



# THE REVIEW

The Region XII Council of Governments Newsletter

February 2023

## CALENDAR

### February

- 8 - RPA XII TAC  
10:00 AM, COG Board Room
- 9 - **Executive Board Meeting**  
12:30 PM, COG Training Room  
**COG Housing**  
1:30 PM, COG Training Room
- 16 - **City Managers Meeting**  
11:00 AM, COG Training Room
- 20 - **President's Day;**  
Office Closed

### March

- 8 - RPA XII TAC  
10:00 AM, COG Board Room  
**RDC Loan Review Comm.**  
11:30 AM, COG Training Room
- 17 - **MIDF**  
3:00 PM, Virtual
- TBD - **Executive Board Meeting**  
Time TBD, COG Training Room

### April

- 5 - RPA XII TAC  
10:00 AM, COG Board Room  
**RDC Loan Review Comm.**  
11:30 AM, COG Training Room
- 9 - **Executive Board Meeting**  
5:00 PM, COG Training Room  
**Policy Council**  
6:00 PM, COG Training Room
- 7 - **Good Friday;**  
Office Closed

## COG Awarded \$15M to Capitalize Loan Fund

Secretary of Agriculture Tom Vilsack announced in November an award of \$15 million to Region XII COG for the purpose of establishing a revolving loan fund for meat processing in Iowa. The award to the COG was one of eight made nationwide from USDA's Meat and Poultry Intermediary Relending Program and was made without any local match required. The new RLF is available to any qualified meatpacker throughout the state of Iowa needing funds to increase their capacity. Loans from the fund may range from \$500,000 to \$10 million and are expected to result in additional animals processed, job creation, additional private investment, increased markets for producers, and other local economic benefits.

The COG will begin accepting applications for loans later this month. Loans will be offered at 50% of prime for 10 years and may be used for equipment, working capital, inventory, building acquisition, construction, rehabilitation, or retrofitting.

The COG added an experienced loan officer (profile elsewhere in this newsletter) to help deploy and manage the fund. The COG has also been working with partners at the Iowa Area Development Group, the Iowa Department of Agriculture and Land Stewardship, and the Iowa Economic Development Authority to build awareness of the fund and identify additional deals. For additional information about the meat processing loan program, contact Scott at 712-775-7804, [ssteffen@region12cog.org](mailto:ssteffen@region12cog.org) or Rick at 712-775-7800, [rhunsaker@region12cog.org](mailto:rhunsaker@region12cog.org).

## Business RLF Accepting Loan Applications

Aside from meat processors, the COG continues to operate its traditional business revolving loan fund. Businesses that create jobs in Audubon, Carroll, Crawford, Greene, Guthrie, or Sac County are eligible to apply. Loans up to \$750,000 can finance buildings, equipment, or working capital needs when a lender is unable to do so. The COG typically partners with banks, providing gap financing needed when a conventional loan and equity aren't enough to complete a planned project. Businesses of all types are eligible to apply for our loans, which carry a fixed low-interest rate for 10 years. Over nearly three decades the COG has assisted main street businesses as well as large manufacturers. To date, the COG has helped 142 businesses that have collectively invested \$107 million in the region and created just over 1,400 jobs. To learn more about how our loan fund may help your business succeed, contact Tami Lehmann at 712-792-9914 or [tlehmann@region12cog.org](mailto:tlehmann@region12cog.org).

## EXECUTIVE BOARD

John Muir, Chair  
*Greene Co. Supervisor*

Ranell Drake, Vice Chair  
*Sac Co. Supervisor*

Stephanie Hausman, Treasurer  
*Carroll Co. Supervisor*

Rick Thompson, Secretary  
*Audubon Co. Supervisor*

Dave Muhlbauer  
*Crawford Co. Supervisor*

Steve Smith  
*Guthrie Co. Supervisor*

## NEW STAFF

**Scott Steffen** has joined Region XII as a new Loan Officer. He is primarily responsible for the Meat and Poultry Intermediary Loan Program. Scott and his wife Kathy live in Carroll and have 5 children and 7 grandchildren. In his spare time he likes to play basketball, golf and complete his remodeling jobs. Scott is excited to get to know his new co-workers and clients.



Steffen

### Glidden Lil' Wildcat Education Center

The Lil' Wildcat Education Center opened in August 2022 for local residents' childcare needs. The newly constructed center has the capacity to enroll up to 60 children-aged infant to 12 years old. This project was the result of the demand for before and after school programming as well as a need for daycare services in the Glidden area. This project was funded through a Community Development Block Grant (CDBG), local donations, and a loan through United Bank of Iowa. COG staff assisted with the writing of the CDBG application and the grant's administration



### New Western Iowa Transit Staff

Patricia Simpson was hired as a full time driver in Guthrie County at the beginning of December. Pat resides in Guthrie Center and was a school bus and suburban driver for Adair Casey schools prior to joining Region XII. She has experience transporting disabled children to school as well as wheel chair bound citizens and has been a great addition to the WIT staff.



Simpson

## Region XII Partnership Program

The COG's Partnership Program is an opportunity for private, non-government businesses and organizations to become a part of the COG's mission to provide various needed services to the region's cities and counties. Partners listed below. For more information, contact Rick Hunsaker at rhunsaker@region12cog.org. This list is up to date as of December 31, 2022.

### **PLATINUM MEMBERSHIP - \$2,000** Monogram Quality Foods, Denison

### **GOLD MEMBERSHIP - \$1,000**

Bauer Built Manufacturing, Paton  
Scranton Manufacturing/New Way, Scranton

### **SILVER MEMBERSHIP - \$500**

Guthrie County REC, Guthrie Center  
Home State Bank, Jefferson  
Iowa Corn Processors, Glidden  
Iowa State Bank, Sac City  
Landmands Bank, Audubon  
Mid-Iowa Insurance & Real Estate, Carroll  
Midland Power Cooperative, Jefferson  
Raccoon Valley Electric Cooperative, Glidden  
United Bank of Iowa, Carroll  
Wall Lake Lumber Company, Wall Lake  
West Central Iowa Rural Water Association, Manning

### **BRONZE MEMBERSHIP - \$250**

Agri Drain Corporation, Adair  
American Home Shield, Carroll  
Audubon County Economic Development, Audubon  
Audubon County Mem. Hospital & Clinics, Audubon  
Audubon State Bank, Audubon  
Badding Construction, Carroll  
Bank Iowa, Denison  
Breda Savings Bank, Breda  
Breda Telephone Corp. DBA Western Iowa Networks, Breda  
Bruner Bruner Reinhart & Morton, Carroll  
Commercial Savings Bank, Carroll  
Community State Bank, Paton  
Coon Rapids Municipal Utilities, Coon Rapids  
Core-Mark DBA Farner-Bocken, Carroll  
Corn Belt Telephone, Wall Lake  
Crawford County Memorial Hospital, Denison  
Dakota Business Finance, Sioux Falls  
Denison Municipal Utilities, Denison  
Drees Company, Carroll  
Ed M Feld Equipment Company, Carroll  
Exchange State Bank, Exira  
Farmers State Bank, Yale  
Greene County Development Corporation, Jefferson  
Greene County Medical Center, Jefferson  
Guthrie County State Bank, Guthrie Center  
I & S Group, Inc., Storm Lake  
ICD Technologies/CCI Technologies, Carroll  
Iowa Savings Bank, Carroll  
Iowa Trust & Savings Bank, Panora  
JEO Consulting Group, Inc., Carroll  
Marne & Elk Horn Telephone Company, Elk Horn  
Panora Telecommunications, Panora  
Peoples Bank, Guthrie Center  
Principal Fin. Group-Matt Ramaekers, Carroll  
Sac Economic & Tourism Dev., Wall Lake  
Shelby County State Bank, Ida Grove  
Snyder & Associates, Atlantic  
St. Anthony Regional Hospital, Carroll  
Sundquist Engineering, Denison  
Templeton Savings Bank, Templeton  
Templeton Telephone Company, Templeton  
The Graphic Edge, Carroll



