continued among housing agencies, transportation organizations, developers, municipalities, and other stakeholders to ensure that affordability is prioritized as a key concern.

iii. Promote Infill development and the rehabilitation of vacant structures.

- ✓ As Des Moines and other Central Iowa cities age and certain districts experience disinvestment, opportunities for the redevelopment and rehabilitation of existing structures and infill projects become more viable. These projects can be supported by the adoption of existing building codes that promote safety and adaptive reuse and financial incentives that make redeveloping old structures and building infill projects more feasible and profitable.

iv. Develop vibrant neighborhoods and communities.

- ✓ Neighborhood resiliency should be institutionalized through development guidelines such as comprehensive plans, zoning codes, and subdivision regulations. These tools can prescribe the consideration of regulatory elements that foster neighborhood resiliency such as housing and transportation choice, recreation and retail opportunities, education and jobs, health and safety, sense of community, and environmental impact.



GOVERNANCE CAPITAL

Local government collaboration has been embedded in Central Iowa through the Governance Capital's **Local Government Collaboration (LGC) Project** and the **Central Iowa Code Consortium (CICC)**. Collaboration in these and other forums occurs despite the absence of a Council of Governments (COG), a common form of regional governance. Capital Crossroads 2.0 presents an opportunity to identify more efficient and lasting solutions for intergovernmental cooperation. Along with any discussions of new entities, expanded roles furthering regional coordination and cooperation should be actively pursued.

OVERARCHING GOAL

Central Iowa governments will sustain partnerships to optimize process coordination and regional governance.

Coordinated Operations and Governance

The Governance Capital team has provided informal oversight for initiatives focused on intergovernmental collaboration and process improvement. However, a more formalized structure is necessary to ensure that the positive work being done on the operations side by the Local Government Collaboration Project and Central Iowa Code Consortium is validated and sustainable.

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DESIRED OUTCOME

Pursuit of all viable opportunities to leverage existing organizational structures to coordinate local government operations in coordination with Capital Crossroads.

PURSUING OPERATIONAL COORDINATION

The Local Government Collaboration (LGC) Project was established in partnership with fifteen cities and three counties in Central Iowa to better collaborate on public services for reducing costs, redundancies, complexity, and time commitments. The process since has been used by public safety, fire, police, parks and recreation, libraries, and human resources departments from metro area governments. Born out of the work of the LGC, the Central Iowa Code Consortium (CICC) is a collaborative effort to improve uniformity and consistency in the adoption and enforcement of local building codes in Central Iowa.

TACTICAL OPPORTUNITIES AND INFORMATION:

I. Continue the evolution of the Local Government Collaboration Project.

- ✓ The Collaboration Project should remain focused on assessing regional needs and capacities around government services and operations to identify opportunities for **shared-services agreements** based on national best practices.

II. Adopt and sustain the work of the Central Iowa Code Consortium.

- ✓ Code Consortium volunteers have assessed building code elements to develop a model for a uniform building code for consideration and adoption by local governments. Because code development is a cyclical process, the Consortium will need to start again soon for 2018 codes. To ensure sustainability, more permanent venues for the Central Iowa Code Consortium should also be explored.

III. Restructure the Des Moines Metropolitan Area Utility Coordination Committee.

- ✓ The City of Des Moines convenes utility representatives regularly to discuss projects, though regional participation is inconsistent. This group could be restructured to better include all of the Des Moines metro.

ASSESS OPPORTUNITIES FOR REGIONAL GOVERNANCE

To date, the Governance Capital has focused on operational improvements. Volunteers feel that an official governance structure to oversee process improvement work is needed. Local and regional officials in Capital Crossroads 2.0 focus groups and interviews proposed the development a regional COG or similar entity that will fit the needs of all members.



TACTICAL OPPORTUNITIES AND INFORMATION:

I. Pursue the development of a regional COG or similar entity.

- ✓ An identified challenge of regional governance is that all issues are not applicable to all localities. If a COG is developed, officials said operations staff would need to acknowledge that the council is the de facto entity overseeing certain operational processes.

II. Determine the long-term viability of existing regional coordination committees.

- ✓ Numerous regional volunteer and staff coordination entities continue to meet to be apprised of and discuss regional issues, challenges, and opportunities. An ultimate decision on the future of these organizations and how they could be streamlined will be part of an analysis conducted on the feasibility of a regional COG or the repurposing of an existing entity.



NATURAL CAPITAL

In the time since implementation began on Capital Crossroads 1.0, environmental issues have risen in priority in Central Iowa and now regularly rank among the top concerns for residents across the state. While water and soil issues are important to Natural Capital volunteers, the objectives and actions contained under the Capital are broad and diverse, encompassing an array of components contributing to the region's environmental and recreational health and vitality. This includes a focus on the policy and regulatory frameworks that affect how the natural and public realms are governed as well as strategies to engage the public in dialogues on these issues. Expansion and regionalization of green space in Central Iowa also is a key charge of Natural Capital.

OVERARCHING GOAL

Central Iowa will be recognized nationally as a best practice community for its environmental sustainability and diverse array of natural amenities.

Land Use, Zoning, and Sustainability

Existing land use in Greater Des Moines follows a roughly radial pattern, with denser uses clustered centrally and less dense uses spreading outwards, particularly to the north, west, and south. As outlined in **The Tomorrow Plan**, the Des Moines metro area must strive to maximize the efficiency of development patterns, ensure an appropriate range of housing opportunities, understand the impact of rural residential development in unincorporated areas, and provide adequate regional and sub-regional recreation facilities.

DESIRED OUTCOME

Leveraging of current assets while strategically addressing threats to the region's long-term sustainability.

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IMPLEMENT POLICY AND RESOURCE FRAMEWORKS SUPPORTING CENTRAL IOWA'S SUSTAINABLE GROWTH VISION

Central Iowa leaders and stakeholders have prioritized a future in which land uses are effectively managed to encourage efficient use of existing infrastructure investments, contiguous development, multimodal transportation, a prevalence of concentrated mixed-use population centers, and preservation of natural spaces and amenities. The Tomorrow Plan already has outlined numerous policy initiatives that support strategic growth frameworks.

TACTICAL OPPORTUNITIES AND INFORMATION:

I. Prioritize development in targeted nodes and corridors.

- ✓ Smart growth frameworks like The Tomorrow Plan and its nodes and corridors initiative have identified and mapped out targeted areas for development that leverage existing infrastructure to increase employment opportunities, expand housing options, and enhance overall community health and services while leaving neighborhood character intact.

II. Zone for preferred land use patterns.

- ✓ In 2016, the City of Des Moines began work to update its zoning code to incorporate node and corridor growth management elements from PlanDSM and form-based codes into binding policy. The code updates could one day serve as a model for other Central Iowa communities.

III. Identify effective growth management tools for potential incorporation into Iowa code.

- ✓ Based on research, proposals to formally propose the adoption by the Iowa legislature of one or more growth management tools into code should be developed. Coalition building and advocacy then would be necessary to ensure the passage of these bills.

Outdoor Recreation

Central Iowa has aggressively developed parks, trails, and connections between these assets and local activity nodes. Still, stakeholders acknowledge that more work is necessary to enhance Central Iowa's Natural Capital capacity and sustainability.

DESIRED OUTCOME

A best-in-class, coordinated system of regional parks and greenspaces.

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ENHANCE CENTRAL IOWA'S NETWORK OF PARKS AND GREENWAYS

Development of new park space and ambitious planned expansions of existing facilities promise to further raise the profile of Central Iowa as a parks capital. Leaders feel that the development and enhancement of parks can be advanced even more effectively under a coordinated regional framework.

TACTICAL OPPORTUNITIES AND INFORMATION:

1. Develop and implement a regional parks plan.

- ✓ Leaders feel that Central Iowa would benefit from regionalizing the planning and development of green spaces through a coordinated regional parks plan and implementation framework overseen by a regional parks authority. Multiple ongoing planning and resourcing initiatives would need to be incorporated into the regional parks plan.

Resource Conservation

Significant ongoing work and stakeholder feedback warrant expanding the Natural Capital's previous focus from air, water, and soil to reflect resource conservation issues and policies for not only air, water, and soil, but also energy. Consistent with this holistic conservation focus, tactics related to water quality, stormwater management, and flood protection have been incorporated under the Natural Capital framework.

DESIRED OUTCOME

Comprehensive, complementary, and linked approaches to ensure that Central Iowa's natural resources are sustainable and protected.

OPTIMIZE WATER QUALITY AND DISTRIBUTION

The Iowa Soil and Water Future Task Force believes that public private investment in Iowa's **Nutrient Reduction Strategy** through creation of an **Iowa Soil and Water Health Revolving Loan Fund** will be the principal pathway to success in soil and water quality improvement. The Nutrient Reduction Strategy was intentionally woven through Central Iowa watershed management plans.

TACTICAL OPPORTUNITIES AND INFORMATION:

1. Continue expanding watershed-management capacity and impacts.

- ✓ Recommendations of the Iowa Soil and Water Future Task Force include an emphasis on the importance of adopting and implementing a watershed approach in Iowa. The recommendations also propose supporting the role of WMAs as valuable leaders and affirming the value of targeting resources to watersheds of greatest need balanced against those that are poised for action.



II. Regionalize drinking water distribution and management.

- ✓ A **Regional Drinking Water Study** led to discussions about communities' projected water needs and costs by 2050 and what it would entail for Des Moines Water Works to satisfy those needs. Capital Crossroads officials continue the conversation on regional water with stakeholders across the region.

III. Improve stormwater runoff through the implementation of water infiltration strategies during road rehabilitation projects and the construction of new roadways.

- ✓ Some area communities, including the cities of Ankeny and Johnston, have begun to use **green street strategies** to infiltrate stormwater at its source. Green street designs incorporate various green stormwater infrastructure tools, including stormwater tree trenches, stormwater planters, stormwater bumpouts, and pervious pavement.

IV. Establish local, state, and federal financial resources at scale.

- ✓ Sufficient, permanent, and dedicated funding sources should be allocated to meet infrastructure needs for point and non-point sources that are targeted and prioritized by watershed with annual accountability for the state's investment. This investment should be used to leverage other public and private dollars through public-private partnerships.

PROTECT COMMUNITIES FROM FLOOD EVENTS.

Central Iowa has seen significant damage from floods, including the 2008 event with water levels that exceeded hundred year projections. Floodplain management can help the region prepare for more extreme weather events that cause flooding and increase water flow along creeks and rivers.

TACTICAL OPPORTUNITIES AND INFORMATION:

I. Coordinate strategies to limit Central Iowa's flood risk.

- ✓ Central Iowa governments should complement state-level efforts by regulating allowable development on floodplains through adoption of the Des Moines Area MPO's model No Adverse Impact floodplain management policy.

PARTNER ON CONSERVATION AND ADVOCACY EFFORTS TO SUSTAIN CENTRAL IOWA'S NATURAL RESOURCES.

The Iowa Soil and Water Future Task Force is testament to the output and impact that can result from coalitions of public and private leaders and practitioners coming together behind a shared vision for Central Iowa's natural environment. These efforts must continue across a broad spectrum of resource categories, including soil, water, air, and energy.



I. Continue building coalitions to develop and implement natural resource protection and enhancement initiatives.

- ✓ The Natural Capital should continue to serve a key role as a convener of stakeholders and as a partner to complementary regional efforts focused on sustaining Central Iowa's natural resources.

II. Secure conservation status for critical natural environments.

- ✓ In 2016, projects in Ames, Des Moines, and West Des Moines received funding for urban conservation districts. As additional opportunities to preserve sensitive natural spaces arise, they should be supported to secure approval and funding.

III. Foster discussions on energy efficiency and renewable energy issues and opportunities.

- ✓ Stakeholders feel that dialogues on programs and projects focused on energy efficiency and renewable energy are missing from the Natural Capital's implementation framework. They would like to see this topic incorporated into regular meetings of the Natural Capital implementation teams and pursued as potential strategic initiatives.

Marketing and Education

The Natural Capital has advocated for the need for marketing and education since its inception. Statewide and regional support for investments in the natural environment likely will be the deciding factor behind the approval of funds to implement Natural Capital priorities.

DESIRED OUTCOME

Public support necessary to enable effective implementation of environmentally-supportive strategies.

ACTIVELY PROMOTE ENVIRONMENTAL SUSTAINABILITY ISSUES AND OPPORTUNITIES IN CENTRAL IOWA.

Enhancing the awareness of Central Iowa's environmental challenges, future opportunities, and the public's role in affecting them will continue to be a charge of Natural Capital implementers.

TACTICAL OPPORTUNITIES AND INFORMATION:

I. Develop compelling and effective public outreach campaigns.

- ✓ As Capital Crossroads 2.0 launches, Natural Capital will be finalizing and promoting an **Environmental Educators Plan** while also raising the profile of the Capital itself through the use of graphics, video, and public relations. Stakeholders also feel that an honest, dynamic story must be told about planning for

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CAPITAL CROSSROADS A VISION FORWARD

Capital Crossroads 2011 Strategy

the future through a consistently articulated **public-private campaign** targeting the general population, but also the voice of "average" younger residents.

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Capital Crossroads 2.0 Strategy

CONCLUSION

Capital Crossroads 2.0 is an aggressive plan asking even more of its implementation teams in the coming years than was required in the previous five. Central Iowa therefore has a three-fold challenge as it prepares to activate and advance the 2.0 vision plan: 1) Existing activities must be sustained, 2) strategies that have languished due to lack of capacity must be reenergized, and 3) new actions must be accommodated.

As with the first Capital Crossroads plan, strategic components will be prioritized, some will fall away, and some will be added. The benefit of the comprehensive implementation framework built to support Capital Crossroads is the flexibility provided to evolve the plan as conditions and resources allow.

The lasting commitment of volunteers, staff, and partners to the initiative and calls to take on even more in the second iteration are testament to Central Iowa's determination to be a national destination of choice for jobs and talent.

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Cross-Capital Initiatives

Capital Crossroads officials already have created schematics demonstrating cross-Capital impacts and interactions and plan to formalize these interactions in greater detail through implementation of the 2.0 strategy. Ultimately, detailed and actionable work plans spelling out the roles and programmatic responsibilities of cross-Capital partners will be the most effective way to activate, advance, and monitor collaborative implementation efforts.

NOTE: **Not included** are cross-Capital frameworks for soil and water quality, transit, the green and blue network, and health assessment. Frameworks for these initiatives have been designed and pursued and will receive further attention through 2.0 implementation.

ACTIVE WELLNESS

With over 80 percent of illnesses caused by chronic conditions that can be improved by affecting changes to three lifestyle choices – exercise, nutrition, and smoking – Central Iowa leaders feel that significant progress could be made on regional health outcomes by addressing the exercise component through a comprehensive, coordinated regional program bundled under an “Active Wellness” brand. Campaign components would include incorporation of many existing and future programs implemented by the United Way of Central Iowa, the Des Moines Area MPO, Wellmark Blue Cross and Blue Shield, Mid-Iowa Health Foundation, Teillgen, Polk County Health Services (nonprofit organization), city and county governments, and other partners.

CENTRAL IOWA FOOD INITIATIVE

Numerous strategic activities related to the full spectrum of food cultivation, sale, consumption, and its potential to revitalize neighborhoods and enhance quality of life have been proposed for Capital Crossroads 2.0. There are numerous **potential** activities that could be incorporated into a cross-Capital food initiative, many of which are listed in the below matrix. It is recommended that implementation of a comprehensive initiative include a **planning phase** – perhaps overseen by a coordinating committee or task force similar to soil and water – to confirm the highest-value strategies.

This also would provide the opportunity to incorporate **existing activities** like Hunger Free Polk County, Eat Greater Des Moines, the Iowa Hunger Summit, and many others into the Central Iowa Food Initiative. Many Central Iowa leaders feel that local food should be the region’s identity and a “big umbrella” for bringing together urban and rural interests.

CIVILITY

Leaders in Social Capital and other Capital work teams feel that civility is a concept that has applicability across multiple public and private spheres and should be focused on as a cross-Capital initiative. Indeed,

CAPITAL CROSSROADS A VISION FORWARD

Capital Crossroads 22 Strategy

people must interact and work together in nearly every aspect of human life, so incorporation of civility principles and practices into as many of these contexts as possible will help advance Central Iowa's strategic vision, goals, and activities. Ultimately, the concept of civility and civil discourse should be embraced by all community organizations and is embedded in all of the Capitals.

DIVERSITY, EQUITY, AND INCLUSION

While Diversity, Equity, and Inclusion will remain a primary focus of the Social Capital, regional leaders went to emphasize that truly achieving a more diverse, equitable, and inclusive Central Iowa will require commitment and action from all components of society. As such, they have strongly recommended using a diversity, equity, and inclusion lens when envisioning, designing, and implementing a variety of projects across the region.

HOUSING

As Central Iowa continues its impressive growth trajectory and housing costs are impacted in downtown Des Moines and other popular activity centers, housing related issues will become more prevalent. This will be especially true as the region's growth gradually exhausts available greenfield residential development sites and redevelopment and infill housing opportunities become more necessary, desirable, and viable.

In recent years, Central Iowa has demonstrated that it is committed to promoting and pursuing sustainable land use policies. These will include prescriptive scenarios, planning, and regulation of housing in the context of overall regional growth and development.



Capital Crossroads 2.0: New Strategic Actions

In response to stakeholders who ask, "What is new in Capital Crossroads 2.0?" the following list details the actions that were not contained in the 1.0 strategy or the mid-course strategic update documents.

CAPITAL CORE

- ✓ Development of a downtown Des Moines retail analysis and attraction study
- ✓ Redevelopment assessment of Iowa Events Center district
- ✓ Analysis of feasibility of downtown sports stadium
- ✓ Creation of Downtown Des Moines Workforce Housing Plan
- ✓ Implementation of Connect Downtown mobility plan
- ✓ Research and development of Skywalk Activation Plan
- ✓ Launch of neighborhood reconnection initiative
- ✓ Creation of Model Program Toolkit for neighborhood revitalization based on Viva East Bank!
- ✓ Securing membership for Viva East Bank! in Purpose Built Communities network
- ✓ Launch of an anchor-based community wealth building initiative
- ✓ Support and promotion for local option sales tax legislation

BUSINESS CAPITAL

- ✓ Development of sector-based action plans based on Target Industry Council expertise
- ✓ Creation of a Hospitality Collaboration Council
- ✓ Creation of additional sector-specific accelerators based on demand
- ✓ Startup commercialization program partnering established companies with technology entrepreneurs
- ✓ Enhancement of Area515 as best in class makerspace
- ✓ Launch of Intrapreneurship support program
- ✓ Creation of entrepreneurship program for military veterans
- ✓ Development of physical and programmatic hub for immigrant and refugee entrepreneurship



CULTIVATION CORRIDOR

- ✓ Confirmed strategic focus areas and actions in approved 2016 Cultivation Corridor Strategic Framework

WELLNESS CAPITAL

- ✓ Partnership with business to assess and improve their workers' social and emotional wellbeing
- ✓ Coordinated initiative focused on enhancing mental health programming, including targeted communications strategy raising the profile of mental health issues and programs in Central Iowa
- ✓ Formal outreach to Broadlawn Medical Center on opportunities to expand its mental health services capacity

HUMAN CAPITAL

- ✓ Private sector-led Community Needs Assessment for higher education in Central Iowa
- ✓ Direct incorporation of United Way of Central Iowa Community Education Goal and strategies as well as Opportunity Plan initiatives into EDGE cradle through career campaign
- ✓ Formal engagement system for parental involvement in preschool to 12 schools
- ✓ Creation of Coding Academy in Central Iowa
- ✓ Development of worksite-based program to support degree attainment for adults that have completed some college coursework
- ✓ Development of comprehensive Affordable Child Care Action Plan
- ✓ Creation of Debt Forgiveness Program to incent college graduates to remain in Central Iowa
- ✓ Housing placement assistance for summer-only and yearlong Central Iowa interns

SOCIAL CAPITAL

- ✓ Development of comprehensive, coordinated, cross-Capital assessment and strategy to make Central Iowa a national leader in inclusive, equitable, and civil communities driven by engaged, diverse leadership

CULTURAL CAPITAL

- ✓ Incorporation of approved tactics resulting from the Regional Cultural Assessment

PHYSICAL CAPITAL

- ✓ Creation of a non partisan Mobility Alliance as a business led partnership to advance multi-modal mobility in Central Iowa

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CAPITAL CROSSROADS A VISION FORWARD

Capital Crossroads 2035 Strategy

- ✓ Incorporation of the Des Moines Area MPO's Congestion Management Process under Capital Crossroads framework
- ✓ Activation of parking demand, management, and use assessments and strategies
- ✓ Implementation of the DART Forward 2035 Transit Services Plan update recommendations supported by Transit Future Work Group
- ✓ Leveraging of emerging transportation technologies and models to support regional mobility
- ✓ Funding and construction of approved new terminal at Des Moines International Airport
- ✓ Regionalization of Des Moines Airport Authority
- ✓ Development of regional system of water trails and greenways, with signature multi use segment in downtown Des Moines
- ✓ Refurbishment of Drake Stadium to Olympic standards
- ✓ Construction of major indoor athletic complex to support sports tourism and local use
- ✓ Development and launch of a Smart City Initiative in Central Iowa
- ✓ Incorporation of regional housing strategies under Capital Crossroads framework, including development of initiative to build "missing middle" housing types

GOVERNANCE CAPITAL

- ✓ Restructure of the Des Moines Metropolitan Area Utility Coordination Committee
- ✓ Incorporation of the Mid Iowa Association of Local Governments under Capital Crossroads framework
- ✓ Formal recommendation to create regional council of governments or similar entity in Central Iowa

NATURAL CAPITAL

- ✓ Formal inclusion of The Tomorrow Plan's Nodes and Corridors Initiative into Capital Crossroads
- ✓ Assessment of potential to secure approval for transportation improvement districts and other transportation/land use management tools under Iowa code
- ✓ Development and implementation of Regional Parks Plan under the auspices of a new regional parks authority
- ✓ Incorporation of recommendations from Iowa Soil and Water Future Task Force recommendations under Natural Capital
- ✓ Proposed creation of watershed management authorities for North and Middle Rivers
- ✓ Use of green street strategies to improve stormwater management
- ✓ Fostering of discussions and strategies to address energy efficiency and renewable energy issues and opportunities in Central Iowa

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- ✓ Development and launch of public-private communications campaign

CROSS-CAPITAL INITIATIVES

Central Iowa Food Initiative

- ✓ Comprehensive, unified, multi-platform, multi-functional initiative to position Central Iowa as the nation's capital of food related programming
- ✓ Assessment to identify needs and opportunities, leading to the confirmation of projects to pursue under the food initiative banner

Active Wellness

- ✓ Aggregation of existing and potential cross-Capital efforts around exercise and wellness supported by physical activity

Additional Focus Areas

- ✓ Continued execution of cross-Capital soil and water quality, transit, community health, and green and blue network initiatives
- ✓ Aggregation of new cross-Capital focus areas, including housing, civility, and diversity, equity, and inclusion



Downtown DSM Retail 2030

APP



LETTER FROM THE CITY OF DES MOINES AND GREATER DES MOINES PARTNERSHIP

Downtown Des Moines (DSM) is becoming a stronger and more vibrant urban environment with each passing day. It is the thriving hub and economic engine for a growing region and is already a tremendous place to live, work and visit. Through the hard work and dedication of many, we have seen incredible growth and success in Downtown over the past decade. Diverse new housing developments have resulted in a Downtown population of more than 10,500 residents, and a total of \$1.7 billion in new construction projects have been realized over just the past five years. Annually, 13.7 million people travel to the region, many who experience meetings, conventions and entertainment in Downtown DSM.

With this historic level of investment and with the growth of new residents, employees and visitors flocking to Downtown, we now have the opportunity to make Downtown DSM a statewide attraction for shopping, entertainment, culinary experiences and retail. In conjunction with many partners, we have set out to create a plan that will identify the necessary steps to continue to foster and grow an even stronger Downtown.

To achieve this objective, a comprehensive and strategic Downtown retail development plan is needed to aid and bolster the commercial retail strategy in both the heart of Downtown and in the emerging Downtown redevelopment areas. This plan will help guide targeted strategies and investments to address the challenges facing Downtown retail efforts, while recognizing the rapidly shifting trends underway in the retail industry.

The collaborative work on this plan was the result of the participation and support of numerous stakeholders, including retailers and merchants, real estate professionals, Downtown residents, the Greater Des Moines Partnership, the City of Des Moines and its Honorable Mayor and City Council Members, Capital Crossroads, the Des Moines Downtown Chamber and many others belonging to organizations that are keenly interested in the continued success of Downtown DSM.

A strong Downtown helps us compete on a national level for attracting businesses, new residents and visitors. With great momentum on our side, now is the time to develop solutions that will target the growth of new business ventures, while ensuring the continued support of existing businesses.



Scott Sanders, City Manager,
City of Des Moines and Capital
Crossroads Capital Core Chair



Eugene T. Meyer, President,
Greater Des Moines Partnership





TASK FORCE

Capital Crossroads Capital Core Chair:
Scott Sanders, City of Des Moines

Jesse Bunney, Lawmark Capital

Bob Burns, Coldwell Banker

Jennifer Chittenden, Des Moines Downtown Chamber of Commerce

Teva Dawson, Group Creative Services

Greg Edwards, Catch Des Moines

Liz Gilman, Downtown Neighborhood Association

Becky Greenwald, Des Moines Downtown Chamber of Commerce

Tim Leach, Greater Des Moines Partnership

Amy Lego, Operation Downtown

Christina Moffatt, Greater Des Moines Partnership

Ryan Moffatt, City of Des Moines

Erin Olson-Douglas, City of Des Moines

Elizabeth Presutti, DART

Nikki Sywerson, Capital Crossroads

Jason Van Essen, City of Des Moines

Eric White, Estes Construction



STAKEHOLDER FEEDBACK

Stakeholder analysis was done via four separate discussion groups and individual outreach. Significant effort was undertaken to ensure not only the broadest base of input, but to have all stakeholder groups' competing demands recognized. This helped identify stakeholder interests, potential risks and misunderstandings and key people to be involved during the execution phases of the plan:

Teresa Adams-Tomka, Kitchen Collage
 Ron Bonanno, Joseph Jewelers
 Chris Bordenaro, Bordenaro's Pizza
 Jesse Bunney, Lawmark Capital
 Jake Christensen, Christensen Development
 Jeni Cooper, Bankers Trust
 Dan Curran, Denny Elwell Company
 Kevin Crowley, Iowa Realty Commercial
 Chris Diebel, Bubba
 Kathryn Essex, Mr. Bob's
 Maria Filipponi, Noco
 Joel Fortney, Salon Spa W
 Kyle Gamble, CBRE | Hubbell Commercial
 Josh Garrett, Jeff & Monkey's
 Alexander Gierich, Nelson Development
 Paul Hayes, ISC Properties
 Matt Korman, Renaissance Des Moines Savory Hotel
 Jonathan Koester, Koester Development
 AJ Laudocia, AJ's BBQ
 Lan Li, Heavenly Asian Cuisine
 Rashelle Long, Sugar Shack
 Nicole Loreyson, Preservation
 Jason Lozano, Iowa Realty Commercial
 Sergio Marquis, La Lapatia
 Joe McConville, Gusto Pizza Co.
 Andrea Metzler, Art Terrarium

Todd Millang, CBRE | Hubbell Commercial
 Cheryl Moore, Hubbell Realty
 Thakur Neupane, Kalfumandir
 Kim Novotny, Light the Earth
 Paula Parent, Paletaria La Michoacana
 Blanca Pascencia, El Pregon
 Randy Reichardt, RWR Development
 Amanda Reynal, Amanda Reynal Interiors
 Bonita Roberts, Filipino Store
 John Ruan IV, Ruan
 Tim Rypma, Buyers Realty
 Mrs Saddons, Hubbell Realty
 Rose Mary Schiva, Orchestrate Hospitality
 Carmelita Shah, Lola's Fine Kitchen
 Jalileek Shah, Lola's Fine Kitchen
 Siobhan Spain, Maintenance Studios
 Lu Spaine, Zumi Collection
 Amee Stauff, Knapp Properties
 Dana Steinback, Eden
 JR Textor, Hubbell Property Management
 Nick Tillinghast, Halo Marjorie
 Whitney Wamo, Ivory House Photography
 Wendy Wei, Heavenly Asian Cuisine
 Abe Wolf, Buyers Realty
 Bill Wright, CBRE | Hubbell Commercial

REFERENCED PLANS AND REPORTS

- 2017 Downtown Retail Assessment
- CAEL Preparing for Partnership: An Analysis of the Retail Industry in Central Iowa
- City of Des Moines Neighborhood Revitalization Program Review
- Connect Downtown
- Des Moines Water Works Park Foundation Master Plan
- Downtown Des Moines Skywalk Improvement Study Report
- Downtown Annual Business Climate Report 2018
- Downtown Perception Assessment 2017
- Downtown Resident Survey 2018
- Downtown Retail Market Analysis, Gibbs
- Market District of the East Village Study
- Move DSM
- Plan DSM
- Ten Principles for Rebuilding Neighborhood Retail
- Water Trails Engineering Study

DOWNTOWN MOMENTUM

\$2 BILLION IN DOWNTOWN INVESTMENT — *City of Des Moines, 2018*

41% INCREASE IN HOTEL ROOMS (2014 – 2018) — *Catch Des Moines, 2018*

25% INCREASE IN RETAIL SALES (2012 – 2018) — *Iowa Department of Revenue, 2018*

55% INCREASE IN FOOD AND BEVERAGE SALES DOWNTOWN (2012 – 2018) — *Iowa Department of Revenue, 2018*

RETAIL SALES PROJECTED TO INCREASE 40% (2017 – 2022) — *ESRI Demographics*

81,000 DAYTIME POPULATION — *ESRI, 2018*

10,500+ DOWNTOWN RESIDENTS — *ESRI, 2018*

2,299 NEW HOUSING UNITS PLANNED OR UNDER CONSTRUCTION — *City of Des Moines, 2018*

97% OF PEOPLE FEEL SAFE OVERALL DOWNTOWN — *Downtown Perception Survey, 2017*

GOALS OF DOWNTOWN DSM RETAIL 2030

This plan aims to continue the momentum of Downtown development and strategically connect Downtown districts. Successful implementation will provide desirable goods, services and experiences for residents, workers and visitors, and will also grow the Downtown and regional economy. Success will come from implementing the following strategies:

- 1. DATA TO DRIVE DECISIONS:**
An up-to-date data hub to attract and retain national and local retail.
- 2. DISTRICT IDENTITY AND CONNECTIVITY:**
Bolster the unique identity of each district and build creative connections to link neighborhoods.
- 3. SUPPORT SMALL BUSINESSES:**
Provide resources to help small businesses succeed in Downtown.
- 4. STRATEGIC INFRASTRUCTURE:**
Establish infrastructure that is supportive of retail efforts.



HISTORIC EAST VILLAGE LESSONS LEARNED



Over the past 15 years, the Historic East Village has gone from a struggling neighborhood to a vibrant residential, business and retail district with more than 70 specialty shops and restaurants.

The district has a distinct identity and attracts regional residents and visitors alike to experience its one-of-a-kind shops and unique restaurants. The task force engaged local brokers, developers and small businesses and asked what has led to the success of the district to understand the mix of elements that can be applied to other Downtown districts.

DISTINCT IDENTITY
 "It's got a unique mix."
 "The mix adds."
 "It's a vibrant, vibrant!"

MIX OF RETAIL TYPES
 "The owners are a pretty eclectic mix, and so are the stores."
 "It's not anything you can find in a mall... good mix of bars, restaurants and retail."
 "It's not 'everywhere USA.'"

MIX OF BUILDING TYPES
 "There's a mix of old and new buildings and historic buildings."
 "Mix of buildings, you can't accommodate by eight story buildings... it's four stories."

DESTINATION RETAIL
 "It's a destination on the weekend and is now a summertime experience... they don't just come for basketball during the state tournament."

PROXIMITY TO STATE CAPITOL
 "The Capitol is an asset that adds to the sense of place."
 "Giant employer with Capitol Complex. This draws Capitol employees to the East Village to eat and shop."

ACCESSIBILITY
 "Two-way streets."
 "Parking is fine compared to other areas."
 "Walkability."
 "The D-line (DART free shuttle)."

AFFORDABILITY
 "Initially it was small businesses, which is what brought in the community into the area."
 "Generally the mix was a mix compared to other places."

— Downtown Retail
 Discussion Groups, 2018

DEFINITIONS OF RETAIL



Neighborhood Goods and Services: Depend on resident and workforce customer base. Examples include grocery stores, convenience stores, drug stores, nail salons, hair salons, fitness opportunities, tailors, etc.



Food and Beverage: Establishments that serve food and/or beverages on their premises. Range from bars, quick-service restaurants, fine dining, ice cream shops, coffee shops, etc.



Specialty: General merchandise, apparel and other specialty shops.

1. DATA TO DRIVE DECISIONS

In order to attract and retain retail on both national and local levels, it is critical to have up-to-date data readily available. Step one of the retail development plan is to host a data hub on The Partnership's website with the following information:

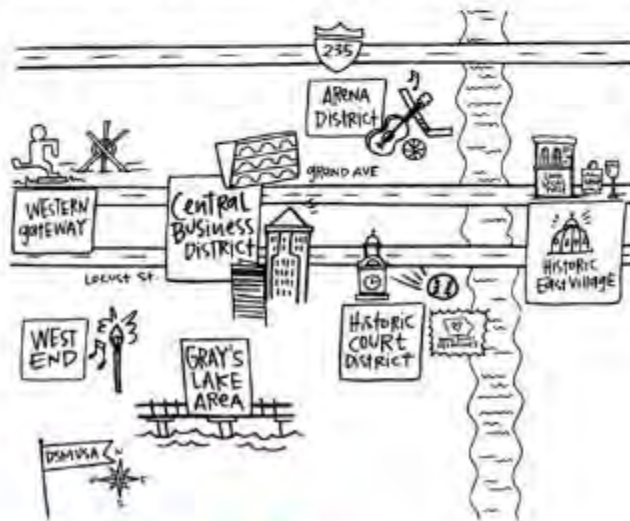
- Pedestrian counts — both street and skywalk level
- Traffic counts
- Daytime total population and trends
- Annual visitors and hotel occupancies
- Demographics
- Downtown retail statistics and trends
- Current Downtown investment and planned housing units
- Space availability for new tenants including size and rates
- 3-mile, 5-mile and 20-mile statistics
- Time to nearest large metro markets (KC, Omaha, Minneapolis, Chicago)
- Market profile

2. DISTRICT IDENTITY AND CONNECTIVITY

Research shows compelling retail benefits from strong neighborhood identity. Therefore, there are many opportunities to bolster and lift up the unique and individual personalities of each distinct Downtown district.

The Des Moines Art Center and the Des Moines Public Art Foundation have laid the groundwork for world-class art in Downtown DSM. Expanding upon that, one opportunity is to use art as activations within the districts to bring people Downtown and create a sense of vibrancy. Even temporary or experiential art will add a layer of flavor and compels visitors to each district. Tactical use of the arts as a means to distinctively reveal and enhance the underlying identity of each district will build community and drive commerce. Elevating the environments through creative placemaking will engage people in authentic experiences, reimagine old territories, welcome outsiders and spark unexpected encounters.

It's also important to promote the unique identity of each district through various websites (The Partnership, local Chambers and the City of Des Moines), signage marking each area and even specially created artist maps. Shown are proposed identities as the districts continue to emerge and evolve. Names and boundaries may change and fluctuate over time.



HISTORIC EAST VILLAGE

The Historic East Village is the retail hallmark of Downtown. The district is still growing and expanding with residential to the north in the Bridge District aimed at supporting Historic East Village retail. The planned Market District to the south will also bring residential and greenspace to the area. Developments surrounding the Historic East Village should help retail grow and thrive, building off the current momentum and eclectic identity. Continued growth in the Historic East Village should focus on supporting the already strong retail mix.

- **Food and Beverage:** Restaurants that complement existing eclectic mix.
- **Specialty:** Range of small and mid-sized retailers

Limited retail opportunities are intended in the southern part of the district (Market District) which should include limited services for the residents and be careful not to duplicate what is already working in the Historic East Village. Market District retail should include:

- **Goods and Services:** Convenience for residents such as fitness options or a pharmacy.
- **Food and Beverage:** A cluster of first floor commercial space will lend itself to a few restaurants and a coffee shop.



WESTERN GATEWAY

The catalysts in the Western Gateway are the renowned John and Mary Pappajohn Sculpture Park and the Central Library anchored by major corporate investment. Several thousand employees work in new offices surrounding Western Gateway which are balanced by restored historic buildings, housing, restaurants and small businesses. Because of this, the Western Gateway consistently draws both employees on the weekdays and families and visitors on the nights and weekends to experience world class art in a large urban greenspace. The district's identity is rooted in art, family and culture. Retail for the Western Gateway district should include:

- **Goods and Services:** Convenience and services for UnityPoint Health – Des Moines visitors, Sherman Hill residents and Downtown employees.
- **Food and Beverage:** Restaurants ranging from fast-casual to high-end.



WEST END

The West End is a burgeoning area within the Western Gateway gaining traction from its range of artistic shops and entertainment venues. Current establishments such as antiques at Found Things, high-end interior design at Amanda Reynal Interiors, Fitch artist studios and jazz at Noce have organically created a niche area for creatives. The mural on the Exile building serves as an iconic entry point and is the perfect personification of the artistic and recreational themes this district embodies. Strengthening this identity will be critical in supporting both current businesses and continued growth. Recommended retail includes:

- **Goods and Services:** Convenience for residents.
- **Food and Beverage:** Restaurants and bars that feed off the funky, artistic vibe.
- **Specialty:** Shops that support the creative economy.



HISTORIC COURT DISTRICT

Historic Court District has been at the forefront of Downtown revitalization and is a destination for residents and visitors catching a show at the Civic Center, attending an Iowa Cubs game, strolling Des Moines' Downtown Farmers' Market or enjoying the Downtown nightlife. In order to expand the Historic Court District and grow it in a positive direction, connections in all directions are critical. By connecting over the Court Avenue bridge to the Historic East Village, through Third, Fourth and Fifth Streets to the Arena District and emphasizing connections to Walnut, the area becomes a destination district with multiple attractions. Diversifying the mix of restaurants and bars on and near Court Avenue will strengthen the area. Additionally, Historic Court District has a great opportunity to capitalize on the upcoming water trails with recreation-focused amenities.

- **Goods and Services:** As water trails develop, consider shops for anglers and paddlers.
- **Food and Beverage:** Continue to support event crowds as well as nightlife and capitalize on the development of water trails.



GRAY'S LAKE AREA

The Gray's Lake Area is a perfect example of a new urban neighborhood built upon accessibility. The district will connect both Gray's Lake and soon-to-be renovated Water Works Park to the many Downtown amenities promoting recreation, our natural resources and connectivity. Once fully constructed, the Gray's Lake Area will be the densest residential space in Downtown with a mix of single-family homes, apartments and condos built within parks and wetlands.

- **Goods and Services:** Resident support such as a bank, C-store or mid-sized retail.
- **Food and Beverage:** Small grab-and-go spots with coffee or sandwiches; a food hall with an international focus to cater to residents and people on the trails.
- **Specialty:** Daycare, fitness or health-oriented businesses.

72% OF RESIDENTS LEAVE DOWNTOWN MORE THAN TWO TIMES A WEEK FOR GOODS AND SERVICES THEY CAN'T FIND IN THE DOWNTOWN AREA
— Downtown Resident Survey, 2019

ARENA DISTRICT

The Arena District has a great opportunity to serve the million annual visitors who attend concerts, family shows, tournaments, conventions and a multitude of other functions at the Iowa Events Center with nearly 450 new rooms. Ensuring these visitors have the amenities they need within the district as well as connections to navigate other Downtown neighborhoods is critical. An active pathway to the Historic Court District as well as improved wayfinding will be an asset to visitors and residents alike. The Arena District also serves as a connection to the Lauridsen Skatepark and the projected Center Street whitewater and adventure park proposed within the water trails master plan, creating opportunities for play and recreation-focused establishments.



- **Goods and Service:** Convenience support for visitors staying multiple nights at the convention hotel.
- **Food and Beverage:** Restaurants and bars to enjoy before or after a concert.
- **Specialty:** Play and entertainment retail such as Pinstripes, Dave & Busters, Smash Park or Top Golf.

CENTRAL BUSINESS DISTRICT

A centerpiece in the Central Business District, Walnut Street has seen many challenges over the past several years with the Younkers Building fire, real estate transitions and more. However, the tide is turning and there are currently three major projects planned for the next five to 10 years that will more than double the amount of residential units in the district. This is positive for the district, but also means the area will take more time to fully activate.



Luminarium at Cowles Commons

The Central Business District as a whole boasts the largest concentration of employees and hotel rooms in the region. Successful retail in the district will focus on goods and services for employees on lunch breaks and on-the-go travelers. Another critical component of the district is the skywalk system. There is an opportunity to encourage public art within the skywalks as well as pop-up retail to bring life to the space. Creating maintenance, design and monitoring standards will also improve skywalk aesthetic.

- **Goods and Services:** Convenience for workers, residents and travelers such as nail salons, tailoring service and daycare.
- **Food and Beverage:** Fast-casual, bars and unique restaurants to support visitors and residents.

