

Growing Businesses Choose Waterloo

- 6 Industrial and Business Parks
- State Certified Shovel Ready Site at Hwy 20 and Ansborough Ave.
- Rail with Transloading Service - Iowa Northern Railroad, Canadian National, Union Pacific
- High Water Pressure- Abundant, Affordable, Reliable
- Sewer: High Hydraulic Capacity of 47.1M GAL/DAY, Low Rates
- Electricity: Redundant - Low Rates 35% below the national average
MidAmerican Energy will be 100% renewable by 2021
- Upper Midwest Location Within a Day's Drive to Major Midwest Markets – Hwy 20 (E&W), US Hwys 63 and 218, I-380 (N&S)
- Fast Track Design Build Process for Permitting
- Incentives for New Construction & Existing Business Expansion
- Three Federally Designated Opportunity Zones
- Access to Regional Labor Market Pull of 400,000
- Low Cost – High Value Living Attractive to Employees
- Waterloo Regional Airport: International Connections via O'Hare
- Industrial Scale Additive (3D) Manufacturing Center and Design Labs



Growth & development are taking place at a phenomenal pace in every part of our city and it shows! Developers, investors, residents, and the rest of the state are taking notice and are impressed with what they see! "I do not know where economic development and community development end because in my world they are one and the same. As I drive through (the Cedar Valley), your community is doing that."
-Iowa Economic Development Director Debi Durham

Mayor Quentin Hart



City of Waterloo Development Update
WINTER 2020

Investing in Neighborhoods Improving Housing Stock

Historic Walnut Neighborhood
\$17 Million + in private investment
for ECONOMIC GROWTH & ACCESS



Waterloo Community Development
\$4 Million Dollar HUD GRANT
Lead Remediation & Healthy Homes



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2020 RECORD SETTING PERMITTING



City of Waterloo
Development Update
WINTER 2020

BUSINESS DISTRICTS & INDUSTRIAL PARKS

Downtown Resurgence

Waterloo Convention Center

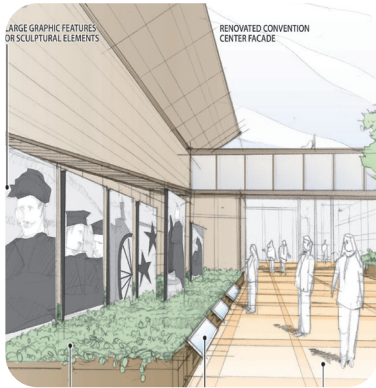


This reimagined, top-tier convention center will amp up the energy and enliven the downtown atmosphere, giving its visitors a true sense of place. It will inspire a greater sense of pride in our residents and business community and the convention center will drive commerce in Downtown Waterloo and across the Cedar Valley.

PHASE I \$2,250,646 chillers and exhibit hall ceiling near completion.

PHASE II \$5,900,441 lobby renovation & addition to be complete Fall 2021.

PHASE III \$2,000,000 Includes the Five Sullivan Brothers Plaza; a stirring tribute to the Five Sullivan brothers in an outdoor plaza, a fresh approach to convention center signage, and several upgrades to the second floor interior.

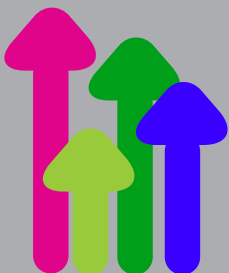


Lincoln Savings Bank is making progress on renovations to the Tech 1 building on the TechWorks campus for their Fintech division. This will bring an estimated \$18.3 million capital investment to Downtown Waterloo and will bring over 200 jobs to Downtown Waterloo. LSB was awarded \$957,500 in tax credits for 40 of the new jobs created for the project through the Iowa Economic Development Authority High-Quality Jobs program.

Makenda LLC completed renovations on the new Best Western Plus Executive Residence Hotel in Downtown Waterloo. The hotel is now open and includes an estimated \$10 million private investment.

Friedl Bakery Building, The Temple Urban Lofts, and Art Bloc These three projects are near completion bringing over 100 new housing units to Downtown Waterloo. Each are now taking tenant applications.

FY 2020 Record Setting Permittting



FY 2020 Permittting : \$161,201,460
(+ \$20M over 2019)

FY 2021 Permittting :
62% ahead of last year as of November 2020

STRATACACHE Announces 1000 Seat Network Operations and Hosting Center Campus in the former Ocwen Financial building on Hammond Ave.

Con-Trol is constructing a \$11.5 million, 204,000 sq. ft project including a 162,500 sq. ft. warehouse and office within the Northeast Industrial Park. The city received a \$468,750.00 Revitalize Iowa's Sound Economy (RISE) grant for improvements to Newell Street for the project.

Cedar Valley Hospice began construction of their new administrative offices along San Marnan Drive. Total estimated investment for the project is \$2.7 million.

Autozone completed a new store along Kimball Avenue. The \$1 million investment will be located south of KFC near the corner of Kimball Avenue and Ridgeway Avenue.

Tommy's Car Wash will be completed by the end of 2020. The car wash is located at the corner of University Avenue and Falls Avenue and will be the first Tommy Car Wash metro in the area. The project is an additional \$2.8 million investment along the corridor.



STRATACACHE



Con-Trol



Cedar Valley Hospice



Autozone



Tommy Car Wash



Image Pointe

Image Pointe has completed construction of a \$1.1 million, 8,000 sq. ft. addition to their site at 1223 La Porte Road. The additoin is a significant expansion to this long-time, locally owned Waterloo business.



Osprey Aviation

Osprey Aviation has begun construction of a 14,300 square foot hangar at the Waterloo Regional Airport. This is the second private hangar to be constructed at the airport in recent years.

University Avenue Reconstruction

Phases I & II of the University Avenue reconstruction are completed from Greenhill Road to Ansborough Avenue, and Greenhill Road to Midway Drive,

Phase III of University Avenue reconstruction, from Ansborough Avenue to Highway 63, will begin in the 2020 construction season. Fletcher Avenue to Highway 63 is scheduled to be completed in 2020 and Fletcher Avenue to Ansborough Avenue being completed in the 2021 construction season. Enhancements are scheduled to be completed by the end of 2021.



University Avenue



Awards

The City of Waterloo Engineering Department received the following recognitions:

- APAI Metropolitan Paving Program Award for Quality Design 2020: These awards recognize quality paving done in the State of Iowa
- Best Streets in Iowa among the 10 largest cities based on 2018 data collected by the Iowa Department of Transportation through the Institute for Transportation at Iowa State University.