**REGION XII**  
COUNCIL OF GOVERNMENTS

# Employees

## 25+ Years

Rick Hunsaker

## 20-24 Years

Mike Rath

Chris Whitaker

## 15-19 Years

Jill Anthofer

Shelly Codner

Patrick Coil

## 10-14 Years

Christina Brown

Tami Lehmann

## 5-9 Years

Alex Foley  
George Hunt  
Karla Janning  
Tom Madsen

Lauren Mortensen  
Dale Murley  
Ashley Owen  
Steven Page

Michael Powers  
Kim Pudenz  
Mollie Scott  
John Shymanski

## 0-4 Years

Paige Alesch  
Mary Altamirano  
Brandt Amlie  
Ashley Brincks  
Jon Bruner  
David Burkett  
Matt Cleveland  
Mike Curnyn  
Luke Hamill  
Doug Hansman

Michael Hegstrom  
Bret Iversen  
Julie Larsen  
David Keller  
Raymond Magner  
David Mahlberg  
Mark Mahlstadt  
Duane McClellan  
Nina Nassif

Brett Nieland  
Kevin Reese  
Steve Scharfenkamp  
Randy Segebart  
Patricia Simpson  
Scott Steffen  
Tracy Sturm  
William Sturm  
Mark Thomsen  
Curtis Woltz

Employees as of 12-31-2022

*Thank You for Your Service!*

# February 2023 Grant Update

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## Upcoming Grants

Funding Program	Purpose	Deadline	Eligible Applicants
Paint Iowa Beautiful	Through a partnership with Diamond Vogel Paint of Orange City, Iowa groups can receive paint for community enhancement projects.	February 10, 2023	Public or private non-profit organizations
Wellmark Foundation MATCH Grants	MATCH grants support promising projects that can help individuals, families and communities achieve better health.	February 15, 2023	Local Governments and Non-Profits
Derelict Building Grant Program	The Derelict Building Program is available for Iowa towns of 5,000 or fewer residents' to address neglected commercial or public structures that have sat vacant for at least 6 months.	February 24, 2023	Cities under 5,000 population
Guthrie County Community Foundation	The goal is to fund projects that improve the quality of life in Guthrie County.	March 6, 2023	Cities, Counties and 501c3 Non-profits.
AARP Community Challenge Grant	The AARP Community Challenge provides small grants to fund quick-action projects that can help communities become more livable for people of all ages.	March 15, 2023	501(c)(3), 501(c)(4), 501(c)(6) nonprofits and government entities
Iowa West Foundation	Community development, economic development, education, and human needs projects	March 15, 2023 July 15, 2023 November 15, 2023	Local governments and non-profit organizations in Audubon, Carroll and Crawford Counties.
Build with Bags	Up to \$2,000 for the purchase of benches, tables, or playground equipment made of recycled plastic	March 30, 2023	Local governments, non-profit organizations, service clubs
CDBG Water and Sewer Fund	Grants to assist cities and counties with sanitary sewer system improvements, water system improvements, water and wastewater treatment facilities, storm sewer projects related to sanitary sewer system improvements and rural water connections.	April 1, 2023 July 1 2023 October 1, 2023 January 1, 2024	Cities and Counties
Solid Waste Alternatives Program (SWAP)	Emphasis for selected projects is placed on tonnage avoided or reduced, sustainability and ability to replicate.	April 1, 2023 July 1 2023 October 1, 2023 January 1, 2023	Local governments, public or private groups
Peter Kiewitt Foundation	Community development and recreation projects	April 15, 2023 July 15, 2023 October 15, 2023 January 15, 2024	Local governments and non-profit organizations within a 100 mile radius of Omaha Nebraska.
Small Town Sign Replacement Program	The program will provide up to \$5,000 of signs and signposts per applying community on a first- come, first-served basis	Ongoing	Cities
CDBG Community Facilities and Services	This annual competitive program offers grants to assist communities for a variety of projects including day care facilities, senior centers, vocational workshops and other community services such as stormwater projects	Rolling Cycle	Cities and Counties
Destination Iowa	Investment in projects to bolster the quality of life in Iowa's communities and attract visitors	Ongoing	Cities, counties, nonprofits and other organizations