3. SMALL BUSINESS SUPPORT

Unique neighborhood identities and robust retail rely upon small businesses which makes supporting small businesses an instrumental piece to the Downtown DSM Retail 2030 plan. A key component to this is providing resources to help small businesses succeed in Downtown including:

- A small business liaison to both help navigate City policies and procedures and provide marketing support.
- A small business startup guide to include items such as City of Des Moines contacts, Partnership targeted small business events, overviews on sign ordinances, e-commerce tips and more.
- Annual outreach to various retail districts to ensure concerns are addressed and solutions are collaboratively created and relationships are built amongst owners.
- Working with minority-owned businesses to expand offerings in Downtown and promote a more diverse landscape of retail business.

The Partnership has recently launched a campaign promoting Downtown DSM. This campaign highlights the ease of traveling to and within Downtown, and the vibrancy of experiencing Downtown. Continuing this campaign and working with businesses to understand what district-specific support is needed will help foster further success.

Finally, steps will be taken to support startups and to also fill in vacant spaces. A coordinated pop-up program will be explored to provide a more accessible launching space to new businesses. Work should also be made with property owners to provide more realistic rents if spaces have sat vacant for long periods of time for short-term rates. Also, as work is done to connect the districts, it's important to keep in mind that building contiguous retail may require overhead concessions on the front-end to help businesses gain traction. For instance, the City may consider new tactics for developers willing to help connect districts and on ways to keep existing rents reasonable. Additionally, the task force will continue to work with the City on the development of locations with planned first floor commercial space on development or redevelopment projects.

4. STRATEGIC INFRASTRUCTURE

Successful retail is built upon successful infrastructure. Addressing issues such as transportation, parking, wayfinding and events is an evolving process that is never complete.

SKYWALKS

Many cities across the U.S. are re-evaluating their skywalk systems. They add tremendous value during Iowa winters, but also draw people away from the sidewalk level creating two levels of retail opportunities and challenges. That being said, the skywalks can be a tremendous asset to Downtown employees, residents and visitors with access to a network of buildings. As we look to the future of the skywalks, it's important to address three priority areas:



- **Aesthetics:** Create skywalk design and maintenance standards with enforcement protocol. Also consider public art in key locations to bring life to stagnant spaces.
- **Filling Vacancies:** Skywalk bays are a perfect spot for pop-up consideration as well as convenience-oriented retail for Downtown workers and visitors.
- **Mobility:** The skywalks are a key mode of transportation for employees, residents and users which makes wayfinding all the more important. As the signage is updated on its five-year cycle, the City and Skywalk Committee should assess the effectiveness of the current system and use technology to improve upon the user experience. Likewise, keeping the skywalk app up-to-date is also important. The Partnership and Catch Des Moines have both promoted the app and will continue to do so for visitors and residents.



TRANSPORTATION

A common theme amongst stakeholders was the need to connect districts both physically and perceptually. This is where transportation comes into play. Statistics show that two-way streets help retail, and local developers have seen those results. In Des Moines, the 50312 zip code saw a 23 percent increase in retail sales after conversions to make Ingersoll Avenue more bike- and pedestrian-friendly. Implementing the Connect Downtown plan will not only help retail, but also the visitor and resident experience with better walkability and overall mobility. Connect Downtown modifications such as augmented driving lane sizes and directions, added parallel parking, new bike lanes and improved crosswalks will maximize the economic potential of Downtown DSM.

DART currently provides a free Downtown shuttle service, the D-Line, that connects Downtown east to west on weekdays and Saturdays during the day. As Downtown continues to grow, the idea of a north-south D-Line and service to other developing areas in Downtown will continue to be explored along with expanded hours to better facilitate transportation needs for residents and visitors in Downtown.

In addition to being mindful about connections within Downtown, it is also important to consider connections to Downtown. Connecting our neighborhoods in each direction is critical in ensuring Downtown is an amenity for the entire community, not just some. The Sixth Avenue Corridor and Gray's Station bridge will help connect to the north and south, but continuing to assess linking our neighborhoods to Downtown is an essential part of the ongoing implementation.

Lastly, it is important to consider the implications of construction on retail. City policy requiring walkways on both sides of the street during construction versus just one will make it easier for pedestrians to navigate Downtown. Additionally, an effort could be made to partner with local artists to make detours more playful to encourage individuals to make the extra effort to get around construction areas and to their favorite shops.

SIGNAGE AND PARKING

Parking and wayfinding efforts are never complete and can always be improved upon. The task force suggests evaluating and updating Downtown wayfinding signs as districts emerge and additional retail is established.

Unlike many other cities in the Midwest, parking options in Downtown DSM are readily available and reasonably priced. There are approximately 30,000 public parking spaces in Downtown DSM, including more than 3,500 parking meters for long- and short-term parking needs. New timing and fees on the parking meters have been implemented to help turn over spots for shoppers and diners. The next step needed in parking accessibility is updated technology on our meters. Having the ability to pay via an app or with a smartphone will make parking more convenient for both visitors and residents.

Continuing to promote parking availability and changes are instrumental in driving retail sales. As a result of The Partnership's 2018 Downtown DSM marketing campaign, there has been a 94 percent increase in visitors to the downtownDSMUSA.com parking page. Continuing these efforts will make visiting Downtown to shop, dine or see a show as simple and straightforward as possible.



EVENTS

One of the greatest things to attract people and add vibrancy to Downtown is events. Over the past 10 years there has been the emergence and growth of several events, festivals and races. In fact, the most requested Downtown enhancement in a recent Downtown survey was more entertainment and events. Downtown must continue to support a variety of special events while at the same time being mindful of the street closures that hinder sales for local shops and restaurants, especially when many festivals currently occur in the Western Gateway. The new amphitheater and park space at Water Works Park will provide a much-needed alternative event space as will the proposed urban riverfront

park in the Market District of the Historic East Village. It will also be wise to consider an additional event space as districts continue to develop.

Key components to supporting both our events and businesses are communication and marketing. The task force suggests targeted press releases and communication emphasizing how to navigate Downtown during events and construction versus where to avoid. Through the street closure process, it's suggested that events have a communications plan for local businesses and even work with local shops and restaurants to promote traffic. Lastly, to ensure that events are spread throughout a variety of spaces Downtown, the street-use committee may consider categorizing events and basing location options on type and size of the event. A best practices event checklist will be created collaboratively with the City and event stakeholders, and then overseen through the street-use committee.

53% OF SMALL BUSINESSES WOULD LIKE BETTER COMMUNICATION ABOUT DOWNTOWN EVENTS

— Downtown Retail Discussion Groups, 2018

IMPLEMENTATION RECOMMENDATIONS AND SCHEDULE

The following is a recommended timeline to guide future actions and decision-making; not a commitment to funding. Funding for specific projects will be allocated based on availability and priorities of involved funding stakeholders. Actions and projects will also require final approval from respective boards and the City Council.

TIMING

- Ongoing: Continuous work
- Immediate: 1 – 2 years
- Short-Range: 3 – 5 years
- Mid-Range: 6 – 10 years
- Long-Range: 10 years or more

RESPONSIBLE PARTNERS

- Capital Crossroads (CCR)
- Catch Des Moines (CVM)
- City of Des Moines (City)
- DART
- Des Moines Area Metropolitan Planning Organization (MPO)
- Des Moines Downtown Chamber of Commerce (Chamber)
- Greater Des Moines Partnership
- Neighborhood associations
- Operation Downtown (OD)
- Private Developers/Developers
- Property Owners

| STRATEGY | TACTIC | TIMELINE | RESPONSIBLE AGENCY |
|--|---|-------------|--|
| DATA | Create data hub online. | Immediate | Partnership |
| | Investigate technology to track pedestrian counts in key corridors. | Immediate | Partnership, OD, MPO, City |
| | Skywalk counts. | Immediate | Partnership, OD, MPO, City |
| | Include up-to-date space availability, size and rates on data hub. | Immediate | Partnership |
| IDENTITY | Create and promote artist maps for each district. | Immediate | Partnership, CXR, Chamber |
| | Consider special signage for each district. | Short-Range | All |
| | Consider public art activations within the districts. | Ongoing | CXR, OD, City |
| | Incorporate placemaking tactics to animate spaces, enhance the city experience and create a greater connection between people and place. | Ongoing | CXR, Partnership, City, OD |
| | Promote space for businesses complementary to each district. | Ongoing | Partnership, City |
| | Provide necessary infrastructure to encourage development in Market District. | Ongoing | City, Developers |
| | Create greenspace for recreation and events in Market District. | Mid-Range | City, Developers |
| | Work with Nationwide and Kum & Go to recruit businesses complementary to Western Gateway. | Immediate | Partnership, City |
| | Provide additional residential development in Bridge District, Market District of the Historic East Village, West End and Gray's Lake Area. | Ongoing | Private Developers |
| | Construct bridge to connect Gray's Lake Area to the lake. | Immediate | Private Developers |
| | Create trail in the Gray's Lake Area connecting the district to north side of Downtown. | Short-Range | Private Developer, City |
| | Follow Connect Downtown plan to make Fourth and Fifth Street serve as a pedestrian corridor. | Mid-Range | City |
| | Work with local building owners to promote space in the Arena District to national entertainment play retailers. | Short-Range | Partnership, Developers, City |
| | Consider public art throughout skywalks or in key corridors. | Ongoing | City, Property Owners, CXR, OD |
| Create and implement skywalk design and maintenance standards. | Short-Range | All | |
| SMALL BUSINESS | Establish a Small Business Liaison to help with city policies, advocacy and marketing. | Short-Range | City, Chamber, Partnership |
| | Spotlight each Downtown district on websites. | Immediate | Partnership |
| | Establish annual outreach to districts to hear concerns and create solutions. | Immediate | Chamber, Partnership, City |
| | Create a small business startup guide. | Immediate | Partnership, City |
| | Work with minority-owned businesses to expand offerings in Downtown and promote a more diverse landscape of retail business. | Immediate | All |
| | Create coordinated pop-up program for vacant spaces. | Short-Range | Property Owners, Partnership, City |
| | Work with property owners to provide more realistic rents if spaces have sat vacant for long periods of time. | Ongoing | City, Partnership |
| | Consider new tactics for developers willing to help connect districts with new projects. | Immediate | City |
| INFRASTRUCTURE | Follow Connect Downtown plan to promote retail, walkability and mobility. | Short-Range | City, Partnership, DART, MPO |
| | Follow DART Forward 2035 Plan to ensure strong transit system. | Immediate | City, DART |
| | Evaluate need for north-south B-Line and/or expanded hours. | Short-Range | City, DART, MPO, Developers |
| | Make detours playful with creative placemaking. | Ongoing | City, OD |
| | Create policy for walkways on both sides of street during construction, not just one. | Immediate | City, OD, Partnership |
| | Continue to evaluate and update wayfinding signage. | Ongoing | City, Partnership, CVB |
| | Update parking meter technology to allow for smartphone payment. | Short-Range | City |
| | Create best practices checklist for events. | Immediate | Partnership, City, CXR, OD, Events |
| | Consider updating street use application to categorize events and give location options based on type and size. | Immediate | City, Events, Partnership, CXR |
| | Consider creation of secondary Downtown event space. | Mid-Range | City, Private Developer, Partnership |
| | Distribute targeted press releases and communications on how to navigate Downtown during events and construction. | Immediate | City, Neighborhood associations, Partnership, Chamber, CVB, Events |
| | Require events to provide a communication plan for businesses and residents/visitors. | Immediate | Events, City, Chamber, Neighborhood associations, Partnership, CVB |





THE TOMORROW PLAN

A Summary to Launch a Greener Greater Des Moines

The Tomorrow Plan looks forward to 2050 for Greater Des Moines. We are many distinct communities working as one to compete globally and leave a dynamic, enduring legacy for future generations. We focus on the economy, the environment, community vitality, and regional cooperation. The plan will save us money, draw resources and talent to the region, and prepare us for future growth.

Everyone has a role.

The Tomorrow Plan works as a voluntary, best practices guide for communities to use as they see appropriate. Though this document is non-binding, the communities that do participate will reap the benefits of leaving a lasting legacy through:

- Cost savings through efficiency
- Strengthened public health, personal happiness, and sense of community
- Improved development opportunities
- Enhanced community character
- More choices to live, learn, work, and play
- Power of a regional brand to supplement community identity
- More choices to share culture and experiences
- Increased funding for infrastructure, services, technology and the arts
- Enhanced recreation and ecology benefits
- Lowered flood risk with improved water quality
- Empowered neighborhoods and dynamic nodes of opportunity



VISIT THE WEBSITE FOR MORE INFORMATION
WWW.THETOMORROWPLAN.COM

TOMORROW IS TODAY -

Let's Get Started!

This document not only summarizes The Tomorrow Plan's highlights, it also outlines the top action steps we'll take over the next 1 to 2 years so all of the regional initiatives launch and the goals get well underway. This piece also highlights partners to lead or serve as catalysts for progress.

Mobilizing Tomorrow

The Tomorrow Plan belongs to all of us, but someone needs to make sure it moves forward. The Tomorrow Plan Steering Committee provides oversight for the ongoing work of The Tomorrow Plan, while the MPO staff offers day-to-day prompting and supports the work with its many partners.

To keep The Tomorrow Plan going, the Steering Committee meets at least three times annually. It reviews the work, makes recommendations to the MPO Policy Committee regarding regional priorities, and reports on the plan's progress. The MPO Policy Committee sets final priority projects, helps identify funding opportunities, and adjusts the MPO's traditional priorities to better support The Tomorrow Plan. Growing funding opportunities for all is an ongoing effort of The Tomorrow Plan, the Steering Committee, the MPO, and the many partners.

ACRONYM GLOSSARY

| | | | | | |
|-------|--|--------|--------------------------------------|-------|--|
| CC | Capital Crossroads | DMWW | Des Moines Water Works | HGO | Non-Governmental Organizations |
| CF | Community Foundation of Greater Des Moines | DOT | Do One Thing | PCCF | Polk County Conservation Board |
| CLASS | Central Iowa Shelter & Services | HP2020 | Healthy Polk 2020 | PCHIT | Polk County Housing Trust Fund |
| CSO | Centennial Sustainable Communities | GDMP | Greater Des Moines Partnership | RICO | Regional Infrastructure Coordinating Committee |
| CVB | Convention & Visitors Bureau | IDNR | Iowa Department of Natural Resources | IMA | Intermodal Management Association |
| DART | Des Moines Area Regional Transit Authority | IH | Iowa Highways | UA | Urban Ambassadors |
| DMACC | Des Moines Area Community College | MAA | Metro Arts Alliance | WMA | Watershed Management Authority |
| DMABC | Des Moines Area Believers Council | MPO | Metropolitan Planning Organization | WBA | Wastewater Reclamation Authority |
| DMSC | Des Moines Soccer Club | MWA | Metro Waste Authority | YP | Young Professionals |

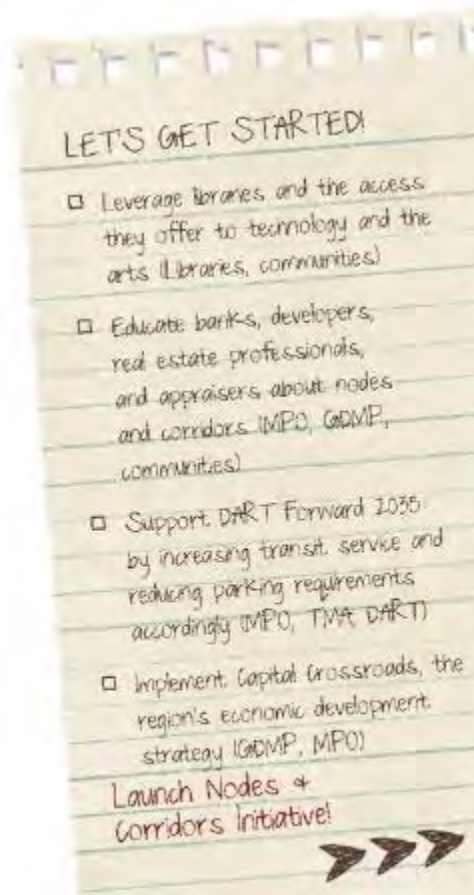
GOAL 1 GDMP+MPO

Create a resilient regional economy

A healthy economy is the foundation upon which to build a more sustainable future. The Tomorrow Plan builds on our strengths to compete in a changing global marketplace. Economic analysis indicates opportunities to diversify our economy by leveraging the work of other planning efforts, expanding the capacity for entrepreneurship, and growing educational options in necessary skills.

Strategies

- A. Develop a vibrant, walkable system of employment and residential activity centers with access to public transportation (nodes and corridors)
- B. Provide many means of access and transportation throughout the region
- C. Create an innovation core for advanced manufacturing, biotechnology, and information technology
- D. Enhance Greater Des Moines' digital infrastructure
- E. Grow and retain existing companies
- F. Expand and enhance preparation for the world of work, including retraining



INITIATIVE J

NODES & CORRIDORS

The Nodes & Corridors initiative emphasizes a strategic, regional approach to guiding growth towards identified locations – nodes – throughout Greater Des Moines. These nodes connect with one another and the region as a whole through corridors. This creates compact, walkable mixed-use centers while strengthening our existing investments, protecting the environment, and providing a variety of employment, housing, and transportation choices.



KEY STEPS TO LAUNCH

1. Identify areas for development/redevelopment as walkable nodes and corridors. (MPO, communities)
2. Develop sample codes to help communities achieve vibrant, mixed-use, walkable environments. (MPO, communities)
3. Promote through inclusion in community comprehensive plans (Communities)

VISIT THE WEBSITE FOR MORE INFORMATION
WWW.THETOMORROWPLAN.COM

THE TOMORROW PLAN!
Partnership for a Diverse Greater Des Moines

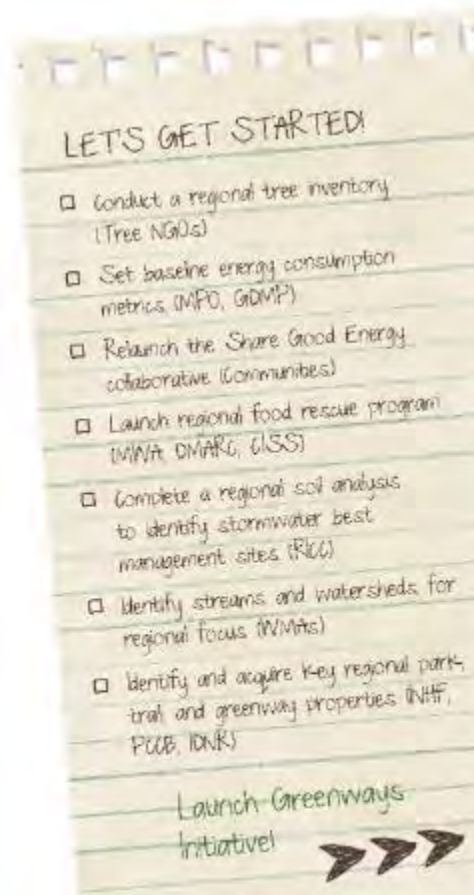
GOAL 2 MWA + MPO

Improve the region's environmental health and access to the outdoors

How the region manages energy, waste, and natural resources provides the backdrop for vibrant economies, welcoming communities, and public and personal health. The stormwater management, clean air, reduced waste, energy conservation and public recreation strategies greatly benefit the region in ways we can measure.

Strategies

- A. Promote use of renewable energy and reduced energy consumption
- B. Minimize the waste stream, emphasizing waste reduction
- C. Build a region-wide greenways system
- D. Develop a regional stormwater approach that includes natural systems
- E. Expand tree canopy and regional park capacity – acres, facilities, programs, and connections



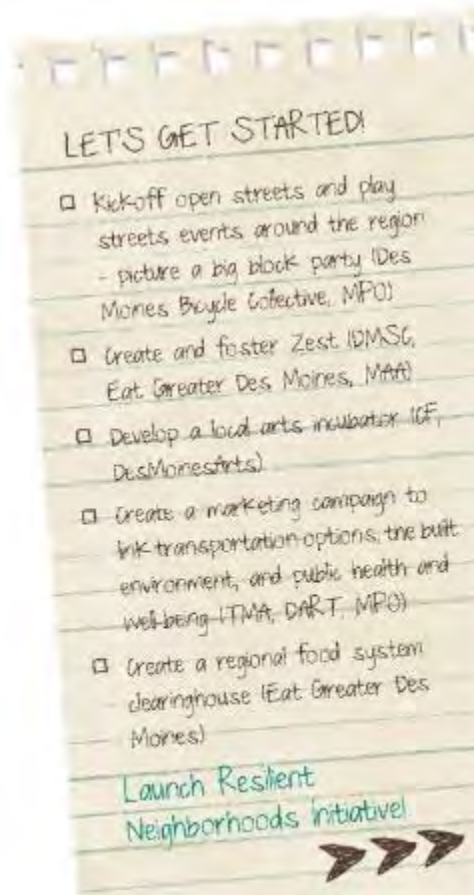
GOAL 3 PCHTF + HP2020

Further the health and well-being of all residents in the region

Quality of life sets Greater Des Moines apart from its competitors. The region earns high marks for its affordability, access to the outdoors, and family-friendly atmosphere. Yet challenges to the region include access to ample housing choices, jobs, and local food; a lack of transportation options; decreasing physical activity; and more. For Greater Des Moines to flourish, all aspects of health and well-being need promotion throughout the region.

Strategies

- A. Ensure diverse housing choices – in terms of cost, style, and location – throughout the region
- B. Make walking, biking, and using public transportation as viable as driving
- C. Make healthy choices intuitive
- D. Provide access to healthy food
- E. Encourage and celebrate community building
- F. Promote community/regional heritage, character, and historic preservation
- G. Create Zest, a committee to reflect and celebrate our diversity, and spark regional “wow” factors



INITIATIVE 3

RESILIENT NEIGHBORHOODS

As economic, social, or environmental conditions change over time, neighborhoods must adapt, or show resilience. Having a patchwork quilt of multiple resilient neighborhoods—each with different character, assets, and strengths—makes a region flexible and able to adapt to any challenges it may face. In other words, a region composed of resilient neighborhoods stands the test of time.

KEY STEPS TO LAUNCH

1. Establish neighborhood associations throughout the region (Communities)
2. Initiate the regional affordable housing plan (PCHTF)
3. Create a model inclusionary zoning ordinance (PCHTF, MPO)



VISIT THE WEBSITE FOR MORE INFORMATION
WWW.THETOMORROWPLAN.COM

THE TOMORROW PLAN!
Partnering for a Greater Capital City Region

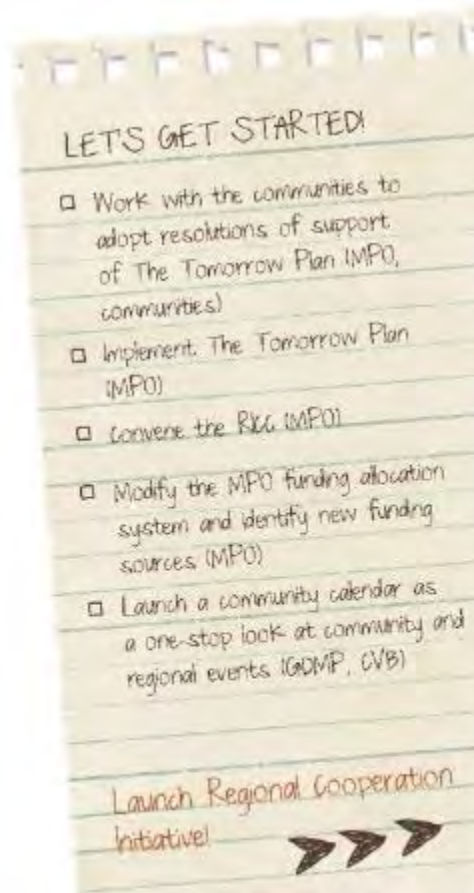
GOAL 4 RICC + MPO

Increase regional cooperation and efficiency at all levels

For any of the goals of The Tomorrow Plan to succeed, increased regional collaboration is essential. These collaborations lead to efficiencies in cost, time, and materials without sacrificing the character and particular advantages of each of the local communities or counties connected in the region.

Strategies

- A. Leverage the ongoing work of the MPO to serve as the entity to address monitoring and implementation of The Tomorrow Plan
- B. Develop a Regional Infrastructure Coordinating Committee (RICC)
- C. Maintain ongoing educational efforts for the development and maintenance of healthy communities
- D. Leverage The Tomorrow Plan to secure and award funding for regional benefit
- E. Explore the merits of regional alternative revenue sources



INITIATIVE 4

REGIONAL COOPERATION

Reach across jurisdictional boundaries to manage systems, including utilities and infrastructure.



KEY STEPS TO LAUNCH

1. Analyze suitability around the region for natural stormwater utilities (RICC)
2. Analyze community stormwater practices and ordinances (RICC)
3. Develop sample ordinances for the region (RICC)

VISIT THE WEBSITE FOR MORE INFORMATION
WWW.THETOMORROWPLAN.COM

THE TOMORROW PLAN!
Partnering For a Greater Greater Dec Moines

INITIATIVE 5

EVERYDAY STEWARDS: DO ONE THING

As we said at the outset, everyone has a role in The Tomorrow Plan. Whether as a resident steward, an activist, a champion, a teacher, mediator, community leader, or neighborhood group, The Tomorrow Plan – and our region’s future – depends on you.

Many small actions add up. To further the idea of taking small steps, The Tomorrow Plan is launching the Do One Thing (DOT) campaign. With every seemingly small DOT activity, we build the foundation for big shifts and help make our region a better place.



KEY STEPS TO LAUNCH

- 1. Launch the Do One Thing – DOT – campaign and secure 15,000 DOT pledges (MPO)
2. Take the Do One Thing pledge (You)
3. Connect the DOTs by engaging with one of the many existing community groups – see the Acronym Glossary for some ideas (You)

Taking the DOT pledge? Here are some ideas!

- Buy local goods and food whenever possible
• Garden, compost, and use native plants
• Reduce, reuse, recycle
• Turn off and unplug
• Drink tap water
• Carpool, ride the bus, walk, or bike
• Donate your time and money
• Check out local and regional events
• Vote in all elections
• Get to know your neighbors



VISIT THE WEBSITE FOR MORE INFORMATION WWW.THETOMORROWPLAN.COM THE TOMORROW PLAN! Partnering for a Greater District One Future.

Measuring Tomorrow

The timeline for launching the regional initiatives serves as one key measure of success. Are we getting these big picture efforts underway according to plan?

The Tomorrow Plan also looks at specific measures to track the region's progress, including:

- *Half of high-quality natural areas protected by 2025 (all by 2050)*
- *Improved stream stability measured at 13 existing monitoring stations (volatility reduced by one-fourth by 2025 and half by 2040)*
- *Steady reduction in the poverty rate*
- *Steady increase in transit service frequency at nodes*
- *Steady reduction in combined housing and transportation costs*
- *Steady growth in jobs per household*
- *Steady growth in the arts and audience participation*

Our Mission

Ever mindful of future generations, our mission is to cooperate across political boundaries to achieve social, economic, and environmental resilience for Greater Des Moines.

LET'S GET STARTED! TIMELINE





Plan DSM

Plan DSM: Creating Our Tomorrow is the City of Des Moines' Comprehensive Plan for how it will grow into the future. It consists of a vision statement of values the City considers important for the future; goals and policies for eight different Plan elements; a separate element addressing social equity; an implementation chapter describing how the Plan can be realized; and, a Future Land Use Map.

Move DSM

The Move DSM plan will clearly identify how transportation supports the City's goals outlined in PlanDSM for safety, quality of life, and economic development and ensure that Des Moines is best positioned to provide transportation options for all citizens in every stage of life.

Live DSM

This plan charts a course for the City's future aimed at reaching a new understanding of what parks and recreation means to the City and its residents. Public engagement, reflections of decision makers and community leaders, staff input and the ongoing involvement of steering and technical committees drive this plan.

Connect Downtown

Connect Downtown is a plan to "make Des Moines a vibrant and walkable 24-hour place."

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION


1/27/2021 Polk County Assessor 020/00962-002-007

Polk County Assessor 111 Court Avenue #195
Des Moines, IA 50309-0904 (515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

| Location | | | | | |
|-----------------|--------------------------------------|-------------|----------------------------|---------------------|---------------------------|
| Address | 200 SW 16TH ST | | | | |
| City | DES MOINES | Zip | 50309 | Jurisdiction | Des Moines |
| District/Parcel | 020/00962-002-007 | Geoparcel | 7824-08-276-010 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM91/Z | Tax Authority Group | DEM-C-DEM-77206 |
| TIF | 62/Des Moines Metro Center Merged UR | Bond | Des Moines SSMID 1 Downlow | Submarket | Central Business District |
| Appraiser | Cary Halpog, ICA 515-286-2279 | | | | |

Map and Current Photos - 2 Records

Click on parcel to get a new listing



[Biege Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)

Photo Processed on 2015-11-02 a





Photo Processed on 2015-11-02 b



[Historical Photos](#)

| Ownership - 1 Record | | | | |
|----------------------|-----|------------------|----------|-----------|
| Ownership | Num | Name | Recorded | Book/Page |
| Title Holder | 1 | DICO COMPANY INC | | |

Legal Description and Mailing Address

web.assess.co.polk.ia.us/cgi-bin/web/tt/infoqry.cgi?tt=card/card&cp=02000962002007 1/11

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 02000962-003-007

| | |
|--|---|
| -EX RD EAS BEG 158.16F S OF INTSEC OF N ROW LN MARKET ST & W ROW LN SW 17TH ST THN S 129.46F SWLY 308.42F NW 14.21F SW 19.61F SE 14.21F SWLY 155.68F TO W LN LT C NE 82.17F NW 293.96F NW 124.99F SELY 212.33F SE 415.23F TO POB LTS 1,2 & C- & -EX N150F & TRI PC 50 X 200 SE COR- LT 1 & -EX N 150F & S & W OF LN BEG INTSEC S LN LT A & B LN LT 2 THN NWLY ALNG ELY LN 1904.72F NW TO W LN- LT 2 & A11 LT B DICO PLAT 1 | JOETTA CRAVEN DICO CO INC 2701 SPRUCE ST QUINCY, IL 62301-3473 |
|--|---|

Current Values

| Type | Class | Kind | Land | Bldg | Total |
|------------|------------|------|-----------|----------|-----------|
| 2020 Value | Industrial | Full | \$278,000 | \$19,000 | \$297,000 |

[Unadjusted Cost Report](#)

Auditor Adjustments to Value

| Category | Name | Information |
|---|-----------------|----------------------------------|
| 2020 Business Property Tax Credit | JANICE WALBRING | Application 4075 |

Zoning - 2 Records

| Zoning | Description | SF | Assessor Zoning |
|--------|-----------------------|---------|-----------------|
| DX2 | DX2 Downtown District | 1614628 | Commercial |
| F | F Flood District | 50670 | Floodway |

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

Land

| Square Feet | Acres | Topography |
|-------------|---------|-------------|
| 1,665,299 | 38.230 | Blank |
| Shape | Vacancy | Unbuildable |
| Irregular | Blank | Blank |

Commercial Summary

| Occupancy | Land Demolish | Age, Weighted | 1943 | Total Story Height | 2 |
|-------------------------|-----------------|-----------------------|-----------|----------------------|--------------------------------------|
| Land Area | 1,665,299 | Gross Area | 186,631 | Finished Area | 0 |
| Unfinished Bsmnt Area | 600 | Finished Bsmnt Area | 0 | Number of Units | 0 |
| Primary Group | Warehouse | Percent Primary Group | 48.69 | Secondary Group | Industrial Light |
| Percent Secondary Group | 44.58 | Grade, Weighted | 4/Grade 4 | Bldg Class, Weighted | 4/Frame, Concrete Blk, Tile, Tilt Up |
| Condition, Weighted | BN/Below Normal | Ground Floor Area | 163,955 | Perimeter | 2,984 |
| Unfinished Area | 186,631 | | | | |

Commercial Sections - 6 Records

Commercial Section #101

| Occupant | DICO CORP | | | | |
|--------------------|--------------|-----------------------------|---------------|------------|----------|
| Section Multiplier | 1 | Occupancy | Land Demolish | Foundation | Concrete |
| Exterior Wall | Brick Veneer | Insulation | Yes | Roof | Flat |
| Roof Material | Built-up | Manual Overhead Square Foot | 368 | Wiring | Adequate |

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Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 020/00962-002-007

| | | | | | |
|------------------------|----------|--------------------|--------------|--------------------|--------------|
| Plumbing | Adequate | Total Story Height | 1 | Frame Type | Steel |
| Fireproof Construction | No | Bldg Class | Brick Veneer | Total Section Area | 18,760 |
| Ground Floor Area | 18,160 | Perimeter | 614 | Grade | 4+10 |
| Year Built | 1946 | Year Remodel | 1991 | Condition | Below Normal |

Comment ABOUT 50% BRICK ON BLOCK, REMAINDER BLOCK, NEW ROOF, HEATING, & INT FIN 1991

Commercial Groups - 3 Records

Commercial Group #101 1

| | | | | | |
|------------------|-------------------|------------------|--------|----------------|-----|
| Use Code | Unfinished Unused | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 12,000 | Base Floor Area | 12,000 | Wall Height | 12 |
| Heating | Central | Air Conditioning | Yes | Sprinkler | Wet |
| Exhaust System | No | | | | |

Comment CORP HEADQUARTERS- damaged in 93 flood not repaired 5/95

Commercial Group #101 2

| | | | | | |
|------------------|-----------|------------------|--------|----------------|-----|
| Use Code | Warehouse | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 6,160 | Base Floor Area | 6,160 | Wall Height | 16 |
| Heating | Unit | Air Conditioning | None | Sprinkler | Wet |
| Exhaust System | No | Condition | Normal | | |

Commercial Group #101 3

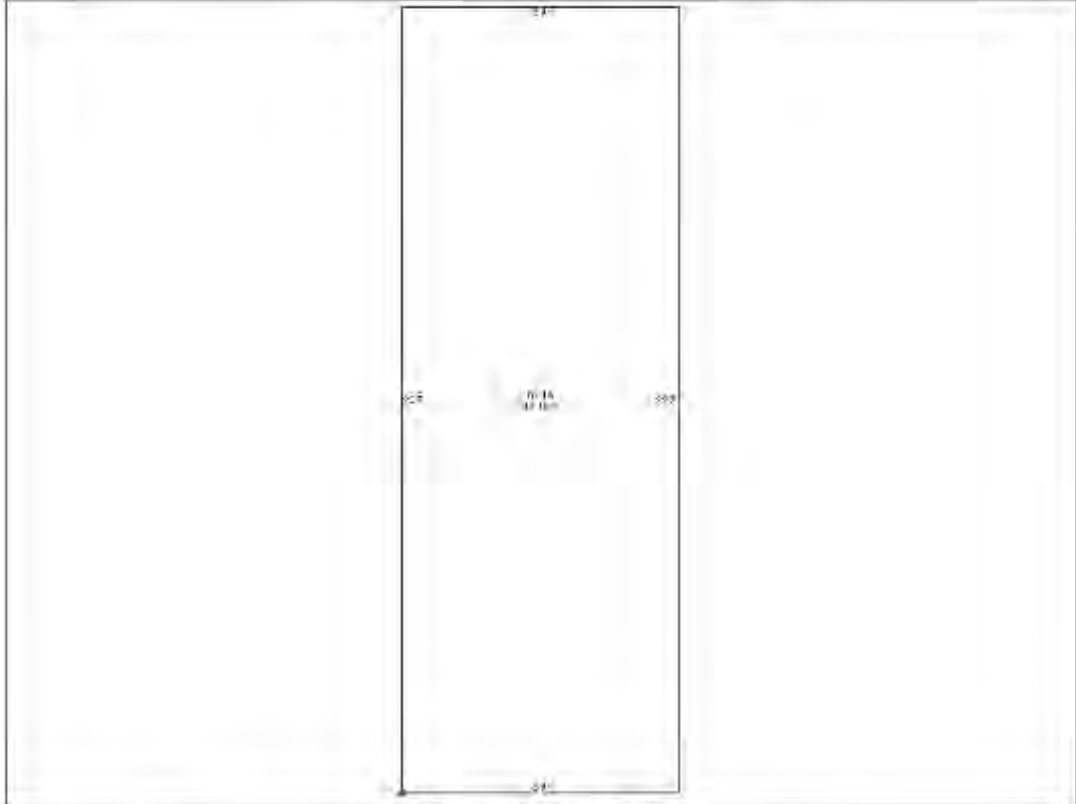
| | | | | | |
|------------------|-----------------|----------------|-----|------------------|------|
| Use Code | Basement Entire | Number Stories | 1 | Total Group Area | 600 |
| Base Floor Area | 600 | Wall Height | 9 | Heating | Unit |
| Air Conditioning | None | Sprinkler | Wet | Exhaust System | No |
| Condition | Normal | | | | |

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor: 000/00962-000-007



Commercial Section #201

| | | | | | |
|-----------------------------|------------------------------------|---------------------------|---------------|-------------------------------|--------------|
| Occupant | DICO | | | | |
| Section Multiplier | 1 | Occupancy | Land Demolish | Foundation | Concrete |
| Exterior Wall | Concrete Block or Tile | Insulation | Yes | Roof | Gable |
| Roof Material | Metal | Covered Area | 840 | Covered Quality | Below Normal |
| Landings Square Foot | 6,060 | Landing Quality | Below Normal | Entrance Square Foot | 1,420 |
| Entrance Quality | Below Normal | Wiring | Adequate | Plumbing | None |
| Total Story Height | 1 | Frame Type | Steel | Fireproof Construction | Itc |
| Bldg Class | Frame, Concrete Bldg, Tile, Blt Up | Total Section Area | 42,520 | Ground Floor Area | 42,520 |
| Perimeter | 926 | Grade | 4+00 | Year Built | 1956 |
| Condition | Below Normal | | | | |

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Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 000/00962-000-007

| | | | | | |
|-------------------------------------|--|-------------------------|--------|-----------------------|-----|
| Condition | Below Normal | | | | |
| Comment | IDLE BY EPA ORDERS FOR 2 MOS 9/2/92 75% FUNC | | | | |
| Commercial Groups - 1 Record | | | | | |
| Commercial Group #301 1 | | | | | |
| Use Code | Warehouse | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 19,800 | Base Floor Area | 19,800 | Wall Height | 14 |
| Heating | Hot Water | Air Conditioning | None | Sprinkler | Wet |
| Exhaust System | No | | | | |

Commercial Section #401

| | | | | | |
|---------------------------|--------------|---------------------------|---------------|-------------------------------|----------|
| Occupant | DICO | | | | |
| Section Multiplier | 1 | Occupancy | Land Demolish | Foundation | Concrete |
| Exterior Wall | Metal | Insulation | Yes | Roof | Gable |
| Roof Material | Metal | Wiring | Adequate | Plumbing | None |
| Total Story Height | 1 | Frame Type | Steel | Fireproof Construction | No |
| Bldg Class | Metal | Total Section Area | 21,504 | Ground Floor Area | 21,504 |
| Perimeter | 320 | Grade | 4+00 | Year Built | 1966 |
| Condition | Below Normal | | | | |

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Documentation of Current Valuation

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1/27/2021 Palix County Assessor 020/00962-002-007

| Commercial Groups - 1 Record | | | | | |
|------------------------------|------------------|------------------|--------|----------------|-----|
| Commercial Group #401 1 | | | | | |
| Use Code | Industrial Light | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 21,504 | Base Floor Area | 21,504 | Wall Height | 16 |
| Heating | Unit | Air Conditioning | None | Sprinkler | Wet |
| Exhaust System | No | | | | |
| Comment | PRESS AREA | | | | |

| Commercial Section #501 | | | | | |
|--------------------------|------------------|----------------------|---------------|---------------------------|----------|
| Occupant | DICO | | | | |
| Section Multiplier | 1 | Occupancy | Land Demolish | Foundation | Concrete |
| Exterior Wall | Brick on Masonry | Insulation | Yes | Roof | Gable |
| Roof Material | Built-up | Wiring | Adequate | Plumbing | Adequate |
| Number Freight Elevators | 1 | Number Freight Stops | 2 | Freight Elevator Capacity | 10000 |
| Total Story Height | 2 | Frame Type | Steel | Fireproof Construction | No |
| Bldg Class | Brick or Masonry | Total Section Area | 55,079 | Ground Floor Area | 32,403 |

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1/27/2021

Polk County Assessor 020/00962-002-007

| | | | | | |
|--------------------------------------|----------------------|-------------------------|--------|-----------------------|--------------|
| Perimeter | 264 | Grade | 4+00 | Year Built | 1910 |
| Condition | Below Normal | | | | |
| Commercial Groups - 3 Records | | | | | |
| Commercial Group #501 1 | | | | | |
| Use Code | Industrial Light | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 32,403 | Base Floor Area | 32,403 | Wall Height | 16 |
| Heating | Unit | Air Conditioning | None | Sprinkler | Wet |
| Exhaust System | No | Condition | Poor | | |
| Comment | CRANEWAY ON DETACHED | | | | |
| Commercial Group #501 2 | | | | | |
| Use Code | Warehouse | Base Story | 2 | Number Stories | 1 |
| Total Group Area | 15,905 | Base Floor Area | 15,905 | Wall Height | 24 |
| Heating | Unit | Air Conditioning | None | Grade Adjust | Minus 10 |
| Sprinkler | Wet | Exhaust System | No | Condition | Poor |
| Commercial Group #501 3 | | | | | |
| Use Code | Warehouse | Base Story | 2 | Number Stories | 1 |
| Total Group Area | 6,771 | Base Floor Area | 6,771 | Wall Height | 7 |
| Heating | Unit | Air Conditioning | None | Grade Adjust | Minus 10 |
| Sprinkler | Wet | Exhaust System | No | Condition | Below Normal |

