

Growing Businesses Choