

Johnston

ECONOMIC
DEVELOPMENT
CORPORATION

Annual Meeting - January 10, 2019

Agenda

- Welcome
- Business Meeting
- Special Recognition
- 2019 - What's Ahead?
- Networking

Business Meeting

Thank You Returning Board Members!

- Deb Calvert (12/19) - MidAmerican Energy
- Ginger Miller (12/19) - Corteva
- Paul Nagel (12/19) - John Deere Financial
- Jeff Schug (12/19) - McClure Engineering
- Steve Scott (12/19) - Cushman & Wakefield
- Eric Bohnenkamp (12/20) - Hubbell Realty Co.
- Brian Erickson (12/20) - Knapp Properties
- Ross Harris (12/20) - Short Elliott Hendrickson
- Jason Kerndt (12/20) - Vision Bank
- Grant Taylor (12/20) - Hansen Company

Business Meeting

Thank You Ex-Officio Members!

- Laura Kacer Superintendent
- Paula Dierenfeld Mayor
- Matt Brown City Council
- Jim Sanders City Administrator
- Adam Plagge City Economic Development Manager
- Rob Woollums Johnston Chamber of Commerce

Business Meeting

2019 Board Nominations

- Matt Van Loon (12/21) - Ryan Companies
- Mike Bonnett (12/21) - Landmark Development
- JP Pearson (12/21) - Charter Bank
- Brian Vahle (12/21) - First National Bank
- Zach Carlton (12/21) - Bank Iowa
- Tom Foldes (12/21) - Bluestone Engineering

Business Meeting

2019 Board Nominations



SPECIAL RECOGNITION

Tim Heldt



Annual Meeting 2018



Development Forum 2018

2018 Economic Development Forum

Thursday, March 29th - 3:30 PM - DuPont Pioneer Carver Center



Keynote Speaker

Michael Ralston
President of the
Iowa Association of Business and Industry



Keynote Speaker

Bart Baudler
Commercial Unit Lead
Corteva Agriscience™, Agriculture
Division of DowDuPont™

