



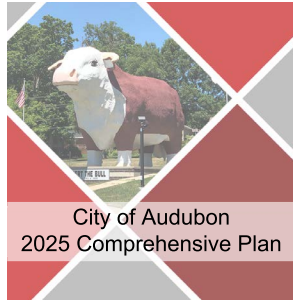
CALENDAR

The Region XII Council of Governments Newsletter

September 2025

Audubon Hard at Work on a Variety of Local Projects

- October**
- 8 - **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



The City of Audubon, population 2,053, is actively working to improve their community. In February 2024, the City contracted with Region XII to complete an update to the city's comprehensive plan. The plan kicked off with a community survey, which provided residents the opportunity to provide guidance on the direction they feel the community should be going. Region XII facilitates monthly meetings with the steering committee to discuss data and set goals. The plan is anticipated to be drafted in early 2026.

- November**
- 11 - **Veteran's Day;**
Office Closed
 - 12 - **RDC Loan Review Comm.**
11:30 AM, COG Training Room
 - 10 - **Executive Board Meeting**
12:30 PM, COG Training Room
 - 27 & 28 - **Thanksgiving Holiday;**
Office Closed

In 2024 Region XII partnered with the City of Audubon to build a new workforce housing unit at 907 Broadway, as part of a tax credit application. The City acquired the property through the 657A process and demolished the existing house prior to deeding the property to Region XII. In addition to donating the lot, the City waived building permit fees and provided utility hook-ups free of charge. The property is currently for sale and can be viewed by clicking [HERE](#).



- December**
- 10 - **RDC Loan Review Comm.**
11:30 AM, COG Training Room
 - 11 - **Executive Board Meeting**
12:30 PM, COG Training Room
 - 17 - **Mid Iowa Dev. Fund**
3:00 PM, Virtual
 - 25 & 26 - **Christmas Holiday;**
Office Closed



Region XII received an Iowa HOME ARPA grant in 2022 to acquire and rehabilitate five homes throughout the region. In 2024, Region XII purchased the home at 303 Pacific Avenue. The previous owners had started demolition of the interior, but were unable to complete the work. Region XII will complete

a full rehabilitation of this property which will include new shingles, siding, windows, new interior finishes, new flooring, paint, and upgrades to the mechanical/electrical systems.

EXECUTIVE BOARD

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Greene Co. Supervisor
- Ranell Drake, Vice Chair
Sac Co. Supervisor
- Stephanie Hausman, Treasurer
Carroll Co. Supervisor
- Steve Smith, Secretary
Guthrie Co. Supervisor
- Don Mosinski
Audubon Co. Supervisor
- Dave Muhlbauer
Crawford Co. Supervisor

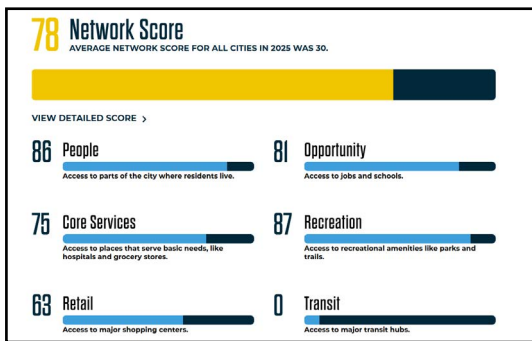
In addition to the above-mentioned projects, the City of Audubon has hired Region XII to perform rental inspections on residential rental properties within the community. Residential rental inspections help by ensuring all rental properties meet basic health and safety standards. In addition to these inspections, the City has also contracted for vacant commercial building inspections to be completed. Establishing this program has helped the City create a registration of vacant commercial buildings, and has helped lay out the responsibilities of vacant commercial buildings and structures.

If your community is interested in any of the above projects, or has questions reach out to Chris Whitaker, Local Assistance Director at cwhitaker@region12cog.org or 712-775-7811.

City of Carroll Ranked 1st in Iowa as the Best Biking City

On Tuesday, June 24, the bicycle advocacy group PeopleForBikes released its annual top 200 U.S. city ratings for biking list, which included eight Iowa cities. Cities were ranked based on the quality of the bike path, projected bike lanes, off-street paths, slow shared streets, and safe crossings.

