

**Iowa Economic Development Authority Board**  
**Board Meeting Minutes**  
**April 22, 2022**  
**9:15 a.m.**

**Board Members Present:**

Megan McKay	Emily Schmitt	Jennifer Cooper	Linda Crookham-Hansen
Lisa Hull	Mark Kittrell	Pankaj Monga	Chris Murray
Lisa Shimkat	Tom Townsend	Sam Eathington (join 9 56 am)	

**Ex-Officio Members Present:**

David Barker	Representative Steve Hansen	Rob Denson (joined 10 01 a m )
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**Ex-Officio Members Absent:**

Senator Carrie Koelker	Senator Liz Mathis	Representative Phil Thompson
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**IEDA Staff Present:**

Megan Andrew	Sonya Bacon	Rob Christensen	Vicky Clinkscales
Lisa Connell	Debi Durham	Rita Grimm	Anna Lensing
Emily Hockins	Staci Hupp Ballard	Kanan Kappelman	Matt Rasmussen
Deanna Triplett	Rick Peterson	Maicie Pohlman	Terry Roberson
Katie Rockey	Alaina Santizo	Paul Stueckradt	Nichole Hansen
Jill Lippincott (joined 9 59 am)			

**Others Present:**

Cindy Harris – IEDA   IFA	BJ Stokesbary – ATI Group
Nick Pfeiffer – Think Iowa City	D Millard – Lee County Economic Development Group, Inc
Naomi Hamlett – City of Des Moines	Matt Brown – Formation Group
Vanessa Benkert – PVpallet, Inc	Eric Richardson – Legislative Services Agency
Nick Glew – Medcoiowa.org	Phillip Schwartz – PVpallet, Inc (joined 10 29 am)
Dennis Fraise – Lee County Economic Development Group, Inc.	Caleb W Mason – City of Cedar Rapids
Liz Holland – Abbell Associates, LLC	Nickolas J. Schaul – City of Des Moines (joined 11 00 am)
David P. Connolly – City of Cedar Rapids	Phillip Schwartz – PVpallet, Inc (joined 10 29 am)
Phillip Schwartz – PVpallet, Inc (joined 10 29 am)	Carmen Salazar – Lee County Economic Development Group, Inc
Jon Kallen – PVpallet, Inc.	Luke Phelps – PVpallet, Inc.
Chad Schaeffer – City of Fort Dodge	Matt Bemrich – City of Fort Dodge
Jason White – Greater Dubuque Development Corp	Aaron DeJong – City of Urbandale
Curtis Brown – City of Urbandale	Nate Teut – Des Moines Buccaneers USHL
Tyler Jett – Des Moines Register	

**BOARD CHAIR**

- Welcome  
Iowa Economic Development Authority Board Chair Megan McKay called to order the meeting of the IEDA Board at 9 55 a.m
- Roll Call and Introductions  
A quorum of the IEDA Board was established with the following Board members present. Megan McKay, Emily Schmitt, Jennifer Cooper, Linda Crookham-Hansen, Lisa Hull, Mark Kittrell, Pankaj Monga, Chris Murray, Lisa Shimkat and Tom Townsend  
Ex-officio members present. David Barker and Representative Steve Hansen

**Approval of Minutes – March 18, 2022 IEDA Meeting**

**MOTION**· Lisa Shimkat moved that the IEDA Board approve the minutes of the March 18, 2022 IEDA Board meeting, seconded by Tom Townsend Motion carried unanimously.

**Approval of Agenda – April 22, 2022 IEDA Meeting**

**MOTION**· Lisa Hull moved that the IEDA Board approve the agenda of the April 22, 2022 IEDA Board meeting, seconded by Emily Schmitt. Motion carried unanimously.

