



Pocket Neighborhood Breaks Ground



ECIA's non-profit, East Central Development Corporation (ECDC), broke ground on a 10-home \$2.5 million housing development known as the Bear River Cottages in Maquoketa located in Jackson County on Friday, September 27, 2019. Jackson County Board of Supervisors, City of Maquoketa, ECIA Council and ECDC Board of Directors, EIRHC Housing Trust Fund, Maquoketa State Bank, Federal Home Loan Bank, Iowa Finance Authority, Iowa Area Development Group, Jackson County Community Foundation, McDonough Foundation, Iowa Realtors Association, Maquoketa Municipal Electric Utility, Jackson County Economic Alliance, Habitat for Humanity, University of Iowa Sustainable Communities program, Marty Belli our contractor, and Burrington Group Engineers, are all partners on this exciting project.

To address the workforce housing shortage in eastern Iowa, in 2015, spun off a private non-profit known as ECDC. ECDC is the developer of the 10 home "pocket neighborhood" in Maquoketa. A pocket neighborhood is a small scale community within the larger community. Homes are smaller in size, 1064 sq ft., all with front porches that face in toward a common garden and community space. The "pocket neighborhood" creates a sense of belonging and promotes community spirit. All homes have full basements, two car garages, raised garden beds and will be priced at or below \$150,000. Each buyer will also receive a \$10,000 down payment assistance. All buyers must meet income qualifications at the time of application. This is a pilot project and the first pocket neighborhood in Eastern Iowa. ECDC intends to replicate the "pocket neighborhood" throughout the region. For additional information, contact Carl Reimer, Housing Development Specialist, at 563-556-4166.



ECIA Awarded \$3M HUD Lead Grant

HUD understands the close connection between health and housing and their 2019 awards directly support their efforts to identify and clean up housing-based health hazards like lead, moisture intrusion (mold), electrical hazards, pest issues, ventilation, energy efficiency, etc.



The East Central Intergovernmental Association was awarded \$2,999,996 in Lead Based Paint Hazard Control grant program funding and \$300,000 in Healthy Homes Supplemental funding. Throughout a 42-month performance period (December 2019 through May 2023)



ECIA will address lead hazards in 120 units throughout Dubuque County, resulting in healthier and safer homes for low to moderate and very low-income families with young children. In addition, these 120 units will receive healthy homes assessments and financial assistance to improve health and safety deficiencies in the property. It is anticipated, on average, a property would be awarded \$15,000 for lead hazards and \$2,500 per property for health and safety deficiencies. Match dollars of \$488,000

have been pledged by Dubuque County, participating landlords, local hotels, and non-profits to provide local support and equity in the project.

This endeavor will require collaboration and partnerships with many Dubuque County departments, non-profit agencies, faith-based organizations, and other private and public concerns to increase awareness and provide education to citizens residing in homes built prior to 1978. Dubuque County has over 10,500 homes built prior to 1939, each with a high propensity of having lead hazards. This program will be a catalyst in improving deteriorated older housing stock, and ultimately protecting the citizens (primarily the young children) within our County.

According to Dubuque County Board of Supervisors Chairperson, Dave Baker, "Dubuque County is proud to partner with ECIA and other community associates (landlords, hotels, non-profit agencies and faith-based organizations) to identify and mitigate lead hazards in homes throughout Dubuque County. The end result will be safer and healthier homes for moderate-to-low income families. This approximately \$3.3 million grant will provide the impetus for improvement in older housing stock currently in a state of deterioration and protection for our Dubuque County citizens, especially our younger children". For more information on the lead program, contact Kim Glaser at kglaser@ecia.org.



Pictured above: Jason Mohr (HUD Region VII Regional Administrator), Ann McDonough (Dubuque County Board of Supervisors), Jack Willey (ECIA Chairperson), Kelley Deutmeyer (ECIA Executive Director), and Mark Schneider (ECIA Co-Director of Community and Economic Development).

New Bus Storage Facility Opens in Earlville

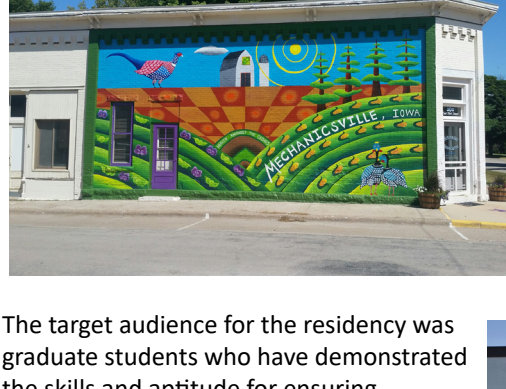
The Region 8 Regional Transit Authority (RTA) of Dubuque, Delaware, and Jackson Counties cut a ribbon on a new \$420,000 Bus Storage Facility in Earlville, Iowa located in Delaware County on Monday, September 30, 2019. The RTA worked closely with the City of Earlville to acquire and deconstruct an old car dealership that sat vacant for years. The property was a nuisance and brownfields property in the Earlville community. The facility is a 5000 square foot pre-engineered steel frame building with a wash bay, restrooms and break room housing 6 to 8 buses and up to 3 mini-vans.