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8/11

Documentation of Current Valuation

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1/27/2021 Polk County Assessor 000/00962-008-007

Commercial Section #601


| | | | | | |
|---------------------------|------------------------|-------------------------------|---------------|---------------------------|------------------------------------|
| Occupant | DICO | | | | |
| Section Multiplier | 1 | Occupancy | Land Demolish | Foundation | Concrete |
| Exterior Wall | Concrete Block or Tile | Insulation | Yes | Roof | Flat |
| Roof Material | Built-up | Covered Area | 360 | Covered Quality | Below Normal |
| Wiring | Adequate | Plumbing | Adequate | Total Story Height | 1 |
| Frame Type | Steel | Fireproof Construction | No | Bldg Class | Frame, Concrete Blk, Tile, Tile Up |
| Total Section Area | 29,568 | Ground Floor Area | 29,568 | Perimeter | 269 |
| Grade | 4+00 | Year Built | 1954 | Condition | Below Normal |
| Misc Improve | METAL CANOPY 6X60 | | | | |

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Documentation of Current Valuation

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| 1/27/2021 | | Polk County Assessor 000/00962-002-007 | | | |
|--|---|--|-------------|------------------|------------|
| Commercial Groups - 1 Record | | | | | |
| Commercial Group #601 1 | | | | | |
| Use Code | Industrial Light | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 29,568 | Base Floor Area | 29,568 | Wall Height | 14 |
| Heating | Unit | Air Conditioning | None | Sprinkler | Wet |
| Exhaust System | No | | | | |
|  | | | | | |
| Detached Structures - 4 Records | | | | | |
| Detached Structure #101 | | | | | |
| Occupancy | Other | Construction Type | Steel | Measurement Code | Dimensions |
| Measure 1 | 180 | Grade | 4 | Year Built | 1910 |
| Condition | Normal | | | | |
| Comment | LOCATED IN BLDG 8, 150ft crane way 50,000 for t rail & 10 t crans 50/50 | | | | |
| Other | CRANEWAY, 10t crane, t-rail | | | | |
| Detached Structure #201 | | | | | |
| Occupancy | Concrete Paving | Measurement Code | Square Feet | Measure 1 | 2,160 |
| Grade | 4 | Year Built | 1970 | Condition | Normal |
| Other | CONCRETE & ASPH IN FRONT | | | | |
| Detached Structure #301 | | | | | |
| www.assessor.co.ok.us/cg-bin/web/printinfo.cgi?tbl=land/card&ap=0200000000000/ | | | | | |
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Documentation of Current Valuation

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| Occupancy | | Fence | Construction Type | Chain Link | Measurement Code | Dimensions |
|--------------------------------|---------------------------------|------------------|-------------------|--------------|--------------------|------------|
| Lineal Feet | 2,200 | Height | 7 | Grade | 4 | |
| Year Built | 1970 | Condition | Normal | | | |
| Detached Structure #401 | | | | | | |
| Occupancy | Concrete Paving | Measurement Code | Square Feet | Measure 1 | 1,749,216 | |
| Grade | 6 | Year Built | 1994 | Condition | Below Normal | |
| Other | 42 ACRES CAP CONTAMINATION 3-6" | | | | | |
| Permits - 2 Records | | | | | | |
| Year | Type | Permit Status | Application | Reason | Reason1 | |
| 2015 | Pickup | Complete | 2014-12-16 | Review Value | REVIEW PROPERTY | |
| 2008 | Pickup | Complete | 2007-12-10 | Remove | PARTIAL DEMOLITION | |
| Historical Values | | | | | | |
| Yr | Type | Class | Kind | Land | Bldg | Total |
| 2019 | Assessment Roll | Industrial | Full | \$278,000 | \$19,000 | \$297,000 |
| 2017 | Assessment Roll | Industrial | Full | \$278,400 | \$100 | \$278,500 |
| 2015 | Board Action | Industrial | Full | \$232,000 | \$1,000 | \$233,000 |
| 2015 | Assessment Roll | Industrial | Full | \$357,000 | \$1,000 | \$358,000 |
| 2013 | Assessment Roll | Industrial | Full | \$223,000 | \$134,000 | \$357,000 |
| 2011 | Board Action | Industrial | Full | \$223,000 | \$134,000 | \$357,000 |
| 2011 | Assessment Roll | Industrial | Full | \$223,300 | \$222,600 | \$445,900 |
| 2009 | Board Action | Industrial | Full | \$223,300 | \$222,600 | \$445,900 |
| 2009 | Assessment Roll | Industrial | Full | \$223,300 | \$222,600 | \$445,900 |
| 2008 | Board Action | Industrial | Full | \$223,300 | \$222,600 | \$445,900 |
| 2008 | Assessment Roll | Industrial | Full | \$223,300 | \$222,600 | \$445,900 |
| 2007 | Board Action | Industrial | Full | \$176,000 | \$616,980 | \$792,980 |
| 2007 | Assessment Roll | Industrial | Full | \$223,000 | \$635,000 | \$858,000 |
| 2005 | Board Action | Industrial | Full | \$176,000 | \$616,980 | \$792,980 |
| 2005 | Assessment Roll | Industrial | Full | \$202,000 | \$660,000 | \$862,000 |
| 2004 | Assessment Roll | Industrial | Full | \$176,000 | \$616,980 | \$792,980 |

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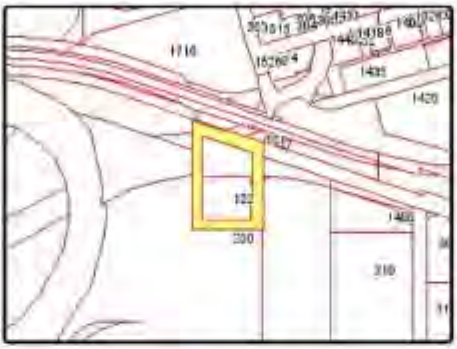
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1/27/2021 Polk County Assessor 020/02870-003-000

Polk County Assessor 111 Court Avenue #195
Des Moines, IA 50309-0904 (515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

| Location | | | | | |
|-----------------|---------------------------|-------------|-----------------------------|---------------------|------------------------|
| City | None Listed | Zip | None Listed | Jurisdiction | Des Moines |
| District/Parcel | 020/02870-003-000 | Geoparcel | 7824-08-620-027 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DMD1/Z | Tax Authority Group | DEM-C-DEM-77131 |
| Submarket | Central Business District | Appraiser | Vic Renda, ICA 515-286-3350 | | |

Click on parcel to get a new listing



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[Google Map](#) [Pictometry](#)
[Historical Photos](#)

| Ownership - 2 Records | | | | |
|-----------------------|-----|--------------------|----------|-----------|
| Ownership | Num | Name | Recorded | Book/Page |
| Title Holder | 1 | CITY OF DES MOINES | | |
| Title Holder | 2 | ROW DIVISION | | |

| Legal Description and Mailing Address | |
|---|--|
| -EX N OF UNION PACIFIC RR- BALANCE NE 1/4 SEC 8-78-24 | CITY OF DES MOINES REAL ESTATE 400 ROBERT D RAY DR DES MOINES, IA 50309-1813 |

| Current Values | | | | | |
|----------------|------------|------|------|------|-------|
| Type | Class | Kind | Land | Bldg | Total |
| 2020 Value | Government | Full | \$0 | \$0 | \$0 |

| Recent Ownership Transfers | | | | | |
|----------------------------|---------------------------|-----------------|----------------|-----------------|---------------------------|
| Grantor | Grantee | Instrument Date | Recording Date | Instrument Type | Book/Pg |
| CITY OF DES MOINES | EXILE BREWING COMPANY LLC | 2016-07-25 | 2016-08-11 | Contract | 16130/827 |

| Historical Values | | | | | | |
|-------------------|---------------------------------|------------|------|------|------|-------|
| Yr | Type | Class | Kind | Land | Bldg | Total |
| 2017 | Assessment Roll | Government | Full | \$0 | \$0 | \$0 |
| 2012 | Assessment Roll | Government | Full | \$0 | \$0 | \$0 |

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Documentation of Current Valuation

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1/27/2021

Polk County Assessor 020/02870-003-000

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1/27/2021

Polk County Assessor 020/02870-003-000

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Documentation of Current Valuation

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1/27/2021 Polk County Assessor 020/00177-003-000

Polk County Assessor 111 Court Avenue #195 (515) 286-3014 Fax (515) 286-3386
Des Moines, IA 50309-0904 polkweb@assess.co.polk.iowa.us

| Location | | | | | |
|-----------------|---------------------------------------|-------------|-----------------------------|---------------------|---------------------------|
| Address | 122 SW 16TH ST | | | | |
| City | DES MOINES | Zip | 50309 | Jurisdiction | Des Moines |
| District/Parcel | 020/00177-003-000 | Geoparcels | 7824-08-235-004 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM91/Z | Tax Authority Group | DEM-C-DEM-77206 |
| TIF | 62/Des Moines Metro Center Merged U/R | Bond | Des Moines SSMID 1 Downtown | Submarket | Central Business District |
| Appraiser | Via Rema, IGA 515-286-3359 | | | | |

Click on parcel to get a new listing

[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)
[Historical Photos](#)

| Ownership - 2 Records | | | | |
|-----------------------|-----|--------------------|------------|--------------------------|
| Ownership | Num | Name | Recorded | Book/Page |
| Title Holder | 1 | CITY OF DES MOINES | 2001-05-01 | 8798/494 |
| Title Holder | 2 | ROW DIVISION | | |

| Legal Description and Mailing Address | |
|--|--|
| S & W OF LN BEG SE COR LOT 4 THRU NW 72.25F W 240.61F TO PT ON W LN 223.34F N OF SW COR LT 8 LOTS 3 THRU 12 BLOCK 4 CITY PLACE | CITY OF DES MOINES REAL ESTATE 400 ROBERT D RAY DR DES MOINES, IA 50309-1813 |

| Current Values | | | | | |
|----------------|------------|------|------|------|-------|
| Type | Class | Kind | Land | Bldg | Total |
| 2020 Value | Government | Full | \$0 | \$0 | \$0 |

| Zoning - 1 Record | | | |
|---|-----------------------|----|-----------------|
| Zoning | Description | SF | Assessor Zoning |
| DX2 | DX2 Downtown District | | Commercial |
| <i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i> | | | |

| Land | | | | | |
|-------------|-------|------------|---------|-------------|-------|
| Square Feet | Acres | Topography | Vacancy | Unbuildable | Blank |
| 55,239 | 1.268 | | Blank | Blank | Blank |

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Documentation of Current Valuation

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1/27/2021 Polk County Assessor 020/00177-003-000

Historical Values

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|---------------------------------|------------|------|------|------|-------|
| 2006 | Assessment Roll | Government | Full | \$0 | \$0 | \$0 |

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1/27/2021 Polk County Assessor 020/00169-002-002

Polk County Assessor 111 Court Avenue #195
Des Moines, IA 50309-0904 (515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

| Location | | | | | |
|-----------------|--------------------------------------|-------------|----------------------------|---------------------|---------------------------|
| Address | 310 SW 14TH ST | | | | |
| City | DES MOINES | Zip | 50309 | Jurisdiction | Des Moines |
| District/Parcel | 020/00169-002-002 | Geoparcels | 7824-08-276-007 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM91/Z | Tax Authority Group | DEM-C-DEM-77206 |
| TIF | 62/Des Moines Metro Center Merged UR | Bond | Des Moines SSMD 1 Downtown | Submarket | Central Business District |
| Appraiser | Cary Halpup, ICA 515-286-2279 | | | | |

Click on parcel to get a new listing



[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)
[Historical Photos](#)

| Ownership - 1 Record | | | | |
|----------------------|-----|---------------------------|------------|---------------------------|
| Ownership | Num | Name | Recorded | Book/Page |
| Title Holder | 1 | BLACKACRE DEVELOPMENT LLC | 2019-12-26 | 17641/451 |

| Legal Description and Mailing Address | |
|--|---|
| -EX N 130F ON E LN & N 269.46F ON W LN- LT 2 CENTRAL DM INDUSTRIAL PK | BLACKACRE DEVELOPMENT LLC 1459 GRAND AVE DES MOINES, IA 50309 |

| Current Values | | | | | |
|----------------|------------|------|-----------|------|-----------|
| Type | Class | Kind | Land | Bldg | Total |
| 2020 Value | Commercial | Full | \$522,000 | \$0 | \$522,000 |

[Unadjusted Cost Report](#)

| Auditor Adjustments to Value | | |
|---|-----------------|-----------------------------------|
| Category | Name | Information |
| 2020 Business Property Tax Credit | MATTHEWS, CLARK | Application 12540 |

| Zoning - 1 Record | | | |
|-------------------|-----------------------|----|-----------------|
| Zoning | Description | SF | Assessor Zoning |
| DX2 | DX2 Downtown District | | Commercial |

web.assess.co.polk.ia.us/cgi-bin/web/it/infoqy/cgi/?t=card/card&dp=02000169002002 1/3

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

| | | | | | | |
|--|---------------------------------|--|----------------|-----------------------|--|-----------|
| 1/27/2021 | | Polk County Assessor 020/00169-002-002 | | | | |
| City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20) | | | | | | |
| Land | | | | | | |
| Square Feet | 324,139 | Acres | 7.441 | Frontage | 772.0 | |
| Depth | 419.0 | Topography | Blank | Shape | Rectangle | |
| Vacancy | Blank | Unbuildable | Blank | | | |
| Commercial Summary | | | | | | |
| Occupancy | Land Semi-Improved | Age, Weighted | 0 | Total Story Height | 0 | |
| Land Area | 324,139 | Gross Area | 0 | Finished Area | 0 | |
| Unfinished Bsmt Area | 0 | Finished Bsmt Area | 0 | Number of Units | 0 | |
| Percent Primary Group | 0.00 | Percent Secondary Group | 0.00 | Grade, Weighted | | |
| Condition, Weighted | | | | | | |
| Sales - 4 Records | | | | | | |
| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page | |
| RIVER POINT WEST LLC | BLACKACRE DEVELOPMENT LLC | 2019-12-20 | \$7,984,540 | Deed | 17641/451 Multiple Parcels | |
| SHERMAN ASSOCIATES, INC | RIVER POINT WEST LLC | 2007-11-19 | \$2,850,000 | Deed | 17636/882 Multiple Parcels | |
| JELD-WEN, INC | SHERMAN ASSOCIATES, INC | 2007-09-28 | \$2,850,000 | Deed | 17405/560 Multiple Parcels | |
| JACOBSON WAREHOUSE, CO AN IA GEN PARTNSP | FRANK PAXTON COMPANY | 1993-05-12 | \$2,200,000 | Deed | 6776/993 | |
| Recent Ownership Transfers | | | | | | |
| Grantor | Grantee | Instrument Date | Recording Date | Instrument Type | Book/Pg | |
| RIVER POINT WEST LLC | BLACKACRE DEVELOPMENT LLC | 2019-12-20 | 2019-12-26 | Special Warranty Deed | 17641/451 | |
| Permits - 5 Records | | | | | | |
| Year | Type | Permit Status | Application | Reason | Reason 1 | |
| 2009 | Permit | Complete | 2008-02-18 | Remove | WAREHOUSE (116649 sf) | |
| 2001 | Permit | No Add | 2000-02-03 | Alterations | REMODEL | |
| 1994 | Permit | No Add | 1993-08-04 | | Flood Damage Repair | |
| 1993 | Permit | Complete | 1992-01-14 | | Alterations | |
| 1993 | Permit | Complete | 1992-01-13 | | Alterations | |
| Historical Values | | | | | | |
| Yr | Type | Class | Kind | Land | Bldg | Total |
| 2019 | Assessment Roll | Commercial | Full | \$522,000 | \$0 | \$522,000 |
| 2017 | Assessment Roll | Commercial | Full | \$521,600 | \$0 | \$521,600 |
| 2015 | Assessment Roll | Commercial | Full | \$434,600 | \$0 | \$434,600 |
| 2013 | Assessment Roll | Commercial | Full | \$434,600 | \$0 | \$434,600 |
| 2011 | Assessment Roll | Commercial | Full | \$434,600 | \$0 | \$434,600 |
| 2009 | Assessment Roll | Commercial | Full | \$434,600 | \$0 | \$434,600 |
| web.assess.co.polk.ia.us/cgi-bin/web/infogry/cgi?tr=ssand/ce/456p=02000169002002 | | | | | | |
| 23 | | | | | | |

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 020/00168-002-002

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|---------------------------------|------------|------|-----------|-------------|-------------|
| 2007 | Assessment Roll | Commercial | Full | \$435,000 | \$1,482,000 | \$1,917,000 |
| 2005 | Assessment Roll | Commercial | Full | \$396,000 | \$1,439,000 | \$1,835,000 |
| 2003 | Board Action | Commercial | Full | \$344,000 | \$1,345,000 | \$1,689,000 |
| 2003 | Assessment Roll | Commercial | Full | \$344,000 | \$1,345,000 | \$1,689,000 |
| 2002 | Board Action | Commercial | Full | \$324,140 | \$1,269,000 | \$1,593,140 |
| 2001 | Assessment Roll | Commercial | Full | \$324,140 | \$1,269,000 | \$1,593,140 |
| 1999 | Assessment Roll | Commercial | Full | \$186,000 | \$1,269,000 | \$1,455,000 |
| 1997 | Board Action | Commercial | Full | \$180,500 | \$1,232,100 | \$1,412,600 |
| 1997 | Assessment Roll | Commercial | Full | \$180,500 | \$1,232,100 | \$1,412,600 |
| 1995 | Board Action | Commercial | Full | \$121,500 | \$1,232,100 | \$1,353,600 |
| 1995 | Assessment Roll | Commercial | Full | \$121,500 | \$1,232,100 | \$1,353,600 |
| 1994 | Correction | Commercial | Full | \$121,500 | \$1,232,100 | \$1,353,600 |
| 1994 | Board Action | Commercial | Full | \$121,500 | \$1,858,500 | \$1,980,000 |
| 1993 | Board Action | Commercial | Full | \$135,000 | \$2,065,000 | \$2,200,000 |
| 1993 | Assessment Roll | Commercial | Full | \$135,000 | \$2,065,000 | \$2,200,000 |
| 1992 | Board Action | Commercial | Full | \$129,660 | \$1,335,340 | \$1,465,000 |
| 1991 | Assessment Roll | Commercial | Full | \$129,660 | \$1,335,340 | \$1,465,000 |
| 1991 | Was Prior Year | Commercial | Full | \$129,660 | \$1,330,990 | \$1,460,650 |

This template was last modified on Sat Mar 4 12:31:48 2017

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 020/00169-002-003

Polk County Assessor 111 Court Avenue #195
Des Moines, IA 50309-0904 (515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

| Location | | | | | |
|-----------------|--------------------------------------|-------------|-----------------------------|---------------------|---------------------------|
| Address | 1400 MARKET ST | | | | |
| City | DES MOINES | Zip | 50309 | Jurisdiction | Des Moines |
| District/Parcel | 020/00169-002-003 | Geoparcels | 7824-08-276-008 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM91/Z | Tax Authority Group | DEM-C-DEM-77206 |
| TIF | 62/Des Moines Metro Center Merged UR | Bond | Des Moines SSMID 1 Downtown | Submarket | Central Business District |
| Appraiser | Cary Halfpup, RCA 515-286-2279 | | | | |

Map and Current Photos - 1 Record

Click on parcel to get a new listing

[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)

Photo Processed on 2004-04-13 a

[Historical Photos](#)

Ownership - 1 Record

| Ownership | Num | Name | Recorded | Book/Page |
|--------------|-----|---------------------------|------------|---------------------------|
| Title Holder | 1 | BLACKACRE DEVELOPMENT LLC | 2019-12-26 | 17641/451 |

Legal Description and Mailing Address

| | |
|--|---|
| -EX BEG NW COR OF LT THN SE 443.67F TO NE COR OF LT S 84.7F W 20.96F N 34.45F NWLY 425.35F N 47.01F TO POB- N 130F ON E LN & N 269.46F ON W LN LT 2 CENTRAL DM INDUSTRIAL PK | BLACKACRE DEVELOPMENT LLC 1459 GRAND AVE DES MOINES, IA 50309 |
|--|---|

Current Values

| Type | Class | Kind | Land | Bldg | Total |
|------------|------------|------|-----------|------|-----------|
| 2020 Value | Commercial | Full | \$102,000 | \$0 | \$102,000 |

[Unadjusted Cost Report](#)

Auditor Adjustments to Value

| Category | Name | Information |
|---|-----------------|-----------------------------------|
| 2020 Business Property Tax Credit | MATTHEWS, CLARK | Application 12540 |

Zoning - 1 Record

web.assess.co.polk.ia.us/cgi-bin/web/it/infoqy.cgi?it=card/card&dp=02000169002003 1/2

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 020/00169-003-003

| Zoning | Description | | SF | Assessor Zoning | |
|---|-----------------------|--------------------------------|-------|---------------------------|-------|
| DX2 | DX2 Downtown District | | | Commercial | |
| <i>City of Des Moines Community Development Planning and Urban Design 315 283-4182 (2012-03-20)</i> | | | | | |
| Land | | | | | |
| Square Feet | 63,250 | Acres | 1.452 | Topography | Blank |
| Shape | Irregular | Vacancy | Blank | Unbuildable | Blank |
| Commercial Summary | | | | | |
| Occupancy | Land Semi-Improved | Age, Weighted | 0 | Total Story Height | 0 |
| Land Area | 63,250 | Gross Area | 0 | Finished Area | 0 |
| Unfinished Bsmt Area | 0 | Finished Bsmt Area | 0 | Number of Units | 0 |
| Percent Primary Group | 0.00 | Percent Secondary Group | 0.00 | Grade, Weighted | |
| Condition, Weighted | | | | | |

Sales - 3 Records

| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page |
|-------------------------|---------------------------|----------------------------|-------------|------------|--|
| RIVER POINT WEST LLC | BLACKACRE DEVELOPMENT LLC | 2019-12-20 | \$7,984,540 | Deed | 17641/451 Multiple Parcels |
| SHERMAN ASSOCIATES, INC | RIVER POINT WEST LLC | 2007-11-19 | \$2,850,000 | Deed | 17636/382 Multiple Parcels |
| JELD-WEN, INC | SHERMAN ASSOCIATES, INC | 2007-09-28 | \$2,850,000 | Deed | 12405/560 Multiple Parcels |

Recent Ownership Transfers

| Grantor | Grantee | Instrument Date | Recording Date | Instrument Type | Book/Pg |
|----------------------|---------------------------|-----------------|----------------|-----------------------|---------------------------|
| RIVER POINT WEST LLC | BLACKACRE DEVELOPMENT LLC | 2019-12-20 | 2019-12-26 | Special Warranty Deed | 17641/451 |

Historical Values

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|---------------------------------|------------|------|-----------|------|-----------|
| 2019 | Assessment Roll | Commercial | Full | \$102,000 | \$0 | \$102,000 |
| 2017 | Assessment Roll | Commercial | Full | \$101,700 | \$0 | \$101,700 |
| 2015 | Assessment Roll | Commercial | Full | \$84,800 | \$0 | \$84,800 |
| 2013 | Assessment Roll | Commercial | Full | \$84,800 | \$0 | \$84,800 |
| 2011 | Assessment Roll | Commercial | Full | \$84,800 | \$0 | \$84,800 |
| 2009 | Assessment Roll | Commercial | Full | \$84,800 | \$0 | \$84,800 |
| 2007 | Assessment Roll | Commercial | Full | \$84,800 | \$0 | \$84,800 |
| 2005 | Assessment Roll | Commercial | Full | \$46,200 | \$0 | \$46,200 |
| 2003 | Assessment Roll | Commercial | Full | \$40,200 | \$0 | \$40,200 |
| 2001 | Assessment Roll | Commercial | Full | \$37,950 | \$0 | \$37,950 |
| 2000 | Assessment Roll | Commercial | Full | \$35,220 | \$0 | \$35,220 |

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Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 020/00169-003-003

Polk County Assessor 111 Court Avenue #195
Des Moines, IA 50309-0904 (515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

| Location | | | | | |
|-----------------|--------------------------------------|-------------|-----------------------------|---------------------|---------------------------|
| Address | 301 SW 14TH ST | | | | |
| City | DES MOINES | Zip | 50309 | Jurisdiction | Des Moines |
| District/Parcel | 020/00169-003-003 | Geoparcel | 7824-09-151-006 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM91/Z | Tax Authority Group | DEM-C-DEM-77206 |
| TIF | 62/Des Moines Metro Center Merged UR | Bond | Des Moines SSMID 1 Downtown | Submarket | Central Business District |
| Appraiser | Cary Halpup, RCA 515-286-2279 | | | | |

Map and Current Photos - 1 Record

Click on parcel to get a new listing

[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)

Photo Processed on 2010-10-14 a

[Historical Photos](#)

| Ownership - 1 Record | | | | |
|----------------------|-----|---------------------------|------------|---------------------------|
| Ownership | Num | Name | Recorded | Book/Page |
| Title Holder | 1 | BLACKACRE DEVELOPMENT LLC | 2019-12-26 | 17641/451 |

| Legal Description and Mailing Address | |
|---|---|
| -EX BEG NW COR THN SE ALNG N LN 54.4F SW53.91F TO W LN N ALNG W LN 32.54F TO POB- N 360F ON W LN & N 249.2F ON E LN LT 3 CENTRAL DM INDUSTRIAL PK | BLACKACRE DEVELOPMENT LLC 1459 GRAND AVE DES MOINES, IA 50309 |

| Current Values | | | | | |
|----------------|------------|------|-----------|-------------|-------------|
| Type | Class | Kind | Land | Bldg | Total |
| 2020 Value | Commercial | Full | \$166,000 | \$1,024,000 | \$1,190,000 |

[Unadjusted Cost Report](#)

| Auditor Adjustments to Value | | |
|---|-----------------|-----------------------------------|
| Category | Name | Information |
| 2020 Business Property Tax Credit | MATTHEWS, CLARK | Application 12540 |

| Zoning - 1 Record | | | |
|-------------------|-------------|----|-----------------|
| Zoning | Description | SF | Assessor Zoning |
| | | | |

web.assess.co.polk.ia.us/cgi-bin/web/t/infogy.cgi?tit=card/card&dp=02000169003003 1/4

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 020/00169-003-003

| Zoning | Description | | SF | Assessor Zoning | |
|---|-----------------------|---------------------------------------|--------------------------------------|--------------------------------|-----------|
| DX2 | DX2 Downtown District | | | Commercial | |
| <i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i> | | | | | |
| Land | | | | | |
| Square Feet | 103,120 | Acres | 2.367 | Topography | Blank |
| Shape | Rectangular | Vacancy | Blank | Unbuildable | Blank |
| Commercial Summary | | | | | |
| Occupancy | Land Demolish | Age, Weighted | 1988 | Total Story Height | 1 |
| Land Area | 103,120 | Gross Area | 29,704 | Finished Area | 4,050 |
| Unfinished Bsmt Area | 0 | Finished Bsmt Area | 0 | Number of Units | 0 |
| Primary Group | Warehouse | Percent Primary Group | 100.00 | Percent Secondary Group | 0.00 |
| Grade, Weighted | 4/Grade 4 | Bldg Class, Weighted | 4/Frame, Concrete Blk, Tile, Tilt Up | Condition, Weighted | NM/Normal |
| Ground Floor Area | 29,704 | Perimeter | 709 | Unfinished Area | 29,704 |
| Interior Finished Area | 4,050 | | | | |
| Commercial Sections - 1 Record | | | | | |
| Commercial Section #101 | | | | | |
| Section Multiplier | 1 | Occupancy | Land Demolish | Foundation | Concrete |
| Exterior Wall | Concrete Tilt up | Insulation | Yes | Roof | Flat |
| Roof Material | Built-up | Automatic Overhead Square Foot | 183 | Wiring | Adequate |
| Plumbing | Adequate | Total Story Height | 1 | Frame Type | Steel |
| Fireproof Construction | No | Bldg Class | Frame, Concrete Blk, Tile, Tilt Up | Total Section Area | 29,704 |
| Ground Floor Area | 29,704 | Perimeter | 709 | Grade | 4+00 |
| Year Built | 1988 | Condition | Normal | | |
| Comment | TRUCKWELL 25X40 | | | | |

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 020/001 03-009-003

| Commercial Groups - 2 Records | | | | | |
|-------------------------------|-----------------|------------------|--------|----------------|---------|
| Commercial Group #101 1 | | | | | |
| Use Code | Warehouse | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 29,704 | Base Floor Area | 29,704 | Wall Height | 19 |
| Heating | Central | Air Conditioning | Yes | Sprinkler | Wet |
| Exhaust System | No | | | | |
| Commercial Group #101 2 | | | | | |
| Use Code | Interior Finish | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 4,050 | Base Floor Area | 4,050 | Heating | Central |
| Air Conditioning | Yes | Sprinkler | Wet | Exhaust System | No |

| Detached Structures - 1 Record | | | | | |
|--------------------------------|-----------------|------------------|-------------|-----------|--------|
| Detached Structure #101 | | | | | |
| Occupancy | Concrete Paving | Measurement Code | Square Feet | Measure 1 | 18,000 |
| Grade | 4 | Year Built | 1988 | Condition | Normal |

| Sales - 3 Records | | | | | |
|-------------------|-------|-----------|------------|------------|-----------|
| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page |

www.assessor.co.ok.us/cg-bin/web/printinfo.cgi?tbl=land/card&op=02000180000003
3/4

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 020/00169-003-003

| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page |
|-----------------------|---------------------------|----------------------------|-------------|------------|--|
| RIVER POINT WEST LLC | BLACKACRE DEVELOPMENT LLC | 2019-12-20 | \$7,984,540 | Deed | 17641/451 Multiple Parcels |
| MONTGOMERY PROPS CORP | RIVER POINT WEST LLC | 2016-06-28 | \$1,100,000 | Deed | 16087/404 |
| MONTGOMERY PROPS CORP | RIVER POINT WEST LLC | 2009-10-01 | \$1,100,000 | Contract | 13245/780 |

Recent Ownership Transfers

| Grantor | Grantee | Instrument Date | Recording Date | Instrument Type | Book/Pg |
|----------------------------|---------------------------|-----------------|----------------|-------------------------|---------------------------|
| RIVER POINT WEST LLC | BLACKACRE DEVELOPMENT LLC | 2019-12-20 | 2019-12-26 | Special Warranty Deed | 17641/451 |
| MONTGOMERY PROPERTIES CORP | RIVER POINT WEST LLC | 2016-06-28 | 2016-07-13 | Warranty Deed Corporate | 16087/404 |

Historical Values

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|---------------------------------|------------|------|-----------|-------------|-------------|
| 2019 | Assessment Roll | Commercial | Full | \$166,000 | \$1,024,000 | \$1,190,000 |
| 2017 | Assessment Roll | Commercial | Full | \$165,900 | \$944,100 | \$1,110,000 |
| 2015 | Assessment Roll | Commercial | Full | \$138,000 | \$882,000 | \$1,020,000 |
| 2013 | Assessment Roll | Commercial | Full | \$138,000 | \$735,000 | \$873,000 |
| 2011 | Assessment Roll | Commercial | Full | \$138,000 | \$735,000 | \$873,000 |
| 2009 | Assessment Roll | Commercial | Full | \$138,000 | \$735,000 | \$873,000 |
| 2007 | Assessment Roll | Commercial | Full | \$138,000 | \$735,000 | \$873,000 |
| 2005 | Assessment Roll | Commercial | Full | \$125,000 | \$714,000 | \$839,000 |
| 2003 | Assessment Roll | Commercial | Full | \$109,000 | \$667,000 | \$776,000 |
| 2001 | Assessment Roll | Commercial | Full | \$103,120 | \$629,000 | \$732,120 |

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Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 020/00169-003-002

Polk County Assessor 111 Court Avenue #195
Des Moines, IA 50309-0904 (515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

| Location | | | | | |
|-----------------|--------------------------------------|-------------|-----------------------------|---------------------|---------------------------|
| Address | 315 SW 14TH ST | | | | |
| City | DES MOINES | Zip | 50309 | Jurisdiction | Des Moines |
| District/Parcel | 020/00169-003-002 | Geoparcels | 7824-09-151-002 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM91/Z | Tax Authority Group | DEM-C-DEM-77206 |
| TIF | 62/Des Moines Metro Center Merged UR | Bond | Des Moines SSMID 1 Downtown | Submarket | Central Business District |
| Appraiser | Cary Halfpup, RCA 515-286-2279 | | | | |

Map and Current Photos - 1 Record

Click on parcel to get a new listing

[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)

Photo Processed on 2014-02-19 a

[Historical Photos](#)

| Ownership - 1 Record | | | | |
|----------------------|-----|---------------------------|------------|---------------------------|
| Ownership | Num | Name | Recorded | Book/Page |
| Title Holder | 1 | BLACKACRE DEVELOPMENT LLC | 2019-08-22 | 17461/904 |

| Legal Description and Mailing Address | |
|---|--|
| -EX N 360F ON W LN & N 249.2F ON E LN- LT 3 CENTRAL DM INDUSTRIAL PK | BLACKACRE DEVELOPMENT LLC 801 GRAND AVE FL 33 DES MOINES, IA 50309 |

Current Values

| Type | Class | Kind | Land | Bldg | Total |
|------------|------------|------|-----------|-----------|-------------|
| 2020 Value | Commercial | Full | \$277,000 | \$933,000 | \$1,210,000 |

[Unadjusted Cost Report](#)

Auditor Adjustments to Value

| Category | Name | Information |
|---|-----------------|-----------------------------------|
| 2020 Business Property Tax Credit | MATTHEWS, CLARK | Application 12540 |

| Zoning - 1 Record | | | |
|-------------------|-------------|----|-----------------|
| Zoning | Description | SF | Assessor Zoning |

web.assess.co.polk.ia.us/cgi-bin/web/t/infogy.cgi?it=card&card=02000169003002 1/5

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 020/00169-003-002

| Zoning | Description | | SF | Assessor Zoning | |
|---|-----------------------------|-------------------------------|--------------------------------------|------------------------------------|------------------------------------|
| DX2 | DX2 Downtown District | | | Commercial | |
| <i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i> | | | | | |
| Land | | | | | |
| Square Feet | 172,129 | Acres | 3.952 | Topography | Blank |
| Shape | Rectangular | Vacancy | Blank | Unbuildable | Blank |
| Commercial Summary | | | | | |
| Occupancy | Warehouse | Age, Weighted | 1969 | Total Story Height | 1 |
| Land Area | 172,129 | Gross Area | 31,148 | Finished Area | 3,732 |
| Unfinished Bsmt Area | 0 | Finished Bsmt Area | 0 | Number of Units | 0 |
| Primary Group | Warehouse | Percent Primary Group | 100.00 | Percent Secondary Group | 0.00 |
| Grade, Weighted | 4/Grade 4 | Bldg Class, Weighted | 4/Frame, Concrete Blk, Tile, Tilt Up | Condition, Weighted | NM/Normal |
| Ground Floor Area | 31,148 | Perimeter | 752 | Unfinished Area | 31,148 |
| Interior Finished Area | 3,732 | | | | |
| Commercial Sections - 1 Record | | | | | |
| Commercial Section #101 | | | | | |
| Occupant | CAPSTONE GRANITE, DMRV | | | | |
| Section Multiplier | 1 | Occupancy | Warehouse | Foundation | Concrete |
| Exterior Wall | Concrete Block or Tile | Insulation | Yes | Roof | Flat |
| Roof Material | Built-up | Covered Area | 2,232 | Covered Quality | Below Normal |
| Landings Square Foot | 2,232 | Landing Quality | Below Normal | Manual Overhead Square Foot | 604 |
| Wiring | Adequate | Plumbing | Adequate | Total Story Height | 1 |
| Frame Type | Steel | Fireproof Construction | No | Bldg Class | Frame, Concrete Blk, Tile, Tilt Up |
| Total Section Area | 31,148 | Ground Floor Area | 31,148 | Perimeter | 752 |
| Grade | 4+00 | Year Built | 1969 | Year Remodel | 1987 |
| Condition | Normal | | | | |
| Misc Improve | TRUCKWELL (3645SF) | | | | |
| Comment | P=STL CNPY/DOCK Q=TRUCKWELL | | | | |

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 020/00169-003-002

| Commercial Groups - 5 Records | | | | | |
|--------------------------------|----------------------|------------------|----------|------------------|----------|
| Commercial Group #101 1 | | | | | |
| Use Code | Warehouse | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 31,148 | Base Floor Area | 31,148 | Wall Height | 21 |
| Heating | Unit | Air Conditioning | None | Sprinkler | Wet |
| Exhaust System | No | | | | |
| Commercial Group #101 2 | | | | | |
| Use Code | Interior Finish | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 2,108 | Base Floor Area | 2,108 | Heating | Central |
| Air Conditioning | Yes | Sprinkler | Wet | Exhaust System | No |
| Commercial Group #101 3 | | | | | |
| Use Code | Interior Finish | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 980 | Base Floor Area | 980 | Heating | Central |
| Air Conditioning | None | Sprinkler | Wet | Exhaust System | No |
| Commercial Group #101 4 | | | | | |
| Use Code | Mezzanine Unfinished | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 5,318 | Base Floor Area | 5,318 | Heating | Surround |
| Air Conditioning | Surround | Sprinkler | Surround | Exhaust System | No |
| Commercial Group #101 5 | | | | | |
| Use Code | Interior Finish | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 644 | Base Floor Area | 644 | Heating | Central |
| Air Conditioning | Yes | Night Deposit | No | Auto Bank System | No |
| Security System | No | Exhaust System | No | Condition | Normal |
| Comment | added in 2013 | | | | |

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 020/001 83-003-802

Detached Structures - 3 Records

| Detached Structure #101 | | | | | |
|-------------------------|-----------------|------------------|-------------|-----------|--------|
| Occupancy | Concrete Paving | Measurement Code | Square Feet | Measure I | 71,900 |
| Grade | 4 | Year Built | 1969 | Condition | Normal |

| Detached Structure #201 | | | | | |
|-------------------------|-------|-------------------|------------|------------------|------------|
| Occupancy | Fence | Construction Type | Chain Link | Measurement Code | Dimensions |
| Lineal Feet | 1,278 | Height | 8 | Grade | 4 |
| Year Built | 1975 | Condition | Normal | | |

| Detached Structure #301 | | | | | |
|-------------------------|----------------------|------------------|-------------|-------------|------|
| Occupancy | Railroad Spurs | Measurement Code | Lineal Feet | Lineal Feet | 200 |
| Pounds | 90 | Grade | 4 | Year Built | 1969 |
| Condition | Normal | | | | |
| Comment | NOT IN USE/50% FUNC. | | | | |

Sales - 3 Records

| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page |
|-----------------------|---------------------------|----------------------------|-------------|------------|---------------------------|
| CAPSTONE VENTURES LLC | BLACKACRE DEVELOPMENT LLC | 2019-03-20 | \$2,450,000 | Deed | 17861/904 |
| IOWA STATE BANK | CAPSTONE VENTURES, LLC | 2007-09-21 | \$1,200,000 | Deed | 12382/90 |

www.assessor.ci.polk.iowa.us/cgi-bin/web/printinfo.cgi?tbl=land/card&op=02000188003001 4/5

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 020/00168-003-002

| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page |
|---------------|-----------------------|----------------------------|------------|------------|--------------------------|
| HAMILL, RAY L | MODULAR PRODUCTS, INC | 1999-08-24 | \$700,000 | Contract | 8305/230 |

Recent Ownership Transfers

| Grantor | Grantee | Instrument Date | Recording Date | Instrument Type | Book/Pg |
|-----------------------|---------------------------|-----------------|----------------|-----------------|---------------------------|
| CAPSTONE VENTURES LLC | BLACKACRE DEVELOPMENT LLC | 2019-08-20 | 2019-08-22 | Warranty Deed | 17461/904 |

Permits - 4 Records

| Year | Type | Permit Status | Application | Reason | Reason 1 |
|------|--------|---------------|-------------|-------------|-----------------------|
| 2014 | Permit | Complete | 2013-06-19 | Addition | AIR CONDITIONING |
| 2014 | Permit | Complete | 2013-05-10 | Alterations | REMODEL, (8100 sf) |
| 1994 | Permit | No Add | 1993-08-06 | | Flood Damage Repair |
| 1988 | Permit | Complete | 1986-09-16 | | Warehouse Alterations |

