

IOWA DEPARTMENT OF TRANSPORTATION

AGENDA ITEMS/COMMISSION ORDERS

Tuesday, November 4, 2014
Materials Conference Room
Ames DOT Complex

<u>ITEM NUMBER</u>	<u>TITLE</u>	<u>SUBMITTED BY</u>	<u>PAGE</u>
D-2015-21 1:30 p.m.	*Approve Minutes of the October 14, 2014, Commission Meeting in Sioux Center Commission Comments Staff Comments	Connie Page	1
H-2015-22 1:35 p.m.	*Transfer of Jurisdiction – Iowa 926 in Fort Dodge	Scott Dockstader	2
PPM-2015-23 1:40 p.m.	*2015-2019 Iowa Transportation Improvement Program Amendment	Stuart Anderson	4
PPM-2015-24 1:45 p.m.	*Revitalize Iowa's Sound Economy (RISE) Application – City of Sioux City (Delegation)	Craig Markley	6
PPM-2015-25 1:50 p.m.	*Revitalize Iowa's Sound Economy (RISE) Application – City of Story City (Delegation)	Craig Markley	9
PPM-2015-26 1:55 p.m.	*Revitalize Iowa's Sound Economy (RISE) Application – City of Hull (Delegation)	Craig Markley	12
2:00 p.m.	Adjourn.		

*Action Item

On Tuesday, November 4, the Commission and staff will meet informally at 10:30 a.m. in the Materials conference room at the DOT complex in Ames. Transportation-related matters will be discussed but no action will be taken.

DEPARTMENT OF TRANSPORTATION
COMMISSION ORDER

Division/Bureau/Office Director's Office Order No. D-2015-21
Submitted by Connie Page Phone No. 515-239-1242 Meeting Date November 4, 2014
Title Approve Minutes of the October 14, 2014, Commission Meeting in Sioux Center

DISCUSSION/BACKGROUND:

PROPOSAL/ACTION RECOMMENDATION:

It is recommended the Commission approve the minutes of the October 14, 2014, Commission meeting in Sioux Center.

COMMISSION ACTION:

Moved by Reasner Seconded by Miles

	Aye	Vote Nay	Pass
Boswell	<u>X</u>	_____	_____
Huber	<u>X</u>	_____	_____
Miles	<u>X</u>	_____	_____
Putney	<u>X</u>	_____	_____
Reasner	<u>X</u>	_____	_____
Rose	<u>X</u>	_____	_____
Yanney	<u>X</u>	_____	_____

Division Director Legal State Director

Commission Comments

Commission Chair Rose said the Commission met in a workshop this morning and thoroughly reviewed the agenda items.

DEPARTMENT OF TRANSPORTATION
COMMISSION ORDER

Division/Bureau/Office Highway Division Order No. H-2015-22
Submitted by John Adam Phone No. 515-239-1124 Meeting Date November 4, 2014
Title Transfer of Jurisdiction – Iowa 926 in Fort Dodge

DISCUSSION/BACKGROUND:

The Department has negotiated the transfer of jurisdiction of existing Iowa 926 to the city of Fort Dodge. The transfer segment includes all of Iowa 926, excluding bridges, and lies entirely within the corporate limits of the city with a total length of approximately 3.17 miles.

The city and state have examined the physical condition of the roadway segment proposed for transfer and have agreed that the segment will be transferred in its present condition.

The state shall transfer funds to the city in the amount of \$9 million, which represents the estimated costs to reconstruct the roadway segment, including engineering and contract administration, for the entire length of the proposed roadway segment, excluding the bridges.

The city shall be responsible for all future winter maintenance operations, application of pavement markings, and completion of minor, partial-depth deck patching on the bridges.

The proposed transfer to the city will take place upon the state's payment to the city and written notification by the state to the city of the time and date of official transfer.

The state will prepare and forward a quitclaim deed to the city for the proposed Iowa 926 transfer segment.

PROPOSAL/ACTION RECOMMENDATION:

It is recommended that the Commission approve the transfer of jurisdiction of Iowa 926 as described above to the city of Fort Dodge.

COMMISSION ACTION:

