

**Iowa Economic Development Authority Board
Board Meeting Minutes
June 25, 2021
9:15 a.m.**

Board Members Present:

| | | | |
|-----------------------|---------------|----------------|-----------------|
| Megan McKay | Emily Schmitt | Doane Chilcoat | Jennifer Cooper |
| Linda Crookham-Hansen | Lisa Hull | Mark Kittrell | Pankaj Monga |
| Chris Murray | Lisa Shimkat | Tom Townsend | |

Ex-Officio Members Present:

| | | |
|--------------|------------|-----------------------------|
| David Barker | Rob Denson | Representative Steve Hansen |
|--------------|------------|-----------------------------|

Ex-Officio Members Absent:

| | | |
|------------------------|--------------------|------------------------------|
| Senator Carrie Koelker | Senator Liz Mathis | Representative Phil Thompson |
|------------------------|--------------------|------------------------------|

IEDA Staff Present:

| | | | |
|--------------------|-----------------|-------------------|--|
| Sonya Bacon | Rob Christensen | Vicky Clinkscales | Lisa Connell |
| Debi Durham | Rita Grimm | Rick Peterson | Emily Hockins |
| Staci Hupp Ballard | Kanan Kappelman | Maicie Pohlman | Terry Roberson |
| Katie Rockey | Alaina Santizo | Paul Stueckradt | Deanna Triplett |
| Liesl Seabert | Amy Kuhlers | Jill Lippincott | Melissa Harshbarger (left 10:16 am) |

Matt Rasmussen

Others Present:

| | | | |
|-----------------------------------|--------------|----------------------------|--------------------------------|
| Cindy Harris (left 10:12 am) | Caleb Mason | Dan Culhane (left 9:55 am) | Merlin Pfannkuch (left 9:50) |
| John Steppe | Sue Foecke | Ron Johnson (left 9:50 am) | Steve Schainker (left 9:52 am) |
| Kate Hayden | 641-569-8991 | 513-255-6192 | 515-360-2584 |
| 563-599-7529 | 712-279-6368 | 712-542-5500 | 319-337-6592 |
| David Connolly (left 10:04 am) | | | |

BOARD CHAIR

- Welcome
Iowa Economic Development Authority Board Chair Megan McKay called to order the meeting of the IEDA Board at 9:38 a.m.
- Roll Call and Introductions
A quorum of the IEDA Board was established with the following Board members present: Megan McKay, Emily Schmitt, Doane Chilcoat, Jennifer Cooper, Linda Crookham-Hansen, Lisa Hull, Mark Kittrell, Pankaj Monga, Chris Murray, Lisa Shimkat and Tom Townsend.
Ex-officio member present: David Barker, Rob Denson and Representative Steven Hansen.

Approval of Minutes – May 21, 2021 IEDA Meeting

MOTION: Mark Kittrell moved that the IEDA Board approve the minutes of the May 21, 2021 IEDA Board meeting, seconded by Doane Chilcoat. Motion carried unanimously.

Approval of Agenda – June 25, 2021 IEDA Meeting

MOTION: Doane Chilcoat moved that the IEDA Board approve the agenda for the June 25, 2021 IEDA Board meeting, seconded by Tom Townsend. Motion carried unanimously.

PUBLIC COMMENT PERIOD: No comments were made.

COMPLIANCE - CONSENT AGENDA

A. 120 Day Report

B. Compliance Report

GMT Corporation – Request for Negotiated Settlement.

University of Northern Iowa – Request to Extend Contract End Date.

MOTION: Linda Crookham-Hansen moved that the Iowa Economic Development Authority Board approve the recommendations of the DDC regarding items A and B on the Consent Agenda, seconded by Chris Murray. Motion carried unanimously.

REINVESTMENT DISTRICT APPLICATIONS

Ames – Ames Downtown Reinvestment District

MOTION: Chris Murray moved that the Iowa Economic Development Authority Board approve the recommendation of the DDC to make provisional approval of an award of \$10,000,000 to the City of Ames for the Ames Downtown Reinvestment District, seconded by Doane Chilcoat. Roll Call vote was taken. Motion carried unanimously.

Cedar Rapids – Cedar Rapids Central Reinvestment District

MOTION: Mark Kittrell moved that the Iowa Economic Development Authority Board approve the recommendation of the DDC to make provisional approval of an award of \$9,000,000 to the City of Cedar Rapids for the Cedar Rapids Central Reinvestment District, seconded by Linda Crookham-Hansen. Roll Call vote was taken. Motion carried unanimously.

Fort Dodge – Corridor Plaza Reinvestment District

MOTION: Tom Townsend moved that the Iowa Economic Development Authority Board approve the recommendation of the DDC to make provisional approval of award of \$17,000,000 to the City of Fort Dodge for the Corridor Plaza Reinvestment District, seconded by Doane Chilcoat. Roll Call vote was taken. Motion carried unanimously.

