

IOWA ECONOMIC DEVELOPMENT AUTHORITY

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**MINUTES****Iowa Economic Development Authority****Board Meeting****Friday, November 21, 2025****9:15 a.m.****1963 Bell Avenue, Suite 200 – Helmick Conference Room****BOARD MEMBERS PRESENT:**

Doug Boone
Rachel Eubank
Mark Kittrell
Brenda Mainwaring
Pankaj Monga
John Riches
Andy Roberts
Emily Schmitt
Melissa Spurgin
Jennifer Steffensmeier

BOARD MEMBER(S) ABSENT:

Bobbi Bentz

EX-OFFICIO MEMBER(S) PRESENT:

Dan Kinney
Senator Izaah Knox
Representative David Jacoby
Representative Ray Sorenson (Left at 10:01 am)

EX-OFFICIO MEMBER(S) ABSENT:

Senator Carrie Koelker

STAFF MEMBERS PRESENT:

Sonya Bacon
Debi Durham
Ryan Klaers
Molly Lopez
Katie Rockey
Eli Wilson

Lisa Connell
Emily Hockins
Amy Kuhler
Dillon Malone
Alaina Santizo

Jessica Drake
Kanan Kappelman
Anna Lensing
Terry Roberson
Deanna Triplett

OTHERS PRESENT:

Bethany Coop – Iowa Finance Authority (Left at 10:01 am)

Nick Michaud – Iowa Finance Authority

Victoria Newton – Iowa Finance Authority

Brooke Parziale – Iowa Finance Authority

Laura Skogman – Iowa Finance Authority

Brian Sullivan – Iowa Finance Authority

Chris West – Iowa Finance Authority

Jason White – Greater Dubuque Development Corp

Mark Ernst – Black Hills Energy

Sandy Wells – Hometown Pride Fonda

John Wells – Hometown Pride Fonda

Kevin Bourke – Discover Ames

Bethany Wilcoxon – McClure Vision

Brad Bark – City of Muscatine

Travis Goedken – City of Decorah

Marc Holtey – City of Decorah

Steph Fromm – Winneshiek County Development & Tourism

Aaron DeJong – City of Urbandale

Curtis Brown – City of Urbandale

Deena Klesel – Department of Management

Bill Micheel – City of Cedar Rapids

Carrie Kruse – City of Des Moines

Isaac Hamlet – We are Iowa (Joined at 9:49 am)

Liz Holland – Abbell Associates (Left at 9:49 am)

Bill Freeland – Legislative Services Agency

Michael Bialas – Hubbell Realty (Joined at 9:37 am and left at 10:15 am)

Naomi Hamlett – City of Des Moines

Alison Ver Schuer – House of Representatives

Angela Duitsman – City of Fonda (Left at 9:53 am)

Gigi Wood – Business Record

David Connolly – City of Cedar Rapids

Jace Mikels – Iowa Senate

Sarah Morgan – Camp High Hopes (Joined at 9:33 am and left at 9:48 am)

Evan Johnson – Legislative Services Agency

Meghan MacPherson – We are Iowa (Joined at 9:45 am and left at 9:57 am)

Amy Bergman – Camp High Hopes (Joined at 9:45 am and left at 9:48 am)

BOARD CHAIR

- Welcome
Iowa Economic Development Authority (IEDA) Board Chair Doug Boone called to order the meeting of the IEDA Board at 9:29 a.m.
- Roll Call/Introductions
A quorum of the IEDA Board was established with the following Board members present: Doug Boone, Rachel Eubank, Mark Kittrell, Brenda Mainwaring, Pankaj Monga, John Riches, Andy Roberts, Emily Schmitt, Melissa Spurgin and Jennifer Steffensmeier.
Ex-Officio members present: Dan Kinney, Senator Izaah Knox, Representative David Jacoby and Representative Ray Sorensen

Approval of Minutes – October 17, 2025 IEDA Board Meeting

MOTION: Andy Roberts moved that the IEDA Board approve the minutes of the October 17, 2025 IEDA Board meeting, seconded by Brenda Mainwaring. Motion carried unanimously.

PUBLIC COMMENT PERIOD: Bethany Wilcoxon of McClure Vision as well as Muscatine Mayor Brad Bark addressed the board.

COMPLIANCE – CONSENT AGENDA

Josef Rettenmaier Holding USA and JRS Pharma LP – Cedar Rapids: Request to Extend Project Completion Date

MOTION: Melissa Spurgin moved that the Iowa Economic Development Authority Board approve the recommendation of the DDC to Extend the Project Completion Date, seconded by Mark Kittrell. Motion carried unanimously.

Pankaj Monga disclosed conflicts of interest that necessitated recusal from discussion and voting on a matter involving PVpallet, Inc. See the attached email exchanges. Mr. Monga left the meeting at 9:44 am.

PVpallet, Inc. – Lee County: Request to Terminate Contract

MOTION: Andy Roberts moved that the Iowa Economic Development Authority Board approve the recommendation of the DCC to Terminate Contract, seconded by Rachel Eubank. Roll Call vote was taken. Motion carried unanimously.