Moved by _____ Seconded by _____

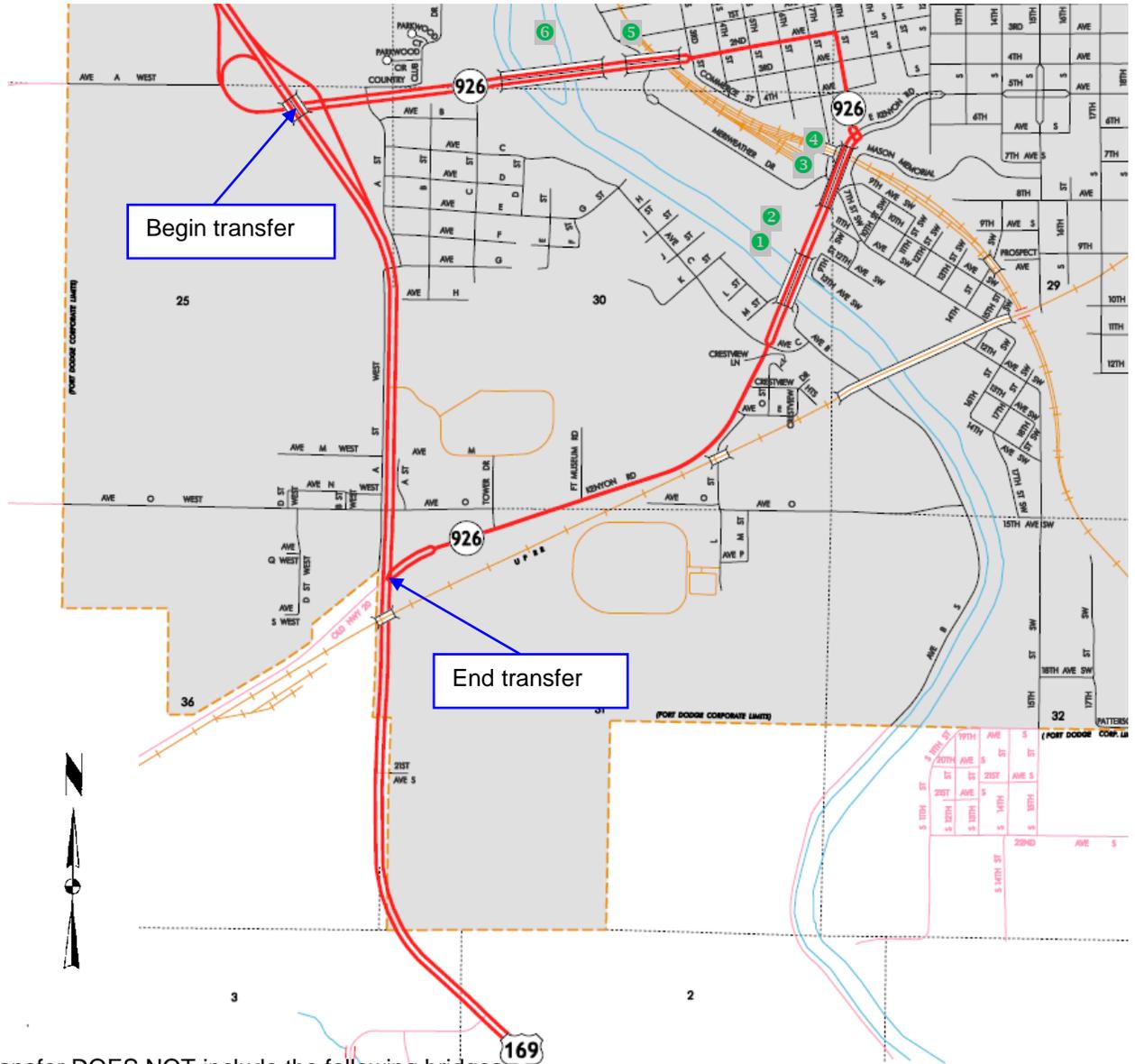
	Aye	Vote Nay	Pass
Boswell	_____	_____	_____
Huber	_____	_____	_____
Miles	_____	_____	_____
Putney	_____	_____	_____
Reasner	_____	_____	_____
Rose	_____	_____	_____
Yanney	_____	_____	_____

Division Director Legal State Director

Transfer of Jurisdiction
Location

City of Fort Dodge, Webster County

Description: That entire portion of Iowa 926 within the corporation limits of the city of Fort Dodge, excluding bridges, with a total length of approximately 3.17 miles.



This transfer DOES NOT include the following bridges.

- ① Bridge maintenance number 9401.3L926 (FHWA # 052081): A 562-by-32.9-foot deck truss bridge carrying southbound Iowa 926 over the Des Moines River and B Avenue.
- ② Bridge maintenance number 9401.3R926 (FHWA # 052083): A 561-by-30-foot steel girder bridge carrying northbound Iowa 926 over the Des Moines River and B Avenue.
- ③ Bridge maintenance number 9401.5L926 (FHWA # 052101): A 742-by-33-foot steel, rigid-frame bridge carrying southbound Iowa 926 over the CN's property and 11th Street.
- ④ Bridge maintenance number 9401.5R926 (FHWA # 052103): A 742-by-30-foot prestressed concrete beam bridge carrying northbound Iowa 926 over the CN's property and 11th Street.
- ⑤ Bridge maintenance number 9402.3S926 (FHWA # 052310): A 660-foot-by-57-foot steel girder bridge carrying north- and southbound Iowa 926 over Second Street Southwest and the CN's property.
- ⑥ Bridge maintenance number 9402.5S926 (FHWA # 52300): A 1,209-by-58-foot steel girder bridge carrying north- and southbound Iowa 926 over the Des Moines River and Recreational Trail (Phinney Park Drive).

