

DALLASCO

2017 DALLAS COUNTY DEVELOPMENT GUIDE





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THRIVE WITH US.

We welcome you to the City of Adel! Whether you are a current resident of Adel, a business owner, or considering a move to our city, our focus as a community is to help you thrive.



Grow With Us - Adel Business Owners

Economic growth is an important part of transitioning our city into the future. We want to connect business owners with other business owners, bring new businesses and commerce into Adel, and celebrate the local businesses that have been here for generations. Focusing on preserving historic businesses and supporting present and future businesses will allow us to economically thrive as a community. Please visit our Chamber of Commerce website for more information.

Live With Us - Adel Residents

Our community is proud to maintain our authentic small town values, history, and traditions while also focusing on our future. Our focus is on providing as many opportunities as possible to help our residents come together and grow as a city. The success of our school district, thriving residential development, community-focused events, and recreational attractions all invite Adel residents to continue to help each other flourish. See all the different opportunities to connect with your neighbors and keep up to date on what's going on in your community here.

#thinkAdelfirst

Welcome to Adel! We want to change the way you think about small towns. In Adel, you get the best of both worlds - traditions, history, and an authentic, family-oriented community with larger city attractions nearby. Not convinced? Take a look around our parks and recreation amenities, explore our diverse housing options, find out what's new and exciting in our community, and see for yourself why Adel is not just a place to live, or do business, it's a place to thrive.



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Grow with World-Class CONNECTIONS

When your roots lie in a rural Independent Telecommunications Company, you understand what it means to be a community. As a technology leader and proud supporter of economic development efforts in the northwestern Des Moines metro, Minburn Communications and Ripple Effect enrich local towns, bringing World-Class Connections and vitality to Minburn, Woodward, Perry and rural Dallas County.



A Certified Gig-Capable provider, Minburn Communications delivers voice, video, gigabit broadband and fixed wireless solutions to over 1,000 customers via a dedicated fiber connection to a fully redundant network.



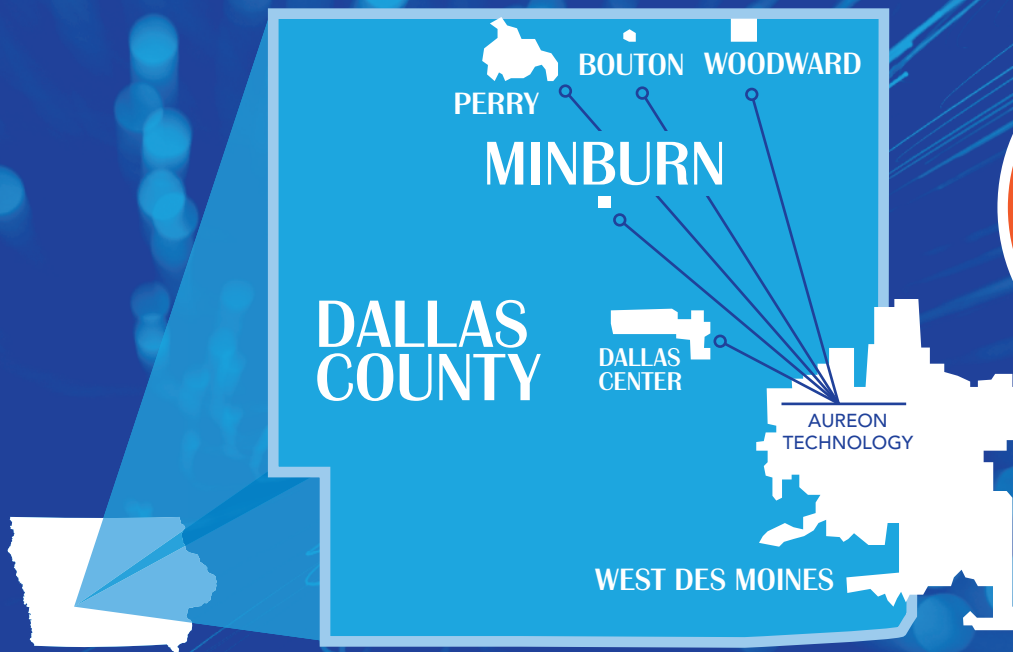
Owned by Iowa Independent Telecommunications Companies like Minburn Communications, Aureon supports communication providers with end-to-end network transport solutions via a high-capacity, symmetrical, redundant fiber optic network.



Through powerful partnerships and collaborative economic development efforts, Iowa Area Development Group is the business and community development leader for Iowa's rural electric cooperatives, municipal utilities and Independent Telecommunications Companies.



Celebrating a 10-year collaboration between Aureon and Iowa Area Development Group, Ripple Effect works with qualified Iowa Telecommunications Companies to support business and community development and rural vitality through partnerships that deliver a variety of financial and technical assistance resources.



Community Impact



- **Fiber Optic Network**



- **Financial packaging for businesses and planning grants for communities**



- **Revenues are reinvested into the communities served**



Woodward Eco Business Park



Perry Certified Industrial Park



“Go west, young man, and grow up with the country,” was the clarion call of the 1800s for the entrepreneurs, adventurers and families who would help settle America. “Go west” still reflects the pioneering spirit and unmatched opportunities that define Dallas County.

Located just west of Des Moines, Dallas County is one of the fastest-growing counties not only in Iowa, but in America. This momentum has been building for years, thanks to focused efforts by members of the Greater Dallas County Development Alliance (GDCDA), area business professionals and local leaders throughout the county.

Dallas County is also open for business. Certified sites that are ready for development are located throughout the county in Dexter, Woodward,

Perry and Van Meter. These sites have completed a rigorous certification process, proving they are shovel-ready, and they’re propelling Dallas County to the top of the list for large-scale projects and businesses ventures that need a place to flourish.

Businesses aren’t the only ones taking a fresh look at Dallas County. Gen Xers and millennials are more likely to choose where to live based on recreational, social, educational and cultural offerings. They are choosing Dallas County for its safe communities, high-quality housing options, excellent school districts, some of the best trail systems in Iowa and close proximity to the many cultural amenities in the vibrant Des Moines metro.

Dallas County has more than doubled in population in the last two decades, growing from 29,755 residents in 1990, according to the U.S. Census

Bureau, to 66,000 residents by 2010. It’s estimated that Dallas County’s current population is close to 80,000 people.

Dallas County remains a region of opportunity with a rich heritage of success and a bright future shaped by population growth, new business development, high-tech career opportunities, an exceptional quality of life, urban and rural living, close connections to nature, and sustainability.

WE INVITE YOU TO GET AN INSIDE LOOK AT THE DEVELOPMENT EFFORTS SHAPING DALLAS COUNTY’S GROWTH.

ON THE COVER AND RIGHT: ARTIST JOHN BROMMEL’S “BORN OF FIRE” STATUE CENTERED IN PERRY’S DOWNTOWN DISTRICT.

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FROM LEFT: JULIE EINCK, JEREMY VOSS AND LINDA WUNSCH
LEAD EFFORTS FOR THE GDCDA.

GROWING A SUSTAINABLE FUTURE

Greater Dallas County Development Alliance Celebrates 30 Years

It's a funny thing about economic development. When companies begin looking for the right place to grow, they often start by looking for reasons to say no to prospective sites.

The Greater Dallas County Development Alliance (GDCDA) gives people plenty of reasons to say yes to Dallas County, from development-ready certified sites to knowledgeable economic development professionals who adhere to the highest ethical standards.

"We focus on two big missions," said Linda Wunsch, executive director of GDCDA. "First, we help create wealth in our communities in the form of jobs and a new tax base. We're also focused on sustainability, so everything we do benefits future generations and the environment."

FOUNDED IN 1987, THE GDCDA OFFERS AN ARRAY OF SERVICES, INCLUDING:

- **Community development.** Dallas County is the fastest growing county in Iowa. This distinction also comes with some growing pains. Many of the smaller communities throughout Dallas County lack the planning capacity, economic development expertise and financial resources to manage this growth. That's where the GDCDA team can help. "Smaller communities are no longer sitting back waiting for economic

development to happen; they are engaged in the process," Wunsch said. "We're proud to partner with communities throughout Dallas County to help them with various aspects of economic development."

- **Business development.** The GDCDA focuses on a diverse array of products to support future business growth opportunities, including development-ready certified sites at the Van Meter Vision Park in Van Meter, the West Metro Rail Park in Dexter, the Perry Business Park in Perry and the Woodward Eco Business Park.
- **Technical assistance.** The GDCDA works closely with communities and companies that are considering new business growth in Dallas County. Resources include consultation services for new and existing businesses, incentive negotiations, research and analysis, training on economic development and sustainability, document creation, and more.

"You can only sell what you truly believe in," Wunsch said. "We truly believe in creating a sustainable future by working closely with existing businesses, new companies and local communities to help Dallas County thrive." ■

WORKING FOR YOU

Meet the Greater Dallas County
Development Association Team

Economic development doesn't happen by accident. It takes skilled professionals like the three-member team at the Greater Dallas County Development Alliance (GDCDA) to do the job right.



JEREMY VOSS
PROJECT MANAGER

While he's the newest member of the GDCDA team, Voss is no stranger to economic development. Bringing four years of experience to his role, Voss is well-versed in rural economic development and housing development. As a grant writer, he has an impressive 70 percent success rate and understands the connections between community marketing, community visioning, community strategic planning, tourism and economic development.

Voss earned his Master of Business Administration degree from Texas A&M University-San Antonio, where he specialized in international business and enterprise resource technology. A disabled veteran who served with the U.S. Army, Voss received a Purple Heart while leading an infantry team in Iraq.