City of Johnston Updates - Keynote Speaker - Networking Reception

ICREA EXPO 2018

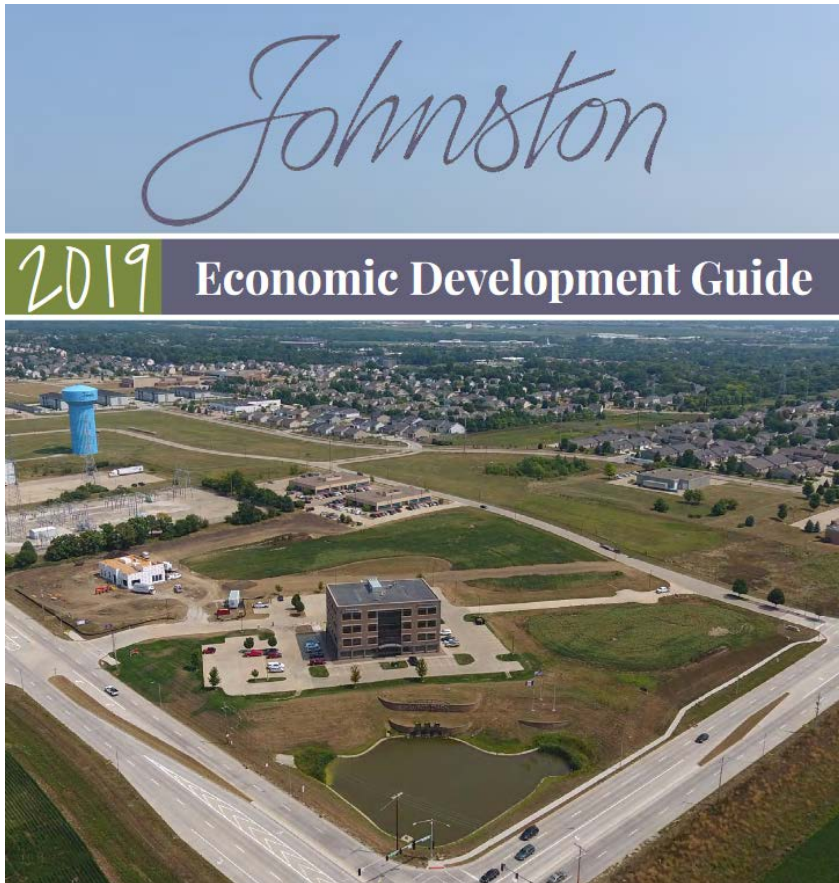


Tour 2018

- 100 + attendees
- Short tour of community
- Networking Reception



2019 Development Guide



- 2018 Tour Guide
- Great tool for sharing properties in Johnston.
- Digital version available at growjohnston.com.
- Take a copy for your office!

Communications



OPPORTUNITIES FOR RETAIL, DINING, LODGING AND HOUSING

31,900 Vehicles Per Day on Merle Hay Road



Grow Johnston @growjohnston · 13 Dec 2018

Considering opening your own restaurant? Look no further than #Johnston #Iowa, where residents are HUNGRY for more dining options! Learn more: growjohnston.com/shop-dine/ [youtube.com/watch?v=nni0L9...](https://www.youtube.com/watch?v=nni0L9...) #economicdevelopment #greaterdesmoines #shop



Thrive in Johnston

Take an aerial tour of Johnston's most sought-after sites, recent development projects and newest residences. Learn more about bringing your business to John... youtube.com



Grow Johnston @growjohnston · 11 Dec 2018

The anticipated partnership with Hansen Company as the developer for the Town Center project will kick off opportunities for new dining, retail and civic space at the intersection of Merle Hay Road and NW 62nd Avenue. Learn more: ow.ly/o05b50jPbzt



Johnston Town Center

Residents of Johnston are hungry for more restaurants and retail. The Johnston Town Center is bringing all that and more to the community. Approximately 30 a... youtube.com



Johnston Campaign Business Record and NW Business Journal



Invest in Johnston



New Access



New access to Johnston from I-35/80 at 100th Street is expected to increase development in the southwest corner of the community.

New Land



The annexation of 1,461 acres in the City of Johnston will provide new opportunities for future growth and development in Northwest Johnston.

New Projects



The anticipated partnership with Hansen Company as the developer for the Town Center project will kick off opportunities for new dining, retail and civic space at the intersection of Merle Hay Road and NW 62nd Avenue.

As the City of Johnston invests in more growth opportunities, the Johnston Economic Development Corporation will continue to be a resource to those in the development community. Learn more about how you can thrive in Johnston in 2019 by reviewing the City of Johnston Economic Development Guide, the 2019 JEDCO Development Guide and JEDCO Investor Information.



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Learn more at
growjohnston.com/invest

Johnston Campaign New Drone Video



Business Retention and Expansion



- Collaborative meetings including representatives from the City of Johnston, Greater Des Moines Partnership, IEDA and MidAmerican Energy.
- 2018 with Corteva and John Deere Financial
- Business Retention meetings for 2019 currently being scheduled.

Public - Private Partnership

Phil Dunshee



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Adam Plagge



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6221 Merle Hay Road - PO Box 410
Johnston, IA 50131



Public - Private Partnership



City Focus

- Primary point of contact for City of Johnston development programs.
- Manage Financial Assistance programs including Tax Increment Financing.
- Coordinate Business Retention and Expansion activities.