H-2015-22

Scott Dockstader, District 1 Engineer, reviewed the proposed transfer of jurisdiction of Iowa 926 in Fort Dodge. This section is just over three miles long and is a four-lane urban roadway. There are over 3,100 feet of four-lane bridges along the corridor. The roadway was built between 1950 and 1976, and the entire corridor has a pavement condition index value rating of poor. Iowa 926 carries quite a bit of traffic; 8,000 vehicles per day (vpd) on the north section and 1,800 vpd on the southern portion. Originally, this was U.S. 20 through town and became Iowa 926 when U.S. 20 was relocated to the south in 1990.

Mr. Dockstader said the District office has negotiated a transfer of jurisdiction with the city for \$9 million. That accounts for pavement repairs and replacement, engineering and inspection. As part of the transfer the Department will keep ownership of the bridges, and the city will have responsibility for general maintenance, plowing, paint striping, small deck repairs, etc.

Commissioner Boswell moved, Commissioner Miles seconded the Commission approve the transfer of jurisdiction of Iowa 926 as described to the city of Fort Dodge. All voted aye.

DEPARTMENT OF TRANSPORTATION
COMMISSION ORDER

Division/Bureau/Office Planning, Programming and Modal Division
Office of Program Management Order No. PPM-2015-23
Submitted by Stuart Anderson Phone No. 515-239-1661 Meeting Date November 4, 2014
Title 2015-2019 Iowa Transportation Improvement Program Amendment

DISCUSSION/BACKGROUND:

A proposed amendment to the highway section of the 2015-2019 Iowa Transportation Improvement Program (Program) will be presented. The proposed amendment will allow the Iowa Department of Transportation to advance one noninterstate bridge modernization project to fiscal year 2015. In addition, two new interstate stewardship, 13 new noninterstate pavement modernization, and two new safety projects will be added to the Program in FY 2015. The amendment also includes funding to implement one transfer of jurisdiction and one noninterstate pavement modernization project will be removed from the Program due to project development delays. Construction on these added projects is expected to begin in calendar year 2015.

This Program amendment is possible because additional funding was made available after the Program was initially approved in June. The additional funding is available due to favorable construction project lettings, Iowa DOT budget savings, and receipt of federal funding that exceeded forecast amounts.

A list of project changes recommended for the highway section of Program is attached.

PROPOSAL/ACTION RECOMMENDATION:

It is recommended the Commission approve changes to the 2015-2019 Iowa Transportation Improvement Program as listed.

COMMISSION ACTION:

Moved by _____ Seconded by _____

	Aye	Vote Nay	Pass
Boswell	_____	_____	_____
Huber	_____	_____	_____
Miles	_____	_____	_____
Putney	_____	_____	_____
Reasner	_____	_____	_____
Rose	_____	_____	_____
Yanney	_____	_____	_____

Division Director Legal State Director

FY 2015-2019 Iowa Highway Program Revisions

<u>County</u>	<u>Route</u>	<u>Location</u>	<u>Type of Work</u>	<u>Project Estimated Costs X \$1000</u>				
				<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Allamakee	52	W Jct US 18 to SCL of Ossian	Pavement Rehab	4600				
Audubon	71	Exira to Audubon	Pavement Rehab	3310				
Audubon	71	Exira to Audubon	Pavement Widen	1690				
Benton	218	US 30 to IA 150	Pavement Rehab	6500				
Clay	71	Co Rd B53 to 15th St in Spencer	Pavement Rehab	3291				
Crawford/Carroll	30	WCL of Westside to W Jct US 71	Pavement Rehab	750				
Decatur	35	Missouri to S of Decatur Rest Area (SB)	Grade and Pave	12018				
Dickinson	86	US 71 to IA 9	Pavement Widen	1771				
Dubuque	20	Mile Hill Lane to Old Highway Rd near Dubuque	Pavement Rehab	500				
Dubuque	136	In Cascade from 1 st Ave to near NCL	Grade and Pave	-500				
Linn	13	N of Central City to Delaware Co	Pavement Rehab	600				
Linn	100/922	Various locations in Cedar Rapids (state share)	Pavement Rehab	800				
Polk	69	Just N of 118th Ave to just S of IA 210	Pavement Rehab	5000				
Scott	22	Co Rd Y40 in Buffalo to IA 461 in Davenport	Pavement Rehab	1100				
Story/Hamilton	35	Ramps at var loc from 13 th St in Ames to Co Rd D65	Pavement Rehab	1500				
Washington	1	W Fork Crooked Creek 1.3 mi S of IA 92	Bridge Replace	2698			-2479	
Wayne	14	0.42 mi N of NCL of Corydon to US 34	Pavement Rehab	8634				
Winneshiek	52	NCL of Ossian to SCL of Calmar	Pavement Rehab	3843				
Winneshiek	52	IA 9 north 4.5 miles	Pavement Rehab	4540				
Webster	926	In Fort Dodge from S Jct US 169 to N Jct US 169	Pavement Rehab	9000				

- One project is being advanced from later years of the 2015-2019 Highway Program to 2015.
- One project is being removed from the Program due to project development delays.
- Other projects are pavement modernization projects that were planned for outer years of the 2015-2019 Highway Program, but not identified.