Historical Values

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|---------------------------------|------------|------|-----------|-----------|-------------|
| 2019 | Assessment Roll | Commercial | Full | \$277,000 | \$933,000 | \$1,210,000 |
| 2017 | Assessment Roll | Commercial | Full | \$277,000 | \$853,000 | \$1,130,000 |
| 2015 | Assessment Roll | Commercial | Full | \$231,000 | \$809,000 | \$1,040,000 |
| 2014 | Assessment Roll | Commercial | Full | \$231,000 | \$731,000 | \$962,000 |
| 2013 | Assessment Roll | Commercial | Full | \$231,000 | \$544,000 | \$775,000 |
| 2011 | Assessment Roll | Commercial | Full | \$231,000 | \$544,000 | \$775,000 |
| 2009 | Assessment Roll | Commercial | Full | \$231,000 | \$544,000 | \$775,000 |
| 2007 | Assessment Roll | Commercial | Full | \$231,000 | \$544,000 | \$775,000 |
| 2005 | Assessment Roll | Commercial | Full | \$209,000 | \$528,000 | \$737,000 |
| 2003 | Assessment Roll | Commercial | Full | \$182,000 | \$493,000 | \$675,000 |
| 2001 | Assessment Roll | Commercial | Full | \$172,000 | \$465,000 | \$637,000 |
| 1999 | Assessment Roll | Commercial | Full | \$122,500 | \$361,000 | \$483,500 |
| 1997 | Assessment Roll | Commercial | Full | \$119,000 | \$350,600 | \$469,600 |
| 1994 | Board Action | Commercial | Full | \$64,400 | \$350,600 | \$415,000 |
| 1993 | Assessment Roll | Commercial | Full | \$71,500 | \$389,500 | \$461,000 |
| 1991 | Assessment Roll | Commercial | Full | \$68,920 | \$374,580 | \$443,500 |
| 1991 | Was Prior Year | Commercial | Full | \$68,920 | \$339,740 | \$408,660 |

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Documentation of Current Valuation

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1/27/2021

Polk County Assessor 020/00169-008-000

Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

| Location | | | | | |
|-----------------|--------------------------------------|-------------|-----------------------------|---------------------|---------------------------|
| Address | 1350 TUTTLE ST | | | | |
| City | DES MOINES | Zip | 50309 | Jurisdiction | Des Moines |
| District/Parcel | 020/00169-008-000 | Geoparcel | 7824-09-152-001 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM91/Z | Tax Authority Group | DEM-C-DEM-77206 |
| TIF | 62/Des Moines Metro Center Merged UR | Bond | Des Moines SSMID 1 Downtown | Submarket | Central Business District |
| Appraiser | Cary Halfpup, ICA 515-286-2279 | | | | |

Map and Current Photos - 7 Records

Click on parcel to get a new listing

[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)

Photo Processed on 2010-10-14 a

Photo Processed on 2010-10-14 b

Photo Processed on 2010-10-14 c

[Historical Photos](#)

web.assess.co.polk.ia.us/cgi-bin/web/t5/infogry.cgi?ti=card/card&dp=02000169008000





1/10

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 020/00159-008-000

| | |
|--|---|
| Photo Processed on 2010-10-14 d  | Photo Processed on 2010-10-14 e  |
| Photo Processed on 2010-10-14 f  | Photo Processed on 2010-10-14 g  |

[Historical Photos](#)

Ownership - 1 Record

| Ownership | Num | Name | Recorded | Book/Page |
|--------------|-----|---------------------------|------------|---------------------------|
| Title Holder | 1 | BLACKACRE DEVELOPMENT LLC | 2020-01-09 | 17659/467 |

Legal Description and Mailing Address

| | |
|--------------------------------|---|
| LOT 8 CENTRAL DM INDUSTRIAL PK | BLACKACRE DEVELOPMENT LLC 1459 GRAND AVE DES MOINES, IA 50309 |
|--------------------------------|---|

Current Values

| Type | Class | Kind | Land | Bldg | Total |
|------------|------------|------|-----------|-------------|-------------|
| 2020 Value | Commercial | Full | \$158,000 | \$1,052,000 | \$1,210,000 |

[Unadjusted Cost Report](#)

Auditor Adjustments to Value

| Category | Name | Information |
|---|----------------|-----------------------------------|
| 2020 Business Property Tax Credit | MATHEWS, CLARK | Application 12540 |

Zoning - 1 Record

| Zoning | Description | SF | Assessor Zoning |
|---|-----------------------|----|-----------------|
| DX2 | DX2 Downtown District | | Commercial |
| <i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i> | | | |

Land

| Square Feet | Acres | Topography |
|-------------|---------|-------------|
| 130,898 | 3.005 | Blank |
| Shape | Vacancy | Unbuildable |
| Rectangle | Blank | Blank |

web.assess.co.polk.ia.us/igi-bin/web/t/inf/ogy.cgi?tr=card/card&dp=02000169008000 2/10

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 020/00169-008-000

| Commercial Summary | | | | | |
|---------------------------------|--|------------------------|---------------|----------------------|--------------|
| Occupancy | Land Demolish | Age, Weighted | 1984 | Total Story Height | 2 |
| Land Area | 130,898 | Gross Area | 44,906 | Finished Area | 7,796 |
| Unfinished Bsmt Area | 0 | Finished Bsmt Area | 0 | Number of Units | 0 |
| Primary Group | Warehouse | Percent Primary Group | 82.64 | Secondary Group | Retail Small |
| Percent Secondary Group | 17.36 | Grade, Weighted | 5/Grade 5 | Bldg Class, Weighted | 5/Metal |
| Condition, Weighted | VG/Very Good | Ground Floor Area | 41,160 | Perimeter | 2,102 |
| Unfinished Area | 37,110 | | | | |
| Commercial Sections - 6 Records | | | | | |
| Commercial Section #101 | | | | | |
| Section Multiplier | 1 | Occupancy | Land Demolish | Foundation | Concrete |
| Exterior Wall | Brick Veneer | Insulation | Yes | Roof | Flat |
| Roof Material | Built-up | Covered Area | 828 | Covered Quality | Normal |
| Wiring | Adequate | Plumbing | Adequate | Total Story Height | 2 |
| Frame Type | Steel | Fireproof Construction | No | Bldg Class | Brick Veneer |
| Total Section Area | 7,796 | Ground Floor Area | 4,050 | Perimeter | 262 |
| Grade | 4+00 | Year Built | 1984 | Condition | Very Good |
| Comment | I=19X16 OPEN 1ST THRU 2ND FLRS/ P=CNPY | | | | |
| Commercial Groups - 1 Record | | | | | |
| Commercial Group #101 1 | | | | | |
| Use Code | Retail Small | Base Story | 1 | Number Stories | 2 |
| Total Group Area | 7,796 | Base Floor Area | 4,050 | Heating | Central |
| Air Conditioning | Yes | Exhaust System | No | | |

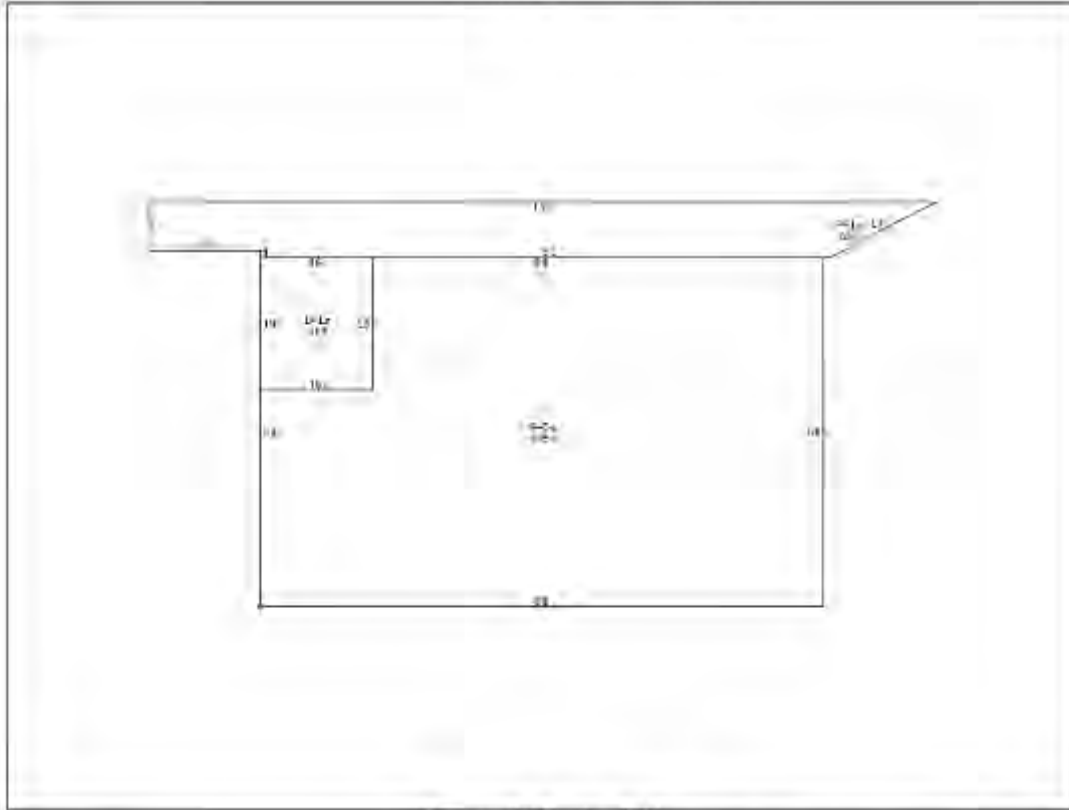
Documentation of Current Valuation

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1/27/2021

Polk County Assessor (00000103-000-000)



Commercial Section #201

| | | | | | |
|------------------------------------|------------------|---------------------------|---------------|-------------------------------|--------------|
| Section Multiplier | 1 | Occupancy | Land Demolish | Foundation | Concrete |
| Exterior Wall | Metal | Insulation | No | Roof | Gable |
| Roof Material | Metal | Covered Area | 1,395 | Covered Quality | Below Normal |
| Manual Overhead Square Foot | 560 | Wiring | Adequate | Plumbing | None |
| Total Story Height | 1 | Frame Type | Steel | Fireproof Construction | No |
| Bldg Class | Metal | Total Section Area | 5,800 | Ground Floor Area | 5,800 |
| Perimeter | 370 | Grade | 5+00 | Year Built | 1984 |
| Condition | Above Normal | | | | |
| Comment | Q-MTL CNF Y/CONC | | | | |

Commercial Groups - 1 Record

Commercial Group #201 1

| | | | | | |
|-------------------------|-----------|-------------------------|-------|-----------------------|----|
| Use Code | Warehouse | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 5,800 | Base Floor Area | 5,800 | Wall Height | 19 |
| Heating | None | Air Conditioning | None | Exhaust System | No |

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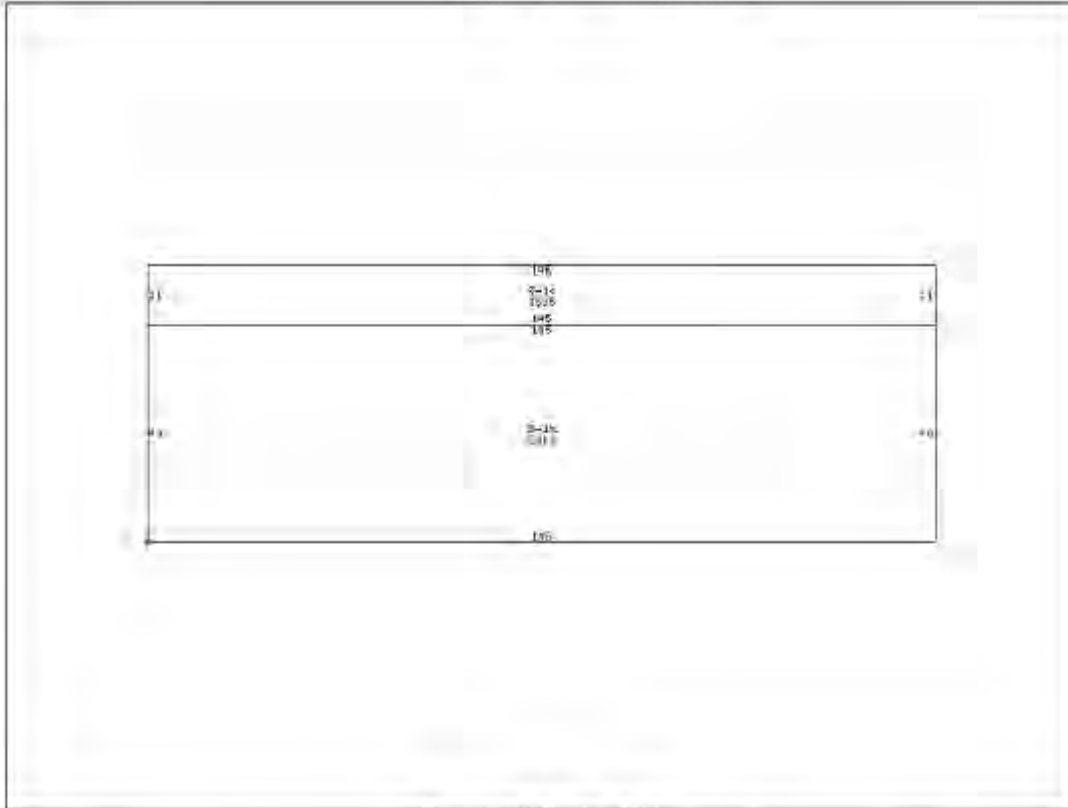
Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

1/27/2024

Polk County Assessor (00000103-000-000)



Commercial Section #301

| | | | | | |
|-------------------------------|-------|------------------------------------|---------------|---------------------------|----------|
| Section Multiplier | 1 | Occupancy | Land Demolish | Foundation | Concrete |
| Exterior Wall | Metal | Insulation | No | Roof | Gable |
| Roof Material | Metal | Manual Overhead Square Foot | 210 | Wiring | Adequate |
| Plumbing | None | Total Story Height | 1 | Frame Type | Steel |
| Fireproof Construction | No | Bldg Class | Metal | Total Section Area | 3,201 |
| Ground Floor Area | 3,201 | Perimeter | 260 | Grade | 5+00 |
| Year Built | 1984 | Condition | Above Normal | | |

Commercial Groups - 1 Record

Commercial Group #301.1

| | | | | | |
|-------------------------|-----------|-------------------------|-------|-----------------------|----|
| Use Code | Warehouse | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 3,201 | Base Floor Area | 3,201 | Wall Height | 14 |
| Heating | Unit | Air Conditioning | None | Exhaust System | No |

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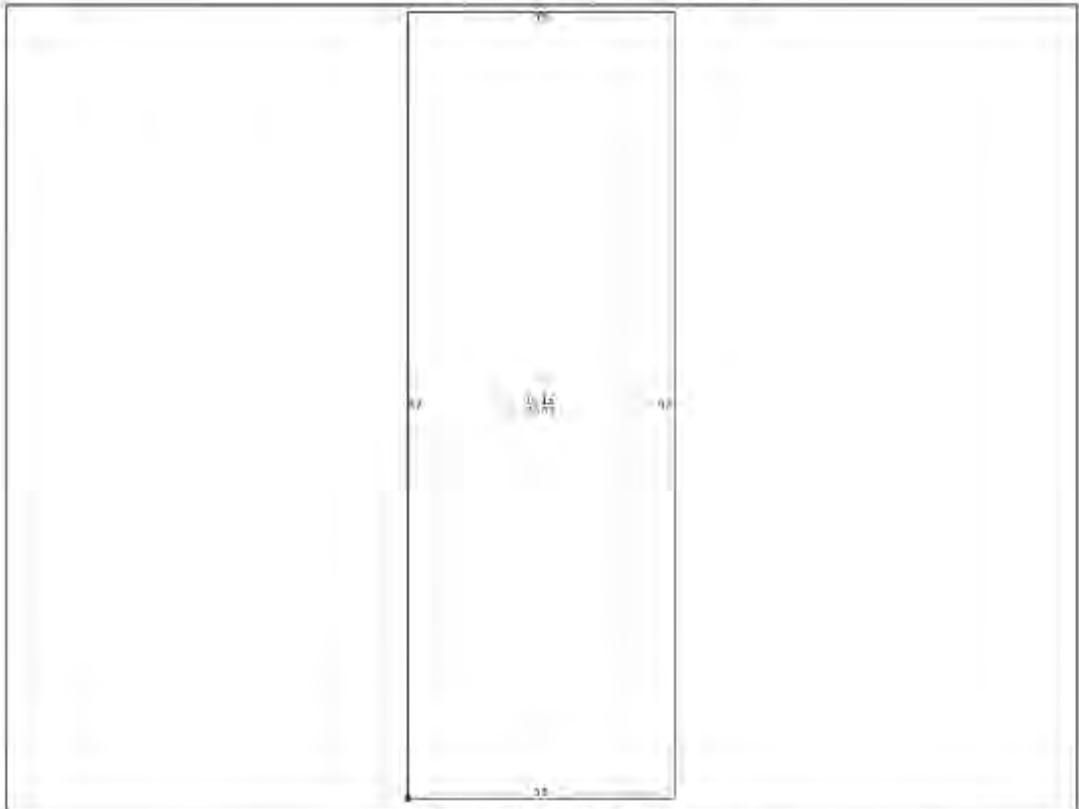
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Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

1/27/2024 Polk County Assessor 020001001-000-000



Commercial Section #401

| | | | | | |
|---------------------------|-----------------|---------------------------|---------------|-------------------------------|----------|
| Section Multiplier | 1 | Occupancy | Land Demolish | Foundation | Concrete |
| Exterior Wall | Metal | Insulation | No | Roof | Gable |
| Roof Material | Metal | Wiring | Adequate | Plumbing | None |
| Total Story Height | 1 | Frame Type | Steel | Fireproof Construction | No |
| Bldg Class | Metal | Total Section Area | 6,720 | Ground Floor Area | 6,720 |
| Perimeter | 332 | Grade | 5+00 | Year Built | 1984 |
| Condition | Very Good | | | | |
| Comment | 4 SLIDING DOORS | | | | |

Commercial Groups - 1 Record

| Commercial Group #401 1 | | | | | |
|-------------------------|-----------|-------------------------|-------|-----------------------|----|
| Use Code | Warehouse | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 6,720 | Base Floor Area | 6,720 | Wall Height | 19 |
| Heating | None | Air Conditioning | None | Exhaust System | No |

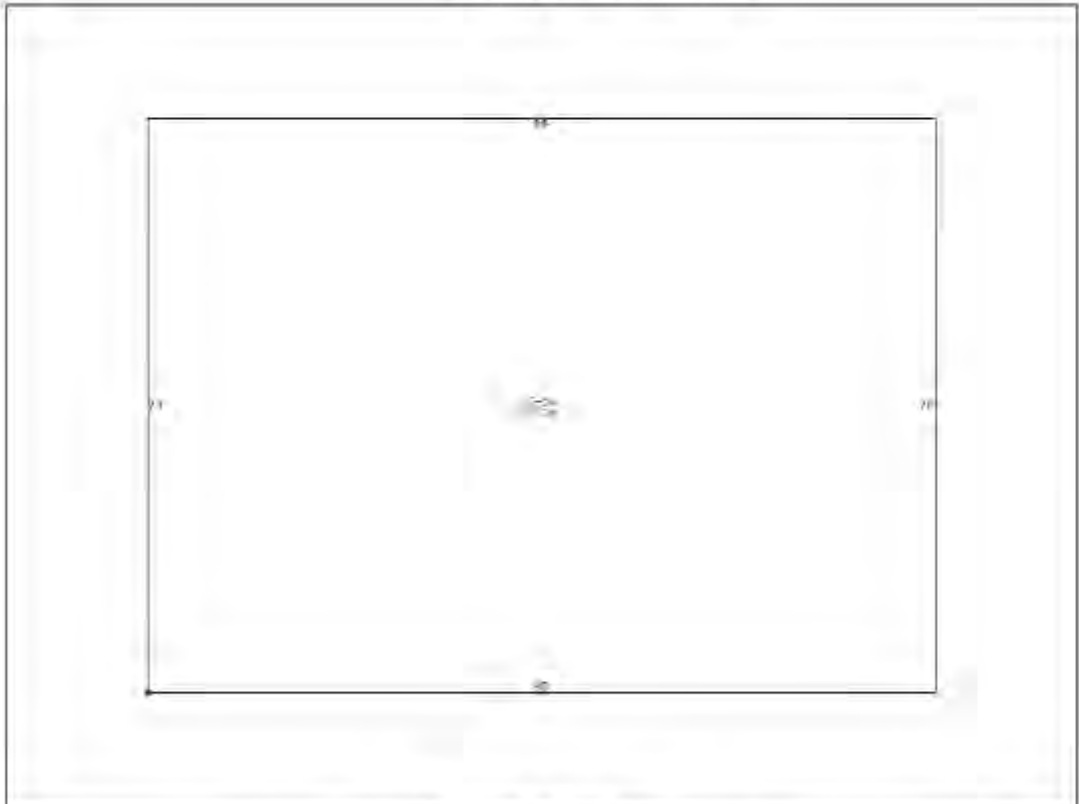
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Documentation of Current Valuation

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1/27/2021 Rolik County Assessor (000/001) 03-000-000



| Commercial Section #501 | | | | | |
|------------------------------|---|------------------------|---------------|--------------------|--------------|
| Section Multiplier | 1 | Occupancy | Land Demolish | Foundation | Concrete |
| Exterior Wall | Metal | Insulation | No | Roof | Gable |
| Roof Material | Metal | Landings Square Foot | 070 | Landing Quality | Below Normal |
| Wiring | Adequate | Plumbing | None | Total Story Height | 1 |
| Frame Type | Steel | Fireproof Construction | No | Bldg Class | 2metal |
| Total Section Area | 5,329 | Ground Floor Area | 5,329 | Perimeter | 332 |
| Grade | S+00 | Year Built | 1984 | Condition | Very Good |
| Misc Improve | TRUCKWELL 51X13 | | | | |
| Comment | R=CONC.RAMP/S=TRUCKWELL/2 SLIDING DOORS | | | | |
| Commercial Groups - 1 Record | | | | | |
| Commercial Group #501 1 | | | | | |
| Use Code | Warehouse | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 5,329 | Base Floor Area | 5,329 | Wall Height | 16 |
| Heating | None | Air Conditioning | None | Exhaust System | No |

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7740

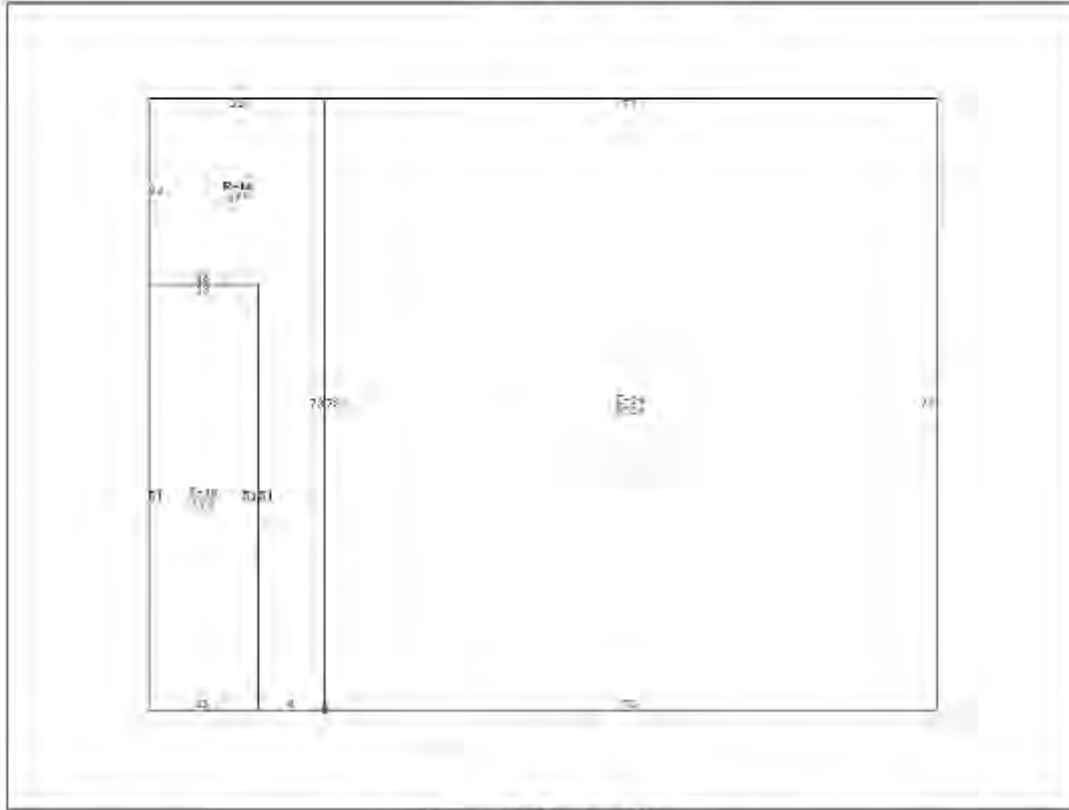
Documentation of Current Valuation

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1/27/2024

Polk County Assessor (00000103-000-000)



Commercial Section #601

| | | | | | |
|---------------------------|----------|-------------------------------|---------------|---------------------------|-----------|
| Section Multiplier | 1 | Occupancy | Land Demolish | Foundation | Concrete |
| Exterior Wall | Metal | Insulation | No | Roof | Gable |
| Roof Material | Metal | Landings Square Foot | 1,932 | Landing Quality | Normal |
| Wiring | Adequate | Plumbing | None | Total Story Height | 1 |
| Frame Type | Steel | Fireproof Construction | No | Bldg Class | Metal |
| Total Section Area | 16,060 | Ground Floor Area | 16,060 | Perimeter | 586 |
| Grade | S+00 | Year Built | 1984 | Condition | Very Good |

Misc Improve T=TRUCK WELL 46X31 (1426SE)

Comment T=CONC RAMP/U=TRUCKWELL/ 3 SLIDING DOORS

Commercial Groups - 1 Record

Commercial Group #601 1

| | | | | | |
|-------------------------|-----------|-------------------------|--------|-----------------------|----|
| Use Code | Warehouse | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 16,060 | Base Floor Area | 16,060 | Wall Height | 20 |
| Heating | None | Air Conditioning | None | Exhaust System | No |

Documentation of Current Valuation

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1/27/2021 Polk County Assessor (00000103-000-000)

Detached Structures - 1 Record

Detached Structure #101

| | | | | | |
|------------------|-----------------|-------------------------|-------------|------------------|--------|
| Occupancy | Concrete Paving | Measurement Code | Square Feet | Measure 1 | 62,000 |
| Grade | 4 | Year Built | 1984 | Condition | Normal |

Sales - 1 Record

| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page |
|------------------|---------------------------|----------------------------|-------------|------------|---------------------------|
| MOFFITT, DAVID C | BLACKACRE DEVELOPMENT LLC | 2020-01-08 | \$1,800,000 | Deed | 17659/467 |

Recent Ownership Transfers

| Grantor | Grantee | Instrument Date | Recording Date | Instrument Type | Book/Pg |
|---------------------------------------|---------------------------|-----------------|----------------|-----------------|---------------------------|
| MOFFITT, DAVID C MOFFITT, SUSAN A. | BLACKACRE DEVELOPMENT LLC | 2020-01-07 | 2020-01-09 | Warranty Deed | 17659/467 |

Permits - 2 Records

| Year | Type | Permit Status | Application | Reason | Reason 1 |
|------|--------|---------------|-------------|--------|----------------------|
| 1995 | Permit | No Add | 1994-05-16 | | Storage Rack |
| 1994 | Permit | No Add | 1993-08-13 | | Flood Damage Repairs |

Historical Values

| Yr | Type | Class | Kind | Land | Bldg | Total |
|----|------|-------|------|------|------|-------|
|----|------|-------|------|------|------|-------|

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Documentation of Current Valuation

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1/27/2021 Polk County Assessor 020/00169-006-000

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|---------------------------------|------------|------|-----------|-------------|-------------|
| 2019 | Assessment Roll | Commercial | Full | \$158,000 | \$1,052,000 | \$1,210,000 |
| 2017 | Assessment Roll | Commercial | Full | \$158,000 | \$972,000 | \$1,130,000 |
| 2015 | Assessment Roll | Commercial | Full | \$132,000 | \$908,000 | \$1,040,000 |
| 2013 | Assessment Roll | Commercial | Full | \$132,000 | \$845,000 | \$977,000 |
| 2011 | Assessment Roll | Commercial | Full | \$132,000 | \$845,000 | \$977,000 |
| 2009 | Assessment Roll | Commercial | Full | \$132,000 | \$896,000 | \$1,028,000 |
| 2007 | Assessment Roll | Commercial | Full | \$132,000 | \$896,000 | \$1,028,000 |
| 2005 | Assessment Roll | Commercial | Full | \$120,000 | \$870,000 | \$990,000 |
| 2003 | Assessment Roll | Commercial | Full | \$104,000 | \$813,000 | \$917,000 |
| 2001 | Assessment Roll | Commercial | Full | \$98,170 | \$767,000 | \$865,170 |
| 1999 | Assessment Roll | Commercial | Full | \$63,000 | \$767,000 | \$830,000 |
| 1994 | Board Action | Commercial | Full | \$61,200 | \$744,300 | \$805,500 |
| 1993 | Assessment Roll | Commercial | Full | \$68,000 | \$827,000 | \$895,000 |
| 1991 | Assessment Roll | Commercial | Full | \$65,450 | \$795,550 | \$861,000 |
| 1991 | Was Prior Year | Commercial | Full | \$65,450 | \$830,120 | \$895,570 |

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Documentation of Current Valuation

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DO NOT EXIST YET

Documentation of Current Valuation

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1/27/2021 Polk County Assessor 020/01091-001-008

Polk County Assessor 111 Court Avenue #195
Des Moines, IA 50309-0904 (515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

| Location | | | | | |
|-----------------|---------------------------------------|-------------|------------------------------|---------------------|---------------------------|
| Address | 320 SW 9TH ST | | | | |
| City | DES MOINES | Zip | 50309 | Jurisdiction | Des Moines |
| District/Parcel | 020/01091-001-009 | Geoparcels | 7824-09-178-020 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM91/Z | Tax Authority Group | DEM-C-DEM-77206 |
| TIF | 62/Des Moines Metro Center Merged U/R | Bond | Des Moines SS MID 1 Downtown | Submarket | Central Business District |
| Appraiser | Cary Hallop, ICA 515-286-2279 | | | | |

Click on parcel to get a new listing

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[Google Map](#) [Pictometry](#)
[Historical Photos](#)

| Ownership - 1 Record | | | | | |
|--|---------------------------------------|----------------------|--|---------------------------|-----------|
| Ownership | Num | Name | Recorded | Book/Page | |
| Title Holder | 1 | RIVER POINT WEST LLC | 2008-02-08 | 12537/209 | |
| Legal Description and Mailing Address | | | | | |
| PARCEL 2019-245 BK 17675 PG 253 BEG SE COR LT 3 FACTORY ADD PLAT 3 THN SW 361.15F NW 70.62F NW 153.01F NE 348.81F SE 270.26F TO POB BNG PRT LOT 3 TERMINAL PLACE & PRT LOTS 2, 3, 4, 5 & A FACTORY ADDITION PLAT 3 | | | RIVER POINT WEST LLC 233 PARK AVE S STE 201 MINNEAPOLIS, MN 55415-1112 | | |
| Current Values | | | | | |
| Type | Class | Kind | Land | Bldg | Total |
| 2020 Value | Commercial | Full | \$436,400 | 50 | \$436,400 |
| Assessment Roll Notice Unadjusted Cost Report | | | | | |
| Zoning - 1 Record | | | | | |
| Zoning | Description | | SF | Assessor Zoning | |
| PUD | PUD Planned Unit Development District | | | Other | |
| <i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i> | | | | | |
| Land | | | | | |

web.assess.co.polk.ia.us/cgi-bin/web/tt/infoqy.cgi?tt=card&card&dp=02001091001009
1/2

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

| | | | | | | |
|--|---------------------------------|--|-------|--------------------|-------|-----------|
| 1/27/2021 | | Polk County Assessor 020/01091-001-009 | | | | |
| Square Feet | 86,575 | Acres | 1.987 | Topography | Blank | |
| Shape | Rectangular | Vacancy | Blank | Unbuildable | Blank | |
| Commercial Summary | | | | | | |
| Occupancy | Land Semi-Improved | Age, Weighted | 0 | Total Story Height | 0 | |
| Land Area | 86,575 | Gross Area | 0 | Finished Area | 0 | |
| Unfinished Bsmt Area | 0 | Finished Bsmt Area | 0 | Number of Units | 0 | |
| Percent Primary Group | 0.00 | Percent Secondary Group | 0.00 | Grade, Weighted | | |
| Condition, Weighted | | | | | | |
| Historical Values | | | | | | |
| Yr | Type | Class | Kind | Land | Bldg | Total |
| 2020 | Assessment Roll | Commercial | Full | \$436,400 | \$0 | \$436,400 |
| This template was last modified on Sat Mar 4 12:31:48 2017. | | | | | | |
| web.assess.co.polk.ia.us/cgi-bin/web/t/infogry/cgi/?#=&prdc/ce/s&pp=02001091001009 | | | | | | 2/2 |

Documentation of Current Valuation

APP


SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 020/00169-006-000

Polk County Assessor 111 Court Avenue #195
Des Moines, IA 50309-0904 (515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.i.us

| Location | | | | | |
|-----------------|---------------------------------------|-------------|----------------------------|---------------------|---------------------------|
| Address | 1350 W MARTIN LUTHER KING JR PKWY | | | | |
| City | DES MOINES | Zip | 50309 | Jurisdiction | Des Moines |
| District/Parcel | 020/00169-006-000 | Geoparcels | 7824-09-151-007 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM91/Z | Tax Authority Group | DEM-C-DEM-77206 |
| TIF | 62/Des Moines Metro Center Merged U/R | Bond | Des Moines SSMD 1 Downtown | Submarket | Central Business District |
| Appraiser | Cary Hallop, RCA 515-286-2279 | | | | |

Click on parcel to get a new listing



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[Google Map](#) [Pictometry](#)
[Historical Photos](#)

| Ownership - 1 Record | | | | |
|----------------------|-----|----------------------|------------|---------------------------|
| Ownership | Num | Name | Recorded | Book/Page |
| Title Holder | 1 | RIVER POINT WEST LLC | 2008-05-01 | 12636:880 |

| Legal Description and Mailing Address | |
|---|--|
| LT 4 & -EX BEG NE COR W 116.7F SELY 206.17F TO S LN E 33.18F N 183.4F TO POB- LT 5 CENTRAL DM INDUSTRIAL PK | RIVER POINT WEST LLC 233 PARK AVE STE 201 MINNEAPOLIS, MN 55415-1132 |

| Current Values | | | | | |
|----------------|------------|------|-----------|------|-----------|
| Type | Class | Kind | Land | Bldg | Total |
| 2020 Value | Commercial | Full | \$768,000 | \$0 | \$768,000 |

[Unadjusted Cost Report](#)

| Zoning - 1 Record | | | |
|---|-----------------------|----|-----------------|
| Zoning | Description | SF | Assessor Zoning |
| DX2 | DX2 Downtown District | | Commercial |
| <i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i> | | | |

| Land | | | | | |
|-------------|---------|-------|--------|------------|-------|
| Square Feet | 477,369 | Acres | 10.959 | Topography | Blank |

web.assess.co.polk.i.us/cgi-bin/web/tl/infoqy.cgi?tl=card&rdp=02000169006000
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Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 020/00169-006-000

| Shape | Irregular | Vacancy | Blank | Unbuildable | Blank |
|------------------------------|--------------------|--------------------------------|-------|---------------------------|-------|
| Commercial Summary | | | | | |
| Occupancy | Land Semi-Improved | Age, Weighted | 0 | Total Story Height | 0 |
| Land Area | 477,369 | Gross Area | 0 | Finished Area | 0 |
| Unfinished Bsmt Area | 0 | Finished Bsmt Area | 0 | Number of Units | 0 |
| Percent Primary Group | 0.00 | Percent Secondary Group | 0.00 | Grade, Weighted | |
| Condition, Weighted | | | | | |

Sales - 3 Records

| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page |
|------------------------|------------------------|----------------------------|-------------|------------|---------------------------|
| SHERMAN ASSOCIATES INC | RIVER POINT WEST LLC | 2007-11-19 | \$3,500,000 | Deed | 12636/380 |
| POINT WEST L.L.C | SHERMAN ASSOCIATES INC | 2007-08-08 | \$3,500,000 | Deed | 12329/347 |
| HUBBELL REALTY COMPANY | POINT WEST, L.L.C. | 2001-12-17 | \$2,431,250 | Deed | 9075/191 |

Permits - 5 Records

| Year | Type | Permit Status | Application | Reason | Reason 1 |
|------|--------|---------------|-------------|--------|----------------------|
| 2009 | Permit | Complete | 2008-12-08 | Remove | WAREHOUSE (87000 sf) |
| 2009 | Permit | Complete | 2008-12-08 | Remove | WAREHOUSE (57600 sf) |
| 2009 | Permit | Complete | 2008-12-08 | Remove | WAREHOUSE (28800 sf) |
| 2009 | Permit | Complete | 2008-12-08 | Remove | WAREHOUSE (2400 sf) |
| 2009 | Permit | Complete | 2008-12-08 | Remove | WAREHOUSE (63360 sf) |

Historical Values

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|---------------------------------|------------|------|-----------|-------------|-------------|
| 2019 | Assessment Roll | Commercial | Full | \$768,000 | \$0 | \$768,000 |
| 2017 | Assessment Roll | Commercial | Full | \$767,600 | \$0 | \$767,600 |
| 2015 | Assessment Roll | Commercial | Full | \$639,700 | \$0 | \$639,700 |
| 2013 | Assessment Roll | Commercial | Full | \$639,700 | \$0 | \$639,700 |
| 2011 | Assessment Roll | Commercial | Full | \$639,700 | \$0 | \$639,700 |
| 2009 | Assessment Roll | Commercial | Full | \$639,700 | \$0 | \$639,700 |
| 2007 | Assessment Roll | Commercial | Full | \$640,000 | \$1,676,000 | \$2,316,000 |
| 2005 | Assessment Roll | Commercial | Full | \$349,000 | \$1,627,000 | \$1,976,000 |
| 2003 | Assessment Roll | Commercial | Full | \$303,610 | \$1,520,790 | \$1,824,400 |
| 2002 | Assessment Roll | Commercial | Full | \$293,020 | \$627,970 | \$920,990 |

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Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 020/01753-001-000

Polk County Assessor 111 Court Avenue #195
Des Moines, IA 50309-0904 (515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.iowa.us

| Location | | | | | |
|-----------------|---------------------------|-------------|-----------------------------|---------------------|------------------------|
| City | None Listed | Zip | None Listed | Jurisdiction | Des Moines |
| District/Parcel | 020/01753-001-000 | Geoparcel | 7824-08-620-044 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DMD91/Z | Tax Authority Group | DEM-C-DEM-77131 |
| Submarket | Central Business District | Appraiser | Vic Renda, ICA 515-286-3350 | | |

Click on parcel to get a new listing



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[Historical Photos](#)

| Ownership - 2 Records | | | | |
|-----------------------|-----|--------------------|------------|--------------------------|
| Ownership | Num | Name | Recorded | Book/Page |
| Title Holder | 1 | CITY OF DES MOINES | 2002-02-28 | 9100/112 |
| Title Holder | 2 | ROW DIVISION | | |

| Legal Description and Mailing Address | |
|--|--|
| <p>BEG PT SELY ROW LN WALNUT ST BNG 6.77F SWLY NWLY COR LT 5 BLK 39 LYONS ADD TO FORT DES MOINES THN SE 59.54F SELY 17.44F SWLY 114.19F SW 14.18F SWLY 66.62F SELY 28.38F SW 66F NWLY 54.69F NWLY 17.02F SWLY 27.94F SWLY 154.09F NW 88.05F NELY 18.08F SE 56.48F NW 191.08F NE 66F SE 49.96F NE 1.78F SELY 28.37F SE 6.94F SELY 21.52F NELY 46.92F NE 11.10F NELY 138.51F SW 10.46F NE 59.78F NLY 72.88F NE 83.76F TO POB BNG PRT 15TH ST, VAC ALLEY LYG BET LTS 6 & 7, LTS 5 THRU 8 BLK 42, PRT VAC MULBERRY ST, PRT 16TH ST, PRT CRIP RR ROW & PRT LT 8 BLK 49 LYONS ADD TO FORT DES MOINES; AND PRT LTS 1, 2, 14, 15, 16 THRU 18 & 20 OP LTS 1 THRU 4 BLK 42 J, LYONS ADD TO FORT DES MOINES</p> | <p>CITY OF DES MOINES 400 ROBERT D RAY DR. DES MOINES, IA 50309-1813</p> |

| Current Values | | | | | |
|----------------|------------|------|------|------|-------|
| Type | Class | Kind | Land | Bldg | Total |
| 2020 Value | Government | Full | \$0 | \$0 | \$0 |

web.assess.co.polk.iowa.us/cgi-bin/web/t/infocgy.cgi?i=card/card&dp=02001753001000 1/2

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 020/01753-001-000

| Land | | | | | | |
|-------------|-----------|---------|-------|-------------|--------|--|
| Square Feet | 51,974 | Acres | 1.193 | Topography | Normal | |
| Shape | Irregular | Vacancy | No | Unbuildable | No | |

| Historical Values | | | | | | |
|-------------------|---------------------------------|------------|------|------|------|-------|
| Yr | Type | Class | Kind | Land | Bldg | Total |
| 2018 | Assessment Roll | Government | Full | \$0 | \$0 | \$0 |

