

**January 2023**

**Planning Report**

I'm happy to announce that Erin Hudson from Harlan will be joining our team starting February 6 as our new community development director. Erin previously was the director of Concerned, Inc. in Harlan and brings a strong background of program, grant, and staff management. A lot of the specific funding sources that we work with will be new to her, but I have full faith that she'll adjust quickly and help manage the huge work load our staff is currently working through. We are also currently recruiting for another planner. We have several potential candidates, but we need to get another person onboard with classic planning experience/training as this is our biggest staffing gap at this time. This may involve actually waiting until a candidate completes graduate school this spring, but we do need that planning training. In the mean-time, I'm also evaluating whether to bring on a flood recovery coordinator to specifically work on the CDBG-DR projects. Ashley Hayes and Mary Auten are covering this well at this time, but this is what Leslie's position was and transitioning it to Ashley was really meant to be a temporary solution. A flood recovery coordinator position could be a time limited position, and would not necessarily need the planning training that we are also recruiting for.

Add to this that happily, Dani Briggs will be going on maternity leave in the near future (March) so frankly we are in triage phase right now. Any new staff coming on board now, though greatly needed, will take time to get up to 100% and we are going to try and not start any more large projects during Dani's leave if we can avoid it. I'm doing as much as I can to assist the planning department but I am of course pulled in a lot of directions. Our thin staffing is not unique, and actually we are probably doing much better than a lot of agencies. IEDA has reached out to us to take on more aspects of the disaster grant management because they are so thinly staffed themselves.

I have attached a relatively current project list. There are a few projects on here that will be removed at the next edit, and a few that are brand new and not on here (like Villisca rental inspections) but it give you a good snapshot of the projects that housing and planning are working on right now.

**Business RLF**

The Atlantic/Atlas Cinemas movie theater sale did go through and we received at closing our loan balance, a little less than \$40,000 which satisfied the loan and all of our liens against the property have been released. I'm disappointed that the theater has closed, but at the same time I know there were so many factors that they had to consider going forward. My understanding is that there is a group in Atlantic looking to do a movie theater in the future with an investors' group. Knowing what we know about the condition of the theater that just sold, that may be the best route in the future to have a better, more modern space anyway. I've had numerous inquiries and we'll work to get the word out more that we have funds to lend.

Villisca Comp Plan	Malvern Code	Elliott Sewer CDBG
Montgomery County Comp Plan	Braddyville Code	Clarinda Community Facilities CDBG
Red Oak Strategic Comp Plan	Panama Code	Atlantic Upper Story Housing CDBG
Glenwood Comp Plan and Zoning	RPA Admin	Randolph Sewer CDBG
Fremont County Hazard Mitigation Plan	Transportation Planning Work Program	Harlan Sewer CDBG Application
Page County Hazard Mitigation Plan	RPA Public Participation Plan	Mondamin Water CDBG
PJ Code	Long Range Transportation Plan	Corning Façade CDBG CV
Hamburg Code	Transportation Improvements Plan (TIP)	Creston Micro Enterprise CDBG CV
Essex Code	Passenger Transportation Plan	Atlantic Food Pantry CDBG CV
Walnut Code	RPA Special Projects	Missouri Valley Upper Story Housing CDBG CV
Missouri Valley Code	US EDA Planning (Economic Development)	Atlantic Façade CDBG CV
Dunlap Code	EDA COVID Recovery	Logan Façade CDBG CV
Lewis Code	EDA Business Revolving Loan Fund	Walnut Facades CDBG CV
Modale Code	USDA Business Revolving Loan Fund	Wiota Facades CDBG CV
Dunlap Code	Atlantic/AMU Water CDBG	Modale Lagoon CDBG
Mondamin Code	Lewis Sewer- Lagoons CDBG	Hamburg Wells CDBG
Persia Code	Henderson Water CDBG	Hamburg DRH-009 Subdivision
Hastings Code	Villisca Water CDBG	Tabor DRH 621 Main
Henderson City Code	Stanton DTR CDBG	Tabor DRH 624 Center
Tabor DRH 509 Sherman	HUD Lead Grant	Walnut Rental Prop Inspections
Woodbine DRH-010 Subdivision	Afton-20-HSG-016 Rehab	Defiance Rental Prop Inspections
Glenwood (1001 N Linn)	Creston 20-HSG-018 Rehab	Defiance City Ordered Inspections
Glenwood (306 N Locust)	Dexter-19-HSG-005 Rehab	Malvern Rental Inspections
Glenwood (210 Valley St)	Fontanelle-19-HSG-008 Rehab	Council Bluffs CDBG Hsg Inspections
Glenwood (406 N Myrtle)	Greenfield-20-HSG-020 Rehab	Anita DDB
Glenwood (101-103 Maplewood)	Lamoni-21-HSG-010 Rehab	Lewis Inspections
Glenwood (308 N Hazel)	Leon-19-HSG-014 Rehab	Woodbine DDB
Glenwood (712 Lofts)	Mount Ayr-21-HSG-013 Rehab	Silver City DDB
Glenwood (Bur Oak)	Osceola-20-HSG-021 Rehab	Glenwood DDB
Malvern DRH-011 Nigro/Paulsen	Villisca CDBG Hsg Rehab	Shenandoah DDB
Malvern DRH-013 Kester/Horton	Walnut CDBG Hsg Rehab	Yorktown DDB
Glenwood DRH 110 Nuckolls	Harlan CDBG Housing Rehab	Oakland DDB
Glenwood DRH-018 Subdivision	Stanton CDBG Housing Rehab Grant	Walnut DDB
EDA Flood Coordination	MO Valley Rental Prop Inspections	Irwin DDB
2021 IFA (SWIHTF)	Red Oak Rental Prop Inspections	Defiance DDB
2022 IFA (SWIHTF)	RO Building Code Inspections	Bedford Inspections
2023 IFA (SWIHTF)	Red Oak City Ordered Inspections	H2A Inspects (Workforce Housing Inspections)
Iowa West Foundation Home Repair	Walnut City Ordered Inspections	Carson DDB