LINDA WUNSCH
EXECUTIVE DIRECTOR

With 28 years of experience, Wunsch is well-versed in economic development and is ready to help you find the right fit in Dallas County.

Wunsch knows the power of networks to enhance economic development through local, regional and state partnerships. She enjoys working with new and existing businesses in their project plans, serving as a consultant for areas such as financial assistance and packaging, site locations and deal negotiations.

Wunsch gets results. She has been instrumental in the creation or retention of 15,742 jobs, plus she has leveraged \$4.2 billion of new capital investment in the industrial/commercial sector. Wunsch has also assisted with 80 industrial/commercial expansions and the development of new locations. In addition, she has secured \$74.5 million in grants to assist industrial/commercial expansions and locations.

Wunsch holds a bachelor's degree in marketing from Upper Iowa University and is a Certified Economic Developer (CEcD) and Certified Economic Development Finance Professional (EDFP). She's also a Leadership in Energy & Environmental Design Accredited Professional (LEED®AP) and is committed to sustainable development.



JULIE EINCK
PROJECT MANAGER

There are lots of reasons why Einck is a go-to expert for community leaders and businesses in Dallas County.

Einck brings 14 years of experience to her role, where she manages the GDCDA's existing and new business programs. She's a resource for existing businesses seeking project assistance. She also recruits new business and helps with site certification for properties in Dallas County. As a Leadership in Energy & Environmental Design Accredited Professional (LEED®AP), Einck also is ready to help develop strategies to promote sustainability. ■

A LEGACY OF

Greater Dallas County Development

ECONOMIC DEVELOPMENT IS NOTHING NEW IN DALLAS COUNTY, ALTHOUGH THE PROCESS HAS EVOLVED AS THE COUNTY'S GROWTH HAS SKYROCKETED. HERE'S A QUICK LOOK BACK AT SOME MILESTONES THE GREATER DALLAS COUNTY DEVELOPMENT ALLIANCE (GDCDA) HAS INFLUENCED IN THE PAST 30 YEARS:

A strategic planning session that included residents of all Dallas County communities led to a new focus in the spring of 1998. While industrial development remained a strong focal point, project leaders agreed to include tourism, housing, community development and workforce development in the overall strategic plan for Dallas County. A full-time professional economic developer was hired as executive director, along with part-time staff to implement the strategic plan.

The recession hit Dallas County in late 2008. As companies placed projects on hold and canceled some expansion plans, the GDCDA focused its attention on existing businesses to help retain companies within the organization's service territory. Communities in Dallas County also felt the recession's impact as business growth slowed and investments tapered off. Taking the long view, GDCDA launched a concerted effort focused on community development guided by sustainability to position Dallas County for success when the recession subsided.

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98

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OF GROWTH

ment Alliance Celebrates 30 Years

19
87

Dallas County Development (DCD) Inc. formed in the spring of 1987 and incorporated as a nonprofit development group on Nov. 30, 1987. Back then, the mission was strictly industrial development. For the next 11 years, DCD worked on a part-time basis to promote industrial development and support existing industry.

20
03

A booming local economy spurred efforts to refocus on traditional development for industrial, commercial and office projects. The DCD also adopted a new name, Greater Dallas County Development Alliance (GDCDA), to better reflect its service territory, which includes all of Dallas County and the western Polk County communities of Urbandale, West Des Moines and Clive.

20
17

Growth continues to define Dallas County, from strong population growth to new schools and new businesses. The GDCDA's three-member team of experienced economic development professionals promotes business development, guides community development throughout the county and provides technical assistance to help Dallas County thrive.

For more information about the GDCDA, log on to www.dallascounty-ia.org.



BRAIN TRUST

Greater Dallas County Development Alliance Board President Talks Planning

“I APPRECIATE THIS GROUP’S WILLINGNESS TO DO WHAT IT TAKES, WITH LASER FOCUS, TO ATTRACT NEW BUSINESS AND RETAIN EXISTING BUSINESSES.”

—BRAD LONG, BOARD PRESIDENT

They’ve been called the brain trust. Others have described them as some of the most influential movers and shakers not only in Dallas County, but in central Iowa. They are the men and women who serve on the board of directors of the Greater Dallas County Development Alliance (GDCDA), and they mean business.

“Some of the best business advice I’ve ever received is make a plan, and then work that plan to completion,” said Brad Long, GDCDA board president and commercial team leader/broker associate with KW Commercial

Real Estate in West Des Moines. “The GDCDA develops strategic plans that help Dallas County grow and attract business.”

Not only is the GDCDA a valuable resource for any business that’s thinking about locating to Dallas County, but the GDCDA is the premier go-to organization for all aspects of the development process.

“I appreciate this group’s willingness to do what it takes, with laser focus, to attract new business and retain existing businesses,” said Long, who has served with the GDCDA for 14 years.

It helps that Dallas County has so much to offer, not only in terms of business development, but in quality of life. “Our communities have progressive local governments and a county government system that’s conducive to growth and development,” Long said. “The quality of life here is also superior, with premiere residential developments and a great place to be involved with your community, if you choose.”

Things are only going to get better, Long added. “I’m excited about the path that Dallas County and its local governments are on to attract new businesses, offer a higher quality of life and make this area a better place to live.” ■



7 SECRETS TO WEALTH CREATION

A Minute with Marc Meyer, GDCDA Board Member

When you've served with the Greater Dallas County Development Alliance (GDCDA) for nearly 20 years, you know a thing or two about wealth creation. Just ask Marc Meyer, a longtime GDCDA board member.

"GDCDA is recognized as a wealth creator as we work with existing business and attract new businesses to Dallas County," said Meyer, senior vice president of West Bank, who has served on the board since 1998. "Our biggest success has been the countywide collaboration, across all sectors, in the formation of this public/private partnership dedicated to countywide growth."

With too many individual business successes in Dallas County to list, according to Meyer, one of the first was the financial services company Aviva (now Athene). The GDCDA worked in partnership with the Iowa Department of Transportation to write the first hybrid application for Revitalize Iowa's Sound Economy (RISE).

"This application combined two programs that considered immediate and future development opportunities," Meyer noted. "Since then, the GDCDA has written numerous RISE applications to spur growth in Dallas County."

REVEALING THE “SECRET SAUCE”

Here are seven other secrets Meyer and his GDCDA colleagues tap into to spur wealth creation in Dallas County:

1. EMBRACE COOPERATION

RATHER THAN COMPETITION

The availability of high-quality jobs within a reasonable driving distance is a key driver of economic and social vitality in a community and a county, Meyer said. When the GDCDA was formed, community leaders came together with the goal of expanding the availability of quality jobs so all communities throughout Dallas County would thrive and grow. “Our vision was one of cooperation between communities, rather than competition,” Meyer said. Those leaders also saw the need for a professional economic development leader who could represent all of Dallas County’s communities. That’s when Linda Wunsch was hired as the GDCDA’s full-time executive director in 1998. “The end goal was to maximize economic growth for the entire county, not just focus on one individual community,” Meyer said.

2. SEEK EXPERT GUIDANCE

Due to strong support from Dallas County and its communities and businesses, the GDCDA has been able to expand its scope of work by adding additional economic development professionals. “This has allowed the GDCDA to work with communities on creating certified industrial sites, grant writing and administration of a revolving loan pool,” Meyer said.

3. FOSTER STRONG LEADERSHIP

There are two keys to success within the GDCDA’s leadership structure, Meyer said. “First, all the board members understand and support the advantages of countywide economic development, compared to each community doing their own economic development. Second, all of our board members are senior officers/leaders or owners of their respective companies. They’re all experienced business professionals who know how to get things done.”

4. ATTRACT SKILLED EMPLOYEES

Having a good supply of dedicated, motivated, well-trained employees is vital to the success of existing businesses and prospective new businesses. “This is Dallas County’s ‘secret sauce,’” Meyer said. “As people make choices about where to live, not only do they look at career prospects, but they consider quality of life, cost of living and cultural diversity. Dallas County has all of these advantages, which has made Dallas County one of the fastest-growing counties in the nation.”

5. VALUE WISDOM

Some of the best business advice Meyer has ever received also guides many of his fellow GDCDA board members, including:

- Employ people who are smarter than you.
- A lot can be accomplished as long as no one individual wants or needs to take credit for every success.

- Have a plan. You cannot get there if you don’t know where you’re going and don’t know how you’re going to get there.
- Shut up and listen.
- Never stop learning, be curious, and always look for ways to do things better.

6. HAVE FUN

While economic development is serious business, enjoy the process, Meyer said. “It’s always fun and rewarding to be part of an organization like the GDCDA that’s successful, especially one that has such a significant impact on the lives of Dallas County residents, the cities of Dallas County and Dallas County businesses.”