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Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 020/02870-001-003

Polk County Assessor 111 Court Avenue #195 (515) 286-3014 Fax (515) 286-3386
Des Moines, IA 50309-0904 polkweb@assess.co.polk.ia.us

| Location | | | | | |
|-----------------|---------------------------|-------------|-----------------------------|---------------------|------------------------|
| City | None Listed | Zip | None Listed | Jurisdiction | Des Moines |
| District/Parcel | 020/02870-001-003 | Geoparcel | 7824-08-620-043 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM91/Z | Tax Authority Group | DEM-C-DEM-77131 |
| Submarket | Central Business District | Appraiser | Vic Renda, ICA 515-286-3359 | | |

Click on parcel to get a new listing



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[Historical Photos](#)

| Ownership - 2 Records | | | | |
|-----------------------|-----|--------------------|----------|-----------|
| Ownership | Num | Name | Recorded | Book/Page |
| Title Holder | 1 | CITY OF DES MOINES | | |
| Title Holder | 2 | ROW DIVISION | | |

| Legal Description and Mailing Address | |
|---|--|
| -EX S OF UNION PACIFIC RR- LYG ELY OF NLY EXT W LN LT 5 AUTO ROW BNG ELY LN MEREDITH PLACE PLAT 1 & NLY OF S ROW LN WALNUT ST BALANCE NE 1/4 SEC 8-78-24 | CITY OF DES MOINES 400 ROBERT D RAY DR DES MOINES, IA 50309-1813 |

| Current Values | | | | | |
|----------------|------------|------|------|------|-------|
| Type | Class | Kind | Land | Bldg | Total |
| 2020 Value | Government | Full | \$0 | \$0 | \$0 |

| Historical Values | | | | | | |
|-------------------|---------------------------------|------------|------|------|------|-------|
| Yr | Type | Class | Kind | Land | Bldg | Total |
| 2018 | Assessment Roll | Government | Full | \$0 | \$0 | \$0 |

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web.assess.co.polk.ia.us/cgi-bin/web/infocgy.cgi?ti=card&cd=02002870001003 7/1

Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 030/06306-000-000

Polk County Assessor 111 Court Avenue #195 (515) 286-3014 Fax (515) 286-3386
Des Moines, IA 50309-0904 polkweb@assess.co.polk.ia.us

| Location | | | | | |
|-----------------|---------------------------|-------------|-----------------------------|---------------------|------------------------|
| City | None Listed | Zip | None Listed | Jurisdiction | Des Moines |
| District/Parcel | 030/06306-000-000 | Geoparcel | 7824-05-640-004 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM88/Z | Tax Authority Group | DEM-C-DEM-77131 |
| Submarket | Central Business District | Appraiser | Vic Renda, ICA 515-286-3359 | | |

Click on parcel to get a new listing



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[Google Map](#) [Pictometry](#)

[Historical Photos](#)

| Ownership - 2 Records | | | | |
|-----------------------|-----|--------------------|----------|-----------|
| Ownership | Num | Name | Recorded | Book/Page |
| Title Holder | 1 | CITY OF DES MOINES | | |
| Title Holder | 2 | ROW DIVISION | | |

| Legal Description and Mailing Address | |
|---------------------------------------|--|
| BALANCE SE 1/4 SEC 5-78-24 | CITY OF DES MOINES 400 ROBERT D RAY DR DES MOINES, IA 50309-1813 |

| Current Values | | | | | |
|----------------|------------|------|------|------|-------|
| Type | Class | Kind | Land | Bldg | Total |
| 2020 Value | Government | Full | \$0 | \$0 | \$0 |

| Land | | | | | |
|---------|-------|-------------|--------|-------|-----------|
| Acres | 0.000 | Topography | Normal | Shape | Irregular |
| Vacancy | No | Unbuildable | No | | |

| Recent Ownership Transfers | | | | | |
|----------------------------|-------------------------------|-----------------|----------------|-----------------|---------------------------|
| Grantor | Grantee | Instrument Date | Recording Date | Instrument Type | Book/Pg |
| CITY OF DES MOINES | HOYT SHERMAN PLACE FOUNDATION | 2019-01-28 | 2019-02-20 | Quit Claim Deed | 17239/459 |

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Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 030/06306-000-000

| Grantor | Grantee | Instrument Date | Recording Date | Instrument Type | Book/Pg |
|--------------------|--|-----------------|----------------|-----------------|---------------------------|
| CITY OF DES MOINES | 15TH & GRAND PROPERTIES LLC | 2018-11-05 | 2019-04-10 | Quit Claim Deed | 17287/181 |
| CITY OF DES MOINES | BRAFFORD JR, JOHNNY E BRAFFORD, JENNIFER KATZ | 2015-07-27 | 2015-08-13 | Quit Claim Deed | 15695/563 |
| CITY OF DES MOINES | GILES, TRACI A | 2015-07-27 | 2015-08-05 | Quit Claim Deed | 15687/617 |
| CITY OF DES MOINES | LINDEN STREET INVESTMENTS LLC | 2015-07-13 | 2015-07-30 | Quit Claim Deed | 15677/502 |
| CITY OF DES MOINES | ARTISAN ROW LLC | 2014-01-27 | 2014-06-16 | Quit Claim Deed | 15220/553 |

Historical Values

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|---------------------------------|------------|------|------|------|-------|
| 2017 | Assessment Roll | Government | Full | \$0 | \$0 | \$0 |
| 2016 | Assessment Roll | Government | Full | \$0 | \$0 | \$0 |
| 1998 | Assessment Roll | Government | Full | \$0 | \$0 | \$0 |
| 1995 | Assessment Roll | Government | Full | \$0 | \$0 | \$0 |
| 1995 | Was Prior Year | Government | Full | \$0 | \$0 | \$0 |

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SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 030/03453-000-000

Polk County Assessor 111 Court Avenue #195
Des Moines, IA 50309-0904 (515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.iowa.us

| Location | | | | | |
|-----------------|--------------------------------------|-------------|-----------------------------|---------------------|---------------------------|
| Address | 1501 GRAND AVE | | | | |
| City | DES MOINES | Zip | 50309 | Jurisdiction | Des Moines |
| District/Parcel | 030/03453-000-000 | Geoparcels | 7824-05-485-005 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM88/Z | Tax Authority Group | DEM-C-DEM-77208 |
| TIF | 62/Des Moines Metro Center Merged UR | Bond | Des Moines SSMID 1 Downtown | Submarket | Central Business District |
| Appraiser | Austin Viggers 515-286-3958 | | | | |

Map and Current Photos - 1 Record

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[Google Map](#) [Pictometry](#)

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[Historical Photos](#)

| Ownership - 1 Record | | | | |
|----------------------|-----|-----------------------------|------------|-----------|
| Ownership | Num | Name | Recorded | Book/Page |
| Title Holder | 1 | 15TH & GRAND PROPERTIES LLC | 2015-02-09 | 15462/161 |

Legal Description and Mailing Address

| | |
|--|---|
| -EX N OF LN BEG 4F E & 104.4F N OF SW COR THN E 20F S 23.3F E 57.75F TO W LN W 15TH ST- LT 7 & VAC W 15TH ST & W 4F VAC ALLEY N & ADJ LOT 7 BLK 45 J LYONS ADDITION | 15TH & GRAND PROPERTIES LLC 3408 WOODLAND AVE STE 504 WEST DES MOINES, IA 50266 |
|--|---|

Current Values

| Type | Class | Kind | Land | Bldg | Total |
|------------|--------------------|------|-----------|-----------|-----------|
| 2020 Value | Total Value | Full | \$195,000 | \$581,000 | \$776,000 |
| | Commercial | Full | \$64,350 | \$199,390 | \$263,740 |
| | Multi-Residential | Full | \$130,650 | \$381,610 | \$512,260 |

[Unadjusted Cost Report](#)

Auditor Adjustments to Value

| Category | Name | Information |
|---|-------------------|----------------------------------|
| 2020 Business Property Tax Credit | ALEX SAPPINGFIELD | Application 9977 |

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Polk County Assessor 030/03453-000-000

| Zoning - 1 Record | | | | | |
|---|--|-----------------------|--------------------|----------------------|--------------------|
| Zoning | Description | | SF | Assessor Zoning | |
| DX2 | DX2 Downtown District | | | Commercial | |
| <i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i> | | | | | |
| Land | | | | | |
| Square Feet | 6,512 | Acres | 0.149 | Topography | Blank |
| Shape | Irregular | Vacancy | Blank | Unbuildable | Blank |
| Commercial Summary | | | | | |
| Occupancy | Retail & Apartment | Age, Weighted | 1892 | Total Story Height | 4 |
| Land Area | 6,512 | Gross Area | 16,748 | Finished Area | 16,748 |
| Unfinished Bsmt Area | 4,187 | Finished Bsmt Area | 0 | Number of Units | 23 |
| Primary Group | Apartment | Percent Primary Group | 60.00 | Secondary Group | Bar Lounge |
| Percent Secondary Group | 20.00 | Grade, Weighted | 5/Grade 5 | Bldg Class, Weighted | 2/Brick or Masonry |
| Condition, Weighted | NM/Normal | Ground Floor Area | 4,187 | Perimeter | 266 |
| Commercial Sections - 1 Record | | | | | |
| Commercial Section #101 | | | | | |
| Occupant | GAS LAMP, APT BUILDING | | | | |
| Section Multiplier | 1 | Occupancy | Retail & Apartment | Foundation | Brick Stone |
| Exterior Wall | Brick on Masonry | Roof | Flat | Roof Material | Built-up |
| Covered Area | 176 | Covered Quality | Normal | Landings Square Foot | 528 |
| Landing Quality | Normal | Wiring | Adequate | Plumbing | Adequate |
| Total Story Height | 4 | Frame Type | Frame | Bldg Class | Brick or Masonry |
| Total Section Area | 20,935 | Ground Floor Area | 4,187 | Perimeter | 266 |
| Total Number Units | 23 | Grade | 5+00 | Year Built | 1892 |
| Year Remodel | 1999 | Condition | Normal | | |
| Comment | A=BLDG P=3S DECK WITH CANOPY OLD STYLE STEAM REGISTERS | | | | |

Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 03003453-000-000

| Commercial Groups - 3 Records | | | | | |
|--------------------------------|-----------------|------------------|-------|------------------|-------|
| Commercial Group #101 1 | | | | | |
| Use Code | Bar Lounge | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 4,187 | Base Floor Area | 4,187 | Heating | Steam |
| Air Conditioning | Yes | Exhaust System | No | | |
| Commercial Group #101 2 | | | | | |
| Use Code | Apartment | Base Story | 2 | Number Stories | 3 |
| Total Group Area | 12,561 | Base Floor Area | 4,187 | Number Units | 23 |
| Heating | Steam | Air Conditioning | None | Exhaust System | No |
| Commercial Group #101 3 | | | | | |
| Use Code | Basement Entire | Number Stories | 1 | Total Group Area | 4,187 |
| Base Floor Area | 4,187 | Heating | None | Air Conditioning | None |
| Exhaust System | No | | | | |

| Sales - 13 Records | | | | | |
|--------------------|-------------------------|----------------------------|-------------|------------|---------------------------|
| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page |
| JARCOE LLC | 15TH & GRAND PROPERTIES | 2015-02-03 | \$1,250,000 | Deed | 154820181 |

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Documentation of Current Valuation

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Polk County Assessor 030/03453-000-000

| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page |
|----------------------------------|------------------------------|----------------------------|------------|------------|--|
| CANFIELD, MELVIN R | JARCOR, L.L.C. | 2012-12-13 | \$870,000 | Deed | 14588/331 |
| GRAND AV PROPERTIES, LTD | CANFIELD, MELVIN R | 2004-12-01 | \$480,000 | Deed | 10845/281 |
| EXBO, INC | GRAND AVENUE PROPERTIES, LTD | 2001-05-14 | \$300,000 | Contract | 8816/367 |
| EXBO, INC | BLUE LINE PROPERTIES, L.L.C. | 2001-01-15 | \$900,000 | Contract | 8681/978 Multiple Parcels |
| ANDERSON, BRETT I | EXBO, INC | 2000-01-03 | \$350,000 | Contract | 8420/555 |
| ANDERSON, BRETT I & JANE A | EXBO INC | 1999-01-25 | \$189,000 | Contract | 8126/184 |
| E.K. STROM INC | IMPACT REALTY LLC | 1997-09-19 | \$300,000 | Contract | 7730/748 |
| E.K. STROM INC | BOLT DANNY J | 1997-05-14 | \$300,000 | Contract | 7661/504 |
| PRINCESS REAL ESTATE, CORP | EKSTRUM, DAVID D | 1995-12-12 | \$96,100 | Contract | 7330/690 |
| GRIFFIN, JAMES F | HALUSKA, JOHN W & CHARLENE L | 1992-11-24 | \$268,000 | Contract | 6683/54 |
| EKSTRUM, DAVID D | GRIFFIN, JAMES F | 1992-06-22 | \$250,000 | Contract | 6585/106 |
| PRINCESS REAL ESTATE CORPORATION | EKSTRUM, DAVID D | 1991-01-31 | \$170,000 | Contract | 6335/293 |

Appeals - 1 Record

| Year | Type | Case # | Status | Appellant |
|------|------|--------------------------|------------|--------------------------------|
| 2017 | PAAB | 00-59-97 | Stipulated | 15TH AND GRAND PROPERTIES, LLC |

Recent Ownership Transfers

| Grantor | Grantee | Instrument Date | Recording Date | Instrument Type | Book/Pg |
|---|-----------------------------|-----------------|----------------|-------------------------|---------------------------|
| JARCOR LLC | 15TH & GRAND PROPERTIES LLC | 2015-02-03 | 2015-02-09 | Warranty Deed Corporate | 15462/161 |
| CANFIELD, MELVIN R CANFIELD, JULIE A | JARCOR LLC | 2012-12-13 | 2012-12-26 | Warranty Deed | 14588/331 |

Permits - 13 Records

| Year | Type | Permit Status | Application | Reason | Reason1 |
|------|--------|---------------|-------------|--------------|------------------|
| 2017 | Pickup | No Add | 2017-02-01 | Review Value | TREND |
| 2016 | Permit | No Add | 2015-10-27 | Fix Damage | MISC |
| 2015 | Pickup | No Add | 2014-09-17 | Review | DUAL CLASS |
| 2014 | Permit | No Add | 2013-10-02 | Additron | MISC |
| 2013 | Permit | Complete | 2012-06-22 | Addition | AIR CONDITIONING |
| 2012 | Permit | Complete | 2011-06-28 | Alterations | WINDOWS |
| 2012 | Permit | Complete | 2011-02-08 | Alterations | WINDOWS |

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Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 030/03453-000-000

| Year | Type | Permit Status | Application | Reason | Reason1 |
|------|--------|---------------|-------------|-------------|-------------------|
| 2001 | Permit | Complete | 2000-05-11 | Alterations | REMODEL |
| 2000 | Pickup | Complete | 2000-03-15 | Alterations | REMODEL |
| 1998 | Permit | No Add | 1997-07-25 | Alterations | MISC (Cost \$100) |
| 1994 | Pickup | Complete | 1994-03-10 | | Remodel |
| 1993 | Pickup | Complete | 1992-08-15 | | Reinspection |
| 1992 | Permit | Complete | 1991-05-06 | | Interior Remodel |

Historical Values

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|---------------------------------|--------------------|------|-----------|-----------|-----------|
| 2019 | Board Action | Total Value | Full | \$195,000 | \$581,000 | \$776,000 |
| | | Multi-Residential | Full | \$130,650 | \$381,610 | \$512,260 |
| | | Commercial | Full | \$64,350 | \$199,390 | \$263,740 |
| 2019 | Assessment Roll | Total Value | Full | \$195,000 | \$743,000 | \$938,000 |
| | | Commercial | Full | \$64,350 | \$229,650 | \$294,000 |
| | | Multi-Residential | Full | \$130,650 | \$513,350 | \$644,000 |
| 2018 | Correction | Total Value | Full | \$195,400 | \$614,600 | \$810,000 |
| | | Multi-Residential | Full | \$130,920 | \$403,680 | \$534,600 |
| | | Commercial | Full | \$64,480 | \$210,920 | \$275,400 |
| 2017 | PAAB Order | Total Value | Full | \$195,400 | \$614,600 | \$810,000 |
| | | Multi-Residential | Full | \$130,920 | \$403,680 | \$534,600 |
| | | Commercial | Full | \$64,480 | \$210,920 | \$275,400 |
| 2017 | Board Action | Total Value | Full | \$195,400 | \$642,600 | \$838,000 |
| | | Multi-Residential | Full | \$130,920 | \$425,080 | \$556,000 |
| | | Commercial | Full | \$64,480 | \$217,520 | \$282,000 |
| 2017 | Assessment Roll | Total Value | Full | \$195,400 | \$642,600 | \$838,000 |
| | | Commercial | Full | \$64,480 | \$217,520 | \$282,000 |
| | | Multi-Residential | Full | \$130,920 | \$425,080 | \$556,000 |
| 2016 | Assessment Roll | Total Value | Full | \$120,000 | \$667,000 | \$787,000 |
| | | Multi-Residential | Full | \$80,400 | \$446,890 | \$527,290 |
| | | Commercial | Full | \$39,600 | \$220,110 | \$259,710 |
| 2015 | Assessment Roll | Multi-Residential | Full | \$120,000 | \$667,000 | \$787,000 |
| 2013 | Assessment Roll | Commercial | Full | \$120,000 | \$580,000 | \$700,000 |
| 2012 | Board Action | Commercial | Full | \$120,000 | \$397,000 | \$517,000 |
| 2012 | Assessment Roll | Commercial | Full | \$120,000 | \$468,000 | \$588,000 |
| 2011 | Assessment Roll | Commercial | Full | \$120,000 | \$294,000 | \$414,000 |
| 2010 | Assessment Roll | Commercial | Full | \$120,000 | \$315,500 | \$435,500 |
| 2009 | Assessment Roll | Commercial | Full | \$120,000 | \$315,500 | \$435,500 |
| 2007 | Assessment Roll | | Adj | \$120,000 | \$272,500 | \$392,500 |
| | | Commercial | Full | \$120,000 | \$315,500 | \$435,500 |
| | | | Adj | \$120,000 | \$272,500 | \$392,500 |
| 2005 | Assessment Roll | Commercial | Full | \$109,500 | \$306,500 | \$416,000 |
| | | | Adj | \$109,500 | \$272,500 | \$382,000 |
| 2004 | Assessment Roll | Commercial | Full | \$95,000 | \$286,500 | \$381,500 |
| | | | Adj | \$95,000 | \$272,500 | \$367,500 |
| 2003 | Assessment Roll | Commercial | Full | \$95,000 | \$286,500 | \$381,500 |
| | | | Adj | \$95,000 | \$267,900 | \$362,900 |
| 2002 | Assessment Roll | Commercial | Full | \$89,500 | \$270,500 | \$360,000 |
| | | | Adj | \$89,500 | \$256,700 | \$346,200 |
| 2001 | Board Action | Commercial | Full | \$89,500 | \$270,500 | \$360,000 |
| | | | Adj | \$89,500 | \$247,500 | \$337,000 |

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Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 030/03453-000-000

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|---------------------------------|------------|------|----------|-----------|-----------|
| 2001 | Assessment Roll | Commercial | Full | \$89,000 | \$451,000 | \$540,000 |
| | | | Adj | \$89,000 | \$327,000 | \$416,000 |
| 2000 | Assessment Roll | Commercial | Full | \$51,500 | \$373,500 | \$425,000 |
| | | | Adj | \$51,500 | \$240,300 | \$291,800 |
| 1999 | Assessment Roll | Commercial | Full | \$51,500 | \$272,500 | \$324,000 |
| | | | Adj | \$51,500 | \$231,100 | \$282,600 |
| 1997 | Assessment Roll | Commercial | Full | \$50,100 | \$264,500 | \$314,600 |
| | | | Adj | \$50,100 | \$218,500 | \$268,600 |
| 1995 | Assessment Roll | Commercial | Full | \$38,000 | \$264,500 | \$302,500 |
| | | | Adj | \$38,000 | \$218,500 | \$256,500 |
| 1994 | Assessment Roll | Commercial | Full | \$36,000 | \$252,000 | \$288,000 |
| | | | Adj | \$36,000 | \$206,000 | \$242,000 |
| 1993 | Assessment Roll | Commercial | Full | \$36,000 | \$206,000 | \$242,000 |
| 1992 | Assessment Roll | Commercial | Full | \$34,820 | \$122,680 | \$157,500 |
| 1991 | Assessment Roll | Commercial | Full | \$34,820 | \$109,680 | \$144,500 |
| 1989 | Assessment Roll | Commercial | Full | \$34,820 | \$135,220 | \$170,040 |

This template was last modified on Sat Mar 4 12:31:48 2017.

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Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 030/03460-000-000

Polk County Assessor 111 Court Avenue #195 (515) 286-3014 Fax (515) 286-3388
Des Moines, IA 50309-0904 polkweb@assess.co.polk.iowa.us

| Location | | | | | |
|-----------------|--------------------------------------|-------------|-----------------------------|---------------------|---------------------------|
| Address | 1519 GRAND AVE | | | | |
| City | DES MOINES | Zip | 50309 | Jurisdiction | Des Moines |
| District/Parcel | 030/03460-000-000 | Geoparcels | 7824-05-485-003 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM88/Z | Tax Authority Group | DEM-C-DEM-77208 |
| TIP | 62/Des Moines Metro Center Merged UR | Bond | Des Moines SSMID 1 Downtown | Submarket | Central Business District |
| Appraiser | Austin Viggers 515-286-3958 | | | | |

Map and Current Photos - 1 Record

Click on parcel to get a new listing

[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)

Photo Processed on 2017-05-25 a

[Historical Photos](#)

| Ownership - 1 Record | | | | |
|----------------------|-----|-----------------------------|------------|---------------------------|
| Ownership | Num | Name | Recorded | Book/Page |
| Title Holder | 1 | 15TH & GRAND PROPERTIES LLC | 2014-07-02 | 15241/361 |

| Legal Description and Mailing Address | |
|---|---|
| S.3F OF ALLEY & N 125F LTS 5 TO 11 INC OP LTS 4 & 5 BLK 45 J LYONS ADDITION | HOGAN LAW OFFICE 3408 WOODLAND AVE STE 504 WEST DES MOINES, IA 50266-6506 |

| Current Values | | | | | |
|----------------|-------------------|------|-----------|-------------|-------------|
| Type | Class | Kind | Land | Bldg | Total |
| 2020 Value | Multi-Residential | Full | \$506,000 | \$1,632,000 | \$2,138,000 |

[Unadjusted Cost Report](#)

| Zoning - 1 Record | | | |
|-------------------|-----------------------|----|-----------------|
| Zoning | Description | SF | Assessor Zoning |
| DX2 | DX2 Downtown District | | Commercial |

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

| Land | | | |
|-------------|--------|----------|-------|
| Square Feet | 16,881 | Acres | 0.388 |
| Frontage | | Frontage | 132.0 |

web.assess.co.polk.iowa.us/cgi-bin/web/t5/infoqy.cgi?ti=card/card&ip=03003460000000 1/5

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 030/03460-000-000

| | | | | | |
|---------------------------------------|--------------------------------------|-----------------------------------|--------------------|-----------------------------------|--------------|
| Depth | 128.0 | Topography | Normal | Shape | Rectangle |
| Vacancy | No | Unbuildable | No | | |
| Commercial Summary | | | | | |
| Occupancy | Apartment | Age, Weighted | 1915 | Total Story Height | 4 |
| Land Area | 16,881 | Gross Area | 41,236 | Finished Area | 41,236 |
| Unfinished Bsmt Area | 10,309 | Finished Bsmt Area | 2,800 | Number of Units | 77 |
| Primary Group | Apartment | Percent Primary Group | 80.00 | Percent Secondary Group | 0.00 |
| Grade, Weighted | 4/Grade 4 | Bldg Class, Weighted | 2/Brick or Masonry | Condition, Weighted | NM/Normal |
| Ground Floor Area | 10,309 | Perimeter | 522 | | |
| Commercial Sections - 1 Record | | | | | |
| Commercial Section #101 | | | | | |
| Occupant | JEFFERSON APTS | | | | |
| Section Multiplier | 1 | Occupancy | Apartment | Foundation | Brick Stone |
| Submerged | No | Exterior Wall | Brick Block Tile | Roof | Flat |
| Roof Material | Rubber Membrane | Covered Area | 568 | Covered Quality | Below Normal |
| Wiring | Adequate | Plumbing | Adequate | Number Passenger Elevators | 1 |
| Number Passenger Stops | 5 | Passenger Elevator Quality | Average | Number Freight Elevators | 1 |
| Number Freight Stops | 5 | Freight Elevator Capacity | 2500 | Total Story Height | 4 |
| Frame Type | Frame | Bldg Class | Brick or Masonry | Total Section Area | 51,545 |
| Ground Floor Area | 10,309 | Perimeter | 522 | Grade | 4+00 |
| Year Built | 1915 | Condition | Normal | | |
| Misc Improve | COURTYARD .50 SF | | | | |
| Comment | A=BLDG P+Q=4S SUN DECKS R=COURT YARD | | | | |

Documentation of Current Valuation

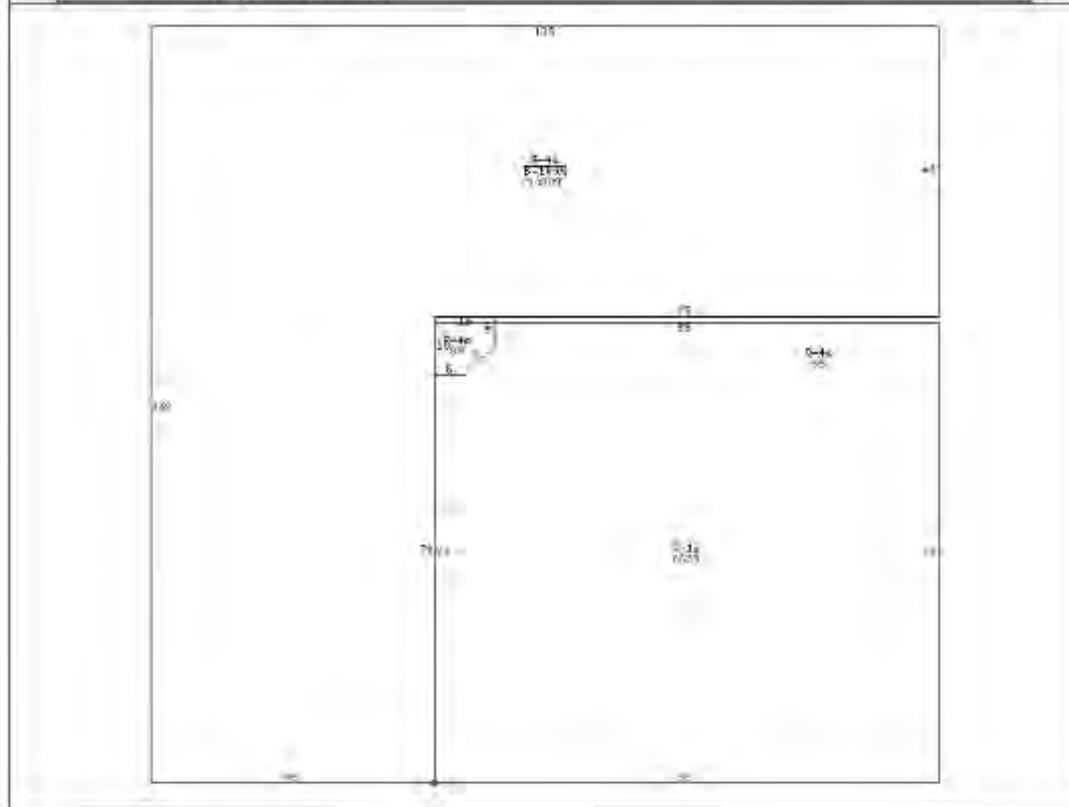
APP

SUPPORTING DOCUMENTATION

1/27/2024

Polk County Assessor 030/03460-000-000

| Commercial Groups - 3 Records | | | | | |
|--------------------------------|---|------------------|------------|------------------|-----------|
| Commercial Group #101 1 | | | | | |
| Use Code | Apartment | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 41,256 | Base Floor Area | 10,309 | Number Units | 72 |
| Heating | Forced Air | Air Conditioning | None | Exhaust System | No |
| Comment | 36 EFF, 9 IBR (LARGE), 22 IBR, 1 IBR MNGR, 4 EFF(LARGE) | | | | |
| Commercial Group #101 2 | | | | | |
| Use Code | Basement Entire | Number Stories | 1 | Total Group Area | 10,309 |
| Base Floor Area | 10,309 | Heating | Forced Air | Air Conditioning | None |
| Exhaust System | No | | | | |
| Commercial Group #101 3 | | | | | |
| Use Code | Basement Finished | Number Stories | 1 | Total Group Area | 2,800 |
| Base Floor Area | 2,800 | Number Units | 5 | Heating | Hot Water |
| Air Conditioning | None | Grade Adjust | Minus 10 | Exhaust System | No |
| Comment | 3 EFF, 2 IBR | | | | |



Web address: <http://polk.azusa.com/polweb/infocopy.cgi?tbl=land/card&ap=0300346000000000>

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Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

| | | | | | | |
|--|---|--|----------------|-------------------------------|---------------------------|-------------|
| 1/27/2021 | | Polk County Assessor 030/03480-000-000 | | | | |
| Detached Structures - 1 Record | | | | | | |
| Detached Structure #101 | | | | | | |
| Occupancy | Trash Enclosure | Construction Type | Steel | Measurement Code | Lineal Feet | |
| Lineal Feet | 76 | Height | 6 | Grade | 4 | |
| Year Built | 2018 | Condition | Normal | | | |
| Sales - 3 Records | | | | | | |
| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page | |
| JEFFERSON COOP HOUSING ASSOC | 15TH & GRAND PROPERTIES LLC | 2014-07-01 | \$2,600,000 | Deed | 15241/361 | |
| NAHAS, EDWARD J | NAHAS, JAMES J | 1997-02-01 | \$600,000 | Contract | 7790/363 | |
| THE GRAHAM GROUP INC | NAHAS, EDWARD J | 1995-01-03 | \$750,000 | Deed | 7138/516 | |
| Appeals - 1 Record | | | | | | |
| Year | Type | Case # | Status | Appellant | | |
| 2017 | District Court | 90081940 | Stipulated | 15TH AND GRAND PROPERTIES, LL | | |
| Recent Ownership Transfers | | | | | | |
| Grantor | Grantee | Instrument Date | Recording Date | Instrument Type | Book/Pg | |
| JEFFERSON COOPERATIVE HOUSING ASSOCIATION | 15TH & GRAND PROPERTIES LLC | 2014-07-01 | 2014-07-02 | Warranty Deed Corporate | 15241/361 | |
| NAHAS, DEBRA | JEFFERSON COOPERATIVE HOUSING ASSOCIATION | 2014-07-01 | 2014-07-02 | Quit Claim Deed | 15241/359 | |
| Permits - 10 Records | | | | | | |
| Year | Type | Permit Status | Application | Reason | Reason 1 | |
| 2019 | Permit | No Add | 2018-03-21 | Addition | MISC | |
| 2019 | Permit | No Add | 2017-06-14 | Addition | FENCE | |
| 2018 | Permit | Pass | 2017-06-14 | Addition | FENCE | |
| 2015 | Pickup | No Add | 2015-03-06 | Review Value | CLASS CHANGE | |
| 2015 | Pickup | No Add | 2014-07-21 | Review Value | CONDOAPT/COOP/MULTI | |
| 2013 | Permit | Complete | 2012-08-03 | Fix Damage | FIRE | |
| 2013 | Pickup | Complete | 2012-07-19 | Review Value | CONDOAPT/COOP/MULTI | |
| 2011 | Pickup | Complete | 2010-06-02 | Review Value | CONDOAPT/COOP/MULTI | |
| 2009 | Pickup | Complete | 2009-01-06 | Review Value | CLASS CHANGE | |
| 1996 | Permit | No Add | 1995-08-11 | Fix Damage | FIRE (Cost \$3,500) | |
| Historical Values | | | | | | |
| Yr | Type | Class | Kind | Land | Bldg | Total |
| 2019 | Board Action | Multi-Residential | Full | \$506,000 | \$1,632,000 | \$2,138,000 |
| 2019 | Assessment Roll | Multi-Residential | Full | \$506,000 | \$2,044,000 | \$2,550,000 |
| 2018 | Correction | Multi-Residential | Full | \$506,400 | \$1,610,600 | \$2,117,000 |
| 2017 | Court Decree | Multi-Residential | Full | \$506,400 | \$1,610,600 | \$2,117,000 |
| 2017 | Board Action | Multi-Residential | Full | \$506,400 | \$1,873,600 | \$2,380,000 |
| 2017 | Assessment Roll | Multi-Residential | Full | \$506,400 | \$1,873,600 | \$2,380,000 |
| 2015 | Assessment Roll | Multi-Residential | Full | \$340,000 | \$1,810,000 | \$2,150,000 |
| 2013 | Assessment Roll | Residential | Full | \$340,000 | \$1,570,000 | \$1,910,000 |
| web.assess.co.polk.or.us/cgi-bin/web/t/infogr.cgi?fr=card/cr/45&op=0300348000000 | | | | | | |

Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 030/03480-000-000

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|----------------------------------|---------------------|------|-----------|-------------|-------------|
| 2011 | Assessment Roll | Residential | Full | \$340,000 | \$1,570,000 | \$1,910,000 |
| 2009 | Assessment Roll | Residential | Full | \$340,000 | \$1,570,000 | \$1,910,000 |
| 2008 | Board Prior Year | Residential | Full | \$340,000 | \$1,570,000 | \$1,910,000 |
| 2007 | Assessment Roll | Commercial Multiple | Full | \$341,000 | \$1,161,000 | \$1,502,000 |
| 2005 | Board Action | Commercial Multiple | Full | \$309,000 | \$1,127,000 | \$1,436,000 |
| 2005 | Assessment Roll | Commercial Multiple | Full | \$309,000 | \$1,276,000 | \$1,585,000 |
| 2003 | Assessment Roll | Commercial Multiple | Full | \$269,000 | \$905,000 | \$1,174,000 |
| 2001 | Board Action | Commercial Multiple | Full | \$254,210 | \$685,000 | \$939,210 |
| 2001 | Assessment Roll | Commercial Multiple | Full | \$254,210 | \$685,000 | \$939,210 |
| 1999 | Assessment Roll | Commercial Multiple | Full | \$147,000 | \$685,000 | \$832,000 |
| 1997 | Assessment Roll | Commercial Multiple | Full | \$142,500 | \$665,000 | \$807,500 |
| 1995 | Assessment Roll | Commercial Multiple | Full | \$93,000 | \$665,000 | \$758,000 |
| 1993 | Assessment Roll | Commercial Multiple | Full | \$89,000 | \$669,000 | \$758,000 |
| 1991 | Assessment Roll | Commercial Multiple | Full | \$85,410 | \$643,590 | \$729,000 |
| 1989 | Assessment Roll | Commercial Multiple | Full | \$85,410 | \$454,490 | \$539,900 |

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Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 030/03463-001-000

Polk County Assessor 111 Court Avenue #195
Des Moines, IA 50309-0904 (515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

| Location | | | | | |
|-----------------|--------------------------------------|-------------|-----------------------------|---------------------|---------------------------|
| Address | 1511 GRAND AVE | | | | |
| City | DES MOINES | Zip | 50309 | Jurisdiction | Des Moines |
| District/Parcel | 030/03463-001-000 | Geoparcels | 7824-05-485-004 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM88/Z | Tax Authority Group | DEM-C-DEM-77208 |
| TIF | 62/Des Moines Metro Center Merged UR | Bond | Des Moines SSMID 1 Downtown | Submarket | Central Business District |
| Appraiser | Austin Viggers 515-286-3958 | | | | |

Map and Current Photos - 1 Record

Click on parcel to get a new listing

[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)

Photo Processed on 2010-03-31 a

[Historical Photos](#)

Ownership - 1 Record

| Ownership | Num | Name | Recorded | Book/Page |
|--------------|-----|-----------------------------|------------|-----------|
| Title Holder | 1 | 15TH & GRAND PROPERTIES LLC | 2014-07-02 | 15241/281 |

Legal Description and Mailing Address

| | |
|---|---|
| LTS 1, 2, 3 & 4 & 2F ALLEY W OF & ADJ OP LT 6 BLK 45 J LYONS ADDITION | HOGAN LAW OFFICE 3408 WOODLAND AVE STE 504 WEST DES MOINES, IA 50266-6506 |
|---|---|

Current Values

| Type | Class | Kind | Land | Bldg | Total |
|------------|-------------------|------|-----------|----------|-----------|
| 2020 Value | Multi-Residential | Full | \$255,000 | \$52,000 | \$307,000 |

[Unadjusted Cost Report](#)

Zoning - 1 Record

| Zoning | Description | SF | Assessor Zoning |
|--------|-----------------------|----|-----------------|
| DX2 | DX2 Downtown District | | Commercial |

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

Land

| Square Feet | Acres | Frontage |
|-------------|-------|----------|
| 8,497 | 0.195 | 68.0 |

web.assess.co.polk.ia.us/cgi-bin/web/t/infocry.cgi/?t=card/card&dp=03003463001000 1/4

Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 030/03463-001-000

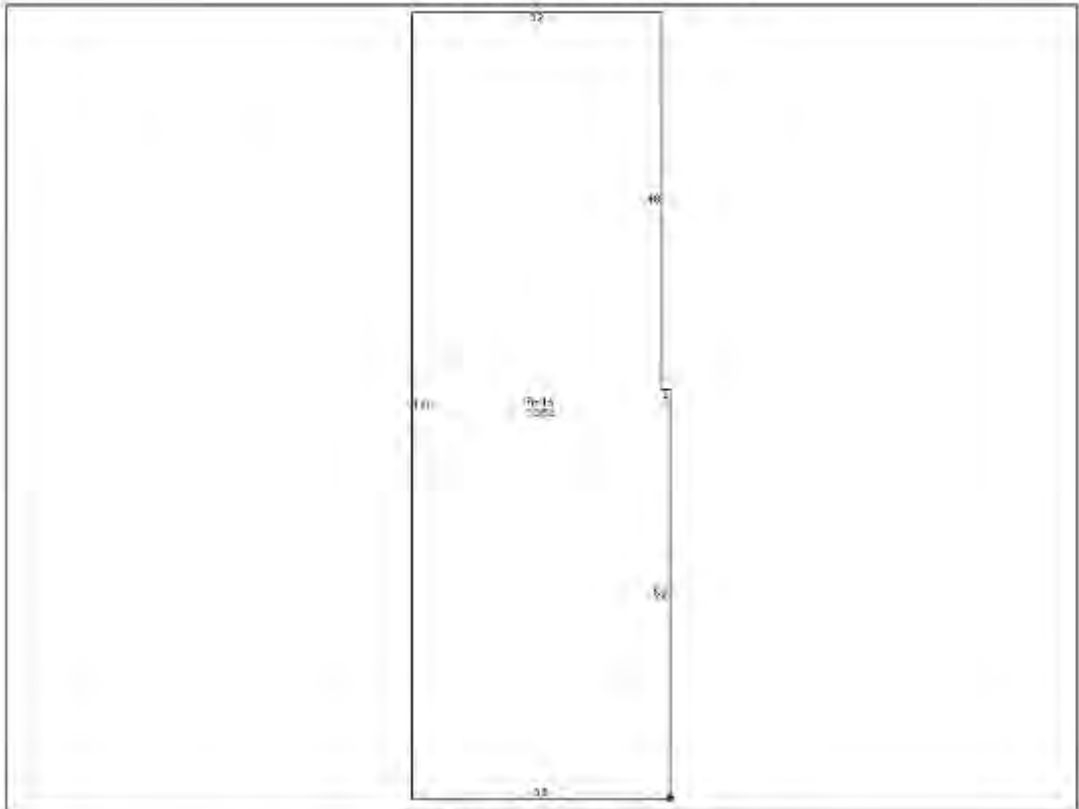
| | | | | | |
|---------------------------------------|------------------|-----------------------|--------------------|-------------------------|-------------|
| Depth | 125.0 | Topography | Normal | Shape | Rectangle |
| Vacancy | No | Unbuildable | No | | |
| Commercial Summary | | | | | |
| Occupancy | Apartment | Age, Weighted | 1970 | Total Story Height | 1 |
| Land Area | 8,497 | Gross Area | 3,252 | Finished Area | 3,252 |
| Unfinished Bsmt Area | 0 | Finished Bsmt Area | 0 | Number of Units | 5 |
| Primary Group | Apartment | Percent Primary Group | 100.00 | Percent Secondary Group | 0.00 |
| Grade, Weighted | 5/Grade 5 | Bldg Class, Weighted | 2/Brick or Masonry | Condition, Weighted | NM/Normal |
| Ground Floor Area | 3,252 | Perimeter | 266 | | |
| Commercial Sections - 1 Record | | | | | |
| Commercial Section #101 | | | | | |
| Section Multiplier | 1 | Occupancy | Apartment | Foundation | Brick Stone |
| Submerged | No | Exterior Wall | Brick on Masonry | Insulation | Yes |
| Roof | Flat | Roof Material | Built-up | Wiring | Adequate |
| Plumbing | Adequate | Total Story Height | 1 | Frame Type | Frame |
| Bldg Class | Brick or Masonry | Total Section Area | 3,252 | Ground Floor Area | 3,252 |
| Perimeter | 266 | Total Number Units | 5 | Grade | 5+00 |
| Year Built | 1932 | Year Remodel | 2003 | Condition | Normal |
| Commercial Groups - 1 Record | | | | | |
| Commercial Group #101 1 | | | | | |
| Use Code | Apartment | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 3,252 | Base Floor Area | 3,252 | Number Units | 5 |
| Heating | Central | Air Conditioning | Yes | Exhaust System | No |
| Condition | Normal | | | | |

