



SIREPA

**SOUTHEAST IOWA REGIONAL
ECONOMIC & PORT AUTHORITY**

Friday, July 25, 2025

**Meeting of the Board of Directors
10:00am – 11:00am**

**In-person at: SIREPA Building
2495 280th St, Montrose, IA**

And Via Zoom

Call-In: (312) 626-6799 Meeting ID: 793-665-7959
<https://us02web.zoom.us/j/7936657959?omn=86266930029>

Agenda

I. Call to Order, Chair (Hickey):

Roll Call:

- a. Director Mike Hickey, Chair
- b. Director, Bob Dodds, Vice-Chair
- c. Director, Bruce Hardy, Secretary/Treasurer
- d. Director Michael Dunn
- e. Director Jack Smith
- f. Director Tony Johnson
- g. Ex-Officio, Ed Failor, State Treasurer's Office

II. Agenda of July 25, 2025 Meeting (Board Action)

III. Election of Officers (Board Action)

IV. Consent Agenda (Minutes of May 7, 2025 Meeting and receive Financials) (Board Action)

V. Lee County Broadband Expansion Project Update (Board Information)

VI. Resolution 5-2025 to renew building mortgage for 2495 280th St, Montrose, IA (Board Action)

VII. Matters from the Floor

VIII. Adjourn (Board Action)



SIREPA

SOUTHEAST IOWA REGIONAL ECONOMIC & PORT AUTHORITY

Minutes of the SIREPA Board of Directors
Wednesday, May 7, 2025, 11:00 a.m.

In-Person at Lee County Career Advantage Center, 2495 280th St, Montrose, IA or via Zoom

I. **Call to Order** at 11:00 a.m. by Mike Hickey, Chair

Roll Call:

Board Members Present: Director Mike Hickey (Chair), Director Bob Dodds (Vice-Chair), and Director Bruce Hardy (Secretary/Treasurer); Director Michael Dunn, Director Jack Smith, Director Tony Johnson, and Ex-Officio, Ed Failor, State Treasurer's Office, via Zoom

Board Members Absent:

SEIRPC Staff Present: Mike Norris, and Sherri Jones via Zoom

Guest(s) Present: Emily Benjamin, Lee County Economic Development Group; Garry Seyb, Lee County Supervisor; Chuck Vandenberg, Pen City Current; and Kay Sackville, Alliant Energy

II. **Consider Approval of Agenda (Board Action):**

Hardy made a motion to change item IV to Resolution No 4-2025 and approve the May 7, 2025, meeting agenda, second by Dodds. Motion carried.

III. **Consent Agenda (Board Action):**

Dodds made a motion to approve the April 15, 2025 minutes, financials, and SEIRPC administration invoice, second by Hardy. Motion carried.

IV. **Consider Resolution 4-2025 To Apply for Community Project Funding (Board Action):**

Norris said SIREPA applied for Community Project Funding (CPF) in March 2024 to build out the Career Advantage Center (CAC). The buildout was to include exterior paving and entryway, HVAC and electrical improvements, and classrooms. Congress has not yet approved a FY2025 budget and community projects are now being targeted for the FY2026 budget process which means there are two budgets underway currently. The CAC board has been working to start operations wherever possible. The career center will now be housed at the SCC Keokuk Campus and take advantage of existing space,

equipment, instructors, and overall educational infrastructure. The Career Center board anticipates classes starting in January 2026. Lee County has identified workforce development as a key economic development priority. Childcare has emerged as a key issue to help get people to work and enable them to keep working. Childcare and early childhood education are large needs as described in the Lee County Childcare Market Analysis Study as well as various news articles, meetings, and county-wide initiatives. The Montrose building has the potential to address some of these needs by offering three-year-old preschool and direct day care services. Children can attend ½ day preschool and walk across the hall for day care afterwards. Centrally located daycare could be instrumental for working parents in the area. The estimated project budget is \$2.38 million and includes interior 5,000sf buildout space for preschool to daycare rooms and an exterior parking area paving along with a new entry and vestibule. SIREPA is a local government entity which is eligible to apply for HUD EDI funds (the Eligible Funding Account of the CPF). If funds are received, SIREPA will be the contracting entity and will enter contract with HUD (via Iowa Economic Development Authority). Schools would run the preschool, and a separate operator would manage the daycare. The building is in Central Lee's district, so they will take a lead role, but all three schools would likely participate under a joint agreement. LCEDG will retain its offices in the building and continue its role as building manager. Applications are due May 9th. Smith made a motion to change Phase I estimated amount to \$2.38 million and approve Resolution No. 4-2025: To Apply for Community Project Funding to Build Out and Equip Lee County Early Childhood Center at 2495 280th St, Montrose, IA, second by Dunn. A roll call vote was taken. All Ayes, motion carried.

V. Matters from the Floor:

None.

VI. Adjourn (Board Action):

Hardy made a motion to adjourn at 11:57 a.m., second by Dodds. Motion carried.