*Additional grants are available through private foundations and ongoing programs. If you are looking for funding for a specific project, please contact Chris Whitaker, [cwhitaker@region12cog.org](mailto:cwhitaker@region12cog.org) or 712-775-7811, for assistance in locating funding opportunities.*

## Recently Awarded Grants

Funding Program	Recipient	Amount	Project
USDA Meat & Poultry Intermediary Relending Program	Region XII COG	\$15,000,000	Statewide RLF for Meat Processing
USDA Housing Preservation Grant	Region XII COG	\$104,277	Owner-Occupied Housing Rehabilitation in Audubon, Carroll, Crawford, Greene and Sac Counties
USDA Community Facilities	City of Auburn	\$15,600	Storm Siren Installation
USDA Community Facilities	City of Kiron	\$14,200	Storm Siren Installation
HOME Grant	Region XII COG	\$850,000	Housing Acquisition Rehab
FHLB Affordable Housing Program	Region XII COG	\$473,875	Region Owner-Occupied Housing Rehabilitation
Local Housing Trust Fund	Council of Governments Housing, Inc.	\$378,349	Regional Housing Trust Fund

## Region XII FY2022 Audit Released

John D. Morrow, Certified Public Accountant, Wall Lake, Iowa today released an audit report on Region XII Council of Governments, Inc., Carroll, Iowa.

John D. Morrow CPA reported the organizations had revenues of \$9,309,351 for the year ended June 30, 2022, which was a 2.97% decrease from the prior year. Support included \$5,425,192 from Federal and state agencies; \$3,640,146 from public support, fees, contributions, matching funds, etc; \$53,032 from rents; and \$190,981 from interest from invested funds and loans.

Expenditures for the organizations totaled \$6,952,522, a 5.17% decrease from the prior year. Program expenditures administered by the organizations included \$2,331,559 for Rural Transit programs and planning, \$950,342 for workforce related programs, \$1,715,787 for affordable housing and housing assistance programs, \$148,108 for Western Iowa Advantage Partners, and \$1,806,726 for other state and local programs.

A copy of the audit report is available for review on the Office of the Auditor of State’s website or the Region XII Council of Government’s administrative office.

# STAFF

### ADMINISTRATION

Rick Hunsaker, Executive Director ..... rhunsaker@region12cog.org  
 Mark Thomsen, Fiscal Officer ..... mthomsen@region12cog.org  
 Julie Larsen, Fiscal Clerk..... jlarsen@region12cog.org  
 Tami Lehmann, Revolving Loan Fund Administrator..... tlehmann@region12cog.org  
 Scott Steffen, Loan Officer..... ssteffen@region12cog.org  
 Mollie Scott, De-Cat Coordinator..... mscott@dhs.state.ia.us  
 Ashley Brincks, Executive Secretary ..... abrincks@region12cog.org

### LOCAL ASSISTANCE

Chris Whitaker, Local Assistance Director ..... cwhitaker@region12cog.org  
 Lauren Mortensen, Economic Development Planner..... lmortensen@region12cog.org  
 Alex Foley, Regional Planner..... afoley@region12cog.org  
 Luke Hamill, Regional Planner..... lhamill@region12cog.org  
 Nina Nassif, Regional Planner..... nnassif@region12cog.org  
 Shelly Codner, Iowa Waste Exchange Program Manager ..... scodner@region12cog.org  
 Paige Alesch, Iowa Waste Exchange Specialist..... palesch@region12cog.org  
 Karla Janning, Housing Programs Coordinator..... kjanning@region12cog.org  
 Ashley Owen, Housing Specialist..... aowen@region12cog.org  
 Jon Bruner, Housing Inspector..... jbruner@region12cog.org  
 Brett Nieland, Housing Inspector..... bnieland@region12cog.org

### WESTERN IOWA TRANSIT

Matt Cleveland, Transit Director..... mcleveland@region12cog.org  
 Mike Rath, Service Manager..... mrath@region12cog.org  
 Jill Anthofer, Transit Assistant..... janthofer@region12cog.org  
 Chris Brown, Office Assistant..... cbrown@region12cog.org

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