



Economic Development Commission

Wednesday, August 28 at 5:00 p.m.

City Hall and Zoom Conference Call

<https://us02web.zoom.us/j/85321607165?pwd=ZE55N1lXaE4xR0JCSmJCYWIyaGIFUT09>

Meeting Agenda

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes (July 24, 2024 meeting)
5. New Business
6. Old Business
 - a. Marketing Brand Guidelines (LS2 project)
 - b. Main Street Iowa program
 - c. Grants
 - i. Façade Improvement Grant
 - ii. Voluntary Demolition Program—request from 206 N Main St
 - d. Real Estate Update
 - i. Commercial Property update / availability
 - ii. Housing Project Update
 - e. Red Rock Prairie Trail Update, including Friends of the Trail
 - f. JEDCO Update
 - g. EDC (Corporation) Update
7. General Discussion
8. Next Meeting – September 25 @ 5pm
9. Adjournment

American with Disabilities Act Compliance:

If there is anyone wishing to attend that may require special assistance in being able to participate in this public meeting, please advise City Hall of your needs forty-eight (48) hours prior to the meeting.



Economic Development Commission

Wednesday, July 24 at 5:00 p.m.

City Hall and Zoom Conference Call

Meeting Minutes

1. Call to Order called to order by chair at 5:02pm.
2. Roll Call—Present: Melody Burkman, Tim Whitaker, Kathy Whitaker, Scott DeVries, Sue Ponder, Jeff Davidson, Jerry Moore Excused: Mitch Sieberling
3. Approval of Agenda—moved and seconded. Passed without objection.
4. Approval of Minutes (April 24, 2024 and April 30, 2024 RFQ follow up meeting)—moved and seconded. Passed without objection.
5. New Business
6. Old Business
 - a. Marketing Brand Guidelines (LS2 project) – discussion about what was presented and next steps. Moved and seconded to put boxes out in the community for feedback on the question “What five words would you use to describe what Prairie City means to you?”. Passed unanimously.
 - b. Main Street Iowa program – need to find a better way to reach out to downtown building owners and businesses (many are not tied into PCBA), considering reaching out to businesses within other Main Street communities to talk to local owners about the benefits of the program
 - c. Grants
 - i. IEDA Catalyst Grant—grant for Jefferson project was not approved; owner wanted feedback on why the project was not approved or suggestions to improve the application for future; Jerry to reach out to IEDA for feedback.
 - ii. Façade Improvement Grant—continue to talk with building owners about the program.
 - iii. Voluntary Demolition Program—city sent letters about program to a couple of property owners, if they pursue the program will come to EDC for approval.
 - d. Real Estate Update
 - i. Commercial Property update / availability—Prairie Escape Wellness Center is open for leasing; Mustang Tire location will soon be posted by realtor (will reach out to realtor about interest to put on JEDCO site); will reach out to Mitch to make sure that he is aware of JEDCO site to promote the commercial space on his project as needed.

- ii. Housing Project Update—continue to move forward with next phase of current housing area; plats for Mitch’s area will go before council in the coming months.
 - e. Red Rock Prairie Trail Update, including Friends of the Trail—still working on filing the 501c3 paperwork which is currently limiting grant applications and business sponsorships; received an updated quote and design for the Monroe trailhead; Tour de Pumpkin Oct 12—start in Prairie City to Monroe with challenge loop down to the Refuge; interest to have a spring event with the Refuge; working on getting bids for signage (which will be similar in design to the High Trestle trail); county working with family to put in a memorial bench near Monroe city limits; working on trying to get quote and design for silo-looking shade / rest spot near the midway point; 250 trees planted last year are looking good and have an interest to plant more trees this fall; annual meeting held and elected an 8 member board of directors.
 - f. JEDCO Update—JEDCO Site: Escape Wellness Center added to the JEDCO site, need to remove the Swann Room from the listing, 4 acres by DG and land south of 163 interchange; RRPT design is waiting on DOT approval, tentative letting date of August 2025 with construction possible in fall 2025; JEDCO façade grant modified by board to 20% from city, 40% from individual and 40% from JEDCO; small grant program increased to 10K and still available; reminder to have events included on JEDCO tourism site (and directing others to JEDCO site for tourism opportunities); Mid-Iowa Planning resources are available to PC as a member; Legacy Plaza project is nearing completion (apartments open Oct/Nov); interest by local company to erect wind turbines in Newton to tie into factory location; working on completing new industrial rail park in Newton; working to develop the site in Newton to be “ready” for development; church in Reasnor is available; Iowa Tourism grant portal opens August 26 thru Sept 30; Prairie City Farmers Market received a \$900 grant from Jasper County Community Foundation for credit processing upgrades.
 - g. EDC (Corporation) Update—no updates
7. General Discussion—may be an interest in new TIF districts for next phases of housing developments, this will come before EDC once developer completes the request.
 8. Next Meeting – August 28 @ 5pm
 9. Adjournment at 6:28pm.

AUG 16 2024

Dear Prairie City Economic Development Commission,

Please find attached my application for a grant for the Voluntary Demolition Program.

I feel like the question on property ownership needs to be addressed? You probably understand this already but I wanted to included some documents. I do have a mortgage on the property 206 N Main but my mortgage doesn't include the garage. The garage is not included in my property insurance submitted to my mortgage company. I have attached my insurance documents and hopefully that resolves the issue.