Merle Hay Reinvestment District Joint 28E Board (Cities of Urbandale and Des Moines) – Merle Hay Reinvestment District

MOTION: Linda Crookham-Hansen moved that the Iowa Economic Development Authority Board approve the recommendation of the DDC to make provisional approval of an award of \$26,500,000 to the Merle Hay Reinvestment District Joint 28E Board (Cities of Urbandale and Des Moines) for the Merle Hay Reinvestment District, seconded by Tom Townsend. Roll Call vote was taken. Motion carried unanimously.

Rob Denson disclosed a conflict of interest that necessitated recusal from discussion and voting on the Newton Legacy Reinvestment District application. See the attached E-Mail. Mr. Denson left the conference room at 9:48 am.

Newton – Newton Legacy Reinvestment District

MOTION: Chris Murray moved that the Iowa Economic Development Authority Board approve the recommendation of the DDC to make provisional approval of an award of \$14,000,000 to the City of Newton for the Newton Legacy Reinvestment District, seconded by Doane Chilcoat. Roll Call vote was taken. Motion carried unanimously.

Rob Denson returned to the conference room at 9:49 am

Linda Crookham-Hansen disclosed a conflict of interest that necessitated recusal from discussion and voting on the Capital City Reinvestment District: Reimagining the Superfund Site application. See the attached E-Mail exchange. Ms. Crookham-Hansen left the conference room at 9:49 am

Des Moines – Capital City Reinvestment District: Reimagining the Superfund Site

MOTION: Doane Chilcoat moved that the Iowa Economic Development Authority Board approve the recommendation of the DDC to make provisional approval of an award of \$23,500,000 to the City of Des Moines for the Capital City Reinvestment District: Reimagining the Superfund Site, seconded by Mark Kittrell. Roll Call vote was taken. Motion carried unanimously.

Linda Crookham-Hansen returned to the conference room at 9:50 am.

FINANCIAL ASSISTANCE APPLICATIONS

Dose Steelworks, Inc. and Dose Holdings LLC: Story City

MOTION: Emily Schmitt moved that the Iowa Economic Development Authority Board accept the recommendation of the DDC to award a maximum of \$141,000 in Investment Tax Credits and a maximum of \$30,900 in Sales, Service, and Use Tax Refund, seconded by Chris Murray. Roll Call vote was taken. Motion carried unanimously.

Evapco, Inc.: Lake View

MOTION: Jennifer Cooper moved that the Iowa Economic Development Authority Board accept the recommendation of the DDC to award a maximum of \$180,000 in Investment Tax Credits and a maximum of \$285,000 in Sales, Service, and Use Tax Refund, seconded by Chris Murray. Roll Call vote was taken. Motion carried unanimously.

Pollard Games, Inc. dba American Games and International Gamco: Council Bluffs

MOTION: Chris Murray moved that the Iowa Economic Development Authority Board accept the recommendation of the DDC to award a maximum of \$610,565 in Targeted Jobs Withholding Credit, seconded by Doane Chilcoat. Roll Call vote was taken. Motion carried unanimously.

AMENDMENTS TO RULES

Approve Filing Notice of Intended Action for Amendments to Apprenticeship Training Program Rules, 261 IAC 12

MOTION: Mark Kittrell moved that the Iowa Economic Development Authority Board approve filing Notice of Intended Action to adopt amendments to Apprenticeship Training Program Rules, 261 IAC 12, seconded by Linda Crookham-Hansen. Motion carried unanimously.

Approve Filing Notice of Intended Action for New 261 IAC 222, Empower Rural Iowa Program

MOTION: Mark Kittrell moved that the Iowa Economic Development Authority Board approve filing Notice of Intended Action to adopt a new chapter to the Iowa Administrative Code, 261 IAC 222, Empower Rural Iowa Program, seconded by Chris Murray. Motion carried unanimously.

Approve Filing Notice of Intended Action for New 261 IAC 119, Manufacturing 4.0 Technology Investment Program

MOTION: Doane Chilcoat moved that the Iowa Economic Development Authority Board approve filing Notice of Intended Action to adopt a new chapter to the Iowa Administrative Code, 261 IAC 119, Manufacturing 4.0 Technology Investment Program, seconded by Mark Kittrell. Motion carried unanimously.

BROWNFIELD/GRAYFIELD REDEVELOPMENT TAX CREDIT PROGRAM

Contract 19-BTC-02

MOTION: Mark Kittrell moved that the Iowa Economic Development Authority Board approve amending Contract 19-BTC-02 to extend the Project Completion Date from 30 to 44 months, seconded by Chris Murray. Motion Carried unanimously.

Contract 19-BTC-11

MOTION: Chris Murray moved that the Iowa Economic Development Authority Board approve amending Contract 19-BTC-11 to extend the Project Completion Period from 30 to 60 months, seconded by Linda Crookham-Hansen. Motion Carried unanimously.