PPM-2015-23

Stuart Anderson, Planning, Programming and Modal Division, said due to favorable construction project lettings in fiscal year 2014, Iowa DOT budget savings, and receipt of federal funding that exceeded forecast amounts, we are able to recommend an amendment to the 2015-2019 Iowa Transportation Improvement Program. The proposed amendment totals approximately \$71.6 million and will allow the addition in fiscal year 2015 of two interstate stewardship projects, 13 non-interstate pavement modernization projects, two safety projects, and one transfer of jurisdiction. In addition, one non-interstate bridge modernization project will be advanced from fiscal year 2017 to fiscal year 2015. Also, one project is recommended to be removed from fiscal year 2015 due to project development delays. Construction on the projects being added in fiscal year 2015 is expected to begin in calendar year 2015. He recommended Commission approval of the changes to the 2015 to 2019 Iowa Transportation Improvement program.

Commissioner Reasner said the Commission reviewed this draft plan at both the October workshop and the workshop this morning. Commissioner Reasner moved, Commissioner Miles seconded the Commission approve changes to the 2015-2019 Iowa Transportation Improvement Program as listed. All voted aye.

**DEPARTMENT OF TRANSPORTATION
COMMISSION ORDER**

Planning, Programming and Modal Division

Division/Bureau/Office Office of Systems Planning Order No. PPM-2015-24
 Submitted by Craig Markley Phone No. 515-239-1027 Meeting Date November 4, 2014
 Title Revitalize Iowa's Sound Economy (RISE) Application – Sioux City (Delegation)

DISCUSSION/BACKGROUND:

Sioux City submitted a RISE Immediate Opportunity application requesting a grant to assist in the reconstruction of approximately 2,480 feet of Alicia Avenue on the south side of town. This project is anticipated to be completed by June 2015.

This improvement is necessary to provide improved access to TrinityRail Maintenance Services Inc., a leader in the freight railcar maintenance and reconstruction industry. This company conforms to the legislative requirements of the RISE program.

The improvement will support:

- The creation of 84 new full-time jobs.
- \$36,075,000 in associated capital investment.

The RISE cost per job assisted will be \$8,456.92, and there will be a total capital investment of \$50.78 for each RISE dollar requested.

PROPOSAL/ACTION RECOMMENDATION:

It is recommended the Commission, based on the capital investment and job creation commitments, award a RISE grant of \$710,381 or up to 80 percent of the total RISE-eligible project cost, whichever is less, from the city share of the RISE Fund.

COMMISSION ACTION:

Moved by _____ Seconded by _____

	Aye	Vote Nay	Pass
Boswell	_____	_____	_____
Cleaveland	_____	_____	_____
Miles	_____	_____	_____
Reasner	_____	_____	_____
Rose	_____	_____	_____
Wiley	_____	_____	_____
Yanney	_____	_____	_____

 Division Director Legal State Director

PPM-2015-24

Craig Markley, Office of Systems Planning, said the city of Sioux City submitted an immediate opportunity RISE funding request to reconstruct approximately 2,480 feet of Alicia Avenue on the south side of town. The proposed improvement will result in the creation of 84 new full-time jobs in three years along with over \$36 million in associated capital investment. Average wage of the created positions is \$19.19 per hour which is 111 percent of the average laborshed wage rate. The recommended RISE grant is \$710,381; local participation is 20 percent or \$177,595 for a total of \$887,976. RISE cost per job assisted is \$8,456.92, and total capital investment per RISE dollar is \$50.78. He introduced Chris Myres, Economic Development Specialist, Sioux City.

Mr. Myres said he is pleased to present their application for RISE funding for Alicia Avenue in connection with Trinity Rail Industries. Trinity has committed to build a new \$30 million rail maintenance facility in Sioux City on 120 acres. Overall, the project will create 250 jobs of which most are above \$17 an hour and most are welding jobs. They appreciate what the DOT Commission has awarded in the past for similar projects in the area. They have done several roads with RISE funding including Southbridge Drive, 225th to the north of this site, another extension of 225th Street on an outstanding RISE grant, and an extension of Zenith Drive. This project is going in the Southbridge Business Park on the south edge of Sioux City. The city, county, and several state agencies have contributed to area infrastructure. They have invested about \$50 million to prepare this site and other sites in the area for new development including a water treatment plant and all the water and sewer lines in the area. Rural Electric has put in a new substation to serve the area, and a few smaller businesses have expanded in the area. The largest is the relocation of Sabre Industries to the northeast of the Trinity site. They committed to a \$30 million project that they put in about a year ago. They have 535 employees and continue to expand. Past investments by the DOT as well as their partnerships with the Economic Development Authority have been fruitful for Sioux City.

