I have had the privilege of serving as the Executive Director to Dallas County Development, Inc. since May, 1998 and be a part of the growth and changes that have occurred in Dallas County. It has been very rewarding to guide projects that have resulted in the creation of wealth for both Dallas County citizens and communities.

Over the past 31 years Greater Dallas County Development Alliance (dba) has created many service delivery programs, including housing, tourism, community development, and traditional business to business development. The agency has been a partner in the creation of the housing trust fund, the Dallas County tourism group and refocused back to core development of business to business and community assistance. The agency’s approach changed several times to meet customer demand. Through nimble visioning, the agency has become the “leader in the State of Iowa in innovation and leadership” (Debi Durham, Executive Director Iowa Economic Development Authority.) Guidance has been under the purview of the Alliance’s board of directors and expertise of the professional staff.

Thank you for being a part of helping Dallas County grow!

Linda Wunsch
Executive Director
GDCDA

MISSION STATEMENT
Our mission is to create positive impacts on economic, social and environmental aspects of the Dallas County Iowa region by working closely with our local communities, businesses and partners to enhance community attributes, retain and expand local business and foster new business investments.

PURPOSE OF REPORT
The Greater Dallas County Development Alliance prepared this annual report to showcase the organization’s activities and accomplishments during the 2017-2018 year. The report is also intended to be an economic development marketing piece for Dallas County as it features the achievements of local companies, entrepreneurs, and key partners.
Dear Alliance Stakeholders;

Dallas County was again the fastest growing county in the State of Iowa this year, as well as the 5th fastest growing county in the nation. The continuous growth rate only makes the Greater Dallas County region a more popular option to live, work, and play. The Alliance team is determined to continue assisting local communities and businesses to ensure continued success in the area. The Alliance has an excellent track record in assisting the Dallas County region with landing projects, retaining and attracting business and jobs, and assisting our communities in achieving their local vision through the Community Development program. We are excited to see what the future holds for our agency as we continue to look forward and stay ahead of the curve in economic development for this region.

I strongly encourage you to continue your support to the Alliance, which will support us in the services we provide for economic development activities, and the exciting growth of this Greater Dallas County region. We look forward to continuing our excellent service and partnering with you to create sustainable growth for this region.

Thank you for your support.

Brad Long
President-GDCDA
THEN & NOW

In the first 3 years of our organization, Dallas County Development, assisted in less than $500,000 of capital investment.

In the last 3 years of our organization, GDCDA, has assisted in nearly $3 Billion in new investment.

POPiULATION

29,755: Dallas County’s population in 1987-1988

87,235: Dallas County’s population now

INeCORPORATED LAND

TECHNOLOGY

Microsoft Windows, Excel, and Works all debut

Microsoft Windows 10 launches. Their products now include software, hardware, consumer electronics, social networking services...

DEveLoPMENT CONCERNS

DCD’s first newsletter addresses the lack of available industrial buildings

An agenda item from the August 2018 meeting of GDCDA addresses the lack of available industrial buildings
GREAT LEADERSHIP
GREAT TEAM
GREAT RESULTS

BOARD OF DIRECTORS
American Trust Bank
Aureon
Bluestone
Dallas County BoS
DMACC
DuPontPioneer
Hubbell Realty
Impact 7G
Knapp Properties
Hy-Line International
Iowa Health Systems
PEDI
KW Commercial
McClure Engineering
West Bank
Neumann Brother
Percival Scientific
Raccoon Valley Bank
Rasmussen Group
Roth Products
Septagon Construction
The Samuels Group
Microsoft
MidAmerican Energy Company
mi-fiber.net
Minburn Communications
West Grand Business Park
Signature Real Estate
Services

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Clyde Evans - Past President
Alex Broderick - Secretary
VICE PRESIDENTS
Ted Brackett
Alex Broderick
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CEcD, EDFP, LEED AP
Executive Director
Jeremy Voss
MBA
Project Manager
Julie Johnson
LEED AP
Project Manager
Katleen Olson
Office Manager

COMMUNITY ALLIES
City of Adel
City of Dawson
City of Minburn
City of Woodward
City of Bouton
City of DeSoto
City of Perry
City of Van Meter
City of Dexter
City of Redfield
City of Dallas Center
City of West Des Moines
Wind XII Project Positions MidAmerican Energy To Hit 100 Percent Renewable Goal

DES MOINES, Iowa – (May 30, 2018) – MidAmerican Energy Company will be the first investor-owned electric utility in the country to generate renewable energy equal to 100% of its customers’ usage on an annual basis, upon completing its newest proposed wind energy project.