JEDCO Focus

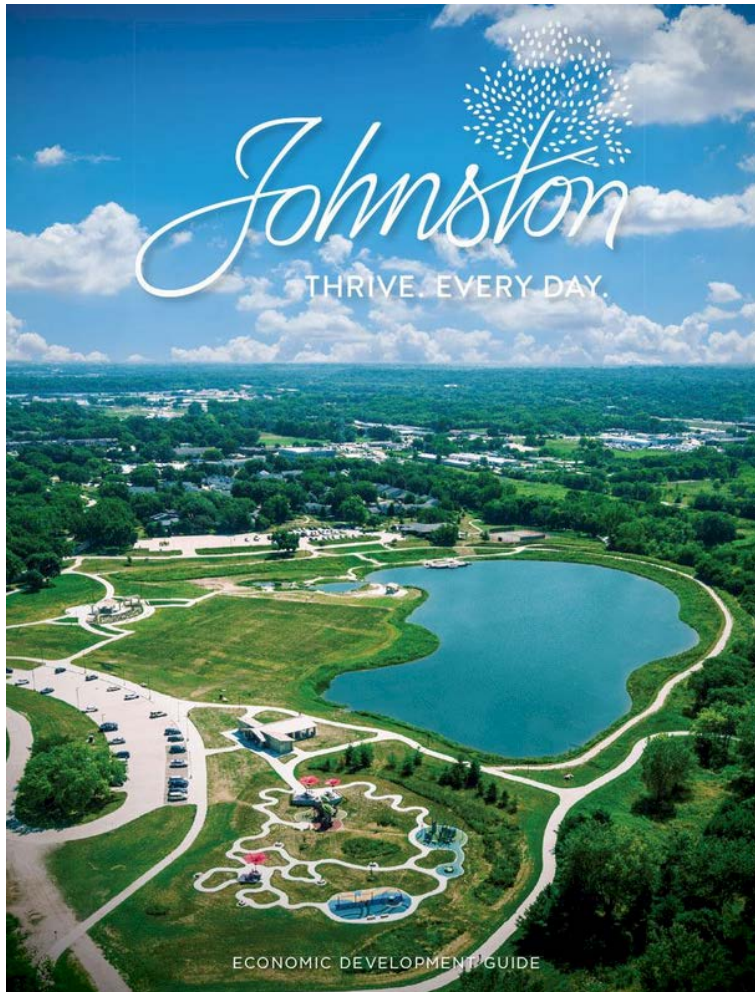
- Advocate for progressive development in Johnston.
- Market the properties and products of JEDCO members.
- Provide confidential consultation and assistance on business development products in Johnston.

Johnston Community Development Report 2018



- Eight new commercial permits issued totaling \$8,219,000
- Eight new commercial remodel permits issued totaling \$7,095,000
- 207 new residential units permitted in 2018
 - Single Family - 72
 - Townhomes - 17
 - Multifamily - 118
- 70 newly platted single family lots
- Residential rezoning and preliminary plats/site plans approved in 2018 for 87 single family lots and 120 multifamily units (construction expected in 2019)

Johnston Economic Development Guide



- Produced by the City of Johnston in collaboration with the Business Record
- Highlights information about quality of life, key companies located in Johnston as well as recent development information.