Commissioner Yanney said the Commission toured this site last month. Mr. Myres said they are also building a rail yard to the south of this site in Southbridge for which they received a \$3 million award from the DOT a few years ago. That is about a \$7 million project that they hope will be finished in late spring. That was key to securing Trinity as they will bring in thousands of cars a year to be refurbished and maintained.

Commission Chair Rose asked how many RISE grants Mr. Myres has dealt with. Mr. Myres said he has been involved in five since he has been in Sioux City and all have turned out well. Two are in the former stockyards and that redevelopment has turned into an area for light industrial and contractor supply type businesses.

Mr. Markley reviewed staff's recommendation.

Commissioner Yanney moved, Commission Huber seconded the Commission, based on the capital investment and job creation commitments, award a RISE grant of \$710,381 or up to 80 percent of the total RISE-eligible project cost, whichever is less, from the city share of the RISE fund. All voted aye.

Date Submitted: October 13, 2014

Commission Date: November 4, 2014

**RISE Immediate Opportunity Funding
Economic Analysis Summary**

GENERAL INFORMATION

Applicant: City of Sioux City

Project Location and Description: The city of Sioux City submitted a RISE Immediate Opportunity application requesting a grant to assist in the reconstruction of approximately 2,480 feet of Alicia Avenue on the south side of town.

Associated Economic Development: The project provides improved access to TrinityRail Maintenance Services, Inc., a leader in the freight railcar maintenance and reconstruction industry. The project will result in the creation of 84 new full-time jobs and \$36,075,000 in associated capital investment.

ECONOMIC IMPACT

Total Roadway Project Cost: \$887,976

RISE Funds Requested: \$710,381; **Grant:** \$710,381; **Loan \$---**

Effective Project Cost to RISE Program: \$710,381

Local Participation: \$177,595; **Sources:** Sioux City

Non-RISE Total Capital Investment: \$36,075,000

(Public: \$11,875,000; **Private:** \$24,200,000)

Direct Jobs Created: 84; **(Other, Potential Future Jobs:** 0)

Direct Jobs Retained: 0; **Total Direct Jobs Assisted, Short-Term:** 84

Number of Existing Jobs: 0

Project Average Wage Rate of New Jobs: \$19.19/hr.

100% Average Laborshed Wage Rate: \$17.22/hr.

KEY RATIOS

Local Match Ratio: 20% (\$177,595/\$887,976)

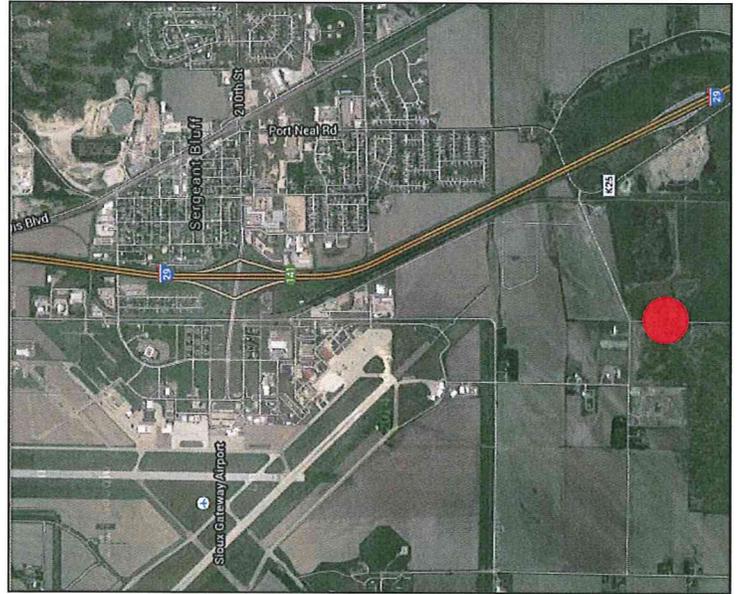
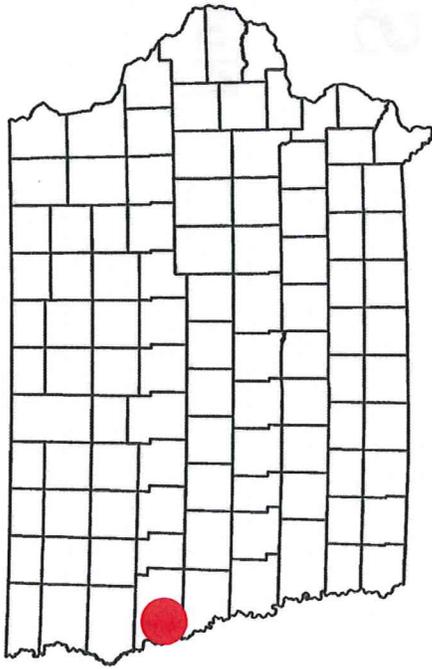
RISE Cost Per Job Assisted (Created): \$710,381/84 = \$8,456.92