**PUBLIC COMMENT PERIOD:** No comments were made.

**COMPLIANCE - CONSENT AGENDA**

**A. 120 Day Report**

Iowa Premium, LLC – 60 Day Extension

US Property, Inc. – 60 Day Extension

Elanco US, Inc. – 90 Day Extension

Calcium Products – 30 Day Extension

CPM Acquisition Corporation – 30 Day Extension

**B. Compliance Report**

Unverferth Manufacturing Co., Inc.: Butler County - Request to Amend Budget, Jobs and Tax Incentives

Archer Daniels Midland Company: Clinton - Request to Extend Project Completion Date

Elkhart Plastics of Iowa, Inc. and Elkhart Plastics, Inc.: Atlantic – Request to Extend Project Completion Date

Lomont Molding, LLC· Mount Pleasant – Request to Extend Project Completion Date

M. H. Eby, Inc. and TNL Development· Story City – Request to Extend Project Completion Date

**MOTION**· Mark Kittrell moved that the Iowa Economic Development Authority Board approve the recommendations of the DDC regarding Consent Agenda items A and B, seconded by Jennifer Cooper. Motion carried unanimously

Emily Schmitt disclosed a conflict of interest that necessitated recusal from discussion and voting on the request by Platinum Crush, LLC, to amend the award budget and contract conditions. See the attached E-Mail exchange. Ms. Schmitt left the meeting at 10:00 am.

**C. Compliance Report**

Platinum Crush, LLC: Alta – Request to Amend Award Budget and Contract Conditions

**MOTION**· Jennifer Cooper moved that the Iowa Economic Development Authority Board approve the recommendations of the DDC regarding item C on the Consent Agenda, seconded by Lisa Shimkat. Motion carried unanimously

Emily Schmitt returned to the meeting at 10:01 am.

**FINANCIAL ASSISTANCE APPLICATIONS**

Behnke Enterprises, Inc.: Farley

**MOTION**· Linda Crookham-Hansen moved that the Iowa Economic Development Authority Board accept the recommendation of the DDC to award a maximum of \$218,000 in Investment Tax Credit and a maximum of \$34,500 in Sales, Service, and Use Tax Refund, seconded by Tom Townsend. Roll Call vote was taken Motion carried unanimously.

**Green Plains Shenandoah, LLC:** Shenandoah

**MOTION:** Jennifer Cooper moved that the Iowa Economic Development Authority Board accept the recommendation of the DDC to award a maximum of \$250,000 in Forgivable Loan and a maximum of \$870,000 in Sales, Services, and Use Tax Refund, contingent upon local match and application sponsorship by the City of Shenandoah, seconded by Lisa Hull. Roll Call vote was taken. Motion carried unanimously

**Pankaj Monga disclosed a conflict of interest that necessitated recusal from discussion and voting on the application for assistance submitted by PVpallet, Inc. See the attached E-Mail exchange. Mr. Monga left the meeting at 10:03 am.**

**PVpallet, Inc.:** Lee County

**MOTION:** Emily Schmitt moved that the Iowa Economic Development Authority Board accept the recommendation of the DDC to award a maximum Forgivable Loan of \$175,000; a maximum Loan of \$175,000; a maximum of \$120,600 in Sales, Service, and Use Tax Refund; and a maximum of \$42,500 in Research Activities Credit, contingent upon submission of documentation that the business offers a qualified benefit plan, seconded by Lisa Shimkat. Roll Call vote was taken. Motion carried unanimously

**Pankaj Monga returned to the meeting at 10:06 am**

**Templeton Rye Spirits, LLC:** Templeton

**MOTION:** Mark Kittrell moved that the Iowa Economic Development Authority Board accept the recommendation of the DDC to award a maximum of \$389,085 in Sales, Service, and Use tax Refund, contingent upon application sponsorship and approval of local match by the City of Templeton, seconded by Lisa Shimkat. Roll Call vote was taken. Motion carried unanimously.

#### **ENTREPRENEURIAL INVESTMENT AWARDS PROGRAM**

**MOTION:** Lisa Shimkat moved that the Iowa Economic Development Authority Board accept the recommendation of the Entrepreneurial Investment Awards (EIA) Program review panel to award a \$200,000 EIA grant to Maple Ventures, seconded by Mark Kittrell. Motion carried unanimously.