Pankaj Monga returned to the meeting at 9:45 am.

COMMUNITY ATTRACTION AND TOURISM (CAT) PROGRAM APPLICATION – RECOMMENDATIONS TO IEDA BOARD**Camp High Hopes, Multi-Purpose Adaptive Rec Center, Sioux City**

MOTION: Mark Kittrell moved that the Iowa Economic Development Authority Board accept the recommendation of the CAT Program Application Review Committee and approve the request for a \$818,000 CAT Grant to the Camp High Hopes for the Multi-Purpose Adaptive Rec Center Project, seconded by Melissa Spurgin. Motion carried unanimously.

City of Decorah, Decorah Athletic Complex, Decorah

MOTION: Brenda Mainwaring moved that the Iowa Economic Development Authority Board accept the recommendation of the CAT Program Application Review Committee and approve the request for a \$1,000,000 CAT Grant to the City of Decorah for the Decorah Athletic Complex Project, seconded by Mark Kittrell. Motion carried unanimously.

City of Fonda, Fonda Pickleball Court Project, Fonda

MOTION: Rachel Eubank moved that the Iowa Economic Development Authority Board accept the recommendation of the CAT Program Application Review Committee and approve the request for a \$39,000 CAT Grant to the City of Fonda for the Fonda Pickleball Court Project, seconded by Brenda Mainwaring. Motion carried unanimously.

REINVESTMENT DISTRICT PLAN AMENDMENTS – RECOMMENDATIONS TO IEDA BOARD**City of Cedar Rapids Iowa Reinvestment District Contract 23-RD-001 Amendment Request**

MOTION: Mark Kittrell moved that the Iowa Economic Development Authority Board approve the Cedar Rapids District Plan and reduce the maximum benefit amount to \$6,000,000, seconded by Rachel Eubank. Motion carried unanimously.

Merle Hay 28E Board – Request to Approve Amended District Plan and Revise Conditions

MOTION: Mark Kittrell moved that the Iowa Economic Development Authority Board approve the Merle Hay Reinvestment District Plan and modify the conditions subsequent as requested, seconded by John Riches. Motion carried unanimously.

TCC RECOMMENDATIONS**Halide Biologics, Inc. (Proof of Commercial Relevance)**

MOTION: Andy Roberts moved, seconded by Brenda Mainwaring, that the Iowa Economic Development Authority Board accept the recommendation of the TCC to approve a \$50,000 Proof of Commercial Relevance loan with standard POCR royalty terms: repayment amount is 1 times the award amount paid back at a royalty rate of 3% of total gross revenue, which does not include grant funds, for a calendar year with each payment due on June 1 of the following calendar year.. Motion carried unanimously.

Pani Clean, Inc. (Proof of Commercial Relevance3)

MOTION: Pankaj Monga moved, seconded by Brenda Mainwaring, that the Iowa Economic Development Authority Board accept the recommendation of the TCC to approve a \$50,000 Proof of Commercial Relevance loan with standard POCR royalty terms: repayment amount is 1 times the award amount paid back at a royalty rate of 3% of total gross revenue, which does not include grant funds, for a calendar year with each payment due on June 1 of the following calendar year.. Motion carried unanimously.

Debi Durham left the meeting at 9:53 am.

RULES**Approval to File Notice of Intended Action to Adopt Major Events and Tourism Program Rules, 261 IAC Chapter 201**

MOTION: Melissa Spurgin moved that the Iowa Economic Development Authority Board Approve Filing a Notice of Intended Action to Adopt Major Events and Tourism Program Rules, 261 IAC Chapter 201, seconded by Mark Kittrell. Motion carried unanimously.

Rachel Eubank left the meeting at 9:53 am.

Approval to File Notice of Intended Action to Adopt Research and Development Tax Credit Program Rules, 261 IAC Chapter 82

MOTION: Andy Roberts moved that the Iowa Economic Development Authority Board Approve Filing a Notice of Intended Action to Adopt Research and Development Tax Credit Program Rules, 261 IAC Chapter 82, seconded by John Riches. Motion carried unanimously.

Debi Durham returned to the meeting at 9:55 am.

Approval to File Notice of Intended Action to Adopt Iowa Film Production Incentive Program and Funds Rules, 261 IAC Chapter 300

MOTION: Brenda Mainwaring moved that the Iowa Economic Development Authority Board Approve Filing a Notice of Intended Action to Adopt Iowa Film Production Incentive Program and Funds Rules, 261 IAC Chapter 300, seconded by Melissa Spurgin. Motion carried unanimously.

Rachel Eubank returned to the meeting at 9:57 am.

Approval to File Notice of Intended Action to Rescind Small Business Innovation Research and Technology Transfer Outreach Program Rules, 261 IAC Chapter 106 and Adopt a New Chapter in Lieu Thereof

MOTION: Mark Kittrell moved that the Iowa Economic Development Authority Board Approve Filing a Notice of Intended Action to Rescind Small Business Innovation Research and Technology Transfer Outreach Program Rules, 261 IAC Chapter 106 and Adopt a New Chapter in Lieu Thereof, seconded by Pankaj Monga. Motion carried unanimously.