7. FOCUS ON THE FUTURE

Meyer and his fellow board members are thrilled to see existing Dallas County businesses making significant investments into their businesses. The GDCDA is also responding to a record number of inquiries from outside businesses considering locating in Dallas County. “The expertise that the GDCDA team brings to the table is a key part of getting these opportunities to the finish line,” Meyer said. “This creates the jobs and tax base to support the growing recreational, social and educational amenities that make Dallas County the preferred place to live, work, and play.” ■



10-YEAR TAX ABATEMENT FOR NEW CONSTRUCTION

- Easy 30 minute commute on Highway 141 to Metro
- Beautiful City Parks and Full Service Recreation Center
 - Historic Downtown • Thriving Arts Scene
- Year-Round Family Friendly Community Events
- High Quality Schools and DMACC Campus



Perry Community Schools & DMACC

- US News & Report America's Best High School for 2015, 2016, 2017
- Outstanding Facilities, State of the Art Performing Arts Center, 638 Seats
- 1-1 Computer For Each Student, 2nd-12th Grades
- Robust Academic Programs, Over 20 Support and Enrichment Programs
- Class Offerings at VanKirk DMACC Center in Perry
- Only School in the State of Iowa to have an Exhibit Museum highlighting the History of Education

For more visit www.perry.k12.ia.us

DEVELOPMENT OPPORTUNITIES



Perry Industrial Park

- 151 acres with direct access to Highway 141

Perry Commercial Park

- 11.74 acres located at the intersection of Willis Avenue and Highway 141

For more Information:

Terry Nielsen

Perry Economic Development

P 515-465-3521

Land in Waukee

What will you discover?

Opportunity



Kettlestone

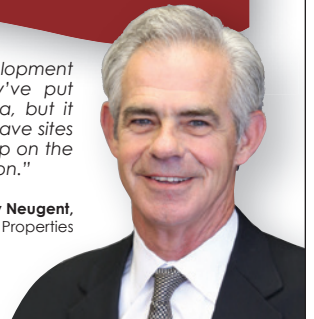
- New 1,500 acre innovative mixed-use area
- City-built infrastructure includes ponds, green spaces and trails
- Ripe for commercial and residential development

Land Availability

- Nearly 1,700 acres of land available for development
- More than 26,000 sq. ft. of space for commercial lease
- 32,000 sq. ft. in commercial rental buildings under construction

"What Kettlestone brings to the development community is the infrastructure they've put in already. That's rare in central Iowa, but it allows us as developers to go in and have sites that are ready to go. I don't see a cap on the growth in Waukee coming anytime soon."

— Gerry Neugent,
President & Chief Executive Officer of Knapp Properties



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BRIDGING THE DIGITAL DIVIDE

How Dallas County's Connectivity Drives Development

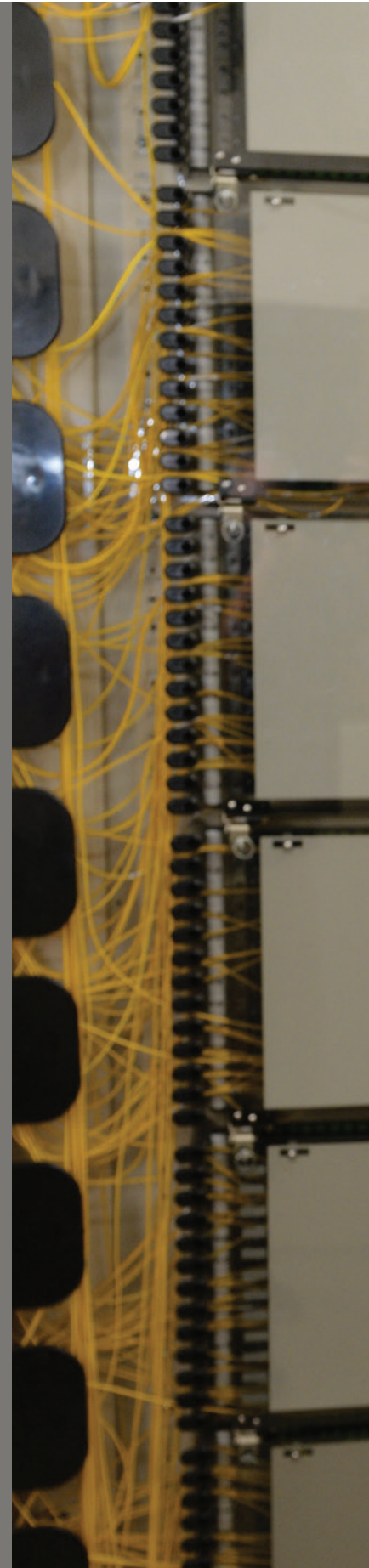
Reliable, efficient fiber networks have become as important to business growth as easy access to highways. One of the companies leading this telecommunications revolution in Dallas County is Minburn Telecommunications.

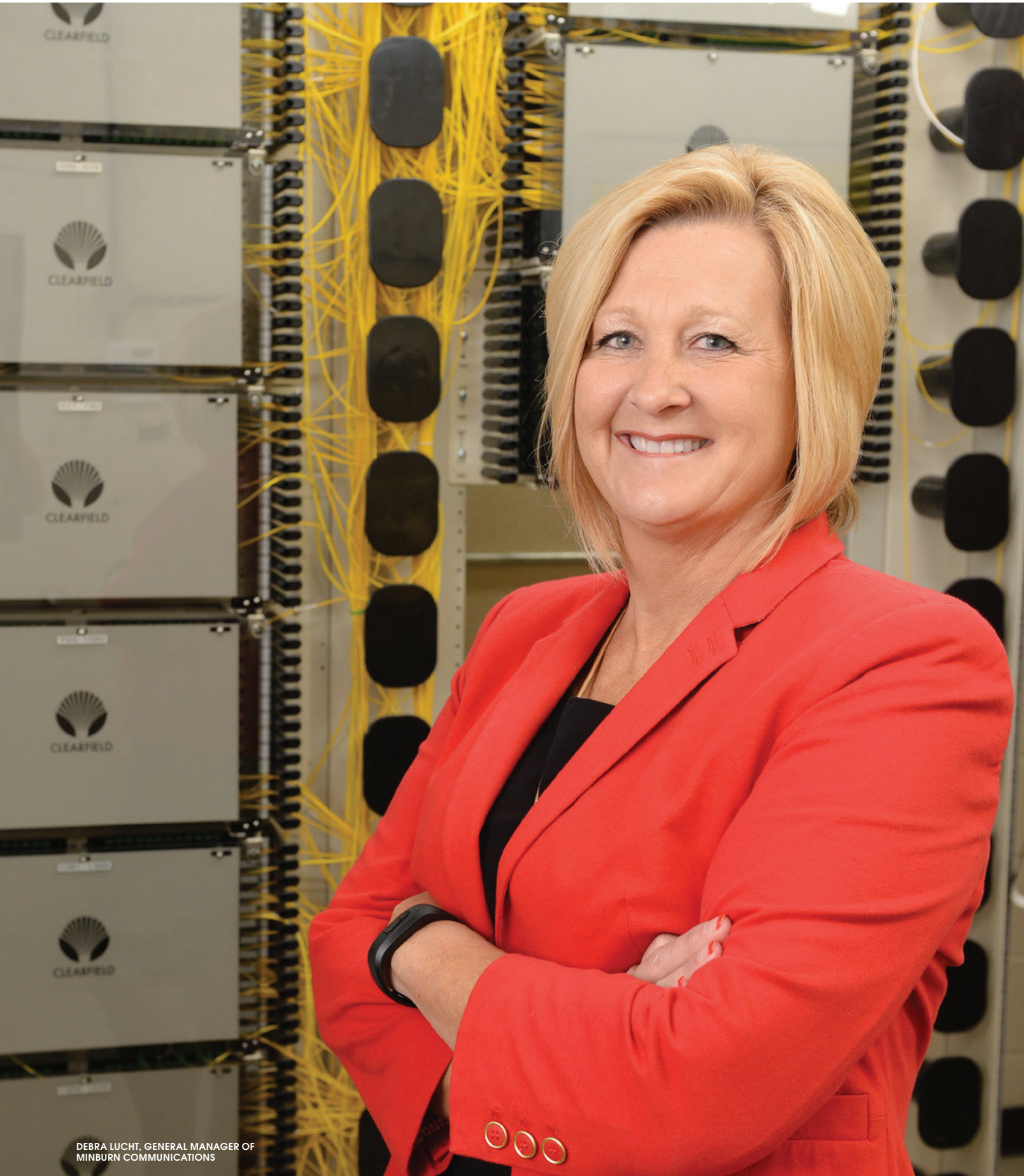
"Today, fiber networks are the information highway," said Debra Lucht, general manager of Minburn Communications and a Greater Dallas County Development Alliance (GDCDA) board member. "Fiber is the only technology that can deliver enough bandwidth to meet the increasing demand for the internet."

A reliable, robust broadband service is critical to rural economic development, since it helps to create a level playing field for business growth, added Lucht, who has served with the GDCDA since 2011. "Minburn Communications is helping to close the digital divide by bringing a fiber network to Dallas County's rural areas."