Carroll was ranked 1st in Iowa, 10th in the Midwest, and 20th in the United States. Internationally, 2,901 cities are ranked and Carroll was ranked 59 out of those cities. The City scored an average 78 network score. The detailed score can be found in the screenshot below which was taken from the PeopleForBikes website.



Western Iowa Transit Driver of the Year Mike Curnyn

Mike Curnyn was nominated by Western Iowa Transit staff as our 2025 Iowa Public Transit Association (IPTA) Driver of the Year winner. Mike provides multiple transportation needs to the residents of Denison and the Crawford County area. He services ambulatory and wheelchair clients, nursing homes & assisted living facilities, school children, Denison head start program, Job Corps, Wesco Industries, and members of the general public. Mike has been with Western Iowa Transit for 4 years, has never been involved in an accident and has never missed a day sick. Congratulations Mike on a well-deserved award!



Western Iowa Transit FY 25 Stats

95,566 Rides
741,262 Revenue Miles

2025 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 contains all partners as of September 23, 2025.

PLATINUM MEMBERSHIP - \$2,000

Manilla Municipal Utilities, Manilla

GOLD MEMBERSHIP - \$1,000

The Andersons Marathon Holdings LLC, Denison
Dakota Business Finance, Sioux Falls

SILVER MEMBERSHIP - \$500

Bank Iowa, Denison
Bruner, Bruner, Reinhart & Morton, Carroll
Commercial Savings Bank, Carroll
Crawford County Trust & Savings Bank, Denison
Dakota Business Finance, Sioux Falls
Exchange State Bank, Exira
Guthrie County REC, Guthrie Center
Holmes-Murphy & Associates, West Des Moines
Iowa Corn Processors, Glidden
Iowa State Bank, Sac City
Mid-Iowa Insurance & Real Estate, Carroll
Midland Power Cooperative, Boone
New Way, Scranton
Raccoon Valley Electric Cooperative, Glidden
United Bank of Iowa, Carroll
Western Iowa Power Cooperative, Denison

BRONZE MEMBERSHIP - \$250

Audubon County Economic Development, Audubon
Audubon County Memorial Hospital, Audubon
Audubon State Bank, Audubon
Badding Construction, Carroll
Carroll Athletic Association, Carroll
Carroll County Growth Partnership, Carroll
Central Iowa Surveying, Jefferson
Community State Bank, Paton
Coon Rapids Municipal Utilities, Coon Rapids
Core-Mark Midcontinent, Carroll
Corn Belt Telephone, Wall Lake
Crawford County Memorial Hospital, Denison
Drees Company, Carroll
Ed M Feld Equipment Company, Carroll
Farmers Cooperative Elevator Company, Arcadia
Farmers State Bank, Lake View
Farmers State Bank, Yale
First State Bank, Lake View
Guthrie County Hospital, Guthrie Center
Guthrie County State Bank, Guthrie Center
Iowa Savings Bank, Carroll
Iowa Trust, Panora
JEO Consulting Group, Carroll
Marne Elk Horn Communications, Elk Horn
Panora Telecommunications, Panora
Peoples Bank, Clive
Principal Financial/Matt Ramaekers, Carroll
St. Anthony Regional Hospital, Carroll
Snyder & Associates, Atlantic
Templeton Savings Bank, Templeton
Templeton Telephone Company, Templeton
Wall Lake Lumber Company, Wall Lake
Western Iowa Networks, Carroll
Westside State Bank, Westside