MidAmerican Energy proposed an additional investment of $922 million with the announcement of its Wind XII project that will be formally filed with the Iowa Utilities Board later today. The project, if approved, is expected to be completed in late 2020. Over the past three years, MidAmerican Energy has moved forward with its previously announced Wind XI and repowering projects, that when combined with Wind XII, will provide customers with 100 percent renewable energy on an annual basis. And, like MidAmerican’s previous wind projects, Wind XII will be accomplished without the need to ask for an increase in customers’ rates.

“Wind XII will transform our 100 percent renewable energy vision from a bold dream into a reality,” Adam Wright, MidAmerican Energy’s President and CEO, said. “We are listening and working with our customers to put them first. Wind XII is a clear demonstration of our commitment to and investment in the cleaner, more sustainable energy future our customers want and our environment deserves. We have been able to invest in renewables while at the same time keeping electric rates affordable for the long term, creating a one-of-a-kind win-win solution.”

MidAmerican Energy’s investment in renewables has helped make Iowa a national wind energy leader. Iowa leads the country in the percentage of electric generation coming from wind.
MARKETING EFFORTS

NEW MORE ACCURATE AND INTERACTIVE MAPS

NEW

EASIER TO READ AND TEMPLATED RFI

NEW

PREVIOUS

PREVIOUS

CLEANER MEMBERSHIP MATERIAL

PREVIOUS

NEW

PURCHASED PROFESSIONAL GRAPHIC SOFTWARE

NEW

PREVIOUS

GDCDA actively markets Dallas County and the Des Moines Metro Area to prospective businesses and site consultants at industry trade shows. The goal of these efforts is to develop leads on new projects that may have an interest in locating to our communities.

In 2017-2018, the Economic Development staff marketed Dallas County at several trade shows, and conferences including:

In 2017-2018, the Economic Development staff marketed Dallas County at several trade shows, and conferences including:

SSG
JANICE FORUM
DATA CENTER WORLD: GLOBAL
HOSTINGCON
SIOR
IEDC LEADERSHIP
IEDC ANNUAL CONFERENCE
PDI
SMART CONFERENCE

DALLAS COUNTY BOARD OF SUPERVISORS
THE GREATER DES MOINES PARTNERSHIP
McCLURE ENGINEERING
Diligent Development
City of Van Meter
City of Perry
City of Woodward

GDCDA would like to thank the following for patronage to the Alliance and dedication to the Greater Dallas County region. We as an organization would be unable to market Dallas County, the cities and communities within, or the local businesses without the assistance of these very generous sponsors.
WOODWARD BECOMES IOWA’S, AND THE NATION’S FIRST ‘GREEN’ CERTIFIED SITE

(DES MOINES) – Gov. Kim Reynolds, Iowa Economic Development Authority (IEDA) Director Debi Durham and City of Woodward officials announced Tuesday the first site to receive “green” certification through IEDA’s Certified Site Program.

The Greater Dallas County Development Alliance team has lead the way to the first “green” certified site in the state and the U.S. Through the Iowa Economic Development Authority’s Certified Site Program, Woodward, IA announced the 190-acre Eco Business Park.

Gov. Kim Reynolds, Iowa Economic Development Authority (IEDA) Director Debi Durham and City of Woodward officials spoke at the announcement, the Governor saying, “Today’s announcement celebrates not only the first Green site in Iowa, but also the fourth Certified Site in Dallas County,” Gov. Reynolds said. “I admire the community’s commitment to the rigor of certification and for providing another example of how Iowa is leading on issues, like conservation, that matter to our citizens and our businesses.”

PERRY BUILDS IOWA’S ONLY SPEC BUILDING ON A CERTIFIED SITE

Perry Economic Development Inc. (PEDI) is pleased to announce the nearing completion of the new 30,000-square-foot speculative industrial warehouse located in the Perry Industrial Park.

