

**December 2022**

**Planning Report**

Huge amount of project currently underway and I want to commend the staff who have had to step up in many ways to be able to cover projects. As I'll discuss further in the director's report I am in the process of hiring a community development director, and that will help a lot, and we are also one planner down from where I'd like us to be.

The Glenwood comprehensive plan is in the final stages and to me to review. We are also underway on comp plans in Harlan, Montgomery County, Villisca, and Red Oak. We have purchased the use of a new online survey service that we will be testing out for the first time with the Montgomery County comprehensive plans, so we think that will be very positive. We also have the Page County and Fremont County hazard mitigation plans under contract and on our radar to begin after the first of the year.

We have many zoning and code of ordinance projects underway. We are currently working with 4 cities on new zoning ordinances, and we are working with 11 cities on codes of ordinances and one county as well.

Staff are also working in cooperation with staff from RPA-18 at MAPA to update our Public Transportation Plan (PTP), and had a meeting on that here at the country club this morning with stakeholders.

The flood housing projects are well underway. A new street is going in Malvern and there is great progress on most projects. We do have an issue right now affecting 2 smaller flood housing projects, both in Tabor. Unfortunately, the properties were purchased during the environmental review period, which is not allowed. There is not consensus among the parties as to who said that could be done. We are working with IEDA, HUD, and the contractors involved to try and find a solution. In one case, we believe they are simply going to move to a different site, in another, I'm not sure what the outcome will be because the project is already under construction.

Another project that looked like it was going to have an issue is the Modale sewer lagoon. The City and the engineer went out to bids without clearing the bid documents with either us or USDA. But, by a minor miracle the contractor included all the required language and we are on track with that project.

We are very active with many other grants and applications. Of note is we are continuing to work closely with Nishna Productions regarding new housing for folks displaced from the GRC.

**Business RLF**

I have done what I can to work with a potential buyers group that was interested in purchasing our movie theater in Atlantic. We have a loan with the current owners. However, the current owners do seem very intent on selling to a church who will convert it to a church. In the sale we

will more than likely get paid back, which is what you want, but unfortunately means I have very little leverage in trying to keep the building as a theater.

Also, even though it has been almost exactly a year since this group approved it, we have finally had our “normal” business RLF de-federalized. This means that we still must use it for the purpose of economic development, but there is much less reporting and we have more leeway. I plan on a big business RLF push at the first of the year because we have a good chunk to lend.

### **Director’s Report**

The recruiting for a new community development director has gone very well. We had more than a dozen qualified candidates (at least in terms of their resumes). From that I selected 5 to interview. Last week Karen, Mark, Daurine, and I conducted interviews. From that there are 3 that I could easily see fitting into our organization, but one clear finalist. That finalist will be get an opportunity to meet and interact with the staff next week and I hope to have a new director hired soon thereafter, though probably will not start until after the first of the year at this point.

A TON of work went in over the past few weeks on getting ready to transition payroll system. It was and continues to be a monumental undertaking and everyone involved needs to be commended. We are learning a lot, but bottom line is that to my knowledge everyone got paid last night, which is great.

Although he’s not able to be with us today, I do want to say a special thank you to Brad Wright who is going off of our board after 21 years of service. With your permission, I would like to commission and appropriate thank you—plaque—from the board of directors and present to him at a future date. This is also the last meeting of several other board members and I want to thank you for your service as well and look forward to hopefully working with you in other ways in the future.

All the employees extend their thanks for the \$50 gift cards, which were very much appreciated. I hope everyone has a safe and happy holiday season and I look forward to serving you in 2023!