Total Capital Investment Per RISE Dollar: \$36,075,000/\$710,381= \$50.78

CONCLUSIONS

Narrative: It is recommended the Commission based on the capital investment and job creation commitments; award a RISE grant of \$710,381 from the RISE Fund or up to 80 percent of the total RISE-eligible project cost, whichever is less. Funding will come from the city share of the RISE Fund.

Sioux City



DEPARTMENT OF TRANSPORTATION
COMMISSION ORDER

Division/Bureau/Office Planning, Programming and Modal Division
Office of Systems Planning Order No. PPM-2015-25
Submitted by Craig Markley Phone No. 515-239-1027 Meeting Date November 4, 2014
Title Revitalize Iowa's Sound Economy (RISE) Application – Story City (Delegation)

DISCUSSION/BACKGROUND:

Story City submitted a RISE Local Development application in the September 2014 round requesting a grant to assist in construction of approximately 1,000 feet of Rich Olive Street in the Interstate 35 Business Park on the east side of town.

This project is necessary to provide access to four lots totaling more than 32 acres for industrial purposes. This project is anticipated to be completed by August 2015.

The evaluation and rating for the project will be discussed.

PROPOSAL/ACTION RECOMMENDATION:

It is recommended the Commission, based on the capital investment commitment and potential for future job creation, award a RISE grant of \$323,709 or up to 50 percent of the total RISE-eligible project cost, whichever is less, from the city share of the RISE Fund.

COMMISSION ACTION:

Moved by _____ Seconded by _____

	Aye	Vote Nay	Pass
Boswell	_____	_____	_____
Huber	_____	_____	_____
Miles	_____	_____	_____
Putney	_____	_____	_____
Reasner	_____	_____	_____
Rose	_____	_____	_____
Yanney	_____	_____	_____

Division Director Legal State Director

PPM-2015-25

Craig Markley, Office of Systems Planning, said the city of Story City submitted a local development RISE funding request to construct approximately 1,000 feet of Rich Olive Street in the Interstate 35 Business Park on the east side of town. This project is necessary to provide access to four lots totaling more than 32 acres for industrial purposes. Under RISE local development criteria, the project received a rating of 41 points. The total estimated project cost is \$647,418. Story City is requesting a RISE grant of \$323,709 and will provide a 50 percent local match. He introduced Mark Jackson, City Administrator.

Mr. Jackson introduced Mike Jensen, Mayor, and Mark Crawford, Clapsaddle Garber consultants. The city owns approximately 112 acres off the 124 exit interchange near Story City. The street extension will open 32 acres of land for development. On ten acres a 40,000 square foot spec. building is under construction at an estimated cost of \$1.2 million. They are doing this in partnership with Story Construction which is based in Ames. He noted he has been involved in eight RISE projects, and this is the fifth or sixth in this area. Windfield, formerly Pella, was one of the first RISE projects. Eby Manufacturing is based out of Pennsylvania; Indo Shell Precision Technologies is based out of India; and NextEra Energy is a Fortune 150 company based out of Oregon. There are about 250 jobs in that park. The businesses have a valuation of \$25 million which adds up to a lot of property tax revenue for the schools, city, and county. The city has invested about \$5 million, and the DOT has contributed over \$700,000 in helping them develop this area and they are grateful for that.

Mayor Jensen said these RISE grants do a lot for a small community like theirs of 3,500. It really helps them to grow and in this day and age, a town has to grow or it dies. They appreciate the RISE grants they have had in the past, and he expressed appreciation to the Commissioners for their service.

Mr. Markley reviewed the recommendation of staff.

Commissioner Reasner moved, Commissioner Huber seconded the Commission, based on the capital investment commitment and potential for future job creation, award a RISE grant of \$323,709 or up to 50 percent of the total RISE-eligible project costs, whichever is less, from the city share of the RISE fund. All voted aye.

RISE LOCAL DEVELOPMENT FUNDING
September 2014
SUMMARY

Applicant: Story City

Multiyear?: No
Multijurisdiction?: No

ROAD PROJECT LOCATION AND DESCRIPTION: To construct approximately 1,000 feet of Rich Olive Street in the Interstate 35 Business Park on the east side of town.

ASSOCIATED ECONOMIC DEVELOPMENT: This project is necessary to provide access to four lots totaling more than 32 acres for industrial purposes.

