



MID-IOWA

MIPPA

PLANNING ALLIANCE
FOR COMMUNITY DEVELOPMENT

BOARD OF DIRECTORS

February 24, 2023

AGENDA

AGENDA



1. Call to Order
2. VOTE: Approval of Agenda
3. Minutes
4. REPORT & VOTE: Ratify Vote- CEDS Adoption
5. REPORT & VOTE: City of Norwalk Housing Administration Contract
6. REPORT & VOTE: Story County Housing RFP
7. REPORT: MIPA Update
8. Other Business
9. Adjournment

MINUTES

RATIFY CEDS ADOPTION VOTE

CEDS Adoption Vote Ratification



ISSUE: CEDS Adoption Vote

REPORT: Staff will provide an overview of CEDS online vote from October 18 board meeting.

BACKGROUND:

MIPA is required to submit a CEDs to the EDA every five years.

RECOMMENDATION:

Staff recommends approval of ratifying the CEDS adoption vote from the October 18 board meeting.

NORWALK HOUSING ADMINISTRATION CONTRACT

Norwalk Housing Administration Contract



ISSUE: City of Norwalk Housing Administration Contract

REPORT: Staff will provide an overview of a proposed contract with the City of Norwalk for administration of their Owner-Occupied Repair Program.

BACKGROUND:

MIPA would administer Norwalk's OOR program.

RECOMMENDATION:

Staff recommends approval of the contract with the City of Norwalk.

Norwalk Housing Administration Contract



BACKGROUND:

- The City of Norwalk currently operates an OOR program that was entirely City funded.
- Norwalk applied for and received \$45,000 from the Central Iowa Housing Trust Fund with \$50,000 in match from local funds.
- The proposed contract is for 10% of the total project cost, or an estimated \$9,500 to MIPA for administrative services for Calendar Year 2023.

STORY COUNTY HOUSING TRUST FUND

Story County Housing RFP



ISSUE: Story County Housing RFP

REPORT: Staff will provide an overview of the RFP issues for planning consulting services by Story County.

BACKGROUND:

Staff is seeking authorization to respond to Story County's RFP for housing planning services.

RECOMMENDATION:

Staff recommends authorization to respond to the RFP.

Story County Housing RFP



BACKGROUND:

- Story County initially issued an RFP for planning consulting services for the implementation of the Story County Housing Action Plan on September 30, 2022.
- Many of the actionable items are policy based and encourage a wide variety of housing activities. Examples of activities include identification of land and development sites in communities outside of Ames, evaluation of zoning ordinances and zoning requirements, and identification of funding sources and strategies for a variety of housing focused initiatives.

Story County Housing RFP



BACKGROUND:

- The Des Moines Area MPO was the only respondent to the initial RFP and was awarded a contract by the Story County Board of Supervisors on November 8, 2022. After discussion regarding priorities and responsibilities of the MPO, the MPO Board chose not to ratify the contract. Since that time, the Story County Supervisors have elected to issue a new RFP.
- Staff is seeking authorization to respond to the current RFP with an updated version of the response that MPO staff initially submitted. This project fits well with MIPA because Story County and many of the communities in Story County are MIPA members. Additionally, the projects identified in the RFP are synergistic to the efforts of MIPA.

MIPA UPDATE

MIPA Update



ISSUE: Update on the past nine months

REPORT: Staff will provide an overview for the past nine months of work MIPA staff has done for member communities.

BACKGROUND:

MIPA hired its first staff in April 2022.

RECOMMENDATION:

None. Report and discussion only.

Community Visits



- MIPA Staff has the goal to visit every community within the first year.
- Nine months in 33 of the 60 communities have been visited.
- New Goal is to meet with every Executive Committee Member.

MIPA MEMBERSHIP

✓ Adel		Huxley	✓ Ogden
✓ Alleman	✓	Indianola	✓ Pella
✓ Altoona		Jasper County	✓ Perry
✓ Ames		Johnston	✓ Pleasant Hill
✓ Ankeny		Kellogg	Pleasantville
✓ Baxter		Knoxville	Prairie City
✓ Bondurant		Lambs Grove	Polk County
✓ Boone		Lynnvile	Reasnor
✓ Cambridge		Marion County	✓ Roland
✓ Carlisle	✓	Maxwell	✓ Runnells
Clive		McCallsburg	✓ Story City
✓ Collins	✓	Melcher-Dallas	✓ Story County
✓ Colfax		Milo	Sully
Cumming		Mingo	✓ Urbandale
✓ Des Moines		Mitchellville	Valeria
✓ Dallas County		Monroe	Van Meter
✓ Elkhart		Nevada	✓ Waukee
Gilbert	✓	Newton	✓ West Des Moines
Grimes	✓	Norwalk	Windsor Heights
✓ Hartford		Oakland Acres	✓ Zearing



Staff visited 33 member jurisdictions in the first nine months of operation. More are being scheduled each week.