Contract 19-BTC-20

MOTION: Linda Crookham-Hansen moved that the Iowa Economic Development Authority Board approve amending Contract 19-BTC-20 to extend the Project Completion Period from 30 to 36 months, seconded by Mark Kittrell. Motion Carried unanimously.

Contract 21-BTC-05

MOTION: Mark Kittrell moved that the Iowa Economic Development Authority Board approve assigning Contract 21-BTC-05 to Urbane 1220 Workforce Housing, LLC, seconded by Chris Murray. Motion Carried unanimously.

INNOVATION FUND INVESTMENT TAX CREDIT PROGRAM

MOTION: Chris Murray moved that the Iowa Economic Development Authority Board approve Applications for Issuance of 2 Tax Credit Certificates, seconded by Linda Crookham-Hansen. Motion carried unanimously.

ALLOCATION OF FY22 AGGREGATE TAX CREDIT LIMIT FOR CERTAIN ECONOMIC DEVELOPMENT PROGRAMS

MOTION: Mark Kittrell moved that the Iowa Economic Development Authority Board approve allocating the aggregate tax credit limit established in Iowa Code section 15.119 as follows:

- High Quality Jobs Program –\$70,000,000;
- Workforce Housing Tax Incentives Program –\$40,000,000;
- Redevelopment Tax Credit Program for Brownfields and Grayfields –\$15,000,000;
- Renewable Chemical Production Tax Credit Program –\$5,000,000;
- Innovation Fund –\$10,000,000 (\$8,000,000 to the Innovation Fund Investment Tax Credit Program and \$2,000,000 to the Investments in Qualifying Businesses Tax Credit Program), seconded by Linda Crookham-Hansen. Motion carried unanimously.

VENDOR APPROVAL

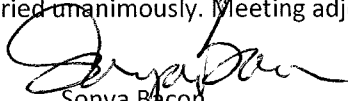
MOTION: Tom Townsend moved that the Iowa Economic Development Authority Board approve entering into contracts for FY2022 with the following vendors for maximum amounts as listed: Qwest Site Solutions, \$750,000; LS2 Group, \$1,000,000; and BioConnect Iowa, \$4,500,000, seconded by Doane Chilcoat. Motion carried unanimously.

OTHER BUSINESS

The next IEDA Board meeting will be held on Friday, July 16, 2021 at 9:15 a.m.

ADJOURNMENT

There being no further business at the meeting of the Iowa Economic Development Authority Board, **MOTION:** Mark Kittrell moved that the IEDA Board adjourn, seconded by Tom Townsend. Motion carried unanimously. Meeting adjourned at 10:28 a.m.


Sonya Bacon
Board Administrator


Megan McKay
IEDA Board Chair

From: [Rita Grimm](#)
To: [Rob Denson](#)
Cc: [Sonya Bacon](#)
Subject: Recusal
Date: Friday, June 25, 2021 9:50:45 AM
Attachments: [image001.png](#)

Good morning, Rob:

To have a record for minutes, this is to confirm that you recuse yourself from discussion and the vote regarding the Newton Reinvestment District project because of DMACC's interest in the project.

Thank you

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

iowaeconomicdevelopment.com

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From: [Linda Crookham-Hansen](#)
To: [Rita Grimm](#)
Cc: [Alaina Santizo](#); [Sonya Bacon](#); [Maicie Pohlman](#); [Rick Peterson](#); [Megan McKay](#)
Subject: Re: Musco Lighting - DSM Socker Stadium Project
Date: Friday, April 30, 2021 8:56:48 AM
Attachments: [image001.png](#)

Rita,
Thank you for your guidance with this. I'm in agreement and will recuse myself from the Des Moines project.
Thank you
Linda

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From: Rita Grimm <Rita.Grimm@IowaEDA.com>
Sent: Tuesday, April 27, 2021 4:44:59 PM
To: Linda Crookham-Hansen <Linda.Crookham-Hansen@IowaEDA.com>
Cc: Alaina Santizo <Alaina.Santizo@IowaEDA.com>; Sonya Bacon <Sonya.Bacon@IowaEDA.com>; Maicie Pohlman <Maicie.Pohlman@IowaEDA.com>; Rick Peterson <Rick.Peterson@IowaEDA.com>; Megan McKay <Megan.McKay@IowaEDA.com>
Subject: Musco Lighting - DSM Socker Stadium Project

Linda:
Thank you for reaching out regarding Musco's involvement in the Des Moines project, a portion of which is a soccer stadium. Since Musco is a major contractor for the project and is described as a partner, you must recuse from discussion, presentation, and voting on the project. Let me know if you have any questions.
Sonya will attach this email exchange to the minutes for Friday's meeting and upcoming meetings during which the project is discussed.
See you Friday!

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

Iowaeconomicdevelopment.com

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