Approval to File Notice of Intended Action to Rescind Workforce Housing Tax Incentive Program Rules, 261 IAC Chapter 48 and Adopt a New Chapter in Lieu Thereof

MOTION: Melissa Spurgin moved that the Iowa Economic Development Authority Board Approve Filing a Notice of Intended Action to Rescind Workforce Housing Tax Incentive Program Rules, 261 IAC Chapter 48 and Adopt a New Chapter in Lieu Thereof, seconded by Rachel Eubank. Motion carried unanimously.

Approval to File Notice of Intended Action to Rescind Redevelopment Tax Credit Program Rules, 261 IAC Chapter 65 and Adopt a New Chapter in Lieu Thereof

MOTION: Brenda Mainwaring moved that the Iowa Economic Development Authority Board Approve Filing a Notice of Intended Action to Rescind Redevelopment Tax Credit Program Rules, 261 IAC Chapter 65 and Adopt a New Chapter in Lieu Thereof, seconded by John Riches. Motion carried unanimously.

Approval to File Notice of Intended Action to Rescind Reinvestment Districts Program Rules, 261 IAC Chapter 200 and Adopt a New Chapter in Lieu Thereof

MOTION: Rachel Eubank moved that the Iowa Economic Development Authority Board Approve Filing a Notice of Intended Action to Rescind Reinvestment Districts Program Rules, 261 IAC Chapter 200 and Adopt a New Chapter in Lieu Thereof, seconded by Andy Riches. Motion carried unanimously.

Approval to File Notice of Intended Action to Rescind Community Attraction and Tourism Program Rules, 261 IAC Chapter 211 and Adopt a New Chapter in Lieu Thereof

MOTION: Melissa Spurgin moved that the Iowa Economic Development Authority Board Approve Filing a Notice of Intended Action to Rescind Community Attraction and Tourism Program Rules, 261 IAC Chapter 211 and Adopt a New Chapter in Lieu Thereof, seconded by Brenda Mainwaring. Motion carried unanimously.

Approval to File Notice of Intended Action to Rescind Sports Tourism Infrastructure Program Rules, 261 IAC Chapter 216 and Adopt a New Chapter in Lieu Thereof

MOTION: Pankaj Monga moved that the Iowa Economic Development Authority Board Approve Filing a Notice of Intended Action to Rescind Sports Tourism Infrastructure Program Rules, 261 IAC Chapter 216 and Adopt a New Chapter in Lieu Thereof, seconded by Brenda Mainwaring. Motion carried unanimously.

Approval to File Notice of Intended Action to Rescind Sports Tourism Program Marketing Fund Program Rules, 261 IAC Chapter 215

MOTION: Mark Kitrell moved that the Iowa Economic Development Authority Board Approve Filing a Notice of Intended Action to Rescind Sports Tourism Program Marketing Fund Program Rules, 261 IAC Chapter 215, seconded by Andy Riches. Motion carried unanimously.

Approval to File Notice of Intended Action to Rescind 261 IAC Chapters 57, 66, and 76

MOTION: Melissa Spurgin moved that the Iowa Economic Development Authority Board Approve Filing a Notice of Intended Action to Rescind 261 IAC Chapters 57, 66, and 76, seconded by Rachel Eubank. Motion carried unanimously.

Anna Lensing left the meeting at 10:04 am.

Adopt New Length of Service Awards Program Grant Fund Rules, 261 IAC Chapter 21

MOTION: Andy Riches moved that the Iowa Economic Development Authority Board Adopt Length of Service Awards Program Grant Fund Rules, 261 IAC Chapter 21, seconded by Rachel Eubank. Motion carried unanimously.

Adopt New Business Incentives for Growth Program Rules, 261 IAC Chapter 69

MOTION: Mark Kittrell moved that the Iowa Economic Development Authority Board Adopt New Business Incentives for Growth Program Rules, 261 IAC Chapter 69, seconded by Brenda Mainwaring. Motion carried unanimously.

Anna Lensing returned to the meeting at 10:06 am.

BROWNFIELD/GRAYFIELD REDEVELOPMENT TAX CREDIT PROGRAM

FY 2026 Funding Recommendations

MOTION: Melissa Spurgin moved that the Iowa Economic Development Authority Board approve the Brownfield Advisory Council's recommendations regarding awarding tax credits to applicants for the 25 projects described in the report to the Board, seconded by Rachel Eubank. Motion carried unanimously.

VENDOR APPROVALS

MOTION: Mark Kittrell moved that the Iowa Economic Development Authority Board authorize IEDA to enter into a contract with Iowa Travel Industry Partners, Inc. for \$217,600 and with National Main Street Center for \$250,000, seconded by John Riches. Motion carried unanimously.

OTHER BUSINESS

The next IEDA Board meeting will be held on Friday, December 19, 2025.

ADJOURNMENT

There being no further business to come before the board, the chair adjourned the meeting at 10:20 am.

Respectfully submitted:



Sonya Bacon
Board Administrator