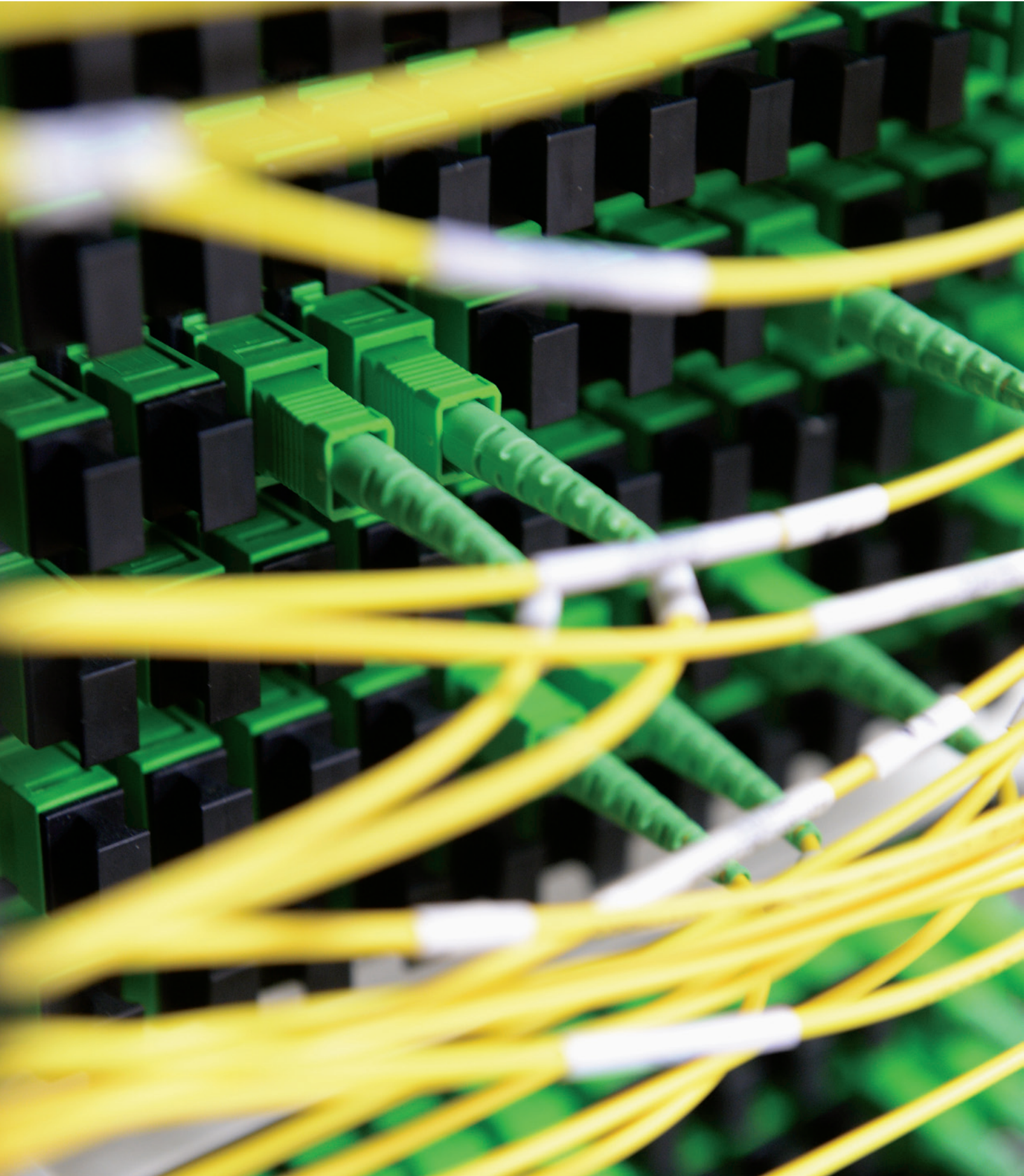
The time is right, as many businesses are shifting to cloud services for efficiency in their operations. Local farmers and ag-related businesses also need access to broadband for various technologies that help them better manage their operations.

"The availability of broadband services becomes a critical part of the thought process of where to locate or expand a business," Lucht said.





DEBRA LUCHT, GENERAL MANAGER OF
MINBURN COMMUNICATIONS



WORLD-CLASS CONNECTIONS WITH A HOMETOWN TOUCH

PROVIDING BROADBAND ACCESS IS IMPORTANT TO MINBURN COMMUNICATIONS, WHICH WAS FOUNDED AS AN INDEPENDENT TELEPHONE COMPANY AND HAS LONG SUPPORTED ECONOMIC DEVELOPMENT IN DALLAS COUNTY. WORKING WITH THE GDCDA HELPS ACCELERATE THESE DEVELOPMENT OPPORTUNITIES, SAID LUCHT, WHO VALUES THE POWER OF PARTNERSHIPS.

Q: HOW DO MODERN TELECOMMUNICATIONS ENHANCE DALLAS COUNTY'S CERTIFIED DEVELOPMENT SITES?

A: For years, economic development professionals have focused on the availability of electricity, gas, sewer and water as the primary utilities in expanding their business districts. Telecommunications have historically been an afterthought. While working with the GDCDA on the Perry and Woodward site certifications, we noticed that criteria were lacking in current telecommunications service requirements. The previous criteria only required access to a DS1 circuit to serve a business at the site. This can be compared to the speed of a 1 MB internet connection. All the other utilities have requirements based on the size of the site to be served. Telecommunications should be viewed in the same manner.

Q: HOW HAS THE GDCDA HELPED REWRITE THE RULES REGARDING TELECOMMUNICATIONS AND ECONOMIC DEVELOPMENT?

A: The only way to ensure adequate bandwidth has involved changing the criteria about serving the site with fiber optics. I contacted the state of

Iowa's site certification consulting firm to set up a meeting with the telecom advisory panel I serve on. Our panel worked with the consultants to educate them on how the criteria did not allow for enough bandwidth. Then we helped them establish the new minimum requirement of fiber for all future sites.

Q: WHILE BROADBAND BOOSTS BUSINESS DEVELOPMENT, WHAT OTHER OPPORTUNITIES DOES IT CREATE?

A: Connectivity to broadband adds to the quality of life in Dallas County. It helps encourage young people to live in our rural communities, where they can raise their families and have the option to work from home. Broadband also contributes to education and distance learning for children and adults. In addition, our local medical clinics and hospitals require access to the telemedicine networks for real-time information online.

Q: WHAT MAKES DALLAS COUNTY A GREAT PLACE TO LIVE AND WORK?

A: The fast-paced growth in the county provides opportunities for business expansion. We also have access to a diverse, skilled pool of employees. It's a plus that we have a great quality of life and strong sense of community, no matter where you live in Dallas County. There's something for everyone.

Q: WHAT'S SOME OF THE BEST BUSINESS ADVICE YOU'VE EVER RECEIVED?

A: When I was a new manager I was given the advice, "Get involved. You will only gain if you give." Those words have served me well. Throughout my career, I've strongly believed in contributing time, talents and experience to make a positive difference and develop stronger working relationships.

Q: WHAT EXCITES YOU ABOUT THE FUTURE OF DALLAS COUNTY?

A: Being a GDCDA member has allowed Minburn Communications to be an integral partner in economic development activities in Dallas County. I'm excited about the unlimited future opportunities that are waiting to be discovered here. ■



READY WHEN YOU ARE

Dallas County Boasts Four Development-Ready Sites

There are two big things companies are looking for when they're searching for locations to build. They want a shovel-ready site, and they want the decision to be as risk-free as possible.

That's why Dallas County has become a leader in providing certified sites that meet the demand for project-ready industrial sites. The county has four certified sites in Van Meter, Dexter, Perry and Woodward, with each site offering unique attributes to target a different market.

"We want to make the decision easy to locate in Dallas County," said Linda Wunsch, executive director of the Greater Dallas County

Development Alliance (GDCDA).

"Certified sites make us a quick-response team that can provide all the information companies need at their fingertips."

Site certification is one of the fastest growing trends in the site selection business. The Iowa Economic Development Authority's (IEDA) Certified Sites program is an independent, third-party certification program that uses the nationally recognized site selection firm of McCallum Sweeney Consulting as the certifying agent. Dallas County has been involved in IEDA's certified sites process since the program debuted in 2012.

PROVIDING CRITICAL ANSWERS

Certified sites must go through a rigorous certification process to be considered development-ready. GDCDA leaders and other trusted partners address a gamut of issues, from analyzing soil conditions and the grade of the land to ensuring that utilities can be brought to the site. The process also involves asking the tough questions, such as:

- What's the best use of this site?
- Is there anything that would make this site undevelopable?
- Are there any issues that need to be mitigated before this site can be developed?
- How easy is it to mitigate these issues?

The site certification process also addresses key considerations like the area's labor pool and cost of living. It takes about two years to get a site to the shovel-ready, certified stage. "Introducing certified sites to the market means Dallas County is better able to compete for a variety of new businesses, including large-scale projects," Wunsch said.



VAN METER VISION PARK TARGETS DATA CENTERS

Dallas County boasts two of Iowa's first four industrial sites that achieved certification in 2014, including the Van Meter Vision Park. Van Meter offers a prime location in southern Dallas County along Interstate 80. Utilities are available to the site, said Wunsch, who noted this location is well-suited to data centers.

The Certified Site Program gives Dallas County an edge in attracting businesses looking to locate in the Midwest, according to Van Meter Mayor Allan Adams.

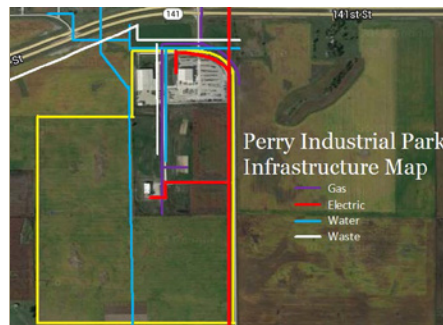
"For Van Meter specifically, having a certified shovel-ready site puts us in a position to be successful in attracting and landing a new business in our city. It will create new job opportunities and will have other downstream economic impacts as those employees, if they aren't already Van Meter residents, will be looking to relocate to our wonderful community."



DEXTER SITE FOCUSES ON HEAVY INDUSTRIAL

The West Metro Rail Park in Dexter in southern Dallas County is targeting distribution and warehousing projects, due to the site's logistics.

"The site near Dexter is very unique," said Mark Hanson, Dallas County supervisor. "It offers direct interstate access to Interstate 80 and has direct rail access. We believe this certified site in Dallas County has tremendous upside for an interested company."



PERRY SITE CATERS TO RESEARCH, AGRIBUSINESS

The Perry site in northern Dallas County comprises 151 acres and is part of the existing Perry Business Park located on Iowa Highway 141 at the east edge of town.