PEDI began construction on this new spec building in April 2018, and the anticipated completion date is late summer of 2018. At current state, the spec building is the only new-construction, certified-site facility available in the state of Iowa but has not yet been committed to any organization for occupancy.

The Ribbon-Cutting ceremony included a special guest speaker in Lieutenant Governor Adam Gregg. He expressed how impressed everyone in the Governor’s Office has been with the initiative shown by Perry. Gregg told Raccoon Valley Radio that he and Governor Kim Reynolds will be keeping a close eye on the project. “(I’m) very happy to be here to celebrate along with the community, and (I’m) looking forward to the next steps. Hopefully we’ll be back again very soon for a ribbon-cutting when a company decides to locate here. It’s a concept that’s already been proven, and it’s already been proven right here in Perry with two other spec buildings that are now occupied. And we’re ready for the next one!”

-The Perry Chief 7/11/2018

Dallas County’s Certified Sites

<table>
<thead>
<tr>
<th>Perry Industrial Park</th>
<th>Woodward Eco-Business Park</th>
<th>Van Meter Vision Park</th>
<th>West Metro I-80 Rail Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>- 151 sub-dividable acres</td>
<td>- 182 sub-dividable acres</td>
<td>- 288 total developable acres</td>
<td>- 255 total developable acres</td>
</tr>
<tr>
<td>- science /research park</td>
<td>- Certified Green Site</td>
<td>- redundant, robust poer</td>
<td>- rail on site</td>
</tr>
<tr>
<td>- zoned Light Industrial</td>
<td>- net zero energy capabilities</td>
<td>- zoned for Data Center</td>
<td>- Interstate 80 adjacent</td>
</tr>
<tr>
<td>- build to suit or greenfield</td>
<td>- geothermal heat</td>
<td>- RISE grant awarded</td>
<td>- zoned Planned Industrial Park</td>
</tr>
<tr>
<td>- shell building on site</td>
<td>- sustainability focused covenants</td>
<td>- infrastructure planned</td>
<td>- infrastructure planned</td>
</tr>
</tbody>
</table>
Since its start in December 2007, ITC Midwest LLC has made capital investments of nearly $3 billion in the electric transmission system to improve Iowa’s electric reliability and provide the transmission capacity needed to support the state’s economic growth. Facilitating Iowa’s policy of wind energy development, ITC Midwest in the past 10 years has placed 27 generator interconnect projects in service, representing 3,450 megawatts of wind generation capacity and approximately $4 billion of capital investments.

Jobs:
ITC currently employs 104 people in the ITC Midwest service area, primarily engineering and design staff. Seventy-eight employees are located in Cedar Rapids, 10 are located in Dubuque and 16 are elsewhere throughout the service area. ITC Midwest’s primary contractor for field operations and maintenance currently employs approximately 230 field personnel across the region.

Materials and vendors:
In 2017 ITC Midwest purchased $372 million from vendors to support its operations. ITC corporately has purchased approximately $119 million in materials and services from vendors based in Iowa or Minnesota, including $82.6 million in purchases from companies that have established operations in Iowa to support ITC Midwest needs.

Taxes:
ITC Midwest paid nearly $5.6 million in property taxes to 83 Iowa Counties and $7.4 million to 24 Minnesota counties in the past year.

Charitable Support:
ITC Midwest actively participates in community activities. The company has donated more than $2 million to community organizations in the past three years.

ITC Midwest is pleased to make the needed investments to improve the region’s electric transmission system, contributing to the growing economy in our service states.
2017 BY THE NUMBERS

2016-2017

- 28 LEADS
- 10 LANDED PROJECTS

2017-2018

- 37 LEADS
- 11 LANDED PROJECTS

MARKETING EVENTS

- 10 EVENTS

NEW JOBS

- 337 NEW JOBS

NEW WAGES

- $21,905,110

CAPITAL INVESTMENT

- $47,400,105

4 CERTIFIED SITES INCLUDING

- Nation's First Green Certified Site
- Only Certified Site with a Spec Building

51 BUSINESSES VISITED

51 ALL COMMUNITIES ASSISTED