Any questions, please contact me at 515-306-0887 or tina.kavadas.rocks@gmail.com.

Thanks for your consideration,

Kristina (Tina) Kavadas

VOLUNTARY DEMOLITION PROGRAM

City of Prairie City, Iowa

APPLICATION, RELEASE, AND AGREEMENT

This Application, Release, and Agreement is hereby made and entered into this 15th day of August, 2024, by and between the City of Prairie City, Iowa, a municipal corporation, hereinafter referred to as City, and Kristina Kavadas, hereinafter referred to as Owner.

WHEREAS, Kristina Kavadas is/are the Owner, free and clear of any outstanding liens, mortgages, and encumbrances of the real property located at and described in the following legal description:

206 N Main, Prairie City, Iowa 50228

WHEREAS, Owner owns a vacant substandard, deteriorated, or dilapidated building located on the above described property (attach dimensional drawing and photograph(s) of building); and

WHEREAS, Owner desires to have the building removed from the property and acknowledges that its removal is for the betterment of the public's health, safety, and welfare; and,

WHEREAS, City is willing to remove the building by demolition to be conducted by a contractor chosen by the City of Prairie City; and,

WHEREAS, Owner is agreeable to demolish the building, remove all demolition debris and grade the site at the above location.

For and in consideration of the City of Prairie City providing a demolition grant in the amount of \$2,675;


This Release and Agreement is entered into voluntarily and is intended to release the City of Prairie City, its officers and employees, and agents thereof, for any and all claims that may occur as a result of services performed.

Owner agrees as follows:

1. Owner shall remove the building described above by demolition within 90 days of approval of this application by City Council. Owner acknowledges the structure is vacant and in a substandard, deteriorated, or dilapidated condition, and that its removal benefits the public's health, safety, and welfare.

2. Owner certifies he has not received Notice from city, state, or federal authorities that property is in violation of city, state, or federal code, including but not limited to nuisance or municipal infractions.
3. Owner certifies that no liens, mortgages, rental agreements, or other ownership interests exist concerning said property. Owner certifies that they are not delinquent on real estate taxes or city utilities. Demolition on this property has not been started.
4. Owner shall indemnify and hold City harmless of and from any and all claims, suits, actions, or judgments, including all expenses, attorney fees, witness fees, cost of defending any such action or claim, or appeals, there from, arising out of the demolition of the building. Owner maintains liability insurance on the premises in the amount of at least \$ 300,000.
5. Owner certifies that there are no hazardous materials located, stored, kept, maintained, or possessed on or about the above-described property.
6. Quote from bona fide contractor is attached.

Application is dated this 15 day of August, ~~2018~~


8/16/24 Owner

Approved in the amount of \$ _____ by Prairie City Economic
 Development Commission this _____ day of _____, 2018.

PRAIRIE CITY ECONOMIC
 DEVELOPMENT COMMISSION

By: _____

Approved in the amount of \$ _____ by City of Prairie City, Iowa.

By: _____

5:14



C and H Contracting

Hauling materials and dump fees-	\$1,250
Excavator run time-	\$1,000
Labor-	\$250
Tax-	\$175
Total-	\$2,675

Quote subject to change do to number of loads to dump

If any question you are more then welcome to call!

Alex- 515-729-9619

Josh- 515-808-1075

Thank you for your business!





Farm Bureau Property & Casualty Insurance Company
 5400 University Avenue
 West Des Moines, IA 50266-5997

EVIDENCE OF PROPERTY INSURANCE

Policy Information

Policy Number	8065973
Named Insured (s)	KRISTINA KAVADAS
Coverage Dates for Described Property	02/17/2024 to 02/17/2025
Policy Period	02/17/2024 to 02/17/2025
Agent	Jason Boggs (515) 497-1056

Property Information

Insured Location

206 N MAIN ST, PRAIRIE CITY, IA 50228-8657

Property Coverage Description (Unit at risk)	1910 Dwelling
Loss Settlement	Repair Cost
Cause of Loss	Special
Amount of Insurance	\$351,300
Deductible	\$1,000 \$1,500 Wind/Hail

Household Personal Property

Amount of Insurance	\$246,050
Deductible	\$1,000 \$1,500 Wind/Hail

Annual Premium

Annual Premium	\$2,258.26
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REMARKS (Including Special Conditions)

No coverage for garage.

Additional Interest

WELLS FARGO BANK, N.A. #708 ISAOA	PO BOX 5708 SPRINGFIELD, OH 45501-5708
Nature of Interest	First Mortgagee
Loan Number	0535050926

Evidence of Insurance Agreement

The insurance coverage conveyed on this Evidence of Property Insurance document has been, or is proposed to be, issued to the First Named Insured identified above for the Policy Period indicated. The Coverage Dates are subject to the Policy Period and may not extend beyond the policy term if coverage is canceled or terminated. If coverage is canceled or terminated, we will give the additional interest written notice and will send notification of any change to coverage that would affect that interest, in accordance with policy provisions or as required by law. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this Evidence of Property Insurance has been issued or may pertain, the insurance afforded by the policy, whether bound or proposed for binding upon final transfer of ownership of the property described herein is subject to all the terms, exclusions and conditions of the policy. Limits shown may have been reduced by outstanding claims. This Evidence of Property Insurance is issued as a matter of information only and confers no rights upon the Additional Interest. This Evidence of Property Insurance does not amend, extend or alter the coverage afforded by the policy.