#### **AMENDMENTS TO RULES**

**Adopt Amendments to 261 IAC Chapters 7, 42, 81, 220 and 221.**

**MOTION:** Jennifer Cooper moved that the Iowa Economic Development Authority Board approve the request to adopt amendments to 261 IAC Chapters 7, 42, 81, 220 and 221, seconded by Lisa Shimkat. Motion carried unanimously.

**Approve Rescinding 261 IAC Chapters 9, 11, 25, 28, 30, 33, 53, 57, 58, 61, 62, 63, 64, 67, 69, 74, 80, 103, 107, 109, 111, 311, 312, 313, 314 and 402**

**MOTION:** Jennifer Cooper moved that the Iowa Economic Development Authority Board approve the request to rescind 261 IAC Chapters 9, 11, 25, 28, 30, 33, 53, 57, 58, 61, 62, 63, 64, 67, 69, 74, 80, 103, 107, 109, 111, 311, 312, 313, 314 and 402, seconded by Lisa Shimkat. Motion carried unanimously.

## **APPLICATIONS FOR APPROVAL TO ESTABLISH REINVESTMENT DISTRICTS**

### **Corridor Plaza Reinvestment District: Fort Dodge**

**MOTION:** Chris Murray moved that the Iowa Economic Development Authority Board approve a maximum benefit amount of \$17,000,000 as described in the Corridor Plaza Reinvestment District plan submitted to the IEDA Board, and that the commencement date be established as July 1, 2023 for this district, with conditions subsequent as follows:

- Receipt of documentation that construction financing has closed for Project 1 – Mall Redevelopment, Retail and Infrastructure improvements by December 1, 2022;
  - Receipt of documentation that private fundraising of \$3.0 million has been secured for Project 2 – Indoor/Outdoor Event Space and Infrastructure by July 1, 2023,
  - Receipt of documentation that construction financing has closed for Project 3 – Complementary Retail and Infrastructure improvements by December 31, 2026,
  - Receipt of documentation that construction financing has closed for Project 4 – Hotel and Entertainment Venue by July 1, 2023, and
  - Establishment of a schedule for reporting milestones to IEDA Staff,
- seconded by Jennifer Cooper. Roll Call vote was taken Motion carried unanimously

**Jennifer Cooper disclosed a conflict of interest that necessitated recusal from discussion and voting on the Application for Approval to Establish Merle Hay Reinvestment District. See the attached E-Mail exchange. Ms. Cooper left the meeting at 10:16 am.**

### **Merle Hay Reinvestment District: Urbandale, Des Moines**

**MOTION:** Chris Murray moved that the Iowa Economic Development Authority Board approve a maximum benefit amount of \$26,500,000 as described in the Merle Hay Reinvestment District plan submitted to the IEDA Board and that the commencement date be established as October 1, 2023 for this district, with conditions subsequent as follows.

- Receipt of documentation of committed financing for the first phase of Project 2, Buccaneer Arena, totaling \$37,667,000 by June 30, 2022;
  - Receipt of documentation of committed financing for the second phase of Project 1, Buccaneer Training Center, totaling \$21, 118,015, by March 31, 2023;
  - Receipt of documentation detailing the selection of the hotel developer for Project 2 – Mall Campus Hotel by December 31, 2023, and documentation that construction financing has closed for this project by December 31, 2024,
  - Receipt of documentation detailing the selection of a developer for the Merle Hay Tower building, which is part of Project 6 – Mixed-Use Campus Improvements, by December 31, 2024;
  - Receipt of documentation that construction financing has closed for Project 6 by December 31, 2025; and
  - Establishment of a schedule for reporting milestones to IEDA Staff,
- seconded by Emily Schmitt Roll Call vote was taken. Motion carried unanimously.

**Jennifer Cooper returned to the meeting at 10:19 am**

## **BROWNFIELD/GRAYFIELD REDEVELOPMENT TAX CREDIT PROGRAM**

Mark Kittrell disclosed a conflict of interest that necessitated recusal from discussion and voting on the request to amend Brownfield/Grayfield Redevelopment Tax Credit Program Contract 19-BTC-03. See the attached E-Mail exchange. Mr. Kittrell left the meeting at 10:19 am.