Johnston Community Development Tools



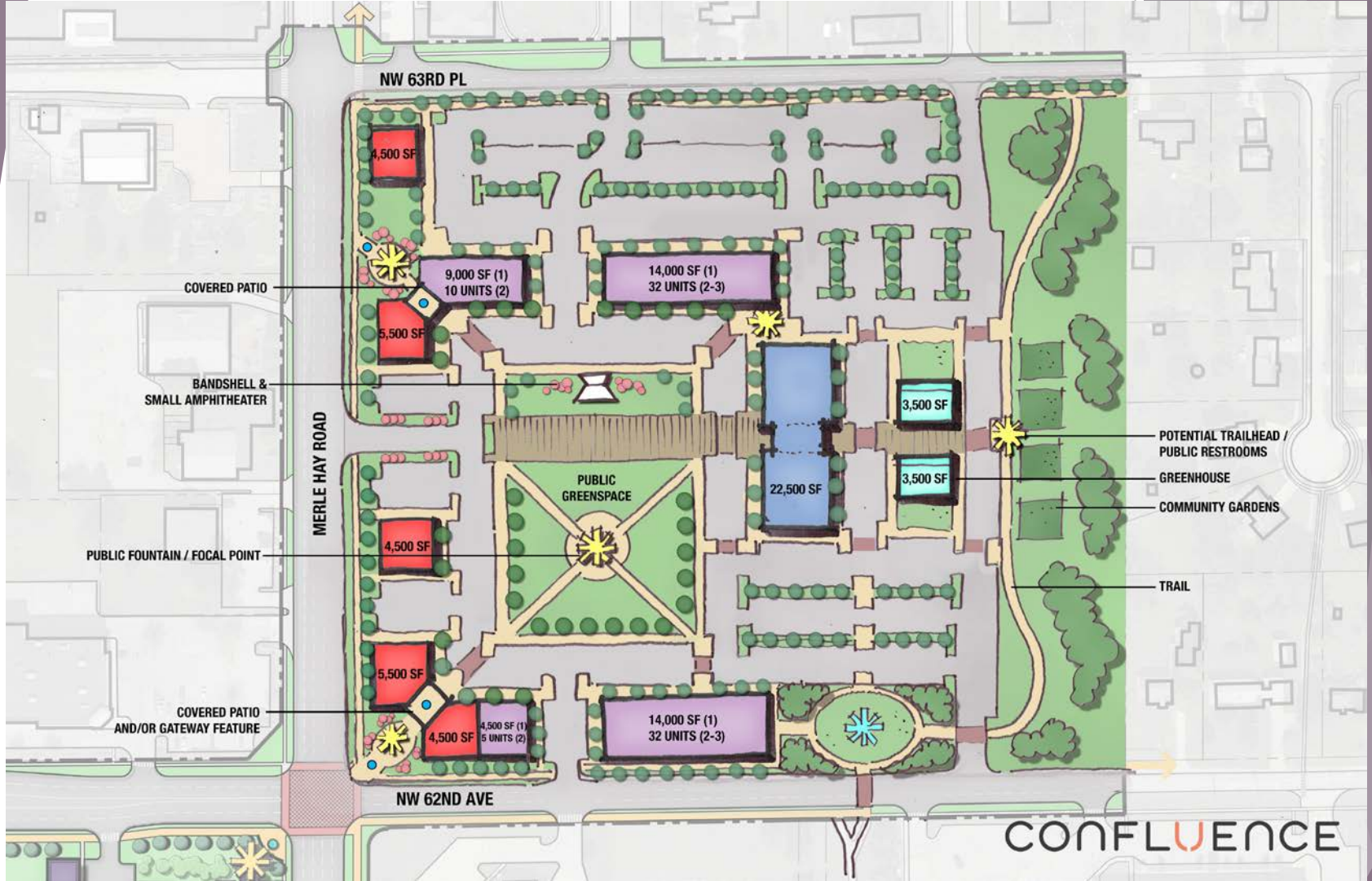
- Quick access to the current zoning regulations
- A keyword search of the regulations
- Zoning maps with land use lookup features
- An online library of Johnston development forms, studies and plans
- Online calculators for buffers, parking and more
- <http://online.encodeplus.com/regs/johnston-ia/>

Johnston Town Center



- The anticipated partnership with Hansen Company as the developer for the Town Center Project will kick off opportunities for new dining, retail and civic space at the intersection of Merle Hay Road and NW 62nd Avenue.





Tentative Town Center Timeline

January 2019

- ▶ Close On 5645 NW 62nd
- ▶ Complete Traffic Study On Intersection Of MHR And NW 62nd

February 2019

- ▶ Sign Development Agreement With Hansen Company
- ▶ Initiate Design And Engineering On Intersection Of MHR And NW 62nd
- ▶ Initiate City Hall Design

March 2019

- ▶ Finalize Town Center Master Plan
- ▶ Begin Marketing Property

Fall 2019

- ▶ Finalize City Hall Design
- ▶ Sign Lease Purchase Agreement

Tentative Town Center Timeline

Early 2020

- ▶ Begin Reconstruction of MHR and NW 62nd Intersection
- ▶ Begin Construction on New City Hall