Upcoming Grants

Funding Program	Purpose	Deadline	Eligible Applicants
Federal Rec Trails Program	Acquisition, construction or improvement of recreational trails and related facilities.	October 1, 2025	Cities and Counties
Branching Out	Tree Planting	November 1, 2025	Cities served by Alliant Energy
Community Foundation of Carroll County	Funding for projects in Carroll County	November 30, 2025	Local governments, non-profit organizations
Fish Habitat Program	Funding assistance is available to County Conservation Boards for land acquisition and development of fish habitat.	November 28, 2025	County Conservation Boards
Small City Work Zone Sign Package Program	Basic work zone sign package that is in compliance with the 2023 MUTCD and to make their work zones safer for operations personnel and motorists.	December 31, 2025	Cities under 10,000
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.	March 1, 2026 May 1, 2026 August 1, 2026	Cities and Counties
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
COG Housing Trust Fund	Owner-occupied home repairs, down payment assistance and foreclosure avoidance based upon income and need.	Open	Low income households
Highway Safety Improvement Program (HSIP)	Provides grants for low-cost, systemic safety improvements in the \$10,000/mile range, focusing on lane departure crashes.	Ongoing	Counties

New Premium Butchery Opens in Sioux Center with Help from Iowa Meat & Poultry Loan Fund

Sioux Center residents now have a new option for high-quality, locally sourced meats with the opening of Member’s Cut Premium Butchery. The new retail market facility, owned by Farmers Cooperative Society, was made possible in part through financing from the Iowa Meat & Poultry Loan Fund, which supports projects that strengthen Iowa’s food supply chain and expand access to local processing.



Member’s Cut Premium Butchery was established to bring farm-fresh, hand-cut meats directly to customers while supporting local producers. The new facility offers beef, pork, and poultry products sourced from trusted regional farms, along with specialty items such as house-made sausages and ready-to-cook selections.

By providing premium meats and custom processing services, Member’s Cut fills an important role in connecting area farmers with the community, keeping food dollars local, and meeting consumer demand for fresh, Iowa-raised products.

The Iowa Meat & Poultry Loan Fund, operated by Region XII COG, is a statewide loan fund designed to help meat processors expand capacity and bring new facilities like Member’s Cut to life. Financing support for construction of the Sioux Center retail market ensured the business could invest in modern equipment, create local jobs, and provide long-term benefits to the community.

Congratulations to Farmers Coop Society for connecting local farmers directly to consumers and showcasing the very best of what your region has to offer!



For additional information about the Iowa Meat & Poultry Loan Fund, contact Scott Steffen at 712-775-7804, or ssteffen@region12cog.org.

Recently Awarded Grants

Funding Program	Recipient	Amount	Project
EDA Partnership Planning	Region XII COG	\$210,000	Economic Development Planning
Paint Iowa Beautiful	City of Lytton	\$500	Paint for the Park
MidAmerican Sponsorship	City of Vail	\$10,000	Playground
CPPC Mini Grant	Lytton Public Library	\$500	Summer Reading
Aureon	Lake View Legion	\$500	Windows and Façade
Aureon	City of Vail	\$500	Playground
The Maschhoffs Impact	City of Dedham	\$1,000	City Park Tennis Court Resurfacing
FEMA Disaster Recovery	City of Manilla	\$4,893	Tornado Recovery
CDBG Water/Sewer Fund	City of Templeton	\$267,500	Sanitary Sewer Improvements
FEMA Disaster Recovery	City of Manilla	\$147,687	Electrical Power Distribution Tornado Mitigation
IEDA Rural Innovation	Third and Main Market	\$2,640	Grocery Store discount card
Gilbert and Barbara Renze Charitable Trust	Lytton Public Library	\$4,000	Book Return Box
Warren H. Timmerman Charitable Trust	Carroll Depot Centre	\$5,000	Exterior Building Rehabilitation
Warren H. Timmerman Charitable Trust	City of Dedham	\$5,000	Park Swings and Benches
Comprehensive Neighborhood Revitalization	City of Manning	\$1,750,000	Manning City Park Neighborhood
Warren H. Timmerman Charitable Trust	Maple River Area Park	\$2,500	Shelter House Painting
Warren H. Timmerman Charitable Trust	Manning Community Foundation	\$40,295	Trinity Church Steeple & Egress Updates
Warren H. Timmerman Charitable Trust	Endow Glidden	\$5,920	New Shelter House in City Park
Warren H. Timmerman Charitable Trust	Glidden-Ralston Shooting Sports Inc.	\$3,000	New Trap Thrower & Trap House
Warren H. Timmerman Charitable Trust	City of Lidderdale	\$8,000	New Playground Equipment
Gilbert and Barbara Renze Charitable Trust	Sac Community Center	\$5,000	Generator
Gilbert and Barbara Renze Charitable Trust	Lake View Stone Piers	\$2,500	Stone Pier Restoration
Gilbert and Barbara Renze Charitable Trust	Lake View Legion	\$2,500	Windows and Façade
Gilbert and Barbara Renze Charitable Trust	Lake View Historical Society	\$5,000	HVAC
Gilbert and Barbara Renze Charitable Trust	Wall Lake Fire Department	\$3,000	Confined Space and High Angle Equipment
FEMA Disaster Recovery	City of Manilla	\$7,710	Tornado Recovery
Aureon	Lake View Legion	\$500	Windows and Façade
Union Pacific Foundation	Carroll Depot Centre	\$5,000	Exterior Building Rehabilitation
Lake View Business Property Improvement	Lake View Legion	\$4,624	Windows and Façade