### **Contract 19-BTC-03**

**MOTION:** Lisa Shimkat moved that the Iowa Economic Development Authority Board approve an amendment to Contract 19-BTC-03 to extend the Project Completion Period from 30 to 48 months, seconded by Lisa Hull Motion Carried unanimously

Mark Kittrell returned to the meeting at 10:22 am

### **Contract 20-BTC-04**

**MOTION:** Jennifer Cooper moved that the Iowa Economic Development Authority Board approve an amendment to Contract 20-BTC-04 to extend the Project Completion Period from 30 to 42 months, seconded by Lisa Shimkat. Motion Carried unanimously.

### **Contract 20-BTC-09**

**MOTION:** Lisa Hull moved that the Iowa Economic Development Authority Board approve an amendment to Contract 20-BTC-09 to extend the Project Completion Period from 30 to 54 months, seconded by Jennifer Cooper Motion Carried unanimously.

### **Contract 20-BTC-17**

**MOTION:** Lisa Shimkat moved that the Iowa Economic Development Authority Board approve an amendment to Contract 20-BTC-17 to extend the Project Completion Period from 30 to 36 months, seconded by Lisa Hull. Motion Carried unanimously.

## **WORKFORCE HOUSING TAX INCENTIVE PROGRAM**

Mark Kittrell disclosed a conflict of interest that necessitated recusal from discussion and voting on the proposed per unit cost caps for the Workforce Housing Tax Incentive Program. See the attached E-Mail exchange. Mr. Kittrell left the meeting at 10:29 am.

**MOTION:** Chris Murray moved that the Iowa Economic Development Authority Board approve per unit cost caps for the Workforce Housing Tax Incentive program as follows.

- Single family unit in a small city - \$266,320,
- Single family unit in an urban area - \$266,320;
- Multi family unit in a small city - \$218,022; and
- Multi family unit in an urban area - \$218,022,

seconded by Jennifer Cooper. Motion carried unanimously

Mark Kittrell returning to the meeting at 10:32 am

## **APPROVAL OF VENDOR**

**MOTION:** Lisa Shimkat moved that the Iowa Economic Development Authority Board authorize IEDA to enter into an agreement with the University of Northern Iowa John Pappajohn Entrepreneurial Center for a maximum of \$250,000 for day-to-day management of the BLIC system and technology upgrades to the BLIC platform, seconded by Lisa hull. Motion carried unanimously.

## ELECTION OF OFFICERS/APPOINTMENTS TO COMMITTEES

### 1. Election of Chair and Vice-Chair

**MOTION:** Lisa Shimkat moved that the Iowa Economic Development Authority Board reelect Megan McKay to serve as Board Chair and Emily Schmitt to serve as Board Vice-Chair until the election of officers in 2023, seconded by Jennifer Cooper. Motion carried unanimously.

### 2. Appointment of Due Diligence Committee

**MOTION:** Lisa Hull moved that the Iowa Economic Development Authority Board reelect Mark Kittrell, Jennifer Cooper, Megan McKay and Emily Schmitt and appoint Lisa Hull and Lisa Shimkat to a six-person DDC until the appointment of DDC members in 2023, seconded by Jennifer Cooper. Motion carried unanimously.

### 3. Appoint Board Representatives to the Technology Commercialization Committee and Brownfield Redevelopment Advisory Council

**MOTION:** Jennifer Cooper moved that the Iowa Economic Development Authority Board reappoint Pankaj Monga to serve on the TCC and Lisa Shimkat to serve on the Brownfield Redevelopment Advisory Council until the appointment of representatives in 2023, seconded by Mark Kittrell. Motion carried unanimously.

### 4. Finance Committee

**MOTION:** Jennifer Cooper moved that the Iowa Economic Development Authority Board reappoint Tom Townsend and appoint Doug Boone and Jenny Steffensmeier to a three-person Finance Committee until the appointment of representatives in 2023, seconded by Lisa Shimkat. Motion carried unanimously.