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021 Rolik County Assessor 03003463-001-000



Detached Structures - 1 Record

Detached Structure #101

| | | | | | |
|-----------|-----------------|------------------|-------------|-----------|--------|
| Occupancy | Concrete Paving | Measurement Code | Square Feet | Measure 1 | 5,200 |
| Grade | 4 | Year Built | 1960 | Condition | Normal |

Sales - 2 Records

| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page |
|-------------------------------|-----------------------------|----------------------------|------------|------------|---------------------------|
| 1511 GRAND COOP HOUSING ASSOC | 15TH & GRAND PROPERTIES LLC | 2014-07-01 | \$300,000 | Deed | 15241/281 |
| NEELSON, JAMES L | NAHAS, JAMES J | 2001-05-11 | \$155,000 | Contract | 8816/579 |

Recent Ownership Transfers

| Grantor | Grantee | Instrument Date | Recording Date | Instrument Type | Book/Pg |
|--|--|-----------------|----------------|-------------------------|---------------------------|
| 1511 GRAND COOPERATIVE HOUSING ASSOCIATION | 15TH & GRAND PROPERTIES LLC | 2014-07-01 | 2014-07-02 | Warranty Deed Corporate | 15241/281 |
| NAHAS, JAMES J NAHAS, DEBRA | 1511 GRAND COOPERATIVE HOUSING ASSOCIATION | 2014-07-01 | 2014-07-02 | Warranty Deed | 15241/276 |

www.assessor.co.rolik.iowa.us/cgi-bin/web/infocity.cgi?tbl=land/card&op=03003463001000 3/4

Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 030/03463-001-000

| Grantor | Grantee | Instrument Date | Recording Date | Instrument Type | Book/Pg |
|----------------------------------|----------------|-----------------|----------------|-----------------|---------------------------|
| NELSON NELSON & NELSON LLC | NAHAS, JAMES J | 2014-06-05 | 2014-06-27 | Quit Claim Deed | 15234/597 |
| NELSON, JAMES L. | NAHAS, JAMES J | 2001-05-14 | 2014-06-27 | Warranty Deed | 15234/600 |

Permits - 6 Records

| Year | Type | Permit Status | Application | Reason | Reason 1 |
|------|--------|---------------|-------------|--------------|---------------------|
| 2015 | Pickup | No Add | 2015-03-05 | Review Value | CLASS CHANGE |
| 2015 | Pickup | No Add | 2014-07-21 | Review Value | CONDOAPT/COOP/MULTI |
| 2013 | Pickup | Complete | 2012-07-19 | Review Value | CONDOAPT/COOP/MULTI |
| 2011 | Pickup | Complete | 2010-06-02 | Review Value | CONDOAPT/COOP/MULTI |
| 2009 | Pickup | No Add | 2009-01-06 | Review Value | CLASS CHANGE |
| 2004 | Permit | Complete | 2003-02-04 | Alterations | REMODEL |

Historical Values

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|----------------------------------|---------------------|------|-----------|-----------|-----------|
| 2019 | Assessment Roll | Multi-Residential | Full | \$255,000 | \$52,000 | \$307,000 |
| 2017 | Assessment Roll | Multi-Residential | Full | \$254,900 | \$100 | \$255,000 |
| 2015 | Assessment Roll | Multi-Residential | Full | \$171,000 | \$25,000 | \$196,000 |
| 2013 | Assessment Roll | Residential | Full | \$171,000 | \$3,500 | \$174,500 |
| 2011 | Assessment Roll | Residential | Full | \$171,000 | \$3,500 | \$174,500 |
| 2009 | Board Action | Residential | Full | \$171,000 | \$3,500 | \$174,500 |
| 2009 | Assessment Roll | Residential | Full | \$171,000 | \$111,200 | \$282,200 |
| 2008 | Board Prior Year | Residential | Full | \$171,000 | \$3,500 | \$174,500 |
| 2007 | Board Action | Commercial Multiple | Full | \$171,000 | \$3,500 | \$174,500 |
| 2007 | Assessment Roll | Commercial Multiple | Full | \$171,000 | \$35,000 | \$206,000 |
| 2006 | Assessment Roll | Commercial Multiple | Full | \$155,500 | \$50,500 | \$206,000 |
| 2005 | Board Action | Commercial Multiple | Full | \$155,500 | \$23,500 | \$179,000 |
| 2005 | Assessment Roll | Commercial Multiple | Full | \$155,500 | \$79,500 | \$235,000 |
| 2004 | Assessment Roll | Commercial Multiple | Full | \$135,000 | \$97,500 | \$232,500 |
| 2003 | Assessment Roll | Commercial | Full | \$135,000 | \$29,000 | \$164,000 |
| 2001 | Board Action | Commercial | Full | \$127,500 | \$27,500 | \$155,000 |
| 2001 | Assessment Roll | Commercial | Full | \$127,500 | \$78,500 | \$206,000 |
| 1999 | Assessment Roll | Commercial | Full | \$70,000 | \$78,500 | \$148,500 |
| 1997 | Assessment Roll | Commercial | Full | \$68,000 | \$76,000 | \$144,000 |
| 1995 | Assessment Roll | Commercial | Full | \$44,500 | \$76,000 | \$120,500 |
| 1993 | Assessment Roll | Commercial | Full | \$42,500 | \$72,500 | \$115,000 |
| 1991 | Assessment Roll | Commercial | Full | \$40,800 | \$69,700 | \$110,500 |
| 1989 | Assessment Roll | Commercial | Full | \$40,800 | \$66,240 | \$107,040 |

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Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 030/03450-000-000

Polk County Assessor 111 Court Avenue #195
Des Moines, IA 50309-0904 (515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

| Location | | | | | |
|-----------------|--------------------------------------|-------------|-----------------------------|---------------------|---------------------------|
| Address | 515 16TH ST | | | | |
| City | DES MOINES | Zip | 50309 | Jurisdiction | Des Moines |
| District/Parcel | 030/03450-000-000 | Geoparcels | 7824-05-485-001 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM88/Z | Tax Authority Group | DEM-C-DEM-77208 |
| TIF | 62/Des Moines Metro Center Merged UR | Bond | Des Moines SSMID 1 Downtown | Submarket | Central Business District |
| Appraiser | Austin Viggers 515-286-3958 | | | | |

Map and Current Photos - 1 Record

Click on parcel to get a new listing

[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)

Photo Processed on 2019-05-15 a

[Historical Photos](#)

| Ownership - 1 Record | | | | |
|----------------------|-----|-----------------------------|------------|-----------|
| Ownership | Num | Name | Recorded | Book/Page |
| Title Holder | 1 | 15TH & GRAND PROPERTIES LLC | 2014-12-01 | 15397/518 |

Legal Description and Mailing Address

| | |
|--|---|
| LT 3 BLK 6 GRIFFITHS SUB-DIV; IRREG SLY PC MEAS S 11F ON W & S 16F ON E LN LT 3 LINDEN; -EX W 4F- N 27.6F & S 23.3F N 50.9F E 42F & ALLEY N & ADJ & VAC ST E ADJ LT 7 BLK 45 J. LYONS ADDITION; IRREG PT BNG SLY 16F ON W & SLY 57F ON E LNS LTS 8, 9 & 10 BLK D SD LT 6 OF 13.06A PURSLEY ESTATE; AND LTS 1, 2 & 3 BLK 45 INTERV ALLEY J LYONS ADDITION | 15TH & GRAND PROPERTIES LLC 1459 GRAND AVE DES MOINES, IA 50309 |
|--|---|

Current Values

| Type | Class | Kind | Land | Bldg | Total |
|------------|------------|------|-----------|----------|-----------|
| 2020 Value | Commercial | Full | \$761,000 | \$52,000 | \$813,000 |

[Unadjusted Cost Report](#)

Auditor Adjustments to Value

| Category | Name | Information |
|---|-------------------|----------------------------------|
| 2020 Business Property Tax Credit | ALEX SAPPINGFIELD | Application 9277 |

web.assess.co.polk.ia.us/cgi-bin/web/t/infogy.cgi?it=card/card&ip=0300345000000 1/5

Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 030/03450-000-000

| Zoning - 1 Record | | | | | |
|---|------------------------|-----------------------|--------------------|----------------------|--------------------------------------|
| Zoning | Description | | SF | Assessor Zoning | |
| DX2 | DX2 Downtown District | | | Commercial | |
| <i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i> | | | | | |
| Land | | | | | |
| Square Feet | 25,368 | Acres | 0.582 | Topography | Blank |
| Shape | Irregular | Vacancy | Blank | Unbuildable | Blank |
| Commercial Summary | | | | | |
| Occupancy | Retail & Warehouse | Age, Weighted | 1961 | Total Story Height | 2 |
| Land Area | 25,368 | Gross Area | 14,612 | Finished Area | 4,876 |
| Unfinished Bsmt Area | 0 | Finished Bsmt Area | 0 | Number of Units | 0 |
| Primary Group | Warehouse | Percent Primary Group | 66.63 | Secondary Group | Office General |
| Percent Secondary Group | 25.29 | Grade, Weighted | 4/Grade 4 | Bldg Class, Weighted | 4/Frame, Concrete Blk, Tile, Tilt Up |
| Condition, Weighted | NM/Normal | Ground Floor Area | 10,916 | Perimeter | 460 |
| Unfinished Area | 9,736 | | | | |
| Commercial Sections - 1 Record | | | | | |
| Commercial Section #101 | | | | | |
| Occupant | SHERWIN WILLIAMS PAINT | | | | |
| Section Multiplier | 1 | Occupancy | Retail & Warehouse | Foundation | Concrete |
| Exterior Wall | Concrete Block or Tile | Brick Veneer | 992 | Insulation | Yes |
| Roof | Flat | Roof Material | Built-up | Landings Square Foot | 364 |
| Landing Quality | Normal | Wiring | Adequate | Plumbing | Adequate |
| Total Story Height | 2 | Frame Type | Steel | Bldg Class | Frame, Concrete Blk, Tile, Tilt Up |
| Total Section Area | 14,612 | Ground Floor Area | 10,916 | Perimeter | 460 |
| Grade | 4-10 | Year Built | 1961 | Year Remodel | 1985 |
| Condition | Normal | | | | |
| Comment | A=2S BR B=1S CB | | | | |

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 030/03450-000-000

| Commercial Groups - 4 Records | | | | | |
|--------------------------------|----------------------|------------------|-------|----------------|----------|
| Commercial Group #101 1 | | | | | |
| Use Code | Retail Small | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 1,180 | Base Floor Area | 1,180 | Heating | Central |
| Air Conditioning | Yes | Exhaust System | No | | |
| Commercial Group #101 2 | | | | | |
| Use Code | Office General | Base Story | 2 | Number Stories | 1 |
| Total Group Area | 3,696 | Base Floor Area | 3,696 | Heating | Central |
| Air Conditioning | Yes | Exhaust System | No | | |
| Commercial Group #101 3 | | | | | |
| Use Code | Warehouse | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 9,736 | Base Floor Area | 9,736 | Wall Height | 18 |
| Heating | Unit | Air Conditioning | None | Sprinkler | Wet |
| Exhaust System | No | | | | |
| Commercial Group #101 4 | | | | | |
| Use Code | Mezzanine Unfinished | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 1,300 | Base Floor Area | 1,300 | Heating | Surround |
| Air Conditioning | None | Exhaust System | No | | |

web.assess.co.polk.ia.us/cgi-bin/web/tt/infoqry.cgi?tt=card/card&dp=03003450000000

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Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 03003450-000-000

Detached Structures - 2 Records

| Detached Structure #101 | | | | | |
|-------------------------|---|------------------|-------------|-----------|--------|
| Occupancy | Concrete Paving | Measurement Code | Square Feet | Measure 1 | 2,950 |
| Grade | 4 | Year Built | 1961 | Condition | Normal |
| Comment | BALANCE OF AREA IS UNPAVED (WHITE ROCK) | | | | |

| Detached Structure #201 | | | | | |
|-------------------------|---|------------------|-------------|-----------|--------|
| Occupancy | Concrete Paving | Measurement Code | Square Feet | Measure 1 | 5,900 |
| Grade | 4 | Year Built | 1994 | Condition | Normal |
| Comment | BALANCE OF AREA IS UNPAVED (WHITE ROCK) | | | | |

Sales - 2 Records

| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page |
|--------------------|-----------------------------|----------------------------|-------------|------------|---------------------------|
| JOHNSON, QUENTIN H | 15TH & GRAND PROPERTIES LLC | 2014-11-19 | \$3,200,000 | Deed | 15397/518 |
| JARED R JOHNSON | QUENTIN H JOHNSON | 1989-01-20 | \$180,000 | Deed | 6036/410 |

Recent Ownership Transfers

| Grantor | Grantee | Instrument Date | Recording Date | Instrument Type | Book/Pg |
|---------------------------------------|-----------------------------|-----------------|----------------|-----------------|---------------------------|
| JOHNSON, QUENTIN H JOHNSON, SANDRA | 15TH & GRAND PROPERTIES LLC | 2014-11-19 | 2014-12-01 | Warranty Deed | 15397/518 |

Permits - 2 Records

www.assessor.polk.ga.us/cgi-bin/webforminfo.pl?card&op=03003450000000

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 030/03450-000-000

| Year | Type | Permit Status | Application | Reason | Reason 1 |
|------|--------|---------------|-------------|--------|----------------------|
| 1995 | Permit | Complete | 1994-03-18 | | Parking Surface |
| 1991 | Permit | Complete | 1990-05-01 | | Interior Alterations |

Historical Values

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|---------------------------------|------------|------|-----------|-----------|-----------|
| 2019 | Board Action | Commercial | Full | \$761,000 | \$52,000 | \$813,000 |
| 2019 | Assessment Roll | Commercial | Full | \$761,000 | \$52,000 | \$813,000 |
| 2017 | Assessment Roll | Commercial | Full | \$761,000 | \$100 | \$761,100 |
| 2015 | Assessment Roll | Commercial | Full | \$277,000 | \$212,000 | \$489,000 |
| 2013 | Assessment Roll | Commercial | Full | \$277,000 | \$140,000 | \$417,000 |
| 2011 | Assessment Roll | Commercial | Full | \$277,000 | \$140,000 | \$417,000 |
| 2009 | Assessment Roll | Commercial | Full | \$277,000 | \$161,500 | \$438,500 |
| 2007 | Assessment Roll | Commercial | Full | \$277,000 | \$161,500 | \$438,500 |
| 2005 | Board Action | Commercial | Full | \$252,000 | \$157,000 | \$409,000 |
| 2005 | Assessment Roll | Commercial | Full | \$368,500 | \$157,000 | \$525,500 |
| 2003 | Assessment Roll | Commercial | Full | \$320,500 | \$146,500 | \$467,000 |
| 2001 | Assessment Roll | Commercial | Full | \$302,270 | \$138,000 | \$440,270 |
| 1999 | Assessment Roll | Commercial | Full | \$218,000 | \$138,000 | \$356,000 |
| 1997 | Assessment Roll | Commercial | Full | \$211,500 | \$134,000 | \$345,500 |
| 1995 | Assessment Roll | Commercial | Full | \$80,500 | \$134,000 | \$214,500 |
| 1993 | Assessment Roll | Commercial | Full | \$76,500 | \$116,500 | \$193,000 |
| 1991 | Assessment Roll | Commercial | Full | \$73,420 | \$112,080 | \$185,500 |
| 1989 | Assessment Roll | Commercial | Full | \$73,420 | \$104,240 | \$177,660 |

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Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 030/04078-000-000

Polk County Assessor 111 Court Avenue #195
Des Moines, IA 50309-0904 (515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.iowa.us

| Location | | | | | |
|-----------------|--------------------------------------|-------------|-----------------------------|---------------------|---------------------------|
| Address | 555 17TH ST | | | | |
| City | DES MOINES | Zip | 50309 | Jurisdiction | Des Moines |
| District/Parcel | 030/04078-000-000 | Geoparcels | 7824-05-479-002 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM88/Z | Tax Authority Group | DEM-C-DEM-77208 |
| TIF | 62/Des Moines Metro Center Merged UR | Bond | Des Moines SSMID 1 Downtown | Submarket | Central Business District |
| Appraiser | Austin Viggers 515-286-3958 | | | | |

Map and Current Photos - 1 Record

Click on parcel to get a new listing

[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)

Photo Processed on 2004-02-25 a

[Historical Photos](#)

| Ownership - 1 Record | | | | |
|----------------------|-----|------------------|------------|-----------|
| Ownership | Num | Name | Recorded | Book/Page |
| Title Holder | 1 | KG STORE 543 LLC | 2014-09-18 | 15325/666 |

| Legal Description and Mailing Address | |
|--|---|
| E 1/2 LT 2 & ALL LTS 3 & 4 & E & W ALLEY N & ADJ & ALL LTS 5 THRU 8 INCL BLK B SD LT 6 OF 13.06 A PURSLEY ESTATE | KUM & GO LC 1459 GRAND AVE DES MOINES, IA 50309 |

| Current Values | | | | | |
|----------------|------------|------|-------------|----------|-------------|
| Type | Class | Kind | Land | Bldg | Total |
| 2020 Value | Commercial | Full | \$1,180,000 | \$80,000 | \$1,260,000 |

[Unadjusted Cost Report](#)

| Auditor Adjustments to Value | | |
|---|----------------|----------------------------------|
| Category | Name | Information |
| 2020 Business Property Tax Credit | CLARK MATTHEWS | Application 8081 |

| Zoning - 1 Record | | | |
|-------------------|------------------------|----|-----------------|
| Zoning | Description | SF | Assessor Zoning |
| MX2 | MX2 Mixed Use District | | |

web.assess.co.polk.iowa.us/cgi-bin/web/t/infocqy.cgi?tl=card/card&dp=03004078000000 1/8

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 030/04078-000-000

| City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20) | | | | | |
|--|--|--------------------------------|------------------------|----------------------|--------------------------------------|
| Land | | | | | |
| Square Feet | 59,964 | Acres | 1.377 | Topography | Blank |
| Shape | Rectangle | Vacancy | Blank | Unbuildable | Blank |
| Commercial Summary | | | | | |
| Occupancy | Auto Showroom Sales | Age, Weighted | 1963 | Total Story Height | 2 |
| Land Area | 59,964 | Gross Area | 57,220 | Finished Area | 6,930 |
| Unfinished Bsmt Area | 0 | Finished Bsmt Area | 0 | Number of Units | 0 |
| Primary Group | Auto Service Building | Percent Primary Group | 51.38 | Secondary Group | Warehouse |
| Percent Secondary Group | 38.47 | Grade, Weighted | 4/Grade 4 | Bldg Class, Weighted | 4/Frame, Concrete Blk, Tile, Tilt Up |
| Condition, Weighted | BN/Below Normal | Ground Floor Area | 35,210 | Perimeter | 926 |
| Unfinished Area | 51,410 | Interior Finished Area | 1,120 | | |
| Commercial Sections - 2 Records | | | | | |
| Commercial Section #101 | | | | | |
| Occupant | CRESCENT CHEVROLET | | | | |
| Section Multiplier | 1 | Occupancy | Auto Showroom Sales | Foundation | Concrete |
| Submerged | No | Exterior Wall | Concrete Block or Tile | Insulation | Yes |
| Roof | Flat | Roof Material | Built-up | Landings Square Foot | 910 |
| Landing Quality | Below Normal | Automatic Overhead Square Foot | 622 | Wiring | Adequate |
| Plumbing | Adequate | Total Story Height | 2 | Frame Type | Steel |
| Bldg Class | Frame, Concrete Blk, Tile, Tilt Up | Total Section Area | 44,020 | Ground Floor Area | 22,010 |
| Perimeter | 594 | Grade | 4+00 | Year Built | 1968 |
| Condition | Below Normal | | | | |
| Comment | A=TOTAL B=OFC+SHOWROOM - 1ST 2ND - AUTO STORAGE WHSE LANDING = ACCESS TO 2ND | | | | |

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2024 Polk County Assessor 030/04070-000-000

| Commercial Groups - 3 Records | | | | | |
|-------------------------------|-------------------------------|------------------|--------|----------------|----|
| Commercial Group #101 1 | | | | | |
| Use Code | Auto Service Building | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 16,200 | Base Floor Area | 16,200 | Wall Height | 14 |
| Heating | Hot Water | Air Conditioning | None | Exhaust System | No |
| Commercial Group #101 2 | | | | | |
| Use Code | Auto Showroom Sales | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 5,810 | Base Floor Area | 5,810 | Wall Height | 14 |
| Heating | Central | Air Conditioning | Yes | Exhaust System | No |
| Commercial Group #101 3 | | | | | |
| Use Code | Warehouse | Base Story | 2 | Number Stories | 1 |
| Total Group Area | 22,010 | Base Floor Area | 22,010 | Wall Height | 14 |
| Heating | None | Air Conditioning | None | Exhaust System | No |
| Comment | 2ND FL USED FOR NEW CAR STOGE | | | | |

The map shows two parcels within a larger lot. The top parcel is 16,200 sq ft with a volume of 115. The bottom parcel is 5,810 sq ft with a volume of 29.11. The lot is bounded by 110 on the top, 110 on the right, 102 on the bottom, and 112 on the left.

| Commercial Section #102 | |
|-------------------------|--------------------|
| Occupant | CRESCENT CHEVROLET |

www.assessor.polkcounty.or.gov/web/101/property.cgi?file=card/card&ap=050040700000000 306

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 030/04078-000-000

| | | | | | |
|---------------------------|--------------------------------------|---------------------------------------|---------------------|--------------------------|----------|
| Section Multiplier | 1 | Occupancy | Auto Showroom Sales | Foundation | Concrete |
| Exterior Wall | Concrete Block or Tile | Insulation | Yes | Roof | Flat |
| Roof Material | Built-up | Automatic Overhead Square Foot | 196 | Wiring | Adequate |
| Plumbing | Adequate | Total Story Height | 1 | Frame Type | Steel |
| Bldg Class | Frame, Concrete Blk, Tile, Tilt Up | Total Section Area | 13,200 | Ground Floor Area | 13,200 |
| Perimeter | 332 | Grade | 4+00 | Year Built | 1948 |
| Condition | Below Normal | | | | |
| Comment | A=TOTAL P=CONC RAMP TO 2ND FL (2OF2) | | | | |

| | | | | | |
|--------------------------------------|-----------------------|-------------------------|----------|-----------------------|----------|
| Commercial Groups - 2 Records | | | | | |
| Commercial Group #102 1 | | | | | |
| Use Code | Auto Service Building | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 13,200 | Base Floor Area | 13,200 | Wall Height | 19 |
| Heating | Unit | Air Conditioning | None | Exhaust System | No |
| Commercial Group #102 2 | | | | | |
| Use Code | Interior Finish | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 1,120 | Base Floor Area | 1,120 | Heating | Surround |
| Air Conditioning | Yes | Grade Adjust | Minus 10 | Night Deposit | No |
| Auto Bank System | No | Security System | No | Exhaust System | No |
| Comment | PARTS OFFICE | | | | |

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 030/04070-000-000

Detached Structures - 2 Records

| Detached Structure #101 | | | | | |
|-------------------------|----------------|------------------|-------------|-----------|--------------|
| Occupancy | Asphalt Paving | Measurement Code | Square Feet | Measure I | 21,500 |
| Grade | 4 | Year Built | 1965 | Condition | Below Normal |

| Detached Structure #201 | | | | | |
|-------------------------|--------------------|-------------------|-------|------------------|----------|
| Occupancy | Yard Lighting | Construction Type | Steel | Measurement Code | Quantity |
| Quantity | 3 | Grade | 4 | Year Built | 1960 |
| Condition | Normal | | | | |
| Other | 3-ST POLES 1-FEET. | | | | |

Sales - 2 Records

| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page |
|-------------------------|------------------|----------------------------|-------------|------------|--|
| WOODY I LLC | KG STORE 543 LLC | 2014-09-16 | \$2,000,000 | Deed | 15325/666 Multiple Parcels |
| JAMES R PIGGOTT (TRUST) | WOODY I, LLC | 2008-07-22 | \$995,000 | Deed | 12728/138 Multiple Parcels |

Recent Ownership Transfers

| Grantor | Grantee | Instrument Date | Recording Date | Instrument Type | Book/Pg |
|---------|---------|-----------------|----------------|-----------------|---------|
| | | | | | |

www.assessor.co.okla.us/cg-bin/web?l=info;cg:700-land/card&op=03004070000000

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Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 030/04078-000-000

| Grantor | Grantee | Instrument Date | Recording Date | Instrument Type | Book/Pg |
|-------------|------------------|-----------------|----------------|-----------------------|---------------------------|
| WOODY I LLC | KG STORE 543 LLC | 2014-09-16 | 2014-09-18 | Special Warranty Deed | 15325/666 |

Permits - 3 Records

| Year | Type | Permit Status | Application | Reason | Reason 1 |
|------|--------|---------------|-------------|--------|--------------------|
| 2011 | Permit | Cancel | 2008-07-25 | Remove | PARTIAL DEMOLITION |
| 2010 | Permit | Pass/Partial | 2008-07-25 | Remove | PARTIAL DEMOLITION |
| 2009 | Permit | Partial | 2008-07-25 | Remove | PARTIAL DEMOLITION |

Historical Values

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|---------------------------------|------------|------|-------------|-----------|-------------|
| 2019 | Assessment Roll | Commercial | Full | \$1,180,000 | \$80,000 | \$1,260,000 |
| 2017 | Assessment Roll | Commercial | Full | \$1,184,200 | \$100 | \$1,184,300 |
| 2015 | Assessment Roll | Commercial | Full | \$788,900 | \$53,100 | \$842,000 |
| 2013 | Assessment Roll | Commercial | Full | \$788,900 | \$100 | \$789,000 |
| 2011 | Assessment Roll | Commercial | Full | \$788,900 | \$100 | \$789,000 |
| 2009 | Assessment Roll | Commercial | Full | \$804,000 | \$26,600 | \$830,600 |
| 2007 | Assessment Roll | Commercial | Full | \$804,000 | \$717,000 | \$1,521,000 |
| 2005 | Assessment Roll | Commercial | Full | \$731,000 | \$696,000 | \$1,427,000 |
| 2003 | Assessment Roll | Commercial | Full | \$636,000 | \$650,000 | \$1,286,000 |
| 2001 | Board Action | Commercial | Full | \$599,640 | \$613,000 | \$1,212,640 |
| 2001 | Assessment Roll | Commercial | Full | \$599,640 | \$613,000 | \$1,212,640 |
| 1999 | Assessment Roll | Commercial | Full | \$367,000 | \$613,000 | \$980,000 |
| 1997 | Board Action | Commercial | Full | \$356,000 | \$595,000 | \$951,000 |
| 1997 | Assessment Roll | Commercial | Full | \$356,000 | \$687,000 | \$1,043,000 |
| 1995 | Assessment Roll | Commercial | Full | \$264,000 | \$687,000 | \$951,000 |
| 1993 | Assessment Roll | Commercial | Full | \$251,000 | \$654,000 | \$905,000 |
| 1991 | Board Action | Commercial | Full | \$241,200 | \$628,800 | \$870,000 |
| 1991 | Assessment Roll | Commercial | Full | \$241,200 | \$777,800 | \$1,019,000 |
| 1989 | Assessment Roll | Commercial | Full | \$241,200 | \$521,880 | \$763,080 |

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Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 030/04075-000-000

Polk County Assessor 111 Court Avenue #195
Des Moines, IA 50309-0904 (515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.iowa.us

| Location | | | | | |
|-----------------|---------------------------------------|-------------|--------------------------------|---------------------|---------------------------|
| Address | 1620 HIGH ST | | | | |
| City | DES MOINES | Zip | 50309 | Jurisdiction | Des Moines |
| District/Parcel | 030/04075-000-000 | Geoparcel | 7824-05-479-001 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM88/Z | Tax Authority Group | DEM-C-DEM-77210 |
| TIF | 62/Des Moines Metro Center Merged LIR | Bond | Des Moines SSMD 2 Sherman Hill | Submarket | Central Business District |
| Appraiser | Austin Viggers 215-286-3958 | | | | |

Map and Current Photos - 1 Record

Click on parcel to get a new listing

[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)

Photo Processed on 2004-02-25 a

[Historical Photos](#)

| Ownership - 1 Record | | | | |
|----------------------|-----|------------------|------------|-----------|
| Ownership | Num | Name | Recorded | Book/Page |
| Title Holder | 1 | KG STORE 543 LLC | 2014-09-18 | 15325/666 |

| Legal Description and Mailing Address | |
|---|---|
| LT 1 & W 1/2 LT 2 BLK B SID LT 6 OF 13.06 A PURSLEY ESTATE | KUM & GO LC 1459 GRAND AVE DES MOINES, IA 50309 |

| Current Values | | | | | |
|----------------|------------|------|-----------|----------|-----------|
| Type | Class | Kind | Land | Bldg | Total |
| 2020 Value | Commercial | Full | \$246,000 | \$16,000 | \$262,000 |

[Unadjusted Cost Report](#)

| Auditor Adjustments to Value | | |
|---|----------------|----------------------------------|
| Category | Name | Information |
| 2020 Business Property Tax Credit | CLARK MATTHEWS | Application 8081 |

| Zoning - 1 Record | | | |
|-------------------|------------------------|----|-----------------|
| Zoning | Description | SF | Assessor Zoning |
| RX1 | RX1 Mixed Use District | | Residential |

web.assess.co.polk.iowa.us/cgi-bin/web/t/infocqy.cgi/?t=card/card&dp=03004075000000 1/4

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 030/04075-000-000

| City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20) | | | | | |
|--|---------------------|-----------------------|--------------------------------------|-------------------------|------------------------------------|
| Land | | | | | |
| Square Feet | 12,276 | Acres | 0.282 | Frontage | 93.0 |
| Depth | 132.0 | Topography | Blank | Shape | Rectangle |
| Vacancy | Blank | Unbuildable | Blank | | |
| Commercial Summary | | | | | |
| Occupancy | Auto Showroom Sales | Age, Weighted | 1955 | Total Story Height | 1 |
| Land Area | 12,276 | Gross Area | 2,496 | Finished Area | 2,496 |
| Unfinished Bsmt Area | 0 | Finished Bsmt Area | 0 | Number of Units | 0 |
| Primary Group | Warehouse | Percent Primary Group | 100.00 | Percent Secondary Group | 0.00 |
| Grade, Weighted | 4/Grade 4 | Bldg Class, Weighted | 4/Frame, Concrete Blk, Tile, Tilt Up | Condition, Weighted | BN/Below Normal |
| Ground Floor Area | 2,496 | Perimeter | 224 | Unfinished Area | 2,496 |
| Interior Finished Area | 2,496 | | | | |
| Commercial Sections - 1 Record | | | | | |
| Commercial Section #101 | | | | | |
| Occupant | CRESCENT | | | | |
| Section Multiplier | 1 | Occupancy | Auto Showroom Sales | Foundation | Concrete |
| Submerged | No | Exterior Wall | Concrete Block or Tile | Insulation | Yes |
| Roof | Flat | Roof Material | Built-up | Covered Area | 20 |
| Covered Quality | Below Normal | Wiring | Adequate | Plumbing | Adequate |
| Total Story Height | 1 | Frame Type | Steel | Bldg Class | Frame, Concrete Blk, Tile, Tilt Up |
| Total Section Area | 2,496 | Ground Floor Area | 2,496 | Perimeter | 224 |
| Grade | 4+00 | Year Built | 1955 | Condition | Below Normal |

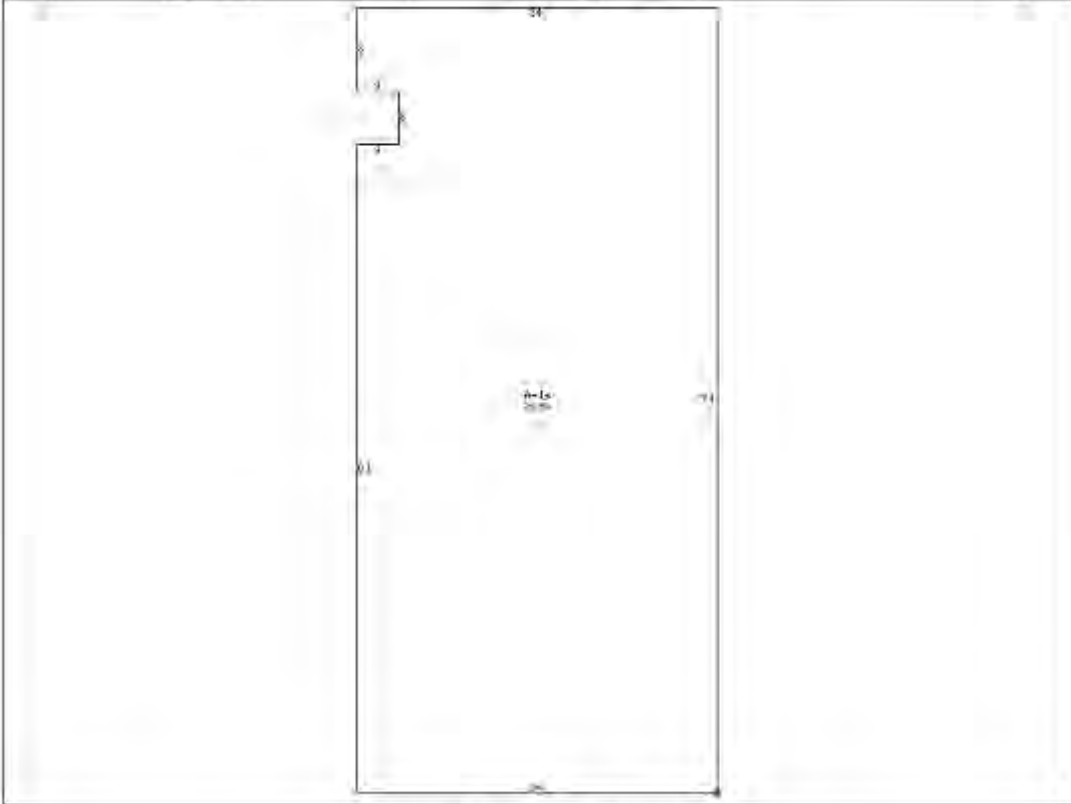
Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 030/04075-000-000

| Commercial Groups - 2 Records | | | | | |
|-------------------------------|-----------------|------------------|-------|------------------|----------|
| Commercial Group #101 1 | | | | | |
| Use Code | Warehouse | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 2,496 | Base Floor Area | 2,496 | Wall Height | 10 |
| Heating | Central | Air Conditioning | None | Exhaust System | No |
| Commercial Group #101 2 | | | | | |
| Use Code | Interior Finish | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 2,496 | Base Floor Area | 2,496 | Heating | Surround |
| Air Conditioning | None | Night Deposit | No | Auto Bank System | No |
| Security System | No | Exhaust System | No | | |



| Detached Structures - 2 Records | | | | | |
|---------------------------------|----------------|------------------|-------------|-----------|--------------|
| Detached Structure #101 | | | | | |
| Occupancy | Asphalt Paving | Measurement Code | Square Feet | Measure 1 | 8,700 |
| Grade | 3 | Year Built | 1955 | Condition | Below Normal |
| Other | PART CONC | | | | |
| Detached Structure #201 | | | | | |
| Occupancy | Turf Lighting | Measurement Code | Quantity | Quantity | 1 |
| Grade | 3 | Year Built | 1955 | Condition | Normal |

web address: ca-polk.us/cg-bin/web/infocgy75-card/card&ap=03004075000000

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 030/04075-000-000

Sales - 2 Records

| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page |
|-------------------------|------------------|----------------------------|-------------|------------|--|
| WOODY I LLC | KG STORE 543 LLC | 2014-09-16 | \$2,000,000 | Deed | 15325/666 Multiple Parcels |
| JAMES R PIGGOTT (TRUST) | WOODY I, LLC | 2008-07-22 | \$995,000 | Deed | 12728/138 Multiple Parcels |

Recent Ownership Transfers

| Grantor | Grantee | Instrument Date | Recording Date | Instrument Type | Book/Pg |
|-------------|------------------|-----------------|----------------|-----------------------|---------------------------|
| WOODY I LLC | KG STORE 543 LLC | 2014-09-16 | 2014-09-18 | Special Warranty Deed | 15325/666 |

Historical Values

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|---------------------------------|------------|------|-----------|----------|-----------|
| 2019 | Assessment Roll | Commercial | Full | \$246,000 | \$16,000 | \$262,000 |
| 2017 | Assessment Roll | Commercial | Full | \$245,500 | \$100 | \$245,600 |
| 2015 | Assessment Roll | Commercial | Full | \$115,000 | \$15,000 | \$130,000 |
| 2013 | Assessment Roll | Commercial | Full | \$115,000 | \$7,000 | \$122,000 |
| 2011 | Assessment Roll | Commercial | Full | \$115,000 | \$7,000 | \$122,000 |
| 2009 | Assessment Roll | Commercial | Full | \$115,000 | \$13,000 | \$128,000 |
| 2007 | Assessment Roll | Commercial | Full | \$115,000 | \$13,000 | \$128,000 |
| 2005 | Assessment Roll | Commercial | Full | \$105,000 | \$12,500 | \$117,500 |
| 2003 | Assessment Roll | Commercial | Full | \$91,100 | \$11,800 | \$102,900 |
| 2001 | Board Action | Commercial | Full | \$85,930 | \$11,100 | \$97,030 |
| 2001 | Assessment Roll | Commercial | Full | \$85,930 | \$11,100 | \$97,030 |
| 1999 | Assessment Roll | Commercial | Full | \$75,100 | \$11,100 | \$86,200 |
| 1997 | Board Action | Commercial | Full | \$72,900 | \$10,800 | \$83,700 |
| 1997 | Assessment Roll | Commercial | Full | \$72,900 | \$38,700 | \$111,600 |
| 1995 | Assessment Roll | Commercial | Full | \$45,000 | \$38,700 | \$83,700 |
| 1993 | Assessment Roll | Commercial | Full | \$42,900 | \$36,900 | \$79,800 |
| 1991 | Assessment Roll | Commercial | Full | \$41,250 | \$35,450 | \$76,700 |
| 1989 | Assessment Roll | Commercial | Full | \$41,250 | \$32,420 | \$73,670 |

This information was last updated on Sat Mar 4 12:31:48 2017

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 030/04099-002-000

Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.i.a.us

| Location | | | | | |
|-----------------|--------------------------------------|-------------|----------------------------|---------------------|---------------------------|
| Address | 1515 LINDEN ST | | | | |
| City | DES MOINES | Zip | 50309 | Jurisdiction | Des Moines |
| District/Parcel | 030/04099-002-000 | Geoparcel | 7824-05-480-015 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM88/Z | Tax Authority Group | DEM-C-DEM-77208 |
| TIF | 62/Des Moines Metro Center Merged UR | Bond | Des Moines SSMID 1 Downlow | Submarket | Central Business District |
| Appraiser | Austin Viggers 515-286-3958 | | | | |

Map and Current Photos - 2 Records

Click on parcel to get a new listing

[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)

Photo Processed on 2010-03-31 a

Photo Processed on 1999-02-04 b

[Historical Photos](#)

| Ownership - 1 Record | | | | |
|----------------------|-----|------------------------|------------|---------------------------|
| Ownership | Num | Name | Recorded | Book/Page |
| Title Holder | 1 | 1515 LINDEN STREET LLC | 2019-12-11 | 17623/175 |

Legal Description and Mailing Address

web.assess.co.polk.i.a.us/cgi-bin/web/its/infoqry.cgi?ti=card/card&dp=03004099002000

1/4

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 020/00169-006-000

| Shape | Irregular | Vacancy | Blank | Unbuildable | Blank |
|---------------------------|--------------------|-------------------------|-------|--------------------|-------|
| Commercial Summary | | | | | |
| Occupancy | Land Semi-Improved | Age, Weighted | 0 | Total Story Height | 0 |
| Land Area | 477,369 | Gross Area | 0 | Finished Area | 0 |
| Unfinished Bsmt Area | 0 | Finished Bsmt Area | 0 | Number of Units | 0 |
| Percent Primary Group | 0.00 | Percent Secondary Group | 0.00 | Grade, Weighted | |
| Condition, Weighted | | | | | |

Sales - 3 Records

| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page |
|------------------------|------------------------|----------------------------|-------------|------------|---------------------------|
| SHERMAN ASSOCIATES INC | RIVER POINT WEST LLC | 2007-11-19 | \$3,500,000 | Deed | 12636/380 |
| POINT WEST L.L.C | SHERMAN ASSOCIATES INC | 2007-08-08 | \$3,500,000 | Deed | 12329/347 |
| HUBBELL REALTY COMPANY | POINT WEST, L.L.C. | 2001-12-17 | \$2,431,250 | Deed | 9075/191 |