93%

Of the Mid-Iowa population is represented by MIPA's members.

Grants

- MIPA staff has assisted on numerous grants for member communities.
- Ranging from FEMA Assistance to Firefighter grants to CDGB.

GRANTS RECEIVED WITH MIPA SUPPORT				
MEMBER	PROJECT	SOURCE	MIPA SUPPORT	AWARD
Jasper County	Various	Local Assistance and Tribal Consistency Fund	Consulted on application	\$100,000
City of Boone	Wastewater treatment technology	Water Treatment Financial Assistance	Consulted on application	\$200,000
City of Colfax	RV park and ADA dock	Destination Iowa	Wrote application	\$400,000
City of Runnells	Wastewater facility	Water Treatment Financial Assistance	Identified opportunity	\$250,000
City of Knoxville	Downtown facade	CDBG Facade	Consulted on application	\$400,000
Marion County	Economic development planning staffing	U.S. EDA	Identified opportunity	Four Positions
TOTAL GRANTS RECEIVED				\$1.35 million

OUTSTANDING GRANT APPLICATIONS				
MEMBER	PROJECT	SOURCE	MIPA SUPPORT	REQUEST
Carlisle	Trailhead	IEDA CAT GRANT	Wrote application	\$75,250
Colfax	Fire Equipment	FEMA AFG	Wrote application	\$119,000
Hartford	Fire Tanker	FEMA AFG	Wrote application	\$310,000
Baxter	Tanks	FEMA AFG	Wrote application	\$118,000
Melcher-Dallas	Fire Equipment	FEMA AFG	Wrote application	\$118,000
Carlisle	Neighborhood revitalization	Wellmark	Consulted	\$15,000
Ames	Fire Equipment	FEMA AFG	Consulted	\$26,364
Gilbert	Soft Costs	IEDA Boost	Consulted	\$10,000
Cambridge	Soft Costs	IEDA Boost	Consulted	\$10,000
TOTAL OUTSTANDING REQUESTS				\$801,614

64%

Of requests (\$1.94M) have been received (\$1.25M) in FY2023 so far.

11X

The amount of dues (\$121K) have returned to the region in grant funding (\$1.35M).



Community Engagement



Empower Rural Iowa

Caleb was appointed to Empower rural Iowa at its inception in 2018. Since then, he has taken an active role in the Grow taskforce: grant review, the leadership exchange, and advocating for the state to subsidize soft costs for communities.

Jacobson Institute

Caleb was appointed to Grand View's Jacobson Institute Board of Trustees & JI Next Gen Think Tank.

“The Jacobson Institute is addressing the educational and job training needs to meet the future of work in our increasingly global economy. As a myriad of disruptions impact all organizations, the JI assists partners in reinventing work and learning.”



MIPA Newsletter



Monthly Newsletter

Includes a brief update on MIPA staff

Staff compiles a robust list of grant that member communities might be interested in.

Supplemental Newsletters:

Sent out when new/urgent funding opportunities or programs arise.

Member Recourse Database:

Derek Lord Trails as Economic Development

Carrie Kruse- TIF Expertise

MID-IOWA Planning Brief

January 2023

midlowplanningalliance.org

Greetings, we are pleased to share the Mid-Iowa Planning Briefing, a grant funding opportunity notice by the Mid-Iowa Planning Alliance for Community Development for its members, partner organizations, and jurisdictions of the seven-county Mid-Iowa region.

Update from MIPA Staff:

Greetings,

This month Alex Smith from EDA came to the Mid-Iowa region to discuss economic needs and how EDA can help bolster economic activities for our members. His time was limited, but we were able to visit Newton to recap ongoing efforts and discuss plans for future projects in Jasper County. Thank you to the folks in Newton who were great hosts. Below is a picture from the visit Legacy Plaza in Newton.



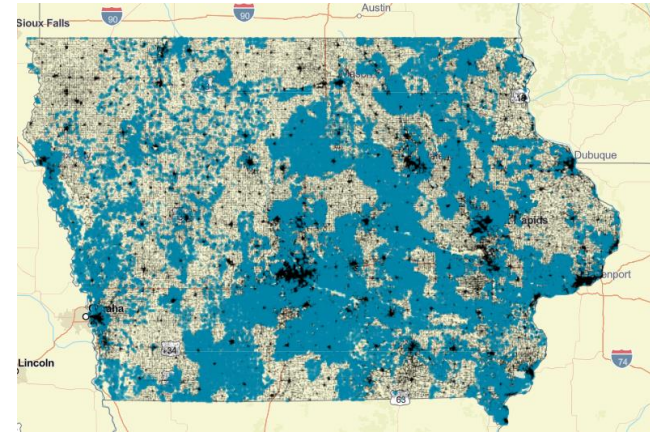
As always if you need anything, or have any questions please reach out cknutson@midlowplanningalliance.org or 515.334.0075.

Broadband



Empower Rural Iowa & OCIO

- New round of funding
 - This time for communities
 - Unserved is prioritized then underserved
- Currently working with Story County, Greater Des Moines Partnership & Runnells.
- Attended the Pre-Application Conference
- Attended the Story County Township Meeting, & the Story County Economic Development Meeting



Business Record



Business Record Article

Michael Crumb interviewed Gunnar and Caleb on the creation and works of MIPA. The article was published 2/17/2023.

40 under 40

Caleb was recently selected to the Business Records 24th Annual 40 Under 40.

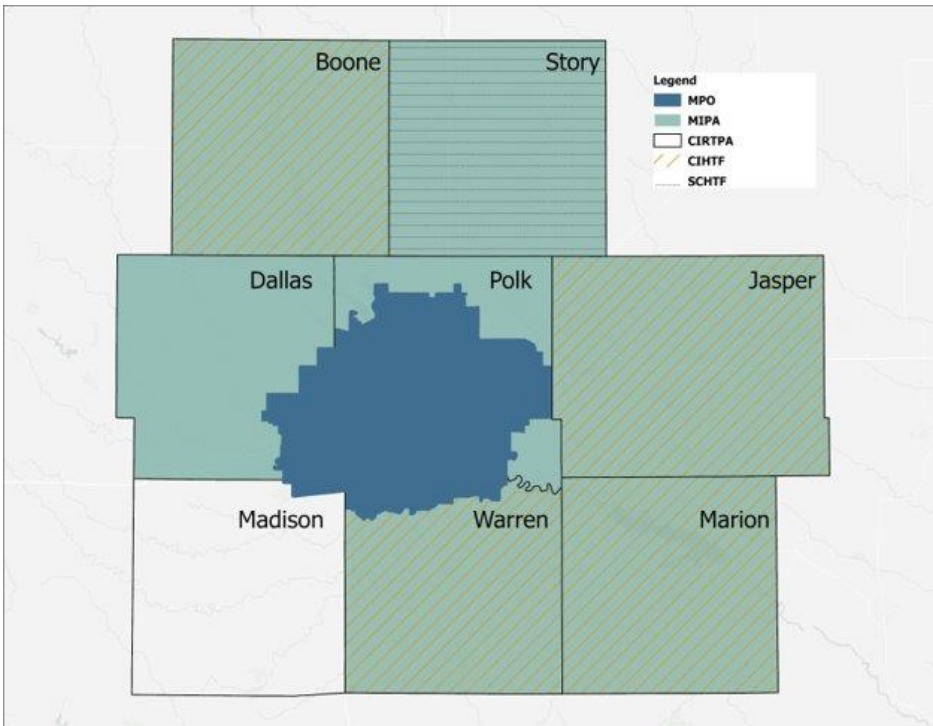


Des Moines Area MPO Contracts



- Des Moines Area MPO holds ongoing contracts with several central Iowa organizations for administrative and planning support, including:
 - MIPA
 - Central Iowa Regional Transportation Planning Alliance (CIRTPA)
 - Central Iowa Housing Trust Fund
 - Story County Housing Trust Fund
- MPO also contracts with local governments for more on-time projects, including:
 - Hartford Comprehensive Plan
 - Marion County Zoning Code Update
 - Melcher/Dallas grant assistance

Des Moines Area MPO Contracts



- CIRTPA (1994-present)
- Polk County WMAs (2017-present)
 - Polk Soil & Water (2017-2020)
 - Polk County (2020-present)
- Central Iowa Housing Trust Fund (2019-present)
- Story County Housing Trust Fund (2022-present)
- MIPA (2022-present)

Des Moines Area MPO Contracts



- Contracts MPO holds were before creation of MIPA; staff's intent was many of these contracts would move to MIPA eventually
- Timeline to move may be accelerating - MPO board in ongoing discussions about future of its contracts
 - Precipitated by potential Story County Housing Assistance contract in fall 2022
 - Special meeting on strategic direction on contracts on January 12th
 - Review of MPO strategic plan, 28E agreement, and other documents

Impact of MPO's Decision on MIPA – Things to Consider



- Short-term:
 - Is MIPA ready and able to take over contracts in FY 24 if MPO does not wish to continue?
 - Particularly the housing trust funds and contracts with local governments for general planning assistance
 - What fits MIPA's mission and what does not?
 - If taking on additional contracts, could/should MIPA expand staff and/or contract with MPO for staff assistance?
- Long-term:
 - Should MIPA one day not rely on the MPO for services?
 - If so, how can MIPA grow to the point it is independent of the MPO?

Bylaws



ISSUE: Bylaws

REPORT: MIPA was created to give every community a voice regardless of size. Give the size of the board, 60, quorum is a large number, 31.

BACKGROUND:

The Executive Committee directed MIPA staff to work with legal to adjust the bylaws for quorum purposes.

RECOMMENDATION:

None. Report and discussion only.

OTHER BUSINESS

ADJOURNMENT