This project could not have happened without the RTA partners and resources from various agencies. Those partners included the Iowa Department of Transportation (DOT), City of Earlville, Iowa Department of Natural Resources (IDNR), Environmental Protection Agency (EPA), Dubuque/Delaware County Engineer, and ECIA. A \$320,000 grant from the Iowa DOT Public Transit Infrastructure Grant program funded 80% of the construction costs. The City of Earlville and the RTA partnered on land costs and deconstructing the structure on the site with grants from both the EPA and the IDNR. The Delaware/Dubuque County engineer designed the facility at no cost to the RTA. ECIA staff oversaw the procurement, construction oversight and inspections. This project improves the overall safety and security for the RTA fleet while improving the neighborhood and property values in Earlville.



New Murals Flourish in ECIA Region

Through a partnership with the University of Iowa's Office of Outreach and Engagement (OO&E) UI students completed four murals in Mechanicsville, Tipton, Lowden, and Stanwood.



Spurred by the opportunity to work with Cedar County communities, the Grant Wood Art Colony developed a new "Public Art Residency" at the University of Iowa. The week-long, intensive residency began with a competitive application process open to UI students. OO&E staff worked closely with the School of Art & Art History (SAAH) and other key campus partners to advertise the residency.



The target audience for the residency was graduate students who have demonstrated the skills and aptitude for ensuring successful completion of the Cedar County project. UI students, with oversight from faculty, community input, designed and installed the murals this past summer and fall. "The mural really adds cheerfulness to the community," said Stephanie VonBehren, Stanwood City Clerk.

Heiar Inducted into Hall of Fame

ECIA Council member, Housing Trust Fund Board Chairperson, and economic development professional David J. Heiar was inducted into the Iowa League of Cities Hall of Fame.



Heiar is currently employed by Jackson County Economic Alliance (JCEA) as the Senior Advisor/Community Coach. The Iowa League of Cities Hall of Fame was created to recognize individuals who have provided extraordinary public service to the League and local government. David has over 35 years of experience in City government including City Manager of Bellevue and Manchester and Economic Development Director of the City of Dubuque and most recently of Jackson County Economic Alliance.

His lifelong commitment to local government; his enthusiasm for improving the quality of life in our region; and his ability to mentor fellow colleagues, are just a few of the many attributes that led to his induction into the Iowa League of Cities Hall of Fame. Congratulations David!



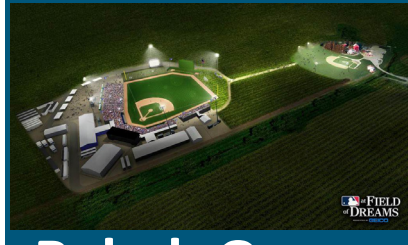
White Sox-Yankees to play at Field of Dreams

The City of Dyersville, part of the Prosperity Eastern Iowa Region, has announced that Major League Baseball is coming to the Field of Dreams movie site next year. The Chicago White Sox announced that they will play the New York Yankees on August 13, 2020 at the iconic Dyersville site in a temporary 8,000-seat ballpark constructed in the corn on the Dyersville farm site where the classic film was shot.



Played on a Thursday, the game will be considered a White Sox home date, followed by a Friday off day before the two clubs resume their three-game series at Guaranteed Rate Field in Chicago on that Saturday. Construction on the baseball field began in September with a completion date set for early next spring, 2020.

Additional discussions are underway with the owner of the Field of Dreams to construct six to ten baseball fields for junior baseball tournaments and a training facility. This is a momentous event for Eastern Iowa which will have a positive impact on the entire region for many years to come.



Rehab Owner Receives Award

ECIA administers the City of Maquoketa Community Development Block Grant (CDBG) Housing Rehabilitation program. To date, a total of 5 homes have been rehabilitated. Jacob and Jennifer Luce of Maquoketa participated in the program. They received a \$24,225 CDBG rehabilitation grant for their home. The rehabilitation work included new siding, windows, exterior painting and in addition a variety of interior health and safety upgrades.



The City of Maquoketa hosted a "Good Neighbor" contest recognizing those in the City that have helped to beautify their neighborhood. Congratulations to Jacob and Jennifer Luce for winning the "Good Neighbor" award! Their home was selected by the voting panel as the winning home in Maquoketa! The CDBG housing rehabilitation program can make a difference in a homeowner's life as well as to the lives of those that live in the neighborhood and community! For more information on the program, contact Mark Schneider, Co-Director of Community and Economic Development, mschneider@ecia.org

ECIA Welcomes Dawn Danielson

We're excited to announce that Dawn Danielson has accepted the position of Lending-Development Specialist at the ECIA.



Her responsibilities will be to provide commercial lending services for a multi-county region; assist with other economic development assistance programs; provide technical and advisory work, grant writing and administration for federal and state grant programs working with city, county governments, community partners, business owners, entrepreneurs, non-profits, and general public. She was previously employed at American Trust & Savings Bank.



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