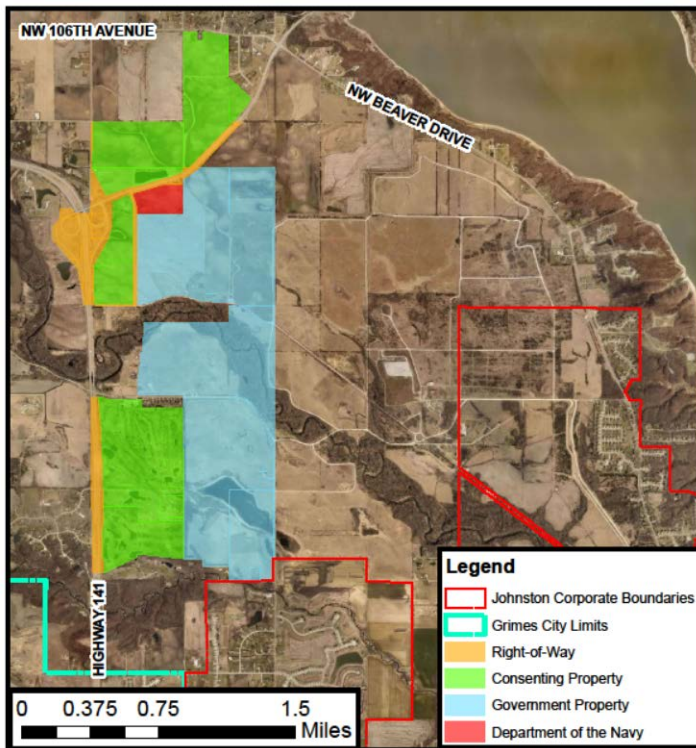
Summer 2020

- ▶ Begin Construction of Town Center Infrastructure
- ▶ Begin Construction of First Commercial Structure

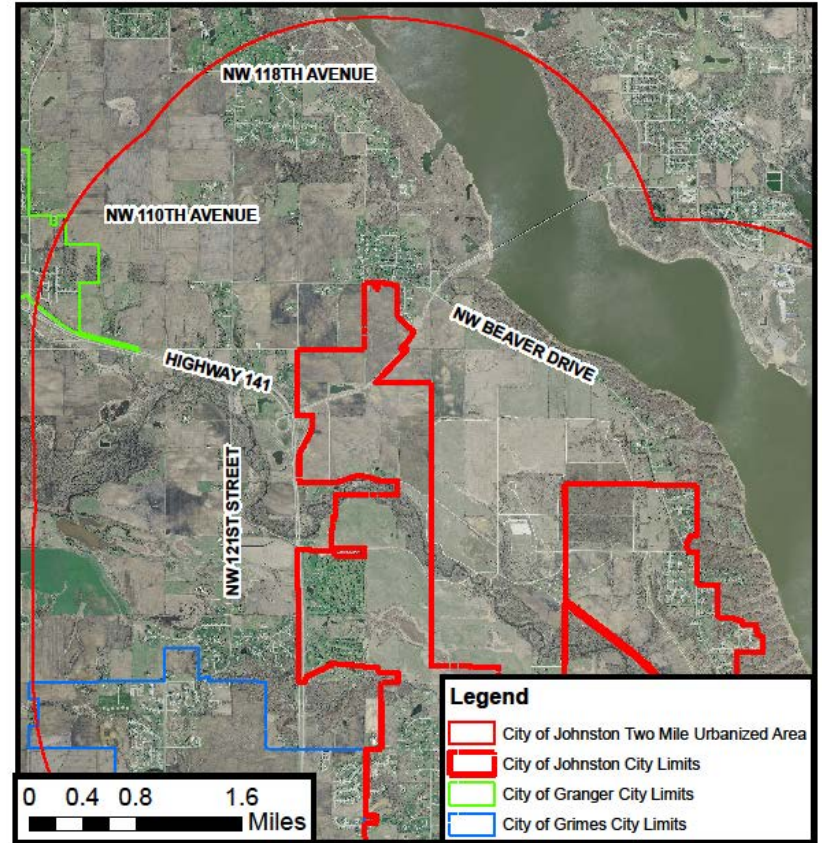
Fall-Winter 2020

- ▶ Issue Bonds For City Hall
- ▶ Open New City Hall, MHR & NW 62nd Intersection and First Commercial Structure
- ▶ Demolish Existing City Hall