## PRESENTATION IEDA | IFA

Chief Strategic Communications Officer, Staci Hupp Ballard, presented regard This Is Iowa

Mark Kittrell left the board meeting at 10:58 am

## OTHER BUSINESS

The next IEDA Board meeting will be held on Friday, May 20, 2022 at 9.15 a.m

## ADJOURNMENT

There being no further business at the meeting of the Iowa Economic Development Authority Board,

**MOTION:** Lisa Shimkat moved that the IEDA Board adjourn, seconded by Lisa Hull. Motion carried unanimously. Meeting adjourned at 11:20 a.m.



Sonya Bacon  
Acting Board Administrator



Megan McKay  
IEDA Board Chair

**From:** [Rita Grimm](#)  
**To:** [Emily Schmitt](#); [Sonya Bacon](#); [Megan McKay](#); [Mark Kittrell - Eagle View Partners](#); [Katie Rockey](#); [Paul Stueckradt](#)  
**Subject:** RE: Platinum Crush  
**Date:** Tuesday, April 19, 2022 11:59:07 AM  
**Attachments:** [image001.png](#)

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Emily:

Thank you for the reminder. We will arrange the agendas as needed to accommodate the recusal and attach this email exchange to the minutes.

**Rita C. Grimm** | Chief Legal Counsel



**IOWA ECONOMIC DEVELOPMENT AUTHORITY/IOWA FINANCE AUTHORITY**

1963 Bell Avenue, Suite 200 | Des Moines, Iowa 50315

**PH: 515.348.6142**

**CELL: 515 897-8413**

**FAX: 877-631-7575**

[Rita.Grimm@IowaEDA.com](mailto:Rita.Grimm@IowaEDA.com)

[iowaeconomicdevelopment.com](http://iowaeconomicdevelopment.com)

[iowafinance.com](http://iowafinance.com)

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**From:** Emily Schmitt <Emily.Schmitt@IowaEDA.com>

**Sent:** Tuesday, April 19, 2022 11:43 AM

**To:** Sonya Bacon <Sonya.Bacon@IowaEDA.com>; Rita Grimm <Rita.Grimm@IowaEDA.com>; Megan McKay <Megan.McKay@IowaEDA.com>

**Subject:** Platinum Crush

Platinum Crush is on the agenda again for the upcoming April meeting. Sukup Manufacturing Co. has engaged in business transactions with Platinum Crush that would lead me to again recuse myself.

Thank you!

Emily Schmitt

**From:** [Rita Grimm](#)  
**To:** [Pankaj Monga](#); [Sonya Bacon](#)  
**Subject:** RE: PV Pallet...  
**Date:** Friday, April 22, 2022 9:07:25 AM  
**Attachments:** [image001.png](#)

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OK. Thank you. This will be attached to the minutes.

**Rita C. Grimm** | Chief Legal Counsel



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**From:** Pankaj Monga <[pmonga@channel-fusion.com](mailto:pmonga@channel-fusion.com)>

**Sent:** Friday, April 22, 2022 9:06 AM

**To:** Rita Grimm <[Rita.Grimm@IowaEDA.com](mailto:Rita.Grimm@IowaEDA.com)>; Sonya Bacon <[Sonya.Bacon@IowaEDA.com](mailto:Sonya.Bacon@IowaEDA.com)>

**Subject:** PV Pallet...

Good morning Rita,

I have a conflict with PV Pallet through the ISAV fund for the Board part of our meeting and will need to recuse myself from that.

Thanks!

Good Day!

Pankaj

**PANKAJ MONGA**  
PRESIDENT & CEO

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**From:** [Jennifer Cooper](#)  
**To:** [Rita Grimm](#)  
**Cc:** [Sonya Bacon](#); [Alaina Santizo](#); [Megan McKay](#)  
**Subject:** RE: Recusal - Merle Hay Project  
**Date:** Thursday, April 14, 2022 10:36:33 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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Rita,

Agreed recusal is required.

