



Annual Report

December 22, 2022

Clarinda Economic Development Corporation

"Founded in 2001 to serve Clarinda as a proactive organization focused on building tax base, strengthening the housing market and inspiring workforce growth"

CEDC Board of Directors

Jon Baier (President) - PSCB Bank
Mike Anderson (Vice President)-Founding Member
Chuck Nordyke (Treasurer)-Clarinda Regional Health Center
John Lisle-Lisle Corporation and EZ Way Inc
Eddie Lisle- Lisle Corporation and EZ Way Inc
Gilbert Thomas-Bank Iowa
Randy Pullen- Cornerstone Bank
Katie Purdy-NSK
Troy Hanni-H&H Trailer
Steve Weis-Clarinda Correctional Facility
Jeff McCall-City of Clarinda
Jeff Privia-Clarinda Community School District
Jason Van Vactor-Hy-Vee
Craig Hill-City Council
Ag Industry-Open Seat
At Large-Open

2021/2022 Goals – Approved by Board of Directors December 22, 2021

Business Recruitment & Expansion

- Goals
 - Identify land and create plan for industrial/business park
 - Market vacant facilities
 - Help school district proceed with utilization of Shopko building
 - Broadband internet expansion
 - Continue to support existing industry and stakeholders in the business plans

- Accomplishments
 - Continued conversation with state agencies surrounding utilization of state grounds
 - Revamped website to include careers page
 - Provided Dr. Tony Ewigman with Revolving Loan for purchase of dental facility.
 - Provided Main Street Designs with Revolving Loan for purchase a K&K Graphics.
 - Provided Josh Wyman with Revolving Loan for purchase of Shore Motor Company
 - Assisted Grandma's House Day Care with Rural Market Child Care Study
 - Jointly, with Regional Economic Developer's, continued a grass roots effort surrounding broadband expansion



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Talent Recruitment & Development

- Goals
 - Identify training programs with CCSD or building trades
 - Retain existing industry
 - Create a “Return to Clarinda” program with CCSD
- Accomplishments
 - Began conversations with CCSD surrounding “Return to Clarinda” plan and building trades
 - Revamped web page to include a careers tab
 - Continued relationships with current industry

Clarinda Housing Program

- Goals
 - Construct single-family homes
 - Work with individual with property management experience to identify the need and management possibilities for an apartment complex
 - Identify additional lots for the program
 - Construct small homes (700-900 square feet) on slab foundation
 - Plan a Day of Service event focused on community beautification and housing rehab projects
 - Create a strategy to improve and expand multi-family rental housing market
- Accomplishments
 - Completed and sold home at 514 S 14th Street
 - Six homes are occupied and four more are under construction in Walnut Hills
 - Found contractor to build workforce housing home
 - Began construction of workforce housing project on East Stuart Street
 - Found developer for multi-family housing
 - Received three additional lots from the City

Fiscal Management

- Goals
 - Recruit new Stakeholders
 - Maintain board membership of 15
- Accomplishments
 - Maintained board membership of 13 for most of year. Added 2 board members in November
 - Added six new stakeholders
 - Hosted Golf Tournament with profit of \$6,700



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Professional Development

- Goals
 - Actively represent Clarinda in economic development organizations
 - Advocate for Clarinda and Southwest Iowa at the state level

- Accomplishments
 - Active member of Professional Developers of Iowa
 - Attended PDI Fall Conference
 - Active member of the National Rural Economic Development Association
 - Serve on IWCC Small Business Development Board
 - Serve of CEAM Advisory Committee
 - Hosted Legislative Briefings with Cecil Dolecheck and Mark Costello in partnership with Clarinda Chamber
 - Attended IFA Housing Conference
 - Attended Iowa Leadership Exchange
 - Represented CEDC at Roundtable discussion with National FSA Administrator

Stakeholders

Akin Building Centers
Alliant Energy
Bank Iowa
City of Clarinda
CL Fabrication
Clarinda Regional Health Center
Clarinda Youth Corporation
Cornerstone Bank
Crawford Real Estate
Easter's True Value
Fareway
Fine and Sons Home Builders
H&H Trailers
Hy-Vee
Ice House
J Bruners
Lisle Corporation
Manuel Realty
MidAmerican Energy
Muller Farms
NSK/AKS
Page County
PCSB Bank
Smith Vending
Sump Insurance
Taylor Pharmacy
Whipp Sales and Service