PROJECT FINANCING:

Roadway Project Cost:	\$647,418	Local Match (Total):	\$323,709
RISE (Total):	\$323,709	Up-Front:	\$323,709
Grant:	\$323,709	NPV of Loan Repayment:	0
Loan:	0	Effective Match Percent:	50
Loan Terms:	Yrs. 0	Up-front Participation Sources:	
	Int.: 0 %	Private:	
		Public:	\$323,709
		Local Match (Total):	\$323,709

PROJECT EVALUATION:

Development Potential (35):	20
Economic Impact and Cost Effect. (20):	2
Local Commit. and Initiative (35):	14
Transportation Need (4):	3
Local Economic Need (6):	2

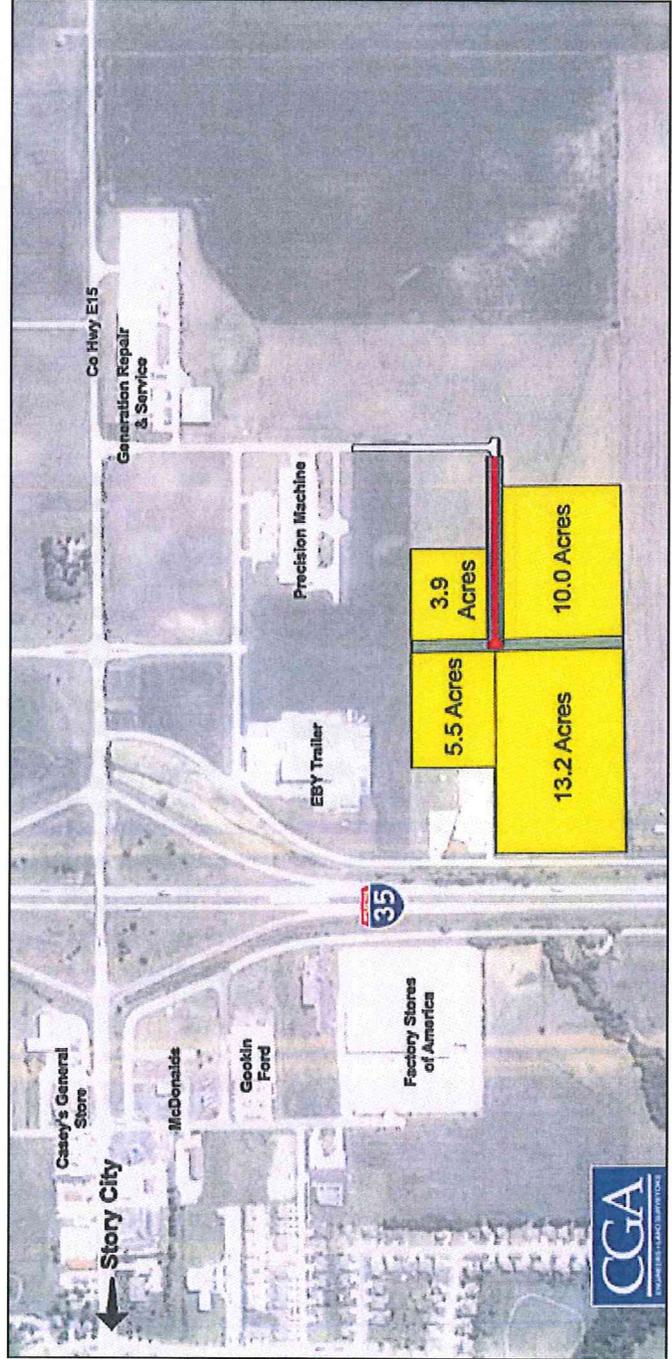
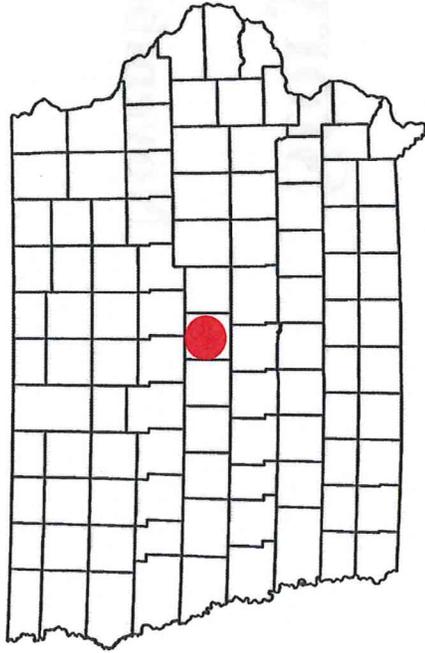
Total Rating: 41

Jobs: 0

STAFF RECOMMENDATION:

Award a grant of \$323,709 or up to 50 percent of the RISE-eligible project cost, whichever is less. Funding will come from the city share of the RISE Fund.