Permits - 5 Records

| Year | Type | Permit Status | Application | Reason | Reason 1 |
|------|--------|---------------|-------------|--------|----------------------|
| 2009 | Permit | Complete | 2008-12-08 | Remove | WAREHOUSE (87000 sf) |
| 2009 | Permit | Complete | 2008-12-08 | Remove | WAREHOUSE (57600 sf) |
| 2009 | Permit | Complete | 2008-12-08 | Remove | WAREHOUSE (28800 sf) |
| 2009 | Permit | Complete | 2008-12-08 | Remove | WAREHOUSE (2400 sf) |
| 2009 | Permit | Complete | 2008-12-08 | Remove | WAREHOUSE (63360 sf) |

Historical Values

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|---------------------------------|------------|------|-----------|-------------|-------------|
| 2019 | Assessment Roll | Commercial | Full | \$768,000 | \$0 | \$768,000 |
| 2017 | Assessment Roll | Commercial | Full | \$767,600 | \$0 | \$767,600 |
| 2015 | Assessment Roll | Commercial | Full | \$639,700 | \$0 | \$639,700 |
| 2013 | Assessment Roll | Commercial | Full | \$639,700 | \$0 | \$639,700 |
| 2011 | Assessment Roll | Commercial | Full | \$639,700 | \$0 | \$639,700 |
| 2009 | Assessment Roll | Commercial | Full | \$639,700 | \$0 | \$639,700 |
| 2007 | Assessment Roll | Commercial | Full | \$640,000 | \$1,676,000 | \$2,316,000 |
| 2005 | Assessment Roll | Commercial | Full | \$349,000 | \$1,627,000 | \$1,976,000 |
| 2003 | Assessment Roll | Commercial | Full | \$303,610 | \$1,520,790 | \$1,824,400 |
| 2002 | Assessment Roll | Commercial | Full | \$293,020 | \$627,970 | \$920,990 |

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Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

| | | | | | | |
|--|---------------------------------|--|-------------------|--------------------|--|-----------|
| 1/27/2021 | | Polk County Assessor 030/04099-003-000 | | | | |
| Detached Structure #101 | | | | | | |
| Occupancy | Asphalt Paving | Measurement Code | Square Feet | Measure 1 | 5,200 | |
| Grade | 4 | Year Built | 1959 | Condition | Normal | |
| Detached Structure #201 | | | | | | |
| Occupancy | Asphalt Paving | Measurement Code | Square Feet | Measure 1 | 8,400 | |
| Grade | 4 | Year Built | 1971 | Condition | Normal | |
| Sales - 1 Record | | | | | | |
| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page | |
| ZUCKERT ALAN | KUM & GO LC | 2016-06-27 | \$3,473,450 | Deed | 16072.32 Multiple Parcels | |
| Recent Ownership Transfers | | | | | | |
| Grantor | Grantee | Instrument Date | Recording Date | Instrument Type | Book/Pg | |
| KUM & GO LC | 1515 LINDEN STREET LLC | 2019-09-30 | 2019-12- 11 | Quit Claim Deed | 17623/175 | |
| Permits - 1 Record | | | | | | |
| Year | Type | Permit Status | Application | Reason | Reason 1 | |
| 2013 | Permit | No Add | 2012-09-28 | Alterations | MISC | |
| Historical Values | | | | | | |
| Yr | Type | Class | Kind | Land | Bldg | Total |
| 2019 | Assessment Roll | Commercial | Full | \$413,000 | \$147,000 | \$560,000 |
| 2017 | Assessment Roll | Commercial | Full | \$412,600 | \$111,400 | \$524,000 |
| 2015 | Assessment Roll | Commercial | Full | \$331,300 | \$151,700 | \$483,000 |
| 2013 | Assessment Roll | Commercial | Full | \$331,300 | \$141,700 | \$473,000 |
| This template was last modified on Sat Mar 4 12:31:48 2017. | | | | | | |
| web.assess.co.polk.ia.us/cgi-bin/web/ta/infogr/cg/?f=sprid/cel/s&sp=03004099002000 | | | | | 4/4 | |

Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 030/04092-000-000

Polk County Assessor 111 Court Avenue #195 (515) 286-3014 Fax (515) 286-3386
Des Moines, IA 50309-0904 polkweb@assess.co.polk.iowa.us

| Location | | | | | |
|-----------------|--------------------------------------|-------------|-----------------------------|---------------------|---------------------------|
| Address | 1535 LINDEN ST | | | | |
| City | DES MOINES | Zip | 50309 | Jurisdiction | Des Moines |
| District/Parcel | 030/04092-000-000 | Geoparcel | 7824-05-480-005 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM88/Z | Tax Authority Group | DEM-C-DEM-77208 |
| TIF | 62/Des Moines Metro Center Merged UR | Bond | Des Moines SSMID 1 Downtown | Submarket | Central Business District |
| Appraiser | Austin Viggers 515-286-3958 | | | | |

Map and Current Photos - 1 Record

Click on parcel to get a new listing

[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)

Photo Processed on 2019-05-15 a

[Historical Photos](#)

| Ownership - 1 Record | | | | |
|----------------------|-----|------------------------|------------|-----------|
| Ownership | Num | Name | Recorded | Book/Page |
| Title Holder | 1 | 1535 LINDEN STREET LLC | 2019-12-11 | 17623/189 |

| Legal Description and Mailing Address | |
|---|--|
| W 7F LT 2 & ALL LT 3 OP LTS 7, 8 & 9 BLK C SD LT 6 OF 13.06A PURSLEY ESTATE; AND LT 10 BLK C SD LT 6 OF 13.06A PURSLEY ESTATE | 1535 LINDEN STREET LLC 1459 GRAND AVE DES MOINES, IA 50309 |

| Current Values | | | | | |
|----------------|------------|------|-----------|-----------|-----------|
| Type | Class | Kind | Land | Bldg | Total |
| 2020 Value | Commercial | Full | \$359,000 | \$155,000 | \$514,000 |

[Unadjusted Cost Report](#)

| Auditor Adjustments to Value | | |
|---|----------------|-----------------------------------|
| Category | Name | Information |
| 2020 Business Property Tax Credit | MULLINEX, KATE | Application 12553 |

| Zoning - 1 Record | | | |
|-------------------|------------------------|----|-----------------|
| Zoning | Description | SF | Assessor Zoning |
| MX2 | MX2 Mixed Use District | | |

web.assess.co.polk.iowa.us/cgi-bin/web/t/infocqy.cgi?ti=card/card&rp=03004092000000 1/4

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 030/04092-000-000

| | | | | | |
|---|---|------------------------------|--------------------|--------------------------------|--------------|
| <i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i> | | | | | |
| Land | | | | | |
| Square Feet | 17,928 | Acres | 0.412 | Topography | Blank |
| Shape | Rectangle | Vacancy | Blank | Unbuildable | Blank |
| Commercial Summary | | | | | |
| Occupancy | Office | Age, Weighted | 1960 | Total Story Height | 2 |
| Land Area | 17,928 | Gross Area | 11,684 | Finished Area | 11,684 |
| Unfinished Bsmt Area | 0 | Finished Bsmt Area | 0 | Number of Units | 0 |
| Primary Group | Office General | Percent Primary Group | 100.00 | Percent Secondary Group | 0.00 |
| Grade, Weighted | 4/Grade 4 | Bldg Class, Weighted | 2/Brick or Masonry | Condition, Weighted | NM/Normal |
| Ground Floor Area | 6,284 | Perimeter | 418 | | |
| Commercial Sections - 1 Record | | | | | |
| Commercial Section #101 | | | | | |
| Occupant | ANECO BLDG | | | | |
| Section Multiplier | 1 | Occupancy | Office | Foundation | Concrete |
| Exterior Wall | Brick Block Tile | Insulation | Yes | Roof | Flat |
| Roof Material | Built-up | Covered Area | 180 | Covered Quality | Below Normal |
| Entrance Square Foot | 48 | Entrance Quality | Above Normal | Wiring | Adequate |
| Plumbing | Adequate | Total Story Height | 2 | Frame Type | Steel |
| Bldg Class | Brick or Masonry | Total Section Area | 11,684 | Ground Floor Area | 6,284 |
| Perimeter | 418 | Grade | 4+00 | Year Built | 1960 |
| Year Remodel | 1962 | Condition | Normal | | |
| Misc Improve | MINUS FOR EXT WALL .5 TILE | | | | |
| Comment | A=2S BR+TILE B=1S TILE P+Q=CNPYS R=ENTRANCE | | | | |
| Commercial Groups - 2 Records | | | | | |
| Commercial Group #101 1 | | | | | |
| Use Code | Office General | Base Story | 1 | Number Stories | 2 |
| Total Group Area | 10,800 | Base Floor Area | 5,400 | Heating | Central |
| Air Conditioning | Yes | Exhaust System | No | | |
| Commercial Group #101 2 | | | | | |
| Use Code | Office General | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 884 | Base Floor Area | 884 | Heating | Central |
| Air Conditioning | Yes | Exhaust System | No | | |

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 030/04092-000-000

Detached Structures - 1 Record

| Detached Structure #101 | | | | | |
|-------------------------|-----------------|------------------|-------------|-----------|--------------|
| Occupancy | Concrete Paving | Measurement Code | Square Feet | Measure 1 | 7,000 |
| Grade | 4 | Year Built | 1959 | Condition | Below Normal |

Sales - 1 Record

| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page |
|---------------|-------------|----------------------------|-------------|------------|---|
| ZUCKERT, ALAN | KUM & GO LC | 2016-06-27 | \$3,473,450 | Deed | 16972032 Multiple Parcels |

Recent Ownership Transfers

| Grantor | Grantee | Instrument Date | Recording Date | Instrument Type | Book/Pg |
|-------------|------------------------|-----------------|----------------|-----------------|---------------------------|
| KUM & GO LC | 1535 LINDEN STREET LLC | 2019-09-30 | 2019-12-11 | Quit Claim Deed | 17623/189 |

Permits - 2 Records

| Year | Type | Permit Status | Application | Reason | Reason 1 |
|------|--------|---------------|-------------|-------------|-------------------------|
| 1999 | Permit | No Add | 1998-07-14 | Alterations | REMODEL (Cost \$20,000) |
| 1994 | Permit | No Add | 1993-05-04 | Alterations | |

Historical Values

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|---------------------------------|------------|------|-----------|-----------|-----------|
| 2019 | Board Action | Commercial | Full | \$359,000 | \$155,000 | \$514,000 |
| 2019 | Assessment Roll | Commercial | Full | \$359,000 | \$155,000 | \$514,000 |
| 2017 | Assessment Roll | Commercial | Full | \$358,600 | \$122,400 | \$481,000 |

www.assessor.co.ok.us/cg-bin/web/infloor.cgi?tbl=land/card&op=030/04092/000/000 3/4

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 030/04092-000-000

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|---------------------------------|------------|------|-----------|-----------|-----------|
| 2015 | Assessment Roll | Commercial | Full | \$286,500 | \$156,500 | \$443,000 |
| 2013 | Assessment Roll | Commercial | Full | \$286,500 | \$146,500 | \$433,000 |
| 2011 | Assessment Roll | Commercial | Full | \$286,500 | \$146,500 | \$433,000 |
| 2009 | Assessment Roll | Commercial | Full | \$286,500 | \$205,000 | \$491,500 |
| 2007 | Assessment Roll | Commercial | Full | \$286,500 | \$205,000 | \$491,500 |
| 2005 | Assessment Roll | Commercial | Full | \$260,500 | \$199,000 | \$459,500 |
| 2004 | Assessment Roll | Commercial | Full | \$226,500 | \$186,000 | \$412,500 |
| 2003 | Court Decree | Commercial | Full | \$226,500 | \$186,000 | \$412,500 |
| 2003 | Board Action | Commercial | Full | \$226,500 | \$213,500 | \$440,000 |
| 2003 | Assessment Roll | Commercial | Full | \$226,500 | \$213,500 | \$440,000 |
| 2002 | Court Decree | Commercial | Full | \$213,840 | \$201,220 | \$415,060 |
| 2001 | Court Decree | Commercial | Full | \$213,840 | \$201,220 | \$415,060 |
| 2001 | Board Action | Commercial | Full | \$213,840 | \$256,500 | \$470,340 |
| 2001 | Assessment Roll | Commercial | Full | \$213,840 | \$256,500 | \$470,340 |
| 1999 | Assessment Roll | Commercial | Full | \$113,500 | \$256,500 | \$370,000 |
| 1997 | Board Action | Commercial | Full | \$110,000 | \$249,000 | \$359,000 |
| 1997 | Assessment Roll | Commercial | Full | \$110,000 | \$249,000 | \$359,000 |
| 1995 | Assessment Roll | Commercial | Full | \$82,000 | \$249,000 | \$331,000 |
| 1993 | Board Action | Commercial | Full | \$78,000 | \$237,000 | \$315,000 |
| 1993 | Assessment Roll | Commercial | Full | \$78,000 | \$252,500 | \$330,500 |
| 1991 | Assessment Roll | Commercial | Full | \$74,840 | \$242,660 | \$317,500 |
| 1989 | Assessment Roll | Commercial | Full | \$74,840 | \$215,330 | \$290,170 |

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Documentation of Current Valuation

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SUPPORTING DOCUMENTATION


1/27/2021 Polk County Assessor 030/01755-002-000

Polk County Assessor 111 Court Avenue #195
Des Moines, IA 50309-0904 (515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.iowa.us

| Location | | | | | |
|-----------------|--------------------------------------|-------------|-----------------------------|---------------------|---------------------------|
| Address | 1501 INGERSOLL AVE | | | | |
| City | DES MOINES | Zip | 50309 | Jurisdiction | Des Moines |
| District/Parcel | 030/01755-002-000 | Geoparcels | 7824-05-480-012 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM88/Z | Tax Authority Group | DEM-C-DEM-77208 |
| TIF | 62/Des Moines Metro Center Merged UR | Bond | Des Moines SSMID 1 Downlown | Submarket | Central Business District |
| Appraiser | Austin Viggers 515-286-3958 | | | | |


Map and Current Photos - 1 Record

Click on parcel to get a new listing



[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)

Photo Processed on 2010-06-16 a



[Historical Photos](#)

| Ownership - 1 Record | | | | |
|----------------------|-----|---------------------------|------------|-----------|
| Ownership | Num | Name | Recorded | Book/Page |
| Title Holder | 1 | 1501 INGERSOLL AVENUE LLC | 2019-12-11 | 17623/146 |

| Legal Description and Mailing Address | |
|---|--|
| LT 3 & -EX S & E OF LN BEG 35.75F S OF NE COR THN SW 22.17F SW 27.22F TO S LN- LT 4 BLK 3 GRIFFITHS SUB-DIV | 1501 INGERSOLL AVE LLC 1459 GRAND AVE DES MOINES, IA 50309 |

| Current Values | | | | | |
|----------------|------------|------|-----------|----------|-----------|
| Type | Class | Kind | Land | Bldg | Total |
| 2020 Value | Commercial | Full | \$354,000 | \$24,000 | \$378,000 |

[Unadjusted Cost Report](#)

| Auditor Adjustments to Value | | |
|---|----------------|-----------------------------------|
| Category | Name | Information |
| 2020 Business Property Tax Credit | MULLINEX, KATE | Application 12551 |

| Zoning - 1 Record | | | |
|-------------------|------------------------|----|-----------------|
| Zoning | Description | SF | Assessor Zoning |
| MX2 | MX2 Mixed Use District | | |

web.assess.co.polk.iowa.us/cgi-bin/web/t/infocqy.cgi?tl=card/card&dp=03001755002000 1/4

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 030/01755-002-000

| | | | | | |
|---|--|------------------------------|--------------------|--------------------------------|-----------|
| <i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i> | | | | | |
| Land | | | | | |
| Square Feet | 17,683 | Acres | 0.406 | Topography | Blank |
| Shape | Irregular | Vacancy | Blank | Unbuildable | Blank |
| Commercial Summary | | | | | |
| Occupancy | Office | Age, Weighted | 1979 | Total Story Height | 2 |
| Land Area | 17,683 | Gross Area | 6,321 | Finished Area | 6,321 |
| Unfinished Bsmt Area | 480 | Finished Bsmt Area | 0 | Number of Units | 0 |
| Primary Group | Office General | Percent Primary Group | 92.94 | Percent Secondary Group | 0.00 |
| Grade, Weighted | 3/Grade 3 | Bldg Class, Weighted | 2/Brick or Masonry | Condition, Weighted | NM/Normal |
| Ground Floor Area | 3,102 | Perimeter | 246 | | |
| Commercial Sections - 1 Record | | | | | |
| Commercial Section #101 | | | | | |
| Section Multiplier | 1 | Occupancy | Office | Foundation | Concrete |
| Exterior Wall | Brick on Masonry | Insulation | Yes | Roof | Flat |
| Roof Material | Built-up | Covered Area | 266 | Covered Quality | Normal |
| Wiring | Adequate | Plumbing | Adequate | Total Story Height | 2 |
| Frame Type | Steel | Bldg Class | Brick or Masonry | Total Section Area | 6,801 |
| Ground Floor Area | 3,102 | Perimeter | 246 | Grade | 3+00 |
| Year Built | 1979 | Condition | Normal | | |
| Comment | A=TOTAL B=2FL GLASS OH PRICED-W/BLDG P=ROOF OH/ROOF OH | | | | |
| Commercial Groups - 2 Records | | | | | |
| Commercial Group #101 1 | | | | | |
| Use Code | Office General | Base Story | 1 | Number Stories | 2 |
| Total Group Area | 6,321 | Base Floor Area | 3,102 | Heating | Central |
| Air Conditioning | Yes | Exhaust System | No | | |
| Commercial Group #101 2 | | | | | |
| Use Code | Basement Entire | Number Stories | 1 | Total Group Area | 480 |
| Base Floor Area | 480 | Heating | None | Air Conditioning | None |
| Exhaust System | No | | | | |

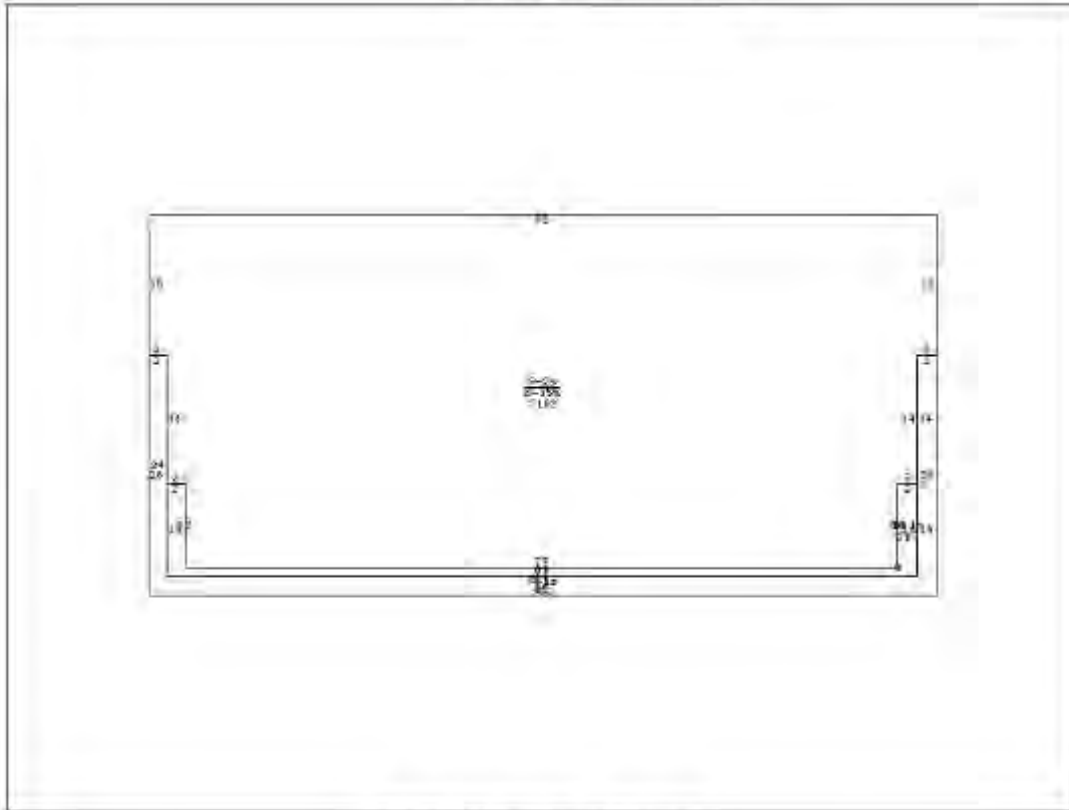
Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 030/01755-000-000



Detached Structures - 1 Record

Detached Structure #101

| | | | | | |
|-----------|----------------|------------------|-------------|-----------|--------------|
| Occupancy | Asphalt Paving | Measurement Code | Square Feet | Measure L | 7,600 |
| Grade | 4 | Year Built | 1979 | Condition | Above Normal |

Sales - 1 Record

| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page |
|---------------|-------------|----------------------------|-------------|------------|---|
| ZUCKERT, ALAN | KUM & GO LC | 2016-06-27 | \$3,473,450 | Deed | 16972032 Multiple Parcels |

Recent Ownership Transfers

| Grantor | Grantee | Instrument Date | Recording Date | Instrument Type | Book/Pg |
|-------------|---------------------------|-----------------|----------------|-----------------|---------------------------|
| KUM & GO LC | 1501 INGERSOLL AVENUE LLC | 2019-09-30 | 2019-12-11 | Quit Claim Deed | 17623/146 |

Permits - 4 Records

| Year | Type | Permit Status | Application | Reason | Reason1 |
|------|--------|---------------|-------------|--------------|-----------------|
| 2011 | Pickup | Cancel | 2007-07-16 | Review Value | BOARD OF REVIEW |
| 2010 | Pickup | Pass/Partial | 2007-07-16 | Review Value | BOARD OF REVIEW |
| 2009 | Pickup | Pass/Partial | 2007-07-16 | Review Value | BOARD OF REVIEW |
| 2008 | Pickup | Pass | 2007-07-16 | Review Value | BOARD OF REVIEW |

Historical Values

| Yr | Type | Class | Kind | Land | Bldg | Total |
|----|------|-------|------|------|------|-------|
|----|------|-------|------|------|------|-------|

www.assessor.co.ok.us/cg-bin/webforminfo.cgi?tbl=land/card&op=00001755000000

3/4

Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 030/01755-002-000

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|---------------------------------|------------|------|-----------|-----------|-----------|
| 2019 | Assessment Roll | Commercial | Full | \$354,000 | \$24,000 | \$378,000 |
| 2017 | Assessment Roll | Commercial | Full | \$353,700 | \$100 | \$353,800 |
| 2015 | Assessment Roll | Commercial | Full | \$284,000 | \$1,000 | \$285,000 |
| 2013 | Assessment Roll | Commercial | Full | \$190,500 | \$45,500 | \$236,000 |
| 2011 | Assessment Roll | Commercial | Full | \$190,500 | \$45,500 | \$236,000 |
| 2009 | Assessment Roll | Commercial | Full | \$190,500 | \$78,000 | \$268,500 |
| 2007 | Board Action | Commercial | Full | \$190,500 | \$78,000 | \$268,500 |
| 2007 | Assessment Roll | Commercial | Full | \$284,500 | \$136,500 | \$421,000 |
| 2005 | Assessment Roll | Commercial | Full | \$252,000 | \$132,500 | \$384,500 |
| 2004 | Court Decree | Commercial | Full | \$219,010 | \$123,790 | \$342,800 |
| 2004 | Assessment Roll | Commercial | Full | \$219,010 | \$141,000 | \$360,010 |
| 2003 | Court Decree | Commercial | Full | \$219,010 | \$123,790 | \$342,800 |

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Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 030/04089-001-001

Polk County Assessor 111 Court Avenue #195
Des Moines, IA 50309-0904 (515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

| Location | | | | | |
|-----------------|---------------------------------------|-------------|---------------------------------|---------------------|---------------------------|
| Address | 1508 HIGH ST | | | | |
| City | DES MOINES | Zip | 50309 | Jurisdiction | Des Moines |
| District/Parcel | 030/04089-001-001 | Geoparcels | 7824-05-480-014 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM88/Z | Tax Authority Group | DEM-C-DEM-77210 |
| TIF | 62/Des Moines Metro Center Merged LIR | Bond | Des Moines SSMID 2 Sherman Hill | Submarket | Central Business District |
| Appraiser | Austin Viggers 215-286-3958 | | | | |

Map and Current Photos - 1 Record

Click on parcel to get a new listing

[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)

Photo Processed on 2010-03-31 a

[Historical Photos](#)

| Ownership - 1 Record | | | | |
|----------------------|-----|----------------------|------------|-----------|
| Ownership | Num | Name | Recorded | Book/Page |
| Title Holder | 1 | 1508 HIGH STREET LLC | 2016-09-08 | 16170/556 |

| Legal Description and Mailing Address | |
|---|--|
| LOTS 1 & 2 BLK 3 GRIFFITHS SUB-DIV; ANDE 29F LT 4 & ALL LT 5 BLK C SD LT 6 OF 13.06A PURSLEY ESTATE | 1508 HIGH STREET LLC 1459 GRAND AVE DES MOINES, IA 50309 |

| Current Values | | | | | |
|----------------|------------|------|-----------|----------|-----------|
| Type | Class | Kind | Land | Bldg | Total |
| 2020 Value | Commercial | Full | \$544,000 | \$37,000 | \$581,000 |

[Unadjusted Cost Report](#)

| Auditor Adjustments to Value | | |
|---|-------------------|-----------------------------------|
| Category | Name | Information |
| 2020 Business Property Tax Credit | ALEX SAPPINGFIELD | Application 10793 |

| Zoning - 1 Record | | | |
|-------------------|------------------------|----|-----------------|
| Zoning | Description | SF | Assessor Zoning |
| MX2 | MX2 Mixed Use District | | |

web.assess.co.polk.ia.us/cgi-bin/web/t/infocqy.cgi?tl=card&card&dp=03004089001001 1/3

Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

| | | | | | | |
|--|-----------------------------------|--|-----------------------|---------------------------|-----------------------------|--------------|
| 1/27/2021 | | Polk County Assessor 030/04059-001-001 | | | | |
| City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20) | | | | | | |
| Land | | | | | | |
| Square Feet | 27,181 | Acres | 0.624 | Topography | Blank | |
| Shape | Rectangular | Vacancy | Blank | Unbuildable | Blank | |
| Commercial Summary | | | | | | |
| Occupancy | Land Semi-Improved | Age, Weighted | 0 | Total Story Height | 0 | |
| Land Area | 27,181 | Gross Area | 0 | Finished Area | 0 | |
| Unfinished Bsmt Area | 0 | Finished Bsmt Area | 0 | Number of Units | 0 | |
| Percent Primary Group | 0.00 | Percent Secondary Group | 0.00 | Grade, Weighted | | |
| Condition, Weighted | | | | | | |
| Detached Structures - 1 Record | | | | | | |
| Detached Structure #101 | | | | | | |
| Occupancy | Asphalt Paving | Measurement Code | Square Feet | Measure 1 | 21,730 | |
| Grade | 4 | Year Built | 1997 | Year Remodel | 2008 | |
| Condition | Normal | | | | | |
| Comment | Temporary surface in 2008/no add. | | | | | |
| Sales - 1 Record | | | | | | |
| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page | |
| CENTRAL IOWA HOSPITAL CORP | 1508 HIGH STREET LLC | 2016-08-30 | \$1,650,000 | Deed | 16170:356 | |
| Recent Ownership Transfers | | | | | | |
| Grantor | Grantee | Instrument Date | Recording Date | Instrument Type | Book/Pg | |
| CENTRAL IOWA HOSPITAL CORP Doing Business As UNITYPOINT HEALTH-DES MOINES | 1508 HIGH STREET LLC | 2016-08-30 | 2016-09-08 | Warranty Deed Corporate | 16170:356 | |
| Permits - 6 Records | | | | | | |
| Year | Type | Permit Status | Application | Reason | Reason 1 | |
| 2017 | Pickup | No Add | 2017-02-01 | Review Value | TREND | |
| 2017 | Pickup | No Add | 2016-10-05 | Review Value | RETURN TO TAX | |
| 2009 | Permit | No Add | 2007-11-14 | Construction | PAVING | |
| 2008 | Permit | Pass | 2007-11-14 | Construction | PAVING | |
| 2007 | Pickup | Complete | 2006-06-06 | Review Value | BOARD OF REVIEW | |
| 2007 | Permit | Complete | 2006-04-13 | Remove | AUTO SERVICE BLDG (2532 sf) | |
| Historical Values | | | | | | |
| Yr | Type | Class | Kind | Land | Bldg | Total |
| 2019 | Assessment Roll | Commercial | Full | \$544,000 | \$37,000 | \$581,000 |
| 2017 | Assessment Roll | Commercial | Full | \$543,600 | \$100 | \$543,700 |
| 2016 | Auditor | Commercial Exempt | Full | \$291,500 | \$21,500 | \$313,000 |
| | | | Adj | \$0 | \$0 | \$0 |
| 2015 | Assessment Roll | Commercial Exempt | Full | \$291,500 | \$21,500 | \$313,000 |
| | | | Adj | \$0 | \$0 | \$0 |
| 2013 | Assessment Roll | Commercial Exempt | Full | \$291,500 | \$1,500 | \$293,000 |
| web.assess.co.polk.ia.us/cgi-bin/web/infogry.cgi?fr=aprd/ce/456p=03004089001001 | | | | | | |
| | | | | | | 23 |

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 030/04058-001-001

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|---------------------------------|-------------------|------|-----------|---------|-----------|
| | | | Adj | \$0 | \$0 | \$0 |
| 2011 | Assessment Roll | Commercial Exempt | Full | \$291,500 | \$1,500 | \$293,000 |
| | | | Adj | \$0 | \$0 | \$0 |
| 2009 | Assessment Roll | Commercial Exempt | Full | \$291,500 | \$1,500 | \$293,000 |
| | | | Adj | \$0 | \$0 | \$0 |
| 2008 | Assessment Roll | Commercial Exempt | Full | \$291,500 | \$1,500 | \$293,000 |
| | | | Adj | \$0 | \$0 | \$0 |
| 2007 | Assessment Roll | Commercial | Full | \$291,500 | \$1,500 | \$293,000 |

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Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 020/00169-002-006

Polk County Assessor 111 Court Avenue #195
Des Moines, IA 50309-0904 (515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.iowa.us

| Location | | | | | |
|-----------------|--------------------------------------|-------------|-----------------------------|---------------------|---------------------------|
| City | None Listed | Zip | None Listed | Jurisdiction | Des Moines |
| District/Parcel | 020/00169-002-006 | Geoparcels | 7824-08-276-012 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM91/Z | Tax Authority Group | DEM-C-DEM-77206 |
| TIF | 62/Des Moines Metro Center Merged UR | Bond | Des Moines SSMID 1 Downtown | Submarket | Central Business District |
| Appraiser | Vic Renda, ICA 515-286-3359 | | | | |

Click on parcel to get a new listing

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[Historical Photos](#)

| Ownership - 1 Record | | | | |
|----------------------|-----|--------------------|------------|-----------|
| Ownership | Num | Name | Recorded | Book/Page |
| Title Holder | 1 | CITY OF DES MOINES | 1999-08-27 | 8307/289 |

| Legal Description and Mailing Address | |
|---|--|
| DISPOSAL PARCEL 10 BEG 21.81F S NE COR LOT 2 THN S 62.9F W 20.96F N 34.45F NWLY 431.65F N 2.78F SELY 443.43F TO POB LOTS 1 & 2 CENTRAL DM INDUSTRIAL PK | CITY OF DES MOINES REAL ESTATE 400 ROBERT D RAY DR DES MOINES, IA 50309-1813 |

| Current Values | | | | | |
|----------------|------------|------|------|------|-------|
| Type | Class | Kind | Land | Bldg | Total |
| 2020 Value | Government | Full | \$0 | \$0 | \$0 |

| Zoning - 1 Record | | | |
|---|-----------------------|----|-----------------|
| Zoning | Description | SF | Assessor Zoning |
| DX2 | DX2 Downtown District | | Commercial |
| <i>City of Des Moines Community Development Planning and Urban Design 515-283-4182 (2012-03-20)</i> | | | |

| Land | | | | | |
|-------------|-----------|---------|-------|-------------|--------|
| Square Feet | 6,417 | Acres | 0.147 | Topography | Normal |
| Shape | Irregular | Vacancy | No | Unbuildable | No |

Historical Values

web.assess.co.polk.iowa.us/cgi-bin/web/it/infoqy.cgi/?i=card&card=02000169002006 1/2

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 020/00169-002-006

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|---------------------------------|------------|------|---------|------|---------|
| 2009 | Assessment Roll | Government | Full | \$3,820 | \$0 | \$3,820 |
| | | | Adj | 50 | \$0 | \$0 |

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Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 020/00169-012-004

Polk County Assessor 111 Court Avenue #195
Des Moines, IA 50309-0904 (515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

| Location | | | | | |
|-----------------|---------------------------|-------------|------------------------------|---------------------|------------------------|
| City | None Listed | Zip | None Listed | Jurisdiction | Des Moines |
| District/Parcel | 020/00169-012-004 | Geoparcels | 7824-09-610-050 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM91/Z | Tax Authority Group | DEM-C-DEM-77131 |
| Submarket | Central Business District | Appraiser | Vic Renda, ICA, 515-286-3358 | | |

Click on parcel to get a new listing



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[Historical Photos](#)

| Ownership - 2 Records | | | | |
|-----------------------|-----|--------------------|------------|-----------|
| Ownership | Num | Name | Recorded | Book/Page |
| Title Holder | 1 | CITY OF DES MOINES | 1973-06-21 | 4379/506 |
| Title Holder | 2 | ROW DIVISION | | |

| Legal Description and Mailing Address | |
|---------------------------------------|--|
| LOT C CENTRAL DM INDUSTRIAL PK | CITY OF DES MOINES 400 ROBERT D RAY DR DES MOINES, IA 50309-1813 |

| Current Values | | | | | |
|----------------|------------|------|------|------|-------|
| Type | Class | Kind | Land | Bldg | Total |
| 2020 Value | Government | Full | \$0 | \$0 | \$0 |

| Historical Values | | | | | | |
|-------------------|---------------------------------|------------|------|------|------|-------|
| Yr | Type | Class | Kind | Land | Bldg | Total |
| 2018 | Assessment Roll | Government | Full | \$0 | \$0 | \$0 |

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web.assess.co.polk.ia.us/cgi-bin/web/tt/infoqy/cgi?tt=card/card&cd=02000169012004 1/1

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 020/01041-004-014

Polk County Assessor 111 Court Avenue #195
Des Moines, IA 50309-0904 (515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.iowa.us

| Location | | | | | |
|-----------------|---------------------------|-------------|-----------------------------|---------------------|------------------------|
| City | None Listed | Zip | None Listed | Jurisdiction | Des Moines |
| District/Parcel | 020/01041-004-014 | Geoparcel | 7824-09-610-060 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DMD1/Z | Tax Authority Group | DEM-C-DEM-77131 |
| Submarket | Central Business District | Appraiser | Vic Renda, JCA 515-286-3350 | | |

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| Ownership - 1 Record | | | | |
|----------------------|-----|--------------------|------------|---------------------------|
| Ownership | Num | Name | Recorded | Book/Page |
| Title Holder | 1 | CITY OF DES MOINES | 2018-11-30 | 17164/498 |

| Legal Description and Mailing Address | |
|---|--|
| COM SE COR LT 4 CENTRAL DES MOINES INDUSTRIAL PARK THN NE 221.73F TO POB THN NE 252.63F SW 81.01F SW 73.56F SWLY ALNG CRV 16.95F SW 118.15F N 70.74F TO POB BNG PRT LOTS 81 & 82 FACTORY ADDITION | Nanci McMickle CITY OF DES MOINES 400 ROBERT D RAY DR DES MOINES, IA 50309-1813 |

| Current Values | | | | | |
|----------------|------------|------|------|------|-------|
| Type | Class | Kind | Land | Bldg | Total |
| 2020 Value | Government | Full | \$0 | \$0 | \$0 |

| Land | | | | | |
|-------------|-----------|---------|-------|-------------|--------|
| Square Feet | 14,389 | Acres | 0.330 | Topography | Normal |
| Shape | Irregular | Vacancy | No | Unbuildable | No |

| Historical Values | | | | | | |
|-------------------|---------------------------------|------------|------|------|------|-------|
| Yr | Type | Class | Kind | Land | Bldg | Total |
| 2020 | Assessment Roll | Government | Full | \$0 | \$0 | \$0 |
| 2019 | Auditor | Government | Full | \$0 | \$0 | \$0 |
| 2018 | Auditor | Government | Full | \$0 | \$0 | \$0 |

web.assess.co.polk.iowa.us/cgi-bin/web/t/infocgy/cgi/?t=card/card&dp=02001041004014 1/2

Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 020/01041-004-014

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Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 020/01091-025-008

Polk County Assessor 111 Court Avenue #195
Des Moines, IA 50309-0904 (515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

| Location | | | | | |
|-----------------|---------------------------|-------------|-----------------------------|---------------------|------------------------|
| City | None Listed | Zip | None Listed | Jurisdiction | Des Moines |
| District/Parcel | 020/01091-025-008 | Geoparcels | 7824-09-610-010 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM91/Z | Tax Authority Group | DEM-C-DEM-77131 |
| Submarket | Central Business District | Appraiser | Vic Renda, ICA 515-286-3359 | | |

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| Ownership - 1 Record | | | | |
|----------------------|-----|--------------------|----------|-----------|
| Ownership | Num | Name | Recorded | Book/Page |
| Title Holder | 1 | CITY OF DES MOINES | | |

| Legal Description and Mailing Address | |
|---|--|
| -EX W OF SLY EXT E LN LT P-LT M & -EX S,5F E 128F-LT I & ALL LT N FACTORY ADD PLAT 3 | CITY OF DES MOINES 400 ROBERT D RAY DR DES MOINES, IA 50309-1813 |

| Current Values | | | | | |
|----------------|------------|------|------|------|-------|
| Type | Class | Kind | Land | Bldg | Total |
| 2020 Value | Government | Full | \$0 | \$0 | \$0 |

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Documentation of Current Valuation

APP


SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 03006307-000-000

Polk County Assessor 111 Court Avenue #195
Des Moines, IA 50309-0904 (515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.iowa.us

| Location | | | | | |
|-----------------|--------------------------------------|-------------|-----------------------------|---------------------|----------------------------|
| City | None Listed | Zip | None Listed | Jurisdiction | Des Moines |
| District/Parcel | 030/06307-000-000 | Geoparcel | 7824-05-485-007 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM88/Z | Tax Authority Group | DEM-C-DEM-77208 |
| TIF | 62/Des Moines Metro Center Merged UR | Bond | Des Moines SSMID I Downtown | Appraiser | Amyth Viggers 515-286-3958 |

Click on parcel to get a new listing



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[Google Map](#) [Pictometry](#)
[Historical Photos](#)

| Ownership - 1 Record | | | | |
|----------------------|-----|-----------------------------|------------|---------------------------|
| Ownership | Num | Name | Recorded | Book/Page |
| Title Holder | 1 | 15TH & GRAND PROPERTIES LLC | 2019-04-10 | 17287/181 |

| Legal Description and Mailing Address | |
|---|---|
| PRT VAC E/W ALLEY ROW & PRT VAC N/S ALLEY ROW BEG SW COR LT 3 THN NELY TO NLY EXT W LN LT 7 SELY TO S ROW LN E/W ALLEY SWLY TO NW COR LT 4 OP OF LOT 6 BLOCK 45 J LYONS ADD SWLY 2F SELY TO SWLY EXT N LN OF S 7F LT 4 SWLY TO E LN LT 5 OP OF LOTS 4-5 BLOCK 45 J LYONS ADD NWLY TO NE COR LT 5 CONT ALNG NWLY EXT E LN 3F SWLY TO W LN BLK 45 NWLY TO POB ALL IN BLOCK 45 LYONS ADDITION TO FORT DES MOINES | 15TH AND GRAND PROPERTIES LLC 1459 GRAND AVE DES MOINES, IA 50309 |

| Current Values | | | | | |
|---|------------|---------|-----------|-------------|-----------|
| Type | Class | Kind | Land | Bldg | Total |
| 2020 Value | Commercial | Full | \$149,000 | \$0 | \$149,000 |
| Assessment Roll Notice Unadjusted Cost Report | | | | | |
| Land | | | | | |
| Square Feet | 4,956 | Acres | 0.114 | Topography | Blank |
| Shape | Irregular | Vacancy | Blank | Unbuildable | Blank |
| Commercial Summary | | | | | |

web.assess.co.polk.iowa.us/cgi-bin/web/t/infogr.cgi/?t=card/card&dp=03006307000000 1/2

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 03006307-000-000

| | | | | | |
|-----------------------|--------------------|-------------------------|------|--------------------|---|
| Occupancy | Land Semi-Improved | Age, Weighted | 0 | Total Story Height | 0 |
| Land Area | 4,956 | Gross Area | 0 | Finished Area | 0 |
| Unfinished Bsmt Area | 0 | Finished Bsmt Area | 0 | Number of Units | 0 |
| Percent Primary Group | 0.00 | Percent Secondary Group | 0.00 | Grade, Weighted | |
| Condition, Weighted | | | | | |