Current tenants in the park include Percival Scientific, ITC Midwest and Hy-Line International. This site offers an ideal location for complementary businesses, including research companies and agribusinesses. The site offers the added advantage of close proximity to Iowa State University in Ames, Wunsch noted.



WOODWARD GOES SHOWCASES SUSTAINABILITY

The eco-friendly, 463-acre certified site in Woodward is the first sustainable development site of its kind in Iowa. Located at the junction of Iowa Highway 210 and four-lane Highway 141, the site will include all renewable energy, such as wind, solar and geothermal, along with traditional power sources.

Approximately 150 acres will be certified for business development, with the remaining acres to be support services and housing, all of which will adhere to sustainable development.

Dallas County is on track to have more certified sites than any other county in Iowa, Wunsch said. The certified site process has been very useful not only for businesses, but for helping local residents gain a broader understanding of how economic development works, she said.

"Every project needs to have community involvement to succeed," Wunsch said. "We're moving Dallas County to the top of the list for businesses that are looking for a home. Those projects mean more local jobs and more wealth creation for a higher quality of life in Dallas County." ■

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JAKE ANDERSON, CITY MANAGER OF VAN METER

SMALL TOWN, BIG DREAMS

Van Meter Shares Small-Town Perspective on Economic Development

While small communities often can't afford to hire economic development professionals, the Greater Dallas County Development Alliance (GDCDA) helps fill this gap to benefit urban and rural areas of the county.

This support has been invaluable to help Van Meter (population 1,119, according to the 2016 census estimate) gain one of the first shovel-ready certified development sites in Iowa, said Jake Anderson, Van Meter's city manager.

Q: WHAT INTERESTED VAN METER IN OFFERING ONE OF THE FIRST CERTIFIED SITES IN IOWA?

A: We had property we thought could be developed. The certified site program put this site through several due diligence exercises to confirm the property's developability. This helped us identify the existing attributes of this site and the types of development that suit it. For us, the certified site program was a logical way to ground community planning and economic development in something more than just wants and wishes.

Q: HOW HAS THE GDCDA HELPED VAN METER GROW?

A: The GDCDA took a leading role in organizing the certified site project. Without that support, the project would not have happened. The GDCDA also serves areas throughout Dallas County that vary socioeconomically, politically and rural-urban, and the GDCDA does a good job of balancing those competing demands.

Q: WHAT MAKES VAN METER A GREAT PLACE TO DO BUSINESS?

A: Van Meter is a small town, but that also means that our bureaucracy isn't overdeveloped. Our permitting and regulatory processes work quickly, and we still have the ability to be flexible to get a project done.

Q: WHAT MAKES VAN METER A GREAT PLACE TO LIVE?

A: Situated in the Raccoon River Valley, Van Meter is naturally picturesque. While it's a quiet, small town, that doesn't mean Van Meter is remote. You can get to downtown Des Moines in 20 to 25 minutes. All this has helped Van Meter enjoy steady growth in the last 10 to 20 years.

Q: WHAT EXCITES YOU ABOUT THE FUTURE OF VAN METER AND DALLAS COUNTY?

A: The growth that's occurring in the area affords us opportunities we wouldn't otherwise have, and it's an effect that compounds upon itself. It's an exciting place to be. ■



IMPACTING 7 GENERATIONS AND BEYOND

Impact7G Leads Community Development in Dallas County

Businesses looking for a new home are finding room to grow in Dallas County, thanks to certified sites that are ready for development. Clive-based Impact7G helps provide the environmental and sustainability consulting services needed for the rigorous certification process, which reflects one of the fastest growing trends in business today.

“We help our clients do their jobs more efficiently, with maximum quality and insights that foster sustainable decisions,” said Impact7G President Ryan Peterson, who works closely with the Greater Dallas County Development Alliance (GDCDA). “It’s all about making a positive difference in the lives of those we serve and the generations who will follow in our footsteps, seven generations and beyond.”

“WE HELP OUR CLIENTS DO THEIR JOBS MORE EFFICIENTLY, WITH MAXIMUM QUALITY AND INSIGHTS THAT FOSTER SUSTAINABLE DECISIONS.”

RYAN PETERSON, IMPACT7G PRESIDENT

The Impact7G team has worked with GDCDA to provide environmental and geotechnical expertise for Dallas County’s certified sites, which are located in Van Meter, Woodward, Perry and Dexter. Impact7G ensures proper due diligence occurs before any development work, in addition to ensuring that state and federal procedures are followed. This includes:

- Phase I environmental site assessment and environmental policy act review (including wetlands, threatened and endangered species, and a

consultation with the state historic preservation officer).

- Geotechnical analysis.
- Renewable energy feasibility study.

This expertise is helping Dallas County be better prepared to compete for large-scale business development projects. “Impact 7G’s diverse experience is representative of most large consulting firms, but their ability to be nimble and form trusting client relationships is representative of the small company that they are,” said Linda Wunsch, executive director of GDCDA, which recently presented Impact7G with a Leaders in Community Development award.

While Impact7G works with multiple Fortune 500 companies across the nation, the 30-member team also appreciates the chance to serve Dallas County. “It’s terrific to work in a county that’s experiencing such rapid transformation before our eyes,” Peterson said. “There are great folks involved with GDCDA. It’s always good to hear about all the wonderful opportunities going on within Dallas County every day.” ■



CREATING BETTER SCIENCE

Percival Scientific Expands in Dallas County



“BEING LOCATED IN DALLAS COUNTY HAS PROVEN TO BE BENEFICIAL WHEN LOOKING TO ADD TO OUR WORKFORCE.”

GARY WHEELOCK, PRESIDENT AND CEO OF PERCIVAL SCIENTIFIC

For a company that’s been in business since 1886, it’s not always easy to make a major change like relocating the firm. This was one of the critical decisions facing the leaders of Percival Scientific Inc. nearly 20 years ago in their quest to help the business grow.

“When we were looking to relocate, one of our major concerns was being able to find a qualified workforce,” said Gary Wheelock, president and CEO of Percival Scientific, which designs and manufactures climate-controlled research chambers for plant and animal scientists.

As the company looked to build a new office and production facility, search criteria centered on communities with readily available and developed sites, a well-educated workforce and the infrastructure to support Percival’s manufacturing requirements.

Dallas County proved to be the right fit for Percival Scientific, which moved from Boone to Perry in 2000 and now employs 84 people at its state-of-the-art, 60,000-square-foot facility.

“Being located in Dallas County has proven to be beneficial when looking to add to our workforce,” Wheelock said. “We’ve been able to find qualified, hardworking employees who keep us competitive in our continuing effort to sell our products in a worldwide market.”

MIMICKING MOTHER NATURE

Percival Scientific engineers, designs and manufactures an extensive line of environmental chambers that control temperature, humidity and lighting to very precise tolerances. Percival equipment has become the preferred choice of many scientists at colleges, universities, government institutions and businesses worldwide.

Today, Percival Scientific distributes its products in all 50 states, as well as 79 countries. The company has become a global leader in helping research professionals create better science, Wheelock said.

“We provide chambers that mimic Mother Nature, so researchers can see how temperature, lighting and humidity impact their specific research project. Scientists can conduct their studies without having to deal with the unpredictable nature of doing research in an outdoor environment.”



GDCDA OFFERS EXPERIENCED ECONOMIC DEVELOPMENT EXPERTS

Alleviating some of life's unpredictability isn't just a focus of Percival Scientific. It's also a hallmark of the Greater Dallas County Development Alliance (GDCDA), which helped Percival Scientific find the right place to relocate.

"Our initial search encompassed several communities within Iowa, as well as half a dozen states outside of Iowa," Wheelock said. "It quickly became evident that GDCDA and its association with Perry Industries, Perry Economic Development and the city of Perry were head and shoulders above every other community and state economic development organization we contacted."

Wheelock's willingness to turn to the experts for guidance reflects two key business insights he embraces. "If you think you know everything, think again. Without listening and learning from others, a successful solution may not happen at all. Also, don't be afraid to share the limelight."

Wheelock is quick to praise Linda Wunsch, executive director of GDCDA, and her team for their extensive experience with economic development and ability to find solutions. "They were able to solve any issues that came up and made the whole process seamless when bringing all the different resources needed to make our relocation successful," said Wheelock, who is now a GDCDA board member.

FEEDING A HUNGRY WORLD

Not only was Percival Scientific's relocation successful, but the company has become known worldwide for providing some of the industry's highest quality, most reliable, customized research chambers.

"We have chambers that were produced more than 40 years ago that are still in operation," Wheelock said. "We're also willing to customize our products to meet the very specific, and sometimes unique, needs of the research being done."

Giving customers the ability to control multiple critical testing variables drives demand for Percival Scientific's products, which are found in Europe, Asia, Brazil, Australia and beyond. Percival Scientific's research chambers and incubators also include the newest LED technology to provide greater control of light variables for research applications.

Various levels of computerized control are also available for Percival's research chambers. These levels vary based on users' research and data needs. Android-based touchscreen interfaces, remote connectivity and email notifications are just some of the options available.

What excites Wheelock about the future of Percival Scientific? Collaborating with customers to provide research chambers that not only meet their needs but can help improve people's quality of life worldwide.