Thank you,

Jeni

**Jennifer Cooper, CCIM | SVP & Manager**

Commercial Real Estate

Bankers Trust | 453 7<sup>th</sup> Street | Des Moines, IA 50309  
1-800-362-1688 | Direct: (515) 245-2401 | Cell: (515) 468-1699  
[jcooper@bankerstrust.com](mailto:jcooper@bankerstrust.com) | [www.bankerstrust.com](http://www.bankerstrust.com)



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**From:** Rita Grimm <Rita.Grimm@IowaEDA.com>  
**Sent:** Thursday, April 14, 2022 10:31 AM  
**To:** Jennifer Cooper <JCooper@bankerstrust.com>  
**Cc:** Sonya Bacon <Sonya.Bacon@IowaEDA.com>; Alaina Santizo <Alaina.Santizo@IowaEDA.com>; Megan McKay <Megan.McKay@IowaEDA.com>  
**Subject:** Recusal - Merle Hay Project

**This Message Is From an External Sender**

This message came from outside your organization.

Jeni:

The application for approval of the Merle Hay Reinvestment District will come before the DDC and the IEDA Board during the April 22 meeting. In view of your involvement in the project, it will be necessary for you to recuse yourself from consideration of the project and voting. Please acknowledge that it will be necessary to recuse.

This email exchange will be attached to the minutes.  
Thank you

**Rita C. Grimm** | Chief Legal Counsel



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[iowafinance.com](http://iowafinance.com) [[iowafinance.com](#)]

**From:** [Mark Kittrell](#)  
**To:** [Rita Grimm](#)  
**Cc:** [Sonya Bacon](#)  
**Subject:** Re: Recusal  
**Date:** Wednesday, April 27, 2022 3:20:41 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Confirmed. I did recuse myself from the vote and excused myself from the room during discussion.



Mark Kittrell  
CEO & Co-Founder

**EAGLE VIEW COMPANIES**

200 State, 202-Z | Cedar Falls, IA 50613  
Office 319.277.0007 | Cell 319.493.1371

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**From:** Rita Grimm <Rita.Grimm@IowaEDA.com>  
**Date:** Wednesday, April 27, 2022 at 2:52 PM  
**To:** Mark Kittrell <mark.kittrell@eagleviewpartners.com>  
**Cc:** Sonya Bacon <Sonya.Bacon@IowaEDA.com>  
**Subject:** FW: Recusal

Mark:

So that we have documentation to attach to the minutes, I understand you recused yourself from discussion and voting regarding approval of per unit cost caps for the Workforce Housing Tax Incentive Program because you are currently involved with a project that may be impacted. Please confirm.

Thank you

**Rita C. Grimm** | Chief Legal Counsel



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**From:** Mark Kittrell <mark.kittrell@eagleviewpartners.com>

**Sent:** Thursday, April 21, 2022 9:36 AM

**To:** Rita Grimm <Rita.Grimm@IowaEDA.com>

**Cc:** Sonya Bacon <Sonya.Bacon@IowaEDA.com>

**Subject:** Re: Recusal

Thank you Rita, I have no issues with this recusal.

Mark Kittrell

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**From:** Rita Grimm <[Rita.Grimm@IowaEDA.com](mailto:Rita.Grimm@IowaEDA.com)>

**Date:** Wednesday, April 20, 2022 at 11:32 AM

**To:** Mark Kittrell <[mark.kittrell@eagleviewpartners.com](mailto:mark.kittrell@eagleviewpartners.com)>

**Cc:** Sonya Bacon <[Sonya.Bacon@IowaEDA.com](mailto:Sonya.Bacon@IowaEDA.com)>

**Subject:** Recusal

Mark:

As we have discussed, it will be necessary for you to recuse yourself from discussion and action regarding Redevelopment Tax Credit Program for Brownfields and Grayfields Contract 19-BTC-03 related to the Broad and Main Projects due to Eagle View Partners' interest in the project.

Please let me know if you have any questions or concerns.

Best regards,

**Rita C. Grimm** | Chief Legal Counsel



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