Historical Values

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|---------------------------------|------------|------|-----------|------|-----------|
| 2020 | Assessment Roll | Commercial | Full | \$149,000 | \$0 | \$149,000 |
| 2019 | Auditor | Commercial | Full | \$149,000 | \$0 | \$149,000 |

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Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 030/01775-001-000

Polk County Assessor 111 Court Avenue #195
Des Moines, IA 50309-0904 (515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

| Location | | | | | |
|-----------------|--------------------------------------|-------------|-----------------------------|---------------------|---------------------------|
| Address | 1500 INGERSOLL AVE | | | | |
| City | DES MOINES | Zip | 50309 | Jurisdiction | Des Moines |
| District/Parcel | 030/01775-001-000 | Geoparcel | 7824-05-485-006 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM88/Z | Tax Authority Group | DEM-C-DEM-77208 |
| TIF | 62/Des Moines Metro Center Merged UR | Bond | Des Moines SSMID 1 Downtown | Submarket | Central Business District |
| Appraiser | Austin Viggers 515-286-3958 | | | | |

Map and Current Photos - 1 Record

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Photo Processed on 2014-12-08 a

[Historical Photos](#)

Ownership - 1 Record

| Ownership | Num | Name | Recorded | Book/Page |
|--------------|-----|--------------------|------------|-----------|
| Title Holder | 1 | TLC PROPERTIES INC | 2016-05-18 | 16006/728 |

Legal Description and Mailing Address

| | |
|--|--|
| -EX NLY PART MEAS 25.94F ON ELY LN & 80.15F ON WLY LN LTS 1 & 2- & -EX BEG 51.1F N OF SE COR LT 2 THN NW 23.78F NELY 20.61F S 22.96F TO POB LT 1- LOTS 1 & 2 BLK 6 GRIFFITHS SUB-DIV | LAMAR ADVERTISING COMPANY 4131 109TH ST URBANDALE, IA 50322-7925 |
|--|--|

Current Values

| Type | Class | Kind | Land | Bldg | Total |
|------------|------------|------|-----------|----------|-----------|
| 2020 Value | Commercial | Full | \$180,900 | \$52,300 | \$233,200 |

[Unadjusted Cost Report](#)

Auditor Adjustments to Value

| Category | Name | Information |
|---|------------------------------------|------------------|
| 2020 Business Property Tax Credit | JASON POMRENKE, TLC PROPERTIES INC | Application 9928 |

Zoning - 1 Record

| Zoning | Description | SF | Assessor Zoning |
|--------|-------------|----|-----------------|
| | | | |

web.assess.co.polk.ia.us/cgi-bin/web/t/infogy.cgi?tl=card/card&dp=03001775001000 1/3

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

| Zoning | Description | | SF | Assessor Zoning | | |
|---|--|-------------------------|----------------|--------------------|---------------------------|-----------|
| DX2 | DX2 Downtown District | | | Commercial | | |
| <i>City of Des Moines Community Development Planning and Urban Design 315 283-4182 (2012-03-20)</i> | | | | | | |
| Land | | | | | | |
| Square Feet | 6,029 | Acres | 0.138 | Topography | Normal | |
| Shape | Irregular | Vacancy | No | Unbuildable | No | |
| Commercial Summary | | | | | | |
| Occupancy | Land Semi-Improved | Age Weighted | 0 | Total Story Height | 0 | |
| Land Area | 6,029 | Gross Area | 0 | Finished Area | 0 | |
| Unfinished Bsmt Area | 0 | Finished Bsmt Area | 0 | Number of Units | 0 | |
| Percent Primary Group | 0.00 | Percent Secondary Group | 0.00 | Grade, Weighted | | |
| Condition, Weighted | | | | | | |
| Detached Structures - 1 Record | | | | | | |
| Detached Structure #101 | | | | | | |
| Occupancy | Billboard Lighted Stacked Side by Side | Construction Type | Steel Monopole | Measurement Code | Square Feet | |
| Measure 1 | 972 | Measure 2 | 20 | Grade | 4 | |
| Year Built | 2013 | Condition | Normal | | | |
| Comment | 1-14x48 digital and 1-12x25 | | | | | |
| Recent Ownership Transfers | | | | | | |
| Grantor | Grantee | Instrument Date | Recording Date | Instrument Type | Book/Pg | |
| UNIVERSAL OUTDOOR INC Formerly Known As UNIVERSAL OUTDOOR II INC | CCOI HOLDCO SUB II LLC | 2016-03-19 | 2016-05-18 | Quit Claim Deed | 16006/724 | |
| CCOI HOLDCO SUB II LLC | TTC PROPERTIES INC | 2016-01-07 | 2016-05-18 | Quit Claim Deed | 16006/728 | |
| Permits - 1 Record | | | | | | |
| Year | Type | Permit Status | Application | Reason | Reason 1 | |
| 2015 | Pickup | Complete | 2014-10-06 | Correct Data | LISTING | |
| Historical Values | | | | | | |
| Yr | Type | Class | Kind | Land | Bldg | Total |
| 2019 | Assessment Roll | Commercial | Full | \$180,900 | \$52,300 | \$233,200 |
| 2017 | Assessment Roll | Commercial | Full | \$180,900 | \$100 | \$181,000 |
| 2015 | Board Action | Commercial | Full | \$16,500 | \$47,500 | \$64,000 |
| 2015 | Assessment Roll | Commercial | Full | \$16,500 | \$47,500 | \$64,000 |
| 2013 | Assessment Roll | Commercial | Full | \$3,300 | \$0 | \$3,300 |
| 2011 | Assessment Roll | Commercial | Full | \$3,300 | \$0 | \$3,300 |
| 2009 | Assessment Roll | Commercial | Full | \$3,300 | \$0 | \$3,300 |
| 2007 | Assessment Roll | Commercial | Full | \$3,300 | \$0 | \$3,300 |
| 2005 | Assessment Roll | Commercial | Full | \$15,100 | \$0 | \$15,100 |
| 2004 | Assessment Roll | Commercial | Full | \$13,170 | \$0 | \$13,170 |

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Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 030/01775-001-000

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Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 030/01755-004-000

Polk County Assessor 111 Court Avenue #195 (515) 286-3014 Fax (515) 286-3386
Des Moines, IA 50309-0904 polkweb@assess.co.polk.ia.us

| Location | | | | | |
|-----------------|---------------------------------------|-------------|------------------------------|---------------------|---------------------------|
| City | None Listed | Zip | None Listed | Jurisdiction | Des Moines |
| District/Parcel | 030/01755-004-000 | Geoparcels | 7824-05-480-013 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM88/Z | Tax Authority Group | DEM-C-DEM-77208 |
| TIF | 62 Des Moines Metro Center Merged IIR | Bond | Des Moines SS/MID 1 Downtown | Submarket | Central Business District |
| Appraiser | Austin Niggens 515-286-5958 | | | | |

Click on parcel to get a new listing

[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)
[Historical Photos](#)

| Ownership - 1 Record | | | | |
|----------------------|-----|------------------------|------------|---------------------------|
| Ownership | Num | Name | Recorded | Book/Page |
| Title Holder | 1 | 1515 LINDEN STREET LLC | 2019-12-11 | 17623/175 |

| Legal Description and Mailing Address | |
|--|--|
| VAC E/W ALLEY ROW N & ADJ LT 6 BLK C & VAC E/W ALLEY ROW N & ADJ E 29F LT 1 OF OPLTS 7, 8 & 9 BLK C SD LT 6 OF 13.06A PURSLEY ESTATE ALL IN SD LT 6 OF 13.06A PURSLEY ESTATE; AND VAC E/W ALLEY ROW N & ADJ LT 3 BLK 3 GRIFFITHS SUB-DIV | 1515 LINDEN STREET LLC 1459 GRAND AVE DES MOINES, IA 50309 |

| Current Values | | | | | |
|----------------|------------|------|----------|------|----------|
| Type | Class | Kind | Land | Bldg | Total |
| 2020 Value | Commercial | Full | \$66,900 | \$0 | \$66,900 |

[Unadjusted Cost Report](#)

| Zoning - 1 Record | | | |
|-------------------|------------------------|----|-----------------|
| Zoning | Description | SF | Assessor Zoning |
| MX2 | MX2 Mixed Use District | | |

City of Des Moines Community Development - Planning and Urban Design 515 283-4182 (2012-03-20)

| Land | | | | | |
|-------------|-------|-------|-------|----------|------|
| Square Feet | 3,343 | Acres | 0.077 | Frontage | 16.0 |

web.assess.co.polk.ia.us/cgi-bin/web/t/infogr/cgi?#card/ce/4&op=03001755004000 1/2

Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 030/01755-004-000

| | | | | | |
|-------------|-------|-------|-------------|---------|-------|
| Topography | Blank | Shape | Rectangular | Vacancy | Blank |
| Unbuildable | Blank | | | | |

Commercial Summary

| | | | | | |
|-----------------------|--------------------|-------------------------|------|--------------------|---|
| Occupancy | Land Semi-Improved | Age, Weighted | 0 | Total Story Height | 0 |
| Land Area | 3,343 | Gross Area | 0 | Finished Area | 0 |
| Unfinished Bsmt Area | 0 | Finished Bsmt Area | 0 | Number of Units | 0 |
| Percent Primary Group | 0.00 | Percent Secondary Group | 0.00 | Grade, Weighted | |
| Condition, Weighted | | | | | |

Sales - 2 Records

| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page |
|----------------------------|-------------|----------------------------|-------------|------------|--|
| ZUCKERT, ALAN | KUM & GO LC | 2016-06-27 | \$3,473,450 | Deed | 16072/32 Multiple Parcels |
| ZUCKERT, JANICE H., ESTATE | KUM & GO LC | 2016-06-27 | \$26,550 | Deed | 16072/27 |

Recent Ownership Transfers

| Grantor | Grantee | Instrument Date | Recording Date | Instrument Type | Book/Pg |
|-------------|------------------------|-----------------|----------------|-----------------|---------------------------|
| KUM & GO LC | 1515 LINDEN STREET LLC | 2019-09-30 | 2019-12-11 | Quit Claim Deed | 17623/175 |

Historical Values

| Yr | Type | Class | Kind | Land | Bltg | Total |
|------|---------------------------------|------------|------|-----------|------|-----------|
| 2019 | Assessment Roll | Commercial | Full | \$66,900 | \$0 | \$66,900 |
| 2017 | Assessment Roll | Commercial | Full | \$66,900 | \$0 | \$66,900 |
| 2015 | Assessment Roll | Commercial | Full | \$53,100 | \$0 | \$53,100 |
| 2013 | Assessment Roll | Commercial | Full | \$53,100 | \$0 | \$53,100 |
| 2011 | Assessment Roll | Commercial | Full | \$53,100 | \$0 | \$53,100 |
| 2009 | Assessment Roll | Commercial | Full | \$53,100 | \$0 | \$53,100 |
| 2007 | Assessment Roll | Commercial | Full | \$53,100 | \$0 | \$53,100 |
| 2005 | Assessment Roll | Commercial | Full | \$48,200 | \$0 | \$48,200 |
| 2004 | Board Action | Commercial | Full | \$41,950 | \$0 | \$41,950 |
| 2004 | Assessment Roll | Commercial | Full | \$181,340 | \$0 | \$181,340 |

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Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 030/04052-001-000

Polk County Assessor 111 Court Avenue #195 (515) 286-3014 Fax (515) 286-3388
Des Moines, IA 50309-0904 polkweb@assess.co.polk.iaweb

| Location | | | | | |
|-----------------|--------------------------------------|-------------|----------------------------|---------------------|---------------------------|
| City | None Listed | Zip | None Listed | Jurisdiction | Des Moines |
| District/Parcel | 030/04082-001-000 | Geoparcels | 7824-05-480-004 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM88/Z | Tax Authority Group | DEM-C-DEM-77208 |
| TIF | 62Des Moines Metro Center Merged IIR | Bond | Des Moines SSMD 1 Downtown | Submarket | Central Business District |
| Appraiser | Austin Viggers 515-286-5958 | | | | |

Click on parcel to get a new listing

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[Google Map](#) [Pictometry](#)
[Historical Photos](#)

| Ownership - 1 Record | | | | |
|----------------------|-----|------------------------|------------|---------------------------|
| Ownership | Num | Name | Recorded | Book/Page |
| Title Holder | 1 | 1515 LINDEN STREET LLC | 2019-12-11 | 17623/175 |

| Legal Description and Mailing Address | |
|--|--|
| VAC ALLEY LYG S OF & ADJ LOTS 1, 2, 3 & W 21F LT 4 BLK C SD LT 6 OF 13.06A PURSLEY ESTATE | 1515 1459 GRAND AVE DES MOINES, IA 50309 |

| Current Values | | | | | |
|----------------|------------|------|----------|------|----------|
| Type | Class | Kind | Land | Bldg | Total |
| 2020 Value | Commercial | Full | \$70,200 | \$0 | \$70,200 |

[Unadjusted Cost Report](#)

| Zoning - 1 Record | | | |
|-------------------|------------------------|----|-----------------|
| Zoning | Description | SF | Assessor Zoning |
| MX2 | MX2 Mixed Use District | | |

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

| Land | | | | | |
|-------------|-------|-------|-----------|----------|-------|
| Square Feet | 3,512 | Acres | 0.081 | Frontage | 16.0 |
| Topography | Blank | Shape | Rectangle | Vacancy | Blank |
| Unbuildable | Blank | | | | |

web.assess.co.polk.iaweb/cgi-bin/web/t/infogr/cg/?t=card/cr/4&op=03004082001000 1/2

Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

| Occupancy | Land Semi-Improved | Age, Weighted | 0 | Total Story Height | 0 |
|-----------------------|--------------------|-------------------------|------|--------------------|---|
| Land Area | 3,512 | Gross Area | 0 | Finished Area | 0 |
| Unfinished Bsmt Area | 0 | Finished Bsmt Area | 0 | Number of Units | 0 |
| Percent Primary Group | 0.00 | Percent Secondary Group | 0.00 | Grade, Weighted | |
| Condition, Weighted | | | | | |

Commercial Summary

| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page |
|---------------|-------------|----------------------------|-------------|------------|---|
| ZUCKERT, ALAN | KUM & GO LC | 2016-06-27 | \$3,473,450 | Deed | 16072/32 Multiple Parcels |

Sales - 1 Record

| Grantor | Grantee | Instrument Date | Recording Date | Instrument Type | Book/Pg |
|-------------|------------------------|-----------------|----------------|-----------------|---------------------------|
| KUM & GO LC | 1515 LINDEN STREET LLC | 2019-09-30 | 2019-12-11 | Quit Claim Deed | 17623/175 |

Recent Ownership Transfers

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|---------------------------------|------------|------|----------|------|----------|
| 2019 | Assessment Roll | Commercial | Full | \$70,200 | \$0 | \$70,200 |
| 2017 | Assessment Roll | Commercial | Full | \$70,200 | \$0 | \$70,200 |
| 2015 | Assessment Roll | Commercial | Full | \$23,500 | \$0 | \$23,500 |
| 2013 | Assessment Roll | Commercial | Full | \$23,500 | \$0 | \$23,500 |
| 2011 | Assessment Roll | Commercial | Full | \$23,500 | \$0 | \$23,500 |
| 2009 | Assessment Roll | Commercial | Full | \$23,500 | \$0 | \$23,500 |
| 2007 | Assessment Roll | Commercial | Full | \$23,500 | \$0 | \$23,500 |
| 2005 | Assessment Roll | Commercial | Full | \$18,900 | \$0 | \$18,900 |
| 2003 | Board Action | Commercial | Full | \$16,400 | \$0 | \$16,400 |
| 2003 | Assessment Roll | Commercial | Full | \$16,400 | \$0 | \$16,400 |
| 2002 | Court Decree | Commercial | Full | \$15,460 | \$0 | \$15,460 |
| 2001 | Court Decree | Commercial | Full | \$15,460 | \$0 | \$15,460 |
| 2001 | Board Action | Commercial | Full | \$17,520 | \$0 | \$17,520 |
| 2001 | Assessment Roll | Commercial | Full | \$17,520 | \$0 | \$17,520 |
| 1999 | Assessment Roll | Commercial | Full | \$16,600 | \$0 | \$16,600 |
| 1997 | Board Action | Commercial | Full | \$16,100 | \$0 | \$16,100 |
| 1997 | Assessment Roll | Commercial | Full | \$21,600 | \$0 | \$21,600 |
| 1995 | Assessment Roll | Commercial | Full | \$16,100 | \$0 | \$16,100 |
| 1993 | Board Action | Commercial | Full | \$15,300 | \$0 | \$15,300 |
| 1993 | Assessment Roll | Commercial | Full | \$15,300 | \$0 | \$15,300 |
| 1989 | Assessment Roll | Commercial | Full | \$14,720 | \$0 | \$14,720 |

Historical Values

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Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 030/04082-003-000

Polk County Assessor 111 Court Avenue #195
Des Moines, IA 50309-0904 (515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

| Location | | | | | |
|-----------------|---|-------------|---------------------------------|---------------------|---------------------------|
| Address | 1540 HIGH ST UNIT 203 | | | | |
| City | DES MOINES | Zip | 50309 | Jurisdiction | Des Moines |
| District/Parcel | 030/04082-003-000 | Geoparcels | 7824-05-480-001 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM88/Z | Tax Authority Group | DEM-C-DEM-77210 |
| TIF | (62/Des Moines Metro) Center Merged LIR | Bond | Des Moines SSMID 2 Sherman Hill | Submarket | Central Business District |
| Appraiser | Austin Viggers 215-286-3958 | | | | |

Map and Current Photos - 1 Record

Click on parcel to get a new listing

[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)

Photo Processed on 2009-12-04 a

[Historical Photos](#)

| Ownership - 1 Record | | | | |
|----------------------|-----|---|------------|---------------------------|
| Ownership | Num | Name | Recorded | Book/Page |
| Title Holder | 1 | MEDICAL AND PROFESSIONAL PROPERTIES LLC | 2006-08-02 | 11781/539 |

Legal Description and Mailing Address

| | |
|--|---|
| LTS 1 & 2 & W 40F LT 3 BLK C SD LT 6 OF 13.06A PURSLEY ESTATE | MEDICAL AND PROFESSIONAL PROPERTI 5530 NW BEAVER DR JOHNSTON, IA 50131-1388 |
|--|---|

Current Values

| Type | Class | Kind | Land | Bldg | Total |
|------------|------------|------|-----------|-----------|-----------|
| 2020 Value | Commercial | Full | \$454,000 | \$194,000 | \$648,000 |

[Unadjusted Cost Report](#)

Auditor Adjustments to Value

| Category | Name | Information |
|---|-----------|------------------|
| 2020 Business Property Tax Credit | PAT MUNRO | Application 2197 |

Zoning - 1 Record

| Zoning | Description | SF | Assessor Zoning |
|--------|-------------|----|-----------------|
| | | | |

web.assess.co.polk.ia.us/cgi-bin/web/t/infogy.cgi?tl=card/card&dp=03004082003000 1/5

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 030/04082-003-000

| Zoning | Description | | SF | Assessor Zoning | |
|---|--|------------------------------|----------------|-----------------------------|--------------------------------------|
| RX1 | RX1 Mixed Use District | | | Residential | |
| <i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i> | | | | | |
| Land | | | | | |
| Square Feet | 22,704 | Acres | 0.521 | Topography | Blank |
| Shape | Rectangle | Vacancy | Blank | Unbuildable | Blank |
| Commercial Summary | | | | | |
| Occupancy | Office Medical | Age, Weighted | 1964 | Total Story Height | 2 |
| Land Area | 22,704 | Gross Area | 13,864 | Finished Area | 9,692 |
| Unfinished Bsmt Area | 0 | Finished Bsmt Area | 0 | Number of Units | 0 |
| Primary Group | Office Medical | Percent Primary Group | 69.91 | Secondary Group | Unfinished Unused |
| Percent Secondary Group | 20.77 | Grade, Weighted | 4/Grade 4 | Bldg Class, Weighted | 4/Frame, Concrete Blk, Tile, Tilt Up |
| Condition, Weighted | NM/Normal | Ground Floor Area | 6,932 | Perimeter | 366 |
| Unfinished Area | 4,172 | | | | |
| Commercial Sections - 1 Record | | | | | |
| Commercial Section #101 | | | | | |
| Section Multiplier | 1 | Occupancy | Office Medical | Foundation | Concrete |
| Exterior Wall | Concrete Block or Tile | Insulation | Yes | Roof | Flat |
| Roof Material | Built-up | Covered Area | 84 | Covered Quality | Normal |
| Manual Overhead Square Foot | 138 | Wiring | Adequate | Plumbing | Adequate |
| Total Story Height | 2 | Frame Type | Steel | Bldg Class | Frame, Concrete Blk, Tile, Tilt Up |
| Total Section Area | 13,864 | Ground Floor Area | 6,932 | Perimeter | 366 |
| Grade | 4+00 | Year Built | 1964 | Year Remodel | 2007 |
| Condition | Normal | | | | |
| Comment | A=TOTAL P=CNPY I=DOCK AREA NEW ROOF-1997 | | | | |

Documentation of Current Valuation

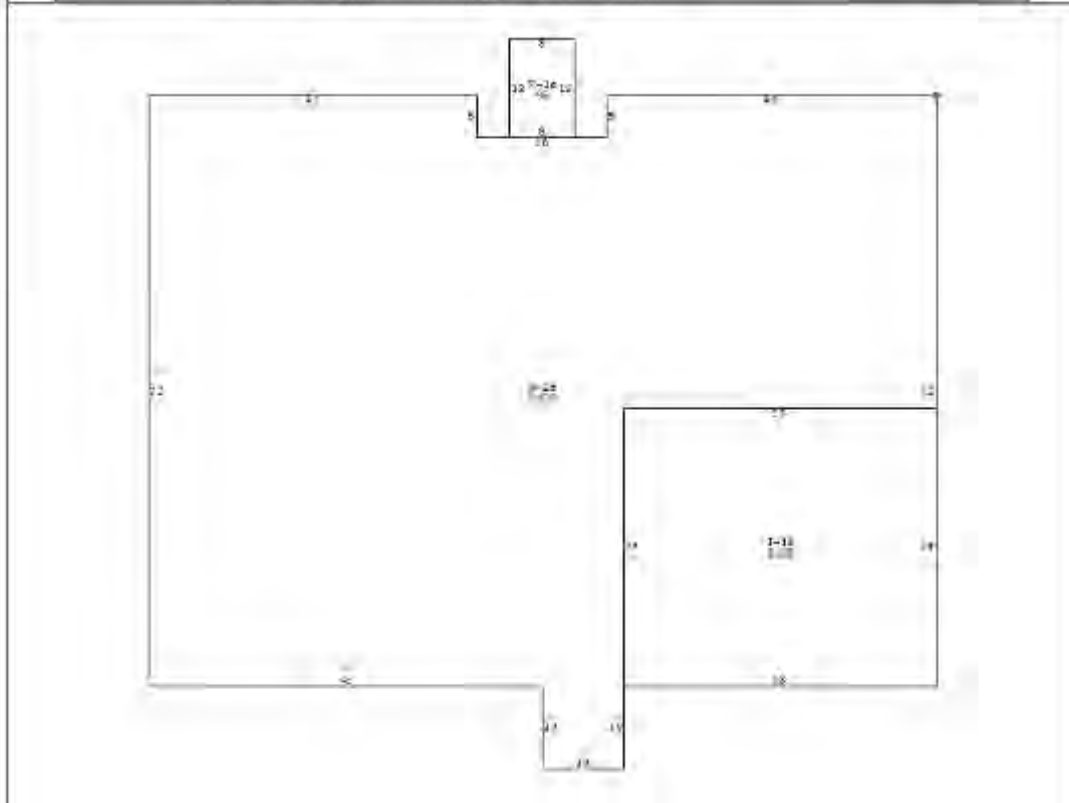
APP

SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 030/04082-009-000

| Commercial Groups - 3 Records | | | | | |
|--------------------------------|---|---------------------|-------|-------------------|---------------|
| Commercial Group #101 1 | | | | | |
| Use Code | Unfinished Unused | Base Story | 2 | Number Stories | 1 |
| Total Group Area | 2,880 | Base Floor Area | 2,880 | Heating | Central |
| Air Conditioning | Yes | Exhaust System | No | | |
| Commercial Group #101 2 | | | | | |
| Use Code | Warehouse | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 1,292 | Base Floor Area | 1,292 | Wall Height | 14 |
| Heating | Central | Air Conditioning | None | Exhaust System | No |
| Comment | DOCK AREA | | | | |
| Commercial Group #101 3 | | | | | |
| Use Code | Office Medical | Base Story | 1 | Number Stories | 2 |
| Total Group Area | 9,692 | Base Floor Area | 5,640 | Heating | Forced Air |
| Air Conditioning | Yes | Sprinkler | Wet | Exhaust System | No |
| Comment | Suite 101: Mercy Clinics Genstric Services Suite 201: Gateway Dental Group Suite 102: Des Moines Cardiology Suite 202 Vacant | | | | |



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Documentation of Current Valuation

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| | | | | | | |
|---|---|--|-------------|--------------|---------------------------|-----------|
| 1/27/2021 | | Polk County Assessor 030/04052-003-000 | | | | |
| Detached Structures - 2 Records | | | | | | |
| Detached Structure #101 | | | | | | |
| Occupancy | Asphalt Paving | Measurement Code | Square Feet | Measure 1 | 3,100 | |
| Grade | 4 | Year Built | 1964 | Condition | Normal | |
| Comment | resurfaced with asphalt in 2007 | | | | | |
| Detached Structure #201 | | | | | | |
| Occupancy | Asphalt Paving | Measurement Code | Square Feet | Measure 1 | 8,480 | |
| Grade | 4 | Year Built | 1977 | Condition | Normal | |
| Comment | Resurfaced 2007 | | | | | |
| Sales - 2 Records | | | | | | |
| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page | |
| EARLIHAM SAVINGS BANK | MEDICAL AND PROFESSIONAL PROPERTIES LLC | 2006-07-27 | \$300,000 | Deed | 11781/539 | |
| SALTZMAN, ROGER L | REWW PARTNERSHIP | 1997-07-01 | \$475,000 | Contract | 7673/128 | |
| Permits - 10 Records | | | | | | |
| Year | Type | Permit Status | Application | Reason | Reason 1 | |
| Current | Permit | To Work | 2020-03-04 | Addition | OFFICE | |
| 2012 | Permit | Complete | 2011-05-05 | Alterations | TENANT FINISH (1872 sf) | |
| 2010 | Permit | Complete | 2009-05-27 | Alterations | OFFICE (1292 sf) | |
| 2010 | Pickup | Complete | 2007-02-20 | Review Value | ABATEMENT FILED | |
| 2009 | Pickup | Pass/Partial | 2007-02-20 | Review Value | ABATEMENT FILED | |
| 2008 | Permit | Complete | 2007-07-12 | Alterations | REMODEL | |
| 2008 | Pickup | Partial | 2007-02-20 | Review Value | ABATEMENT FILED | |
| 2007 | Pickup | Partial | 2007-02-20 | Review Value | ABATEMENT FILED | |
| 2005 | Pickup | Complete | 2004-12-15 | Review Value | REVAL | |
| 1993 | Pickup | Complete | 1993-03-17 | | Consolidation | |
| Historical Values | | | | | | |
| Yr | Type | Class | Kind | Land | Bldg | Total |
| 2019 | Assessment Roll | Commercial | Full | \$454,000 | \$194,000 | \$648,000 |
| 2017 | Assessment Roll | Commercial | Full | \$454,100 | \$152,900 | \$607,000 |
| 2015 | Assessment Roll | Commercial | Full | \$244,000 | \$315,000 | \$559,000 |
| 2013 | Assessment Roll | Commercial | Full | \$244,000 | \$303,000 | \$547,000 |
| 2012 | Board Action | Commercial | Full | \$244,000 | \$303,000 | \$547,000 |
| | | | Adj | \$244,000 | \$257,780 | \$501,780 |
| 2012 | Assessment Roll | Commercial | Full | \$244,000 | \$550,000 | \$794,000 |
| | | | Adj | \$244,000 | \$504,780 | \$748,780 |
| 2011 | Assessment Roll | Commercial | Full | \$244,000 | \$275,000 | \$519,000 |
| | | | Adj | \$244,000 | \$229,780 | \$473,780 |
| 2010 | Assessment Roll | Commercial | Full | \$244,000 | \$308,000 | \$552,000 |
| | | | Adj | \$244,000 | \$136,280 | \$380,280 |
| 2009 | Assessment Roll | Commercial | Full | \$243,500 | \$202,500 | \$446,000 |
| | | | Adj | \$243,500 | \$76,000 | \$319,500 |
| 2008 | Assessment Roll | Commercial | Full | \$243,500 | \$202,500 | \$446,000 |
| | | | Adj | \$243,500 | \$76,000 | \$319,500 |
| 2007 | Assessment Roll | Commercial | Full | \$243,600 | \$76,000 | \$319,600 |
| 2005 | Assessment Roll | Commercial | Full | \$221,000 | \$342,000 | \$563,000 |
| web.assess.co.polk.or.us/cgi-bin/web/tl/infogry.cgi?tr=gsand/cjjs&sp=03004082003000 | | | | | | |

Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor 030/04052-005-000

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|---------------------------------|------------|------|-----------|-----------|-----------|
| 2003 | Assessment Roll | Commercial | Full | \$193,000 | \$341,000 | \$534,000 |
| 2001 | Assessment Roll | Commercial | Full | \$181,630 | \$321,500 | \$503,130 |
| 1999 | Assessment Roll | Commercial | Full | \$147,500 | \$321,500 | \$469,000 |
| 1997 | Board Action | Commercial | Full | \$143,000 | \$312,000 | \$455,000 |
| 1997 | Assessment Roll | Commercial | Full | \$143,000 | \$361,000 | \$504,000 |
| 1995 | Assessment Roll | Commercial | Full | \$83,500 | \$360,500 | \$444,000 |
| 1993 | Assessment Roll | Commercial | Full | \$79,400 | \$257,100 | \$336,500 |

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web.assess.co.polk.or.us/cgi-bin/web/infocgy/cg?fr=c&rd/cr/s&op=03004052003000

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Documentation of Current Valuation

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SUPPORTING DOCUMENTATION


1/27/2021 Polk County Assessor 030/04088-001-000

Polk County Assessor 111 Court Avenue #195
Des Moines, IA 50309-0904 (515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

| Location | | | | | |
|-----------------|---------------------------------------|-------------|---------------------------------|---------------------|---------------------------|
| Address | 1520 HIGH ST | | | | |
| City | DES MOINES | Zip | 50309 | Jurisdiction | Des Moines |
| District/Parcel | 030/04088-001-000 | Geoparcels | 7824-05-480-002 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM88/Z | Tax Authority Group | DEM-C-DEM-77210 |
| TIF | 62/Des Moines Metro Center Merged LIR | Bond | Des Moines SSMID 2 Sherman Hill | Submarket | Central Business District |
| Appraiser | Austin Viggers 215-286-3958 | | | | |


Map and Current Photos - 1 Record

Click on parcel to get a new listing



[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)

Photo Processed on 2004-02-25 a



[Historical Photos](#)

| Ownership - 1 Record | | | | |
|----------------------|-----|-----------------------------|------------|-----------|
| Ownership | Num | Name | Recorded | Book/Page |
| Title Holder | 1 | POLK COUNTY MEDICAL SOCIETY | 2001-09-12 | 8981/474 |

| Legal Description and Mailing Address | |
|--|--|
| E 26F LT 3 & W 21F LT 4 BLK C SD LT 6 OF 13.06A PURSLEY ESTATE | POLK COUNTY MEDICAL SOCIETY 1520 HIGH ST DES MOINES, IA 50309-3101 |

| Current Values | | | | | |
|----------------|------------|------|-----------|----------|-----------|
| Type | Class | Kind | Land | Bldg | Total |
| 2020 Value | Commercial | Full | \$124,000 | \$53,000 | \$177,000 |

[Unadjusted Cost Report](#)

| Auditor Adjustments to Value | | |
|---|----------------|----------------------------------|
| Category | Name | Information |
| 2020 Business Property Tax Credit | KATHIE J LYMAN | Application 4765 |

| Zoning - 1 Record | | | |
|-------------------|------------------------|----|-----------------|
| Zoning | Description | SF | Assessor Zoning |
| RX1 | RX1 Mixed Use District | | Residential |

web.assess.co.polk.ia.us/cgi-bin/web/t/infocqy.cgi?it=card/card&dp=03004088001000 1/4

Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 030/04088-001-000

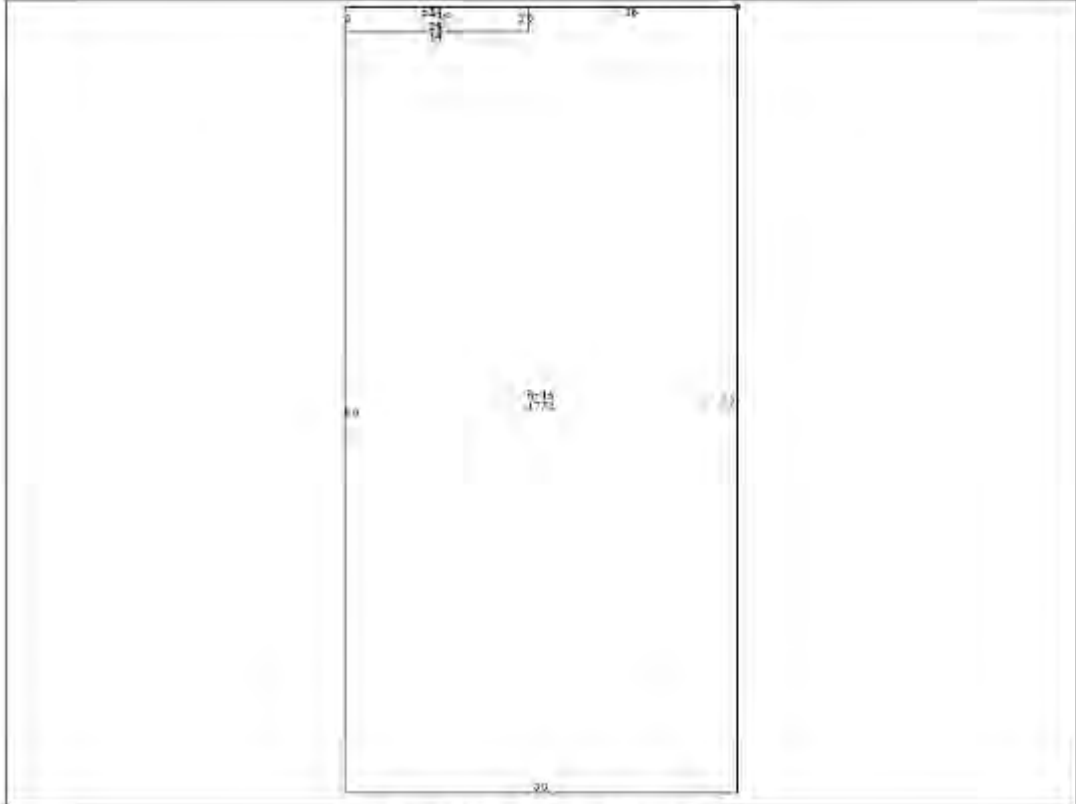
| | | | | | |
|---|-----------------------------|------------------------------|--------------------|--------------------------------|--------------|
| <i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i> | | | | | |
| Land | | | | | |
| Square Feet | 6,204 | Acres | 0.142 | Topography | Blank |
| Shape | Rectangle | Vacancy | Blank | Unbuildable | Blank |
| Commercial Summary | | | | | |
| Occupancy | Office | Age, Weighted | 1962 | Total Story Height | 1 |
| Land Area | 6,204 | Gross Area | 1,772 | Finished Area | 1,772 |
| Unfinished Bsmnt Area | 0 | Finished Bsmnt Area | 0 | Number of Units | 0 |
| Primary Group | Office General | Percent Primary Group | 100.00 | Percent Secondary Group | 0.00 |
| Grade, Weighted | 4/Grade 4 | Bldg Class, Weighted | 2/Brick or Masonry | Condition, Weighted | NM/Normal |
| Ground Floor Area | 1,772 | Perimeter | 180 | | |
| Commercial Sections - 1 Record | | | | | |
| Commercial Section #101 | | | | | |
| Occupant | POLK COUNTY MEDICAL SOCIETY | | | | |
| Section Multiplier | 1 | Occupancy | Office | Foundation | Concrete |
| Exterior Wall | Brick on Masonry | Insulation | Yes | Roof | Flat |
| Roof Material | Built-up | Covered Area | 28 | Covered Quality | Below Normal |
| Wiring | Adequate | Plumbing | Adequate | Total Story Height | 1 |
| Frame Type | Frame | Bldg Class | Brick or Masonry | Total Section Area | 1,772 |
| Ground Floor Area | 1,772 | Perimeter | 180 | Grade | 4+00 |
| Year Built | 1962 | Year Remodel | 1992 | Condition | Normal |
| Comment | A=TOTAL P=RF OH | | | | |
| Commercial Groups - 1 Record | | | | | |
| Commercial Group #101 1 | | | | | |
| Use Code | Office General | Base Story | 1 | Number Stories | 1 |
| Total Group Area | 1,772 | Base Floor Area | 1,772 | Heating | Central |
| Air Conditioning | Yes | Exhaust System | No | | |

Documentation of Current Valuation

APP

SUPPORTING DOCUMENTATION

1/27/2021 Polk County Assessor: 030/04089-001-000



Detached Structures - 1 Record

Detached Structure #101

| | | | | | |
|-----------|----------------|------------------|-------------|-----------|--------------|
| Occupancy | Asphalt Paving | Measurement Code | Square Feet | Measure L | 3,770 |
| Grade | 2 | Year Built | 1962 | Condition | Below Normal |

Sales - 2 Records

| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page |
|-------------------------------------|-----------------------------|----------------------------|------------|------------|--------------------------|
| ACHESON, KENT C & DOUGLAS | POLK COUNTY MEDICAL SOCIETY | 2007-09-07 | \$165,000 | Deed | 8981/474 |
| ANDERSON, DONALD A. RECOCABLE TRUST | ACHESON, KENT C & DOUGLAS R | 1998-01-03 | \$165,000 | Deed | 7801/76 |

Permits - 4 Records

| Year | Type | Permit Status | Application | Reason | Reason1 |
|------|--------|---------------|-------------|-------------|-----------------------|
| 2017 | Permit | No Add | 2016-06-27 | Addition | AIR CONDITIONING |
| 1997 | Permit | Complete | 1996-09-18 | Alterations | EXTERIOR (Cost \$650) |
| 1994 | Permit | Complete | 1993-05-05 | | Alterations |
| 1993 | Pickup | Complete | 1993-03-17 | | Consolidation |

Historical Values

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|------------------------------|------------|------|-----------|----------|-----------|
| 2019 | Board Action | Commercial | Full | \$124,000 | \$53,000 | \$177,000 |

www.assessor.polk.or.us/cg-bin/web/printinfo.cgi?tbl=land/card&ap=050004089001000 3/4

Documentation of Current Valuation

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SUPPORTING DOCUMENTATION

1/27/2021

Polk County Assessor 030/04058-001-000

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|---------------------------------|------------|------|-----------|-----------|-----------|
| 2019 | Assessment Roll | Commercial | Full | \$124,000 | \$53,000 | \$177,000 |
| 2017 | Assessment Roll | Commercial | Full | \$124,100 | \$41,900 | \$166,000 |
| 2015 | Assessment Roll | Commercial | Full | \$66,500 | \$86,500 | \$153,000 |
| 2013 | Assessment Roll | Commercial | Full | \$66,500 | \$83,500 | \$150,000 |
| 2011 | Assessment Roll | Commercial | Full | \$66,500 | \$83,500 | \$150,000 |
| 2009 | Assessment Roll | Commercial | Full | \$66,500 | \$104,000 | \$170,500 |
| 2007 | Board Action | Commercial | Full | \$66,500 | \$104,000 | \$170,500 |
| 2007 | Assessment Roll | Commercial | Full | \$66,500 | \$113,500 | \$180,000 |
| 2005 | Board Action | Commercial | Full | \$60,500 | \$110,000 | \$170,500 |
| 2005 | Assessment Roll | Commercial | Full | \$60,500 | \$121,000 | \$181,500 |
| 2003 | Board Action | Commercial | Full | \$52,500 | \$113,000 | \$165,500 |
| 2003 | Assessment Roll | Commercial | Full | \$52,500 | \$113,000 | \$165,500 |
| 2001 | Assessment Roll | Commercial | Full | \$49,630 | \$56,200 | \$105,830 |
| 1999 | Assessment Roll | Commercial | Full | \$38,300 | \$56,200 | \$94,500 |
| 1997 | Board Action | Commercial | Full | \$37,200 | \$54,600 | \$91,800 |
| 1997 | Assessment Roll | Commercial | Full | \$92,400 | \$54,600 | \$147,000 |
| 1995 | Assessment Roll | Commercial | Full | \$21,600 | \$54,700 | \$76,300 |
| 1994 | Assessment Roll | Commercial | Full | \$20,600 | \$52,100 | \$72,700 |
| 1993 | Assessment Roll | Commercial | Full | \$20,600 | \$46,200 | \$66,800 |

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