"Many of our customers are researching how to improve crops to better feed the world," Wheelock said. "It's exciting to be able to provide these researchers with world-class products that help them achieve that goal." ■



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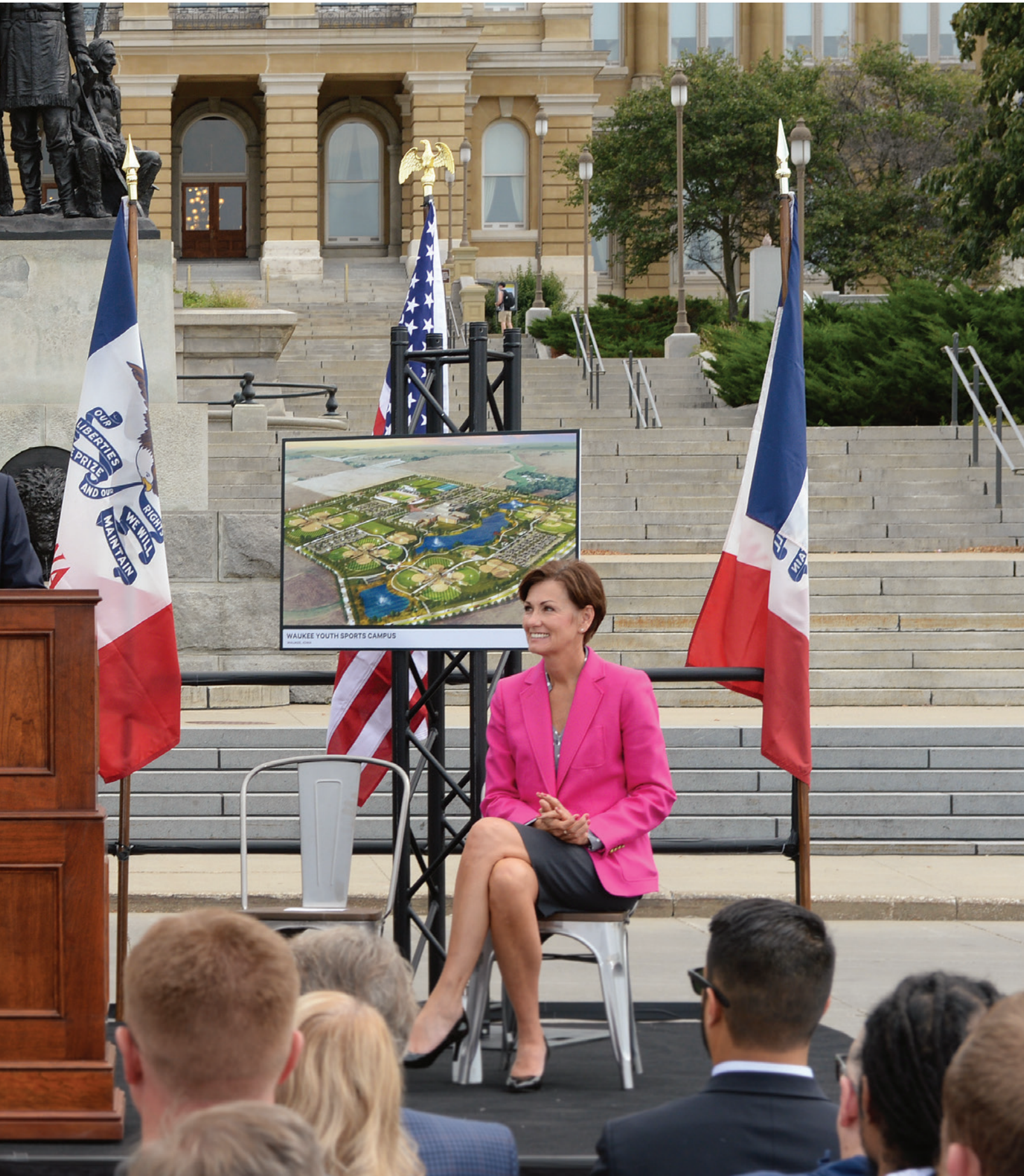
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TIM COOK, CEO OF APPLE







HIGH-TECH APPLE DATA CENTER SLATED FOR WAUKEE

Iowa is becoming a hub of data centers for some of America's leading technology companies. One of the latest additions is Apple's new 400,000-square-foot data center planned for Waukee.

"Waukee is proud to welcome Apple," said Waukee Mayor Bill Peard, following the Apple data center announcement in August 2017. "This new facility will bring with it high-quality jobs and important infrastructure developments for the city."

Construction on the data center is expected to start in early 2018. Apple plans to bring the facility online in 2020. The new state-of-the-art data center will allow Apple to better serve North American users of iMessage, Siri, the App Store and other Apple services.

"It was exciting to get the phone call in April 2016 that Apple was

interested in one of our Dallas County certified sites," said Linda Wunsch, executive director of the Greater Dallas County Development Alliance. "By the time Apple visited Dallas County, there was a total of five sites for consideration of the Apple search team. Waukee turned out to be the best site for the project, and the very capable Waukee team brought home the deal."

Like all Apple data centers, the new facility will run entirely on renewable energy from day one. Apple will be working with local partners to invest in renewable energy projects from wind and other sources to power the data center.

"We're honored Apple is choosing Iowa for the site of its most technologically advanced data center to date," said Iowa Gov. Kim Reynolds. "Apple's commitment to innovation and renewable energy leadership mirrors our own."

PUBLIC IMPROVEMENT FUND SUPPORTS YOUTH SPORTS CAMPUS

Apple's investment of \$1.3 billion will create more than 550 construction and operations jobs in the Des Moines area. "We're proud that Apple's investment will add to the more than 10,000 jobs we already support across Iowa, providing even more economic opportunity for the community," said Tim Cook, Apple's CEO.

Apple is contributing up to \$100 million to a newly created Public Improvement Fund dedicated to community development and infrastructure around Waukee. The fund, which will be managed by the city of Waukee, will support the development of community projects like parks, libraries and recreational spaces, as well as infrastructure needs.

The first project the fund will support is construction of the Waukee Youth Sports Campus featuring a greenhouse, playground, fishing pier and fields for high school and public sporting events.

"We look forward to a continued partnership with Apple on this effort for decades to come," Peard said. ■



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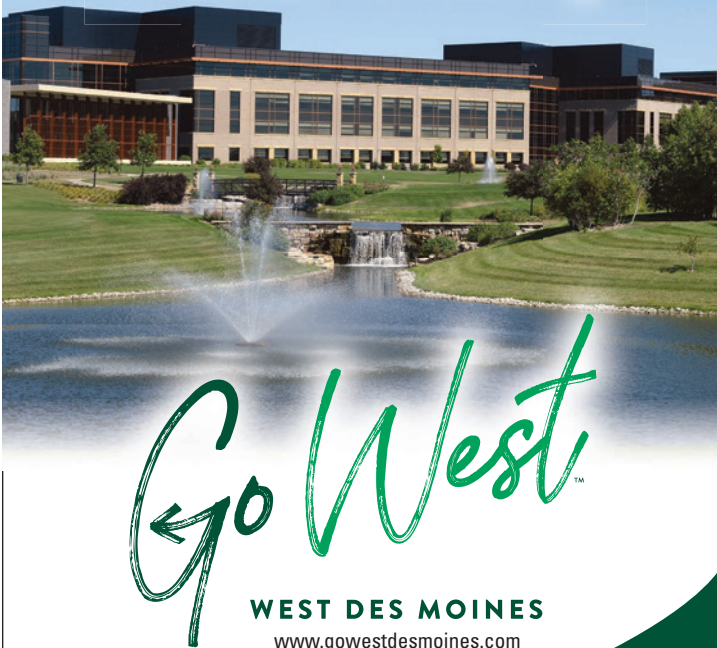
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REDISCOVER THE HOTEL PATTEE

The Hotel Pattee has been called most surprising hotel in America, and it's an apt description. Located in downtown Perry, the iconic Hotel Pattee welcomes visitors from around the globe and offers guests world-class hospitality enhanced with local history.

"The first time we saw the Hotel Pattee, we were in awe," said Jay Hartz, owner. "We had the same reaction we see on people's faces when they walk into the hotel lobby."

Built in 1913 on Willis Avenue, the hotel was meticulously restored and reopened in 1997. This boutique hotel invites guests to relax in a luxurious setting that celebrates Dallas County and small-town America.

With 40 individually decorated and themed guest rooms and suites, a bowling alley, spa, dining options, library, lounge and more, the award-winning Hotel Pattee showcases local history and the celebrates the

immigrant experience while paying tribute to noteworthy Midwestern natives from Perry and beyond.

"Some of our guests set a goal of staying in every room of the hotel," said Hartz, who noted that one guest has stayed in 28 different rooms so far.

The guest room that fascinates people the most is the Louis Armstrong Suite. With its rich colors, sumptuous fabrics, real wood-burning fireplace and New Orleans-style decor, the room itself is stunning. Even more unique, however, is the story behind the suite.

"Many hotels didn't welcome black guests when jazz trumpeter Louis Armstrong came to central Iowa in the early 1950s," said Hartz, who noted that Armstrong performed at Lake Robbins Ballroom near Woodward. "Armstrong was welcomed at the Hotel Pattee, though, and I believe he found comfort here."

CREATING AN UNFORGETTABLE DESTINATION

Colorful stories like this are portrayed throughout the hotel, which also offers exceptional amenities that aren't typically found in a small-town hotel.

Consider the two-lane bowling alley in the hotel basement. Hartz invested \$50,000 in 2017 to refurbish this popular attraction, which now includes a new scoring system, shoes, bowling balls and more. "The original hotel had a bowling alley," Hartz said. "Since Perry doesn't have a bowling alley anymore, we decided it was important to offer bowling for our guests and local residents."