Northern Annexation



City of Johnston Two Mile Urbanized Area



Created by City of Johnston Department of Community Development
 8221 Merle Hay Road, P.O. Box 410, Johnston, IA, 50131-0410 (515)278-2344 Fax:(515)278-2033

Northern Annexation Tentative Timeline

2019

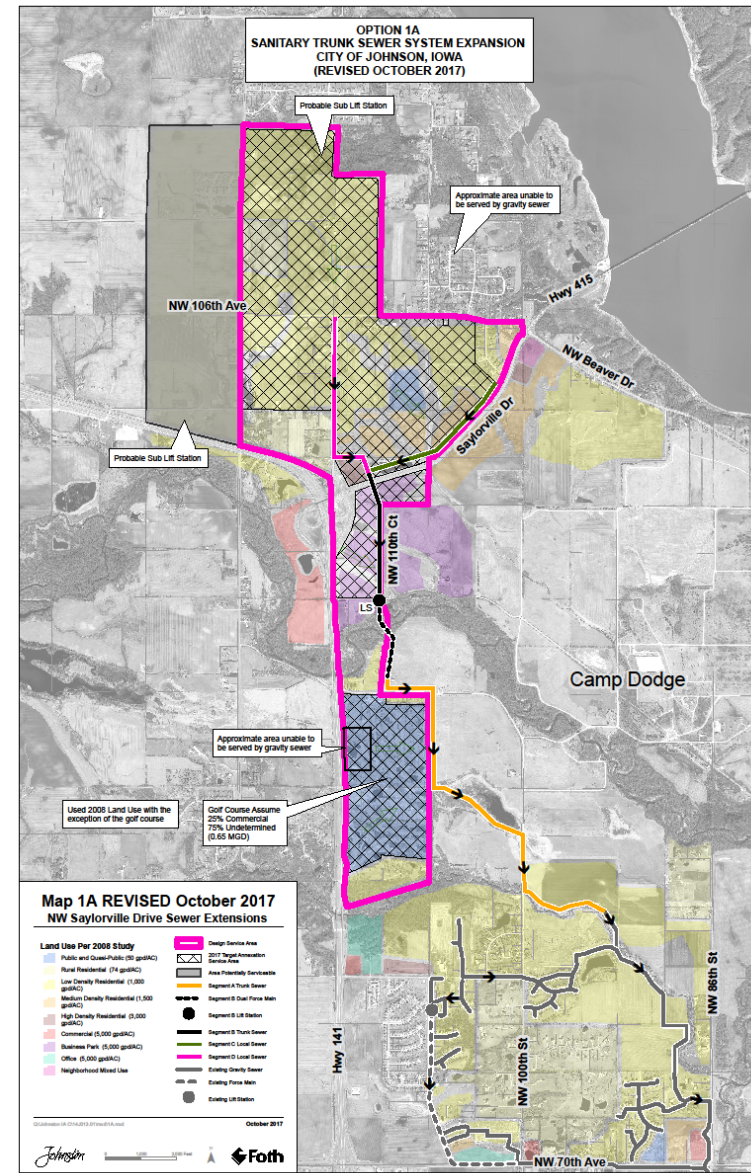
- ▶ Negotiate Water Service Agreement With Xenia Rural Water
- ▶ Utility Extension Design And Engineering
- ▶ Comprehensive Plan Update For Area

2020

- ▶ Continue Annexation With Interested Property Owners
- ▶ Coordinate Primary Road Improvements
- ▶ Install NW Area Water/Sewer Service Extension Segment A

2021

- ▶ Install NW Area Water Service Extension Segment B And Sewer Segment B And C



Contact Adam



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2019 Events



**Annual Development Forum
March 28, 2019
Corteva – Carver Center**



**Economic Development Tour
October 10, 2019**

2019 Areas of Focus



New Year, New Approach: **INTRODUCING THE 2019 JEDCO INVESTMENT DUES STRUCTURE**



More Member Promotion

More Community Promotion

More Communication
(Social Media, Blog Posts)

More Video

More News and Content


Contact JEDCO




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