## **Director's Report**

Welcome to all the new board members. It's exciting to have you on board and I look forward to sharing more about this great organization with you. We will have a board orientation prior to the February meeting if that is convenient to as many of the new members as possible. If we need to do it another date we can work that out as well.

Staffing and recruitment has obviously taken up a big portion of my time since our last meeting. The recruitment for the community development director was very competitive and it took multiple rounds of interviews, which was great because we had very quality applicants. As I have mentioned the recruitment of a planner has been much harder with far fewer applications because it is such a technical skills set that we are looking for.

We did receive an EEO complaint during the past month. This is the first EEO complaint that we have ever received and after reviewing it with Daurine, who is our EEO officer, we both agreed that it was best to simply refer the investigation of that complaint to an attorney experienced in such matters. Even though I believe there will be no finding of an actual EEO violation, I think that will be money well spent because if we have a future complaint we'll have something to go by. It was also the month for weird HR issues/complaints/incidents with drivers. We were in the process of letting one go based on an investigation of a complaint but that individual then resigned, and we do have a driver currently suspended while we conduct a review of a relatively minor accident that was not reported to us—which is a big no-no for us. Fender benders happen, but we have to own up to them.

I continue as chair of the Iowa Association of Councils of Governments (ICOG) and we like all groups are active right now with the legislative session. We do not support measures that may limit city or counties' abilities to collect revenue. I plan on attending the ISAC state meeting in February, representing ICOG, so do please stop by if you are there. Through ICOG I was approached about serving on the Prevent Child Abuse-Iowa board of directors. I met with their director in Des Moines yesterday. They're goal is to get better representation outside of the Des Moines metro and to get more plugged into organizations doing community development. Our work overlaps incredibly well. However, I found out at the end of the meeting that the board seat comes with an expectation of donating \$3,000 a year to their organization. So I don't think that aligns with our interests.

Things progress slowly toward our new addition. I wanted to have a potential lease for you to consider for temporary space during the construction but that was not turned in to me on time. That's OK that will give me more time between now and our February meeting to seek other options as well. I do anticipate that our February meeting will have a number of things to take action on. Recent bad weather days demonstrated that our new policy of driver weather leave is very difficult to implement, so we have some ideas there. I hope to have bids on the bathroom addition, and several other things on the horizon. Never a dull moment!