The Hotel Pattee has also made a name for itself by catering to bicyclists and motorcyclists. "I surveyed more than 500 motorcyclists about what they look for in a hotel, including what amenities they prefer," said Hartz, who learned that many of the respondents





prefer indoor parking.

Since Hartz acquired the former Sears building when he purchased the Hotel Pattee, he uses this space to create convenient indoor parking for motorcycles and bicycles. The hotel's prime location near some of Dallas County's most popular trails also makes the Hotel Pattee a key destination for bicyclists.

"The unique history of the Hotel Pattee and the local history reflected along local trails like the Raccoon River Valley Trail go hand in hand," Hartz said. "We enjoy serving bicyclists, and this segment of our customer base continues to grow."

The Hotel Pattee offers indoor bicycle storage areas, in addition to a bicycle fix-it station. Even if bicyclists aren't staying at the hotel, they can drop by to enjoy a cold beer or a meal. "A lot

of people bike to eat," said Hartz, who noted that the Hotel Pattee also serves a grab-and-go biking breakfast filled with high-carb and high-protein menu items, in addition to bottled water and treats from the hotel's bakery.

Hartz foresees even more opportunities when a proposed 9-mile connector trail between Perry and Woodward is completed. This \$5 million project will link the popular High Trestle Trail and the Raccoon River Valley Trail, creating an 86-mile loop and a 118-mile loop to offer even more options for trail users. "This will be a great thing," Hartz said.

REINVESTING IN DALLAS COUNTY

It's inspiring to see the progress that's occurring throughout Perry and Dallas County, from new businesses to new housing developments, Hartz said. "There's a lot of positive

momentum here."

It's a plus that the Greater Dallas County Development Alliance (GDCDA) contributes to this momentum. Hartz appreciates the GDCDA's Dallas County Revolving Loan Fund, which provides financial assistance to businesses that plan to make a capital investment to create new job opportunities and/or retain existing jobs in Dallas County.

Hartz and his wife, Denise, received \$125,000 from this revolving loan fund when they purchased the Hotel Pattee, which now employs nearly 50 people.

"Historic boutique hotels like the Hotel Pattee are rare," Hartz said. "I love how everyone is so friendly and supportive of the hotel. We want to share our passion for helping the Hotel Pattee thrive." ■



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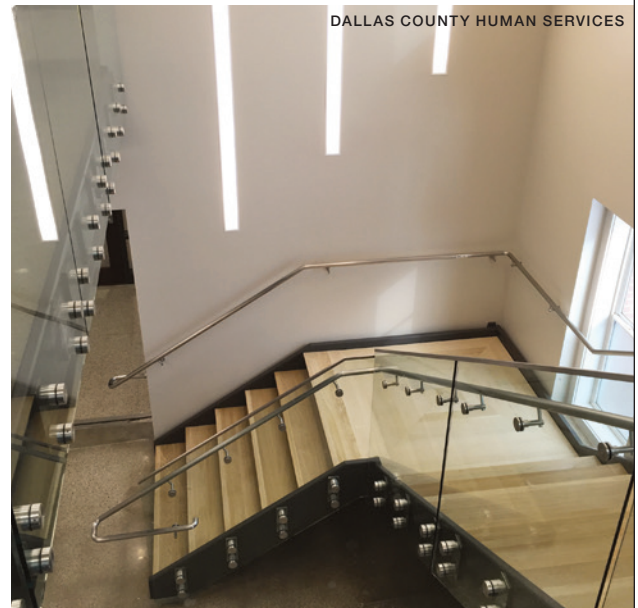
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9 WAYS TO ENJOY THE GOOD LIFE IN DALLAS COUNTY

In today's mobile society, where you live isn't always determined by where you work. Why are more people of all ages, from younger generations to empty nesters, choosing to call Dallas County home? Here are nine reasons.



1. SAFE, AFFORDABLE COMMUNITIES

Dallas County's communities combine small-town charm with modern amenities and competitively priced housing options. Some communities, like Adel and Perry, also provide residential tax abatements. Anyone building a home in Adel through 2025 is eligible for 100 percent abatement of property taxes for seven years, which has spurred new housing developments like Bear Estates. Perry, which has a population of nearly 8,500 residents, has also launched a new residential tax abatement program. "We're ready for growth and development," said Sven Peterson, Perry's city administrator.

2. OPTIONS TO SUIT ANY STYLE

Whether you prefer suburban living, small-town living or country living, Dallas County's mix of urban and rural settings offers something for everyone.



3. EXCELLENT SCHOOL DISTRICTS

Dallas County is served by many excellent school districts, including Waukee, West Des Moines, Perry, Woodward-Granger, Van Meter, ADM (Adel, De Soto, Minburn), DCG (Dallas Center-Grimes) and West Central Valley (serving the Dexter-Redfield area). These schools feature dedicated teachers, safe campuses, high academic standards, proven student achievement scores, a wide array of extracurricular activities and an emphasis on lifelong learning.

4. SUSTAINABLE SOLUTIONS

A segment of the eco-friendly certified development site in Woodward will accommodate new housing, all of which will adhere to sustainable development. The nearby community of Perry has also taken a leading role in sustainable solutions. In recent years, the community has replaced 1970s-era lighting with energy-efficient LED lighting in downtown streetlights, as well as lighting fixtures in City Hall, the rec center and the public library.

The city has also partnered with Des Moines Area Community College (DMACC) on the energy-efficient Perry VanKirk Career Academy near the downtown area. The building, which opened in the fall of 2011, offers college classes to high school students during the day and to adults at night and on weekends. In 2012, the DMACC facility earned a LEED (Leadership in Energy and Environmental Design) Silver rating for its use of regional building materials, fixtures that reduced water use by 37 percent, and an energy-efficient geothermal heating system. "We want to be a leader in sustainability and show what's possible," Peterson said.





CANOEING AT RACCOON RIVER

5. OUTDOOR RECREATION

Dallas County includes some of the most popular bicycling and walking trails in the state, including the Raccoon River Valley Trail. Water trails are also popular. Canoers and kayakers enjoy seeing Hanging Rock, a massive outcropping of stone along the Raccoon River south of Redfield, on their river journeys.

6. GLOBAL FLAVORS

Whether you prefer Midwestern flavors or want to take your taste buds on a culinary adventure, explore Dallas County. Some of the most flavorful options are in Perry, which features a farmers market each Thursday throughout the summer from 4 p.m. to 7 p.m. The market is near the town's historic railroad caboose that houses a taco stand. Perry also has two Mexican grocery stores, along with dining options that include authentic Mexican and Guatemalan flavors. "You can taste the world in Perry," Wilson said.

7. CULTURAL AND HERITAGE DISTRICTS

Dallas County boasts a rich history that includes the area's coal mining heritage, which is preserved in a museum that's integrated into the Waukee Public Library. Perry has preserved a unique historic and cultural district in its downtown area, thanks to gems like the restored 1913 Hotel Pattee, the Carnegie Library Museum and La Poste, the town's elegant old post office that has been refurbished into an events center. Each November, La Poste and other historic buildings in Perry host the annual Art on the Prairie festival, which showcases fine art from Iowa photographers, musicians and other artisans. "Sharing our history and culture is essential for our rural communities and offers a unique experience for visitors," said Bob Wilson, director of the Perry Chamber of Commerce.

8. DIVERSE COMMUNITIES

Perry is one of the most diverse communities in Dallas County, thanks to a thriving Latino community. "We have a bilingual workforce, along with an annual Latino festival in August," Peterson noted.

9. UNEXPECTED OPPORTUNITIES

Dallas County is connected to one of the most unique bicycle rides in the country. Held in February (when the average temperature barely rises above freezing), the Bike Ride to Rippey (BRR) is a 24-mile, round-trip ride from Perry to Rippey and back. The ride goes on no matter what, even if there's a foot of snow. Founded in 1977, BRR has attracted more than 3,000 riders annually from Iowa and beyond.



ART AT HOTEL PATTEE

"From outdoor recreation to excellent schools and so much more, you can enjoy a great quality of life and have it all in Dallas County," Peterson said. ■



THIS NEW TRAILHEAD ART IN WAUKEE WAS MADE POSSIBLE
BY A GRANT.

DISCOVER DALLAS COUNTY'S EXCEPTIONAL TRAILS

Dallas County boasts two of the best trail systems in Iowa, including the scenic High Trestle Trail and the popular Raccoon River Valley Trail.

“These premier trail systems are tremendous assets for Dallas County,” said Mike Wallace, executive director of the Dallas County Conservation Board. “They provide high-quality recreation areas, and real estate agents promote homes located near trail systems.”

First opened in 1989, the 89-mile Raccoon River Valley Trail passes through rural areas and charming small towns in central and west-central Iowa. The route includes many Dallas County communities, including Adel, Redfield, Linden, Minburn, Perry, Dawson, Dallas Center and Waukee.

When the Iowa Department of Cultural Affairs designated the Raccoon

River Valley Trail as “One of Iowa’s Great Places,” this 2015 honor came with a state grant to help build a major public art installation at the trailhead in Waukee.

The grant, along with donations from trail enthusiasts, has helped raise more than \$1 million for “Waukee Railroad Pergola – In the Shadow of the Rails,” a permanent structure that took shape in 2017. The artwork features vibrant LED lights and reflects Waukee’s railroad heritage.

Advocates hope the railroad-inspired trailhead art in Waukee will help transform the Raccoon River Valley Trail into a major tourist destination. “Bringing more visitors to the area via our local trails means more economic development for Dallas County,” Wallace said.