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 or 712-775-7811, for assistance in locating funding opportunities.

TRAINING OPPORTUNITY

Iowa Waste Exchange to Hold Derelict Building Workshop in Sioux City

The Siouxland Interstate Metropolitan Planning Council (SIMPCO) invites city officials, grant writers, planners, and community leaders to attend a Derelict Building Grant Workshop on **Thursday, October 23, 2025, from 12:00 to 1:30 PM at SIMPCO**, located at 6401 Gordon Drive in Sioux City, Iowa. This in-person event is designed to help Iowa communities with populations under 5,000 learn how to access funding through the Iowa Department of Natural Resources (DNR) Derelict Building Grant Program to address the challenges of abandoned or unsafe commercial structures.

Reid Burmel, Environmental Specialist Senior with the Iowa DNR, and Paige Alesch, Iowa Waste Exchange Resource Specialist/Region XII COG, will provide attendees with the understanding of the program's eligibility requirements, funding priorities, and practical strategies for submitting competitive grant applications. The workshop will also explore how to identify and market salvageable building materials, offering attendees valuable tools to make the most of their project opportunities.

To register, contact Paige at palesch@region12cog.org or Dawn Kimmel at Dawn@simpco.org.

Region XII Development Corporation Assists Soak'd in Lake View

Discover Soak'd, Lake View's newest destination for great food, live music, atmosphere. Located in the heart of this hidden gem in Northwest Iowa. Soak'd offers fire-grilled pizza, craft drinks, and a welcoming space perfect for gathering with friends and family. Whether you're visiting Black Hawk Lake for a weekend getaway or exploring the charm of Lake View, Soak'd is proud to be a place where locals and travelers come together. Their passionate team is dedicated to making every guest feel at home while enjoying the best in live entertainment and small-town hospitality. As Lake View continues to grow as a destination, they are excited to be part of the journey—and invite you to join them at Soak'd for an experience worth coming back for. Region XII COG was honored to assist with the startup of this state-of-the-art establishment.



Region XII Development Corporation (RDC) currently has over \$3,000,000 available in its revolving loan fund. RDC provides loans to businesses located in Audubon, Carroll, Crawford, Greene, Guthrie, and Sac counties. The revolving loan fund was created to assist new or existing businesses with development and expansion. The funds may be used for land acquisition, expansion, building construction or renovation, equipment, inventory, and working capital. For more information on applying, contact Tami Lehmann at 712-775-7802 or tlehmann@region12cog.org or Scott Steffen at 712-775-7804 or ssteffen@region12cog.org.

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
Michelle Kooiker, Executive Assistant mkooiker@region12cog.org

LOCAL ASSISTANCE

- Chris Whitaker, Local Assistance Director cwhitaker@region12cog.org
Lauren Mortensen, Economic Development Planner..... lmortensen@region12cog.org
Shannan Potts, Regional Planner..... spotts@region12cog.org
Connor Womacks, Regional Planner..... cwomacks@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
Brett Nieland, Housing Inspector..... bnieland@region12cog.org
Aaron Schulz, Housing Inspector..... aschulz@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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