Bruce Hardy, Secretary/Treasurer

Date: _____

Southeast Iowa Regional Economic and Port Authority

Balance Sheet

As of June 30, 2025

07/22/25

Accrual Basis

	<u>Jun 30, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Connections Bank - checking	480,323.41
Total Checking/Savings	<u>480,323.41</u>
Accounts Receivable	
Accounts Receivable	2,000.00
Total Accounts Receivable	<u>2,000.00</u>
Total Current Assets	<u>482,323.41</u>
Fixed Assets	
Building	1,000,000.00
Total Fixed Assets	<u>1,000,000.00</u>
TOTAL ASSETS	<u><u>1,482,323.41</u></u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
N/P - Connection Bank	1,001,534.00
Total Long Term Liabilities	<u>1,001,534.00</u>
Total Liabilities	<u>1,001,534.00</u>
Equity	
Opening Balance Equity	9,213.08
Unrestricted Net Assets	42,814.23
Net Income	428,762.10
Total Equity	<u>480,789.41</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,482,323.41</u></u>

Southeast Iowa Regional Economic and Port Authority

Profit & Loss - Life to Date

07/21/25

Accrual Basis

As of June 30, 2025

	Jun 30, 25
Ordinary Income/Expense	
Income	
Income	
Broadband Income	2,375,100.00
Dues	52,000.00
Transfers In	54,379.00
Income - Other	7,500.00
Total Income	2,488,979.00
Interest Income	3,686.92
Total Income	2,492,665.92
Expense	
Admin Expense	39,004.25
Advertising and Promotion	250.00
Bank Service Charges	12.00
Closing Costs	1,534.00
Contract Labor	1,912,750.00
Dues and Subscriptions	847.32
Insurance Expense	54,379.00
Meals and Entertainment	154.70
Meetings	148.10
Other Expenses	34.78
Professional Fees	12,819.25
Property Taxes	-1,499.18
Public Notices	392.84
Supplies	262.53
Total Expense	2,021,089.59
Net Ordinary Income	471,576.33
Net Income	471,576.33

Southeast Iowa Regional Economic and Port Authority
Profit & Loss
July 2024 through June 2025

	<u>Jul '24 - Jun 25</u>
Ordinary Income/Expense	
Income	
Income	
Broadband Income	425,100.00
Dues	7,500.00
Transfers In	19,108.00
Total Income	451,708.00
Interest Income	3,686.92
Total Income	455,394.92
Expense	
Admin Expense	6,755.00
Advertising and Promotion	250.00
Dues and Subscriptions	205.44
Insurance Expense	19,108.00
Professional Fees	280.00
Public Notices	34.38
Total Expense	26,632.82
Net Ordinary Income	428,762.10
Net Income	<u>428,762.10</u>



SIREPA

SOUTHEAST IOWA REGIONAL
ECONOMIC & PORT AUTHORITY

Memo

To: SIREPA Board of Directors
From: Mike Norris, Administrator
Date: July 25, 2025
Re: 2495 280th St building loan renewal

BACKGROUND

The 280th St building has been financed since purchase with an interest-only loan from Connection Bank, starting in 2021. The first three years were interest only (2021-2024), then a one-year interest only extension (2024-2025), and now the bank offers another one-year extension (2025-2026) for an interest-only loan.

The loan is interest only to assist SIREPA and LCEDG cash flow the building operations. A traditional term loan would pay principal and interest, an increase of around \$40,000 annually.

RENEWAL

Connection Bank is willing to renew the interest-only 12-month loan at 1.85%. The rate certainly demonstrates the bank's commitment to the building which serves economic development in Lee County.

Loan Balance: \$1,001,534

Monthly interest payment: \$1,544.03 (approximately).

SIREPA pays the interest via the Joint Account with LCEDG, which LCEDG funds with a combination of contributed funds and building income through leases with LCEDG. It is possible for SIREPA to put money down on the principle at time of renewal. Resources for the equity contribution are available through the broadband backbone lease buyout. An amount for discussion is \$200,000. The equity will benefit the project in several ways:

- Lowers annual interest payment by \$3,700 annually at proposed interest rate.
- Gives SIREPA hard equity and a more traditional ownership stake in the building.
- Demonstrates good faith project commitment to partners and Connection Bank



SIREPA

SOUTHEAST IOWA REGIONAL
ECONOMIC & PORT AUTHORITY

Resolution No. 5-2025

To Renew Loan on 2495 280th St. Montrose, IA, with Connection Bank

WHEREAS, The Southeast Iowa Regional and Economic Port Authority (hereinafter SIREPA) is a recognized Municipality of the State of Iowa under Chamber 28J, Code of Iowa, and;

WHEREAS, SIREPA has an existing mortgage with Connection Bank to finance the purchase of 2495 280th St, Montrose, IA, and;

WHEREAS, the existing 12–month interest-only mortgage with Connection Bank comes due August 1, 2025, and;

WHEREAS, Connection Bank has offered to renew the loan for 12 months, interest only, at 1.85%, and;

WHEREAS, SIREPA may consider buying down the loan principle at renewal using its equity, and;

THEREFORE BE IT RESOLVED this 25th day of July, 2025

The SIREPA Board of Directors authorizes the board chair and relevant officers to execute renewal of the mortgage for 2495 280th St, Montrose, IA, for 12 months at 1.85%, and at the board’s discretion, shall apply at time of renewal \$_____ against the outstanding principal balance.

Mike Hickey, Chair

Attest: Bruce Hardy, Secretary-Treasurer