Story City



DEPARTMENT OF TRANSPORTATION
COMMISSION ORDER

Division/Bureau/Office Planning, Programming and Modal Division
Office of Systems Planning Order No. PPM-2015-26
Submitted by Craig Markley Phone No. 515-239-1027 Meeting Date November 4, 2014
Title Revitalize Iowa's Sound Economy (RISE) Application – Hull (Delegation)

DISCUSSION/BACKGROUND:

The city of Hull submitted a RISE Local Development application in the September 2014 round requesting a grant to assist in construction of approximately 750 feet of Brown Street, 910 feet of Commerce Street, and a right-turn lane on U.S. 18 on the southwest side of town.

This project is necessary to provide access to 15 lots totaling more than 27.1 acres for industrial purposes. This project is anticipated to be completed by July 2015.

The evaluation and rating for the project will be discussed.

PROPOSAL/ACTION RECOMMENDATION:

It is recommended the Commission, based on the capital investment commitment and potential for future job creation, award a RISE grant of \$410,125 or up to 50 percent of the total RISE-eligible project cost, whichever is less, from the city share of the RISE Fund.

COMMISSION ACTION:

Moved by _____ Seconded by _____

	Aye	Vote Nay	Pass
Boswell	_____	_____	_____
Huber	_____	_____	_____
Miles	_____	_____	_____
Putney	_____	_____	_____
Reasner	_____	_____	_____
Rose	_____	_____	_____
Yanney	_____	_____	_____

Division Director Legal State Director

PPM-2015-26

Craig Markley, Office of Systems Planning, said the City of Hull submitted a local development RISE funding request to construct approximately 750 feet of Brown Street, 910 feet of Commerce Street, and a right-turn lane on U.S. 18 on the southwest side of town. This project is necessary to provide access to 15 lots totaling more than 27.1 acres for industrial purposes. Under RISE local development criteria, this project received a rating of 42 points. The total estimated project cost is \$820,250. The city is requesting a RISE grant of \$410,125 and will provide a 50 percent local match. He introduced Dennis Wright, Sioux County Supervisor and Hull Industrial Park Director.

Mr. Wright introduced Aaron Kooiker, City Administrator. Mr. Wright said he was the mayor of Hull in 1997 when they received a RISE grant for their first industrial park. That RISE grant was \$207,000 and all the land has been purchased. There are 14 businesses and, on any given day, 250 jobs. One of the bigger companies is Agropurr; their impact on the 100-mile radius around Hull is probably \$500 million a year with all the milk they buy. They employ 130 people and are doing a \$100 million expansion. Their present application is for Commerce Center. Foreign Candy Company is building a new headquarters, and there is a machine shop. This summer they moved 60,000 cubic yards of dirt to level the land and they are putting water and sewer lines in. Eventually, there will be 19 or 20 new lots. He noted they have a \$500,000 contribution guaranteed from Foreign Candy to build a spec building when the streets are in place. They hope to create 100 to 150 new jobs which in a town of a few thousand people is the lifeblood of their town. Mr. Wright said Hull had a population of 1,700 in 1990 and it is now over 2,000. For a small town, they are aggressive and will market this.

Mr. Markley reviewed staff's recommendation.

Commissioner Miles moved, Commissioner Yanney seconded the Commission, based on the capital investment commitment and potential for future job creation, award a RISE grant of \$410,125 or up to 50 percent of the total RISE-eligible project cost, whichever is less, from the city share of the RISE fund. All voted aye.

Meeting adjourned at 1:55 p.m.

RISE LOCAL DEVELOPMENT FUNDING
September 2014
SUMMARY

Applicant: Hull

Multiyear?: No
Multijurisdiction?: No

ROAD PROJECT LOCATION AND DESCRIPTION: To construct approximately 750 feet of Brown Street, 910 feet of Commerce Street, and a right-turn lane on U.S. 18 on the southwest side of town.

ASSOCIATED ECONOMIC DEVELOPMENT: This project is necessary to provide access to 15 lots totaling more than 27.1 acres for industrial purposes.

PROJECT FINANCING:

Roadway Project Cost:	\$820,250	Local Match (Total):	\$410,125
RISE (Total):	\$410,125	Up-Front:	\$410,125
Grant:	\$410,125	NPV of Loan Repayment:	0
Loan:	0	Effective Match Percent:	50
Loan Terms:	Yrs. 0		
	Int.: 0 %	Up-front Participation Sources:	
		Private:	
		Public:	\$410,125
		Local Match (Total):	\$410,125

PROJECT EVALUATION:

Development Potential (35):	20
Economic Impact and Cost Effect. (20):	3
Local Commit. and Initiative (35):	14
Transportation Need (4):	3
Local Economic Need (6):	2

Total Rating: 42

Jobs: 0

STAFF RECOMMENDATION:

Award a grant of \$410,125 or up to 50 percent of the RISE-eligible project cost, whichever is less. Funding will come from the city share of the RISE Fund.