CONNECTOR PROJECT IS A TALE OF TWO TRAILS

Visitors are also attracted to Dallas County to experience the High Trestle Trail. Called the shining star of Iowa’s trail system, the High Trestle Trail runs for 25 miles through five towns and four counties, including Dallas County. The trail includes an iconic, half-mile, 13-story high bridge spanning the Des Moines River Valley, making it one of the largest trail bridges in the world.

The Dallas County Conservation Board and other project leaders are spearheading the “Let’s Connect” fundraising campaign to support a 9-mile connector trail between Perry and Woodward. This \$5 million project will link the High Trestle Trail and the Raccoon River Valley Trail, creating an 86-mile loop and a 118-mile loop to offer even more options for trail users.

Proponents say this will provide a crucial connection in the central Iowa trail network, which includes more than 600 miles of paved trails and connects more than 24 towns around the Des Moines metro area and beyond.

“Estimates show that more than 300,000 people per year use the Raccoon River Valley Trail, and more than 400,000 people per year use the High Trestle Trail,” Wallace said. “Completing the connector between these two major trails will open up a world of opportunities in Dallas County and surrounding areas.” ■



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MIKE WALLACE, EXECUTIVE DIRECTOR OF THE DALLAS COUNTY CONSERVATION BOARD

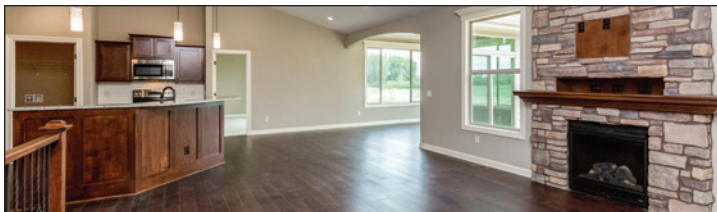


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GO WILD IN DALLAS COUNTY

County Conservation Board Promotes Outdoor
Recreation and More





DALLAS COUNTY CONSERVATION

How does it feel to explore a native prairie? What's it like to canoe or kayak along the Raccoon River and float past Hanging Rock near the area where westbound wagon trains forded the river the mid-1800s? How good is the fishing down the river from the historic Redfield Dam?

There's a world of discovery awaiting you through the Dallas County Conservation Board (DCCB), which is based in Perry and focuses on environmental education, outdoor recreation and historic preservation.

"Inside a classroom or meeting room you don't get the same feel about 6-foot-tall prairie grasses as you do when you're actually in nature," said Mike Wallace, executive director. "Our philosophy is to get people outside for

hands-on, in-the-field learning and recreation."

That means not just reading about restored wetlands, for example, but getting muddy while exploring a local wetland in Dallas County. The DCCB staff, including the organization's three full-time naturalists, work closely with local teachers to provide outstanding environmental education programs that align with the schools' core curriculum.

DCCB offers field trip opportunities year-round, along with adult education programs and guided outdoor recreation opportunities. "Canoe floats are popular, along with stargazing and owl and live animal programs," Wallace said. "Our naturalists are excellent educators and interpreters."

EXPLORE NATURE, ARCHAEOLOGY, WILDLIFE

Recreation and outdoor education opportunities abound in Dallas County, where the DCCB oversees a variety of parks, wildlife areas and conservation areas, including:

- **Voas Nature Area**, a 705-acre park located west of Minburn. The initial 265 acres were donated to the Dallas County Conservation Board by Lyle and Mae Voas, a brother and sister who wanted to see their family farmland restored to a native prairie and forest condition similar to pre-Euro-American settlement. They intended for the area to become a wildlife refuge and educational center. Additional land has since been acquired, much of it for wetland mitigation initiatives. This has led to the development of two hunting areas, one for youth only, and the other as a general public hunting area.
- **The Kuehn Conservation Area** in southern Dallas County includes a nature center, unique geological formations, Native American archaeological sites and interpretive trails. Thousands of schoolchildren visit the Bear Creek Nature Center, which includes many displays about wildlife, as well as an indoor classroom. Bird-watching hikes, prairie hikes, and geological and archaeological programs are a few of the educational opportunities available to the public.

- **Hanging Rock**. This area comprises 469 acres and is located south of Redfield along the Raccoon River. Featuring a massive outcrop of sandstone, Hanging Rock has been used as a major landmark for years. The area just downstream was a ford used by wagon trains heading west during the mid-1800s. The confluence of the South and Middle Raccoon rivers is less than a mile downstream. The south half of the park is open to hunting and contains a 10-acre wetland. You will also find prairie and savanna areas along the Middle Raccoon River. The north half of the park is a refuge and is developed as a park with a picnic shelter, an astronomical rock clock and a spur of the Raccoon River Valley Trail.

If you canoe or kayak, you can use the boat ramp at the Redfield Dam, enjoy the Middle Raccoon River Water Trail and get up close to Hanging Rock. The river below Redfield has an abundance of boulders, and combined with upland and timber areas, provides a scenic and leisurely trip. Fishing, particularly for channel catfish, is a favorite activity along the lower stretch. Walleye and flathead catfish are also found in this area.

"In Dallas County you're close to nature and are just minutes away from all kinds of outdoor recreation," Wallace said. "We invite you to experience all that Dallas County has to offer." ■



STEP BACK IN TIME IN DALLAS COUNTY HISTORY

Not only is Dallas County rich in Iowa history, but it showcases these remarkable stories at destinations around the county.

Forest Park Museum, which is operated by the Dallas County Conservation Board (DCCB) in Perry, features an array of unique displays and artifacts, from the region's Native American presence and pioneer heritage to a popular exhibit on Iowa cold cases and unsolved murders.

The DCCB team has also helped preserve many historic buildings around the county, from the Grand Army of the Republic meeting hall in Redfield to the railroad depot in Dawson. Each year, the DCCB provides a variety of learning opportunities for students, including day camps. Students especially enjoy visiting the historic Alton school, a one-room center of learning in the Perry area from the 1860s to the early 1960s.

"We serve about 1,000 students a year," said Pete Malmberg, museum curator/historical and cultural resources coordinator for DCCB. "It's important that people of all ages know their local area's history so they can make better stewardship decisions."



THE ICONIC DALLAS COUNTY COURTHOUSE IS THE CENTER OF ADEL'S HISTORIC TOWN SQUARE.

TAKE A VIRTUAL TOUR OF DALLAS COUNTY

Communities throughout Dallas County have their own unique histories and attributes. Here are some highlights:

Adel. Founded in 1847, Adel is Dallas County's oldest town and was once called Penoach. Adel's historic town square is accented by the stunning Dallas County Courthouse, which was built in 1902 and patterned after a French chateau. Adel was the hometown of Nile Kinnick, a University of Iowa football legend and Heisman Trophy winner.

Dallas Center. Located in the heart of Dallas County, Dallas Center describes itself as quietly progressive. Dallas Center is a hub for two major agribusinesses: Stine Seed, the largest private seed company in the world, and Hy-Line International, a global leader in layer poultry genetics.

Dawson. This tiny town in northern Dallas County boasts a restored railroad depot, which doubles a "mini museum" of local history and has become a popular pit stop along the Raccoon River Valley Trail.

Granger. Located along Iowa Highway 141 in northeast Dallas County, Granger is home to two car dealerships, including Beneventi Chevrolet, whose roots in the community date back to the 1920s. Granger was once the winter headquarters of the Yankee Robinson Show, a Midwestern traveling circus, and provided an area that's likely Iowa's only elephant graveyard. Granger was also the site of a successful Depression-era program to help coal miners and their families own their own home and a few acres of land.



PERRY FARMER'S MARKET



Linden. This place in western Dallas County became known for the Linden Merchants baseball team, which was founded in 1946. Linden became one of the first towns in Iowa to have its own lighted baseball field and had one player, Dick Bertell, make it to the major leagues, where he played for the Chicago Cubs in the early 1960s.

Minburn. Known as the “small town with a big heart,” Minburn is a popular stop along the Raccoon River Valley Trail, especially at the restored railroad depot, which is now a restaurant and pub called The Nineteen14. The decor in the pub includes photos of the Singing Wheels, a local roller skating group that performed elaborate shows each summer in the 1950s and early 1960s at the roller skating rink downtown.

Perry. Once a major railroad town, Perry remains one of the largest towns in Dallas County. The community’s historic downtown includes many restored icons, including the Hotel Pattee, the Carnegie Library Museum and La Poste, a community gathering place that once housed the post office. Perry includes a diverse population, including many Latino residents.

Redfield. Located along the Raccoon River, Redfield has been connected with some of the major migrations of the 19th century, from the California gold rush to the Underground Railroad. Rich clay deposits contributed to Redfield’s long tradition of brick and tile manufacturing. The Redfield Dam spans the river and provides outdoor recreation opportunities.

Van Meter. Founded on agriculture and coal mining, Van Meter was the hometown of legendary Cleveland Indians pitcher Bob Feller, a longtime member of the National Baseball Hall of Fame.

Waukee. Once a sleepy, rural town in southeast Dallas County, Waukee has transformed into a booming suburban community on the western edge of the expanding Des Moines metro area. Coal mining was a huge industry in the area from the early 1920s through the late 1940s. Waukee still retains much of its small-town charm, from longtime businesses like Waukee Hardware to the famous downtown triangle, where many community events are held.



Woodward. Eco-friendly development defines Woodward, from its new business park to some of its unique businesses. Located along Highway 141 in north-central Dallas County, Woodward is the home to locally owned businesses from Picket Fence Creamery to Prairieland Herbs. The historic Lake Robbins ballroom is also located in the country southwest of Woodward. ■



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