

Clinton Regional Development Corp.

August 2007

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Since 1953, the Clinton Regional Development Corporation has offered professional, client-driven, site selection services. Our goals are to enhance the regional business climate, attract new investment, expand existing industry, and encourage quality new jobs.

A "Scorecard" tracking our monthly sales-marketing activities is available to investors on our Web Site @ www.clintondevelopment.com.
User ID: crdcnbr Password: crdcweb.

Investors who would like more details about our current project mix, please contact Steven Ames, President & CEO, at sames@clintondevelopment.com.

[See the Scorecard....](#)

Greetings!

• Port Authority Issue Addressed By Former Legislator

Port authorities have been in existence since the formation of the original colonies. In some areas they were called port councils, but essentially they provided the same operation: collection of tariffs and providing harbor security. Today port authorities provide a much broader base of service. Modern day port authorities not only provide service to waterways, but encompass air, rail, truck and pipelines as modes of transportation.

On August 15, we extended an invitation to Lowell Junkins, from Lee County Iowa, to facilitate a forum about port authorities. Mr. Junkins is President and CEO of Integrated Energy Company, and Chairman of the Southeast Iowa Regional Economic and Port Authority (SIREPA), the first and only port authority in the State of Iowa. Mr. Junkins was instrumental in drafting the legislation for the current port authority bill, which was sponsored by our local representative Poly Bukta. Mr. Junkins conducted two meetings: the first with the Executive Board of CRDC, and the second in the evening with local elected officials and appointees who will be instrumental in the port authority formation.

In general, port authorities provide an organized structure to utilize all the transportation modes that are available to a certain region. There are several other benefits to the formation of a port authority. (a) They assure transportation, storage and security are available to all of the industrial community in a region on a fair and equitable basis. (b) Formation of a port authority creates a unified service area with one governing body that is impartial and seeks regional harmony for economic development. (c) A port authority can also apply for state and federal government funds as a joint regional application, representing a diverse group of political subdivisions this creating a higher degree of approval over single stand alone applications. This way we are able to return our tax dollars back to the region from Des Moines, Springfield and Washington D.C.

The process to form a port authority in Iowa was not available until 2005 with the passage of House File 868, which created the legislation in Division XV of the bill. The need for the legislation was driven by inquiries from national corporations seeking new areas to expand their manufacturing facilities, which preferred to work with one regional port authority rather than a number of individual transportation entities. There are several key points to the bill that are noteworthy:

1. In Iowa a port authority must be created by two or more political subdivisions. (sec 90-1)
2. A political subdivision may only be a member of one port authority. (sec 96-2)
3. Port authorities will be governed by a board of directors, appointed by the participating political subdivisions. (sec 93-1)
4. Port authorities cannot levy taxes. (97-10)
5. Port authorities cannot exercise the power of eminent domain. (sec 97-17)
6. Port authorities may issue revenue bonds. (secs 106, 109, 110)
7. Port authorities may purchase, lease and acquire land and other property in any county in Iowa and/or in any other adjoining state. (sec 105-1)
8. Property held by a port authority is exempt from property tax. (sec 107)

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information from companies considering job creation and private sector capital investment in the Clinton Region. In light of this and the high probability of continued inquiries, we feel it is appropriate to become better informed about this economic development tool that is effectively being used



communications between CRDC and brokers representing properties in the Region. In this way, for every project lead received, we can be confident that CRDC has represented every piece of real estate in the Region that meets the needs of the client.

CRDC has an on-line database that lists all available properties in the Region. The database is called *Location One Information System* (LOIS) and can be accessed at www.locationone.com. Sometimes, however, buildings and sites become available that are not listed on LOIS. Establishing a relationship with brokers will allow us to keep abreast of new inventory and better meet the needs of those exploring relocation, expansion, or investment opportunities in our Region. Additionally, having these communication channels in place will assist in relocating businesses impacted by the Liberty Square Project. We hope that the upcoming Realtors Luncheon will be the beginning of new opportunities for everyone.

Steven G. Ames, President/CEO

• **Clinton 20/20 September 17**

"Let's make Clinton a number one city. United, we make things happen." If you feel this way too, then please come to the first meeting of **Clinton 20/20 on September 17, 2007**, at the Graphic Arts Technology Center, 1929 Manufacturing Drive, Clinton. Two sessions will be available: Afternoon Session, 2-4 p.m. or Evening Session, 7-9 p.m. Reserve your session by calling Karen Friis at 563-242-5702.

Clinton 20/20 is a newly established group of concerned citizens and business leaders under the organizations of the Clinton Area Chamber of Commerce and the Clinton Regional Development Corporation. Our goals are tri-fold: (1) To provide citizen participation in developing our Region's future. (2) To facilitate communications so reality and perceptions are aligned. (3) To create a strategic plan that ensures a high quality of life and encourages our young people to return, or continue to live, learn, and play in our regional community.

"Let's make Clinton a number one city." Please participate with your friends and neighbors in Clinton 20/20's first informational and feedback sessions on September 17th. Everyone is invited to attend. "United, we make things happen."

Mary B. Paul, Administrative Assistant

• **CRDC's First Exhibit in Trade Show**

During the week of September 24-27, CRDC staff will be exhibiting a marketing booth during National Manufacturing Week held at the Donald E. Stephens Convention & Exhibition Center in Rosemont, Illinois. The trade show combines four expos in one: Assembly Technology Expo; Electronics Assembly Show; Plastec Midwest Show; and Quality Expo. The focus of the show is on advanced manufacturing where attendees will be able to experience the latest technology in every area of design and manufacturing. This event is one of the biggest in the country. It attracts thousands of attendees, ranging from manufacturers looking for new suppliers, to business contacts exploring location opportunities.

This is the first trade show where CRDC will be doing a complete marketing campaign. We will be manning our brand new trade show booth that cites the Region's economic advantages. Post cards will be sent to attendees directing them to our marketing booth. Trade shows are very expensive, and this experience will give us a chance to evaluate our return on investment in the form of business leads.

Steven G. Ames, President/CEO

- **Summer Intern**

CRDC staff was fortunate enough to have Travis Johnson working as an intern this summer. Travis is a life-long resident of Clinton and has always had an interest in economic development and urban planning. He was still a college freshman when he called last March looking for employment during the summer months.

Travis worked for us from May 15 through August 3. He accumulated approximately 200 volunteer hours working with CRDC staff and gaining knowledge about what we do here. Travis did lots of research and worked on several projects. He even cut out newspaper clippings and did some filing--all with a smile.

Travis is back in school now (sophomore at Iowa State University) pursuing a bachelor's degree in Community and Regional Planning. Travis Johnson was a true asset to the CRDC Team, and we hope to have him join us again next year! Thank you, Travis, for all your hard work. We miss you!

Mary B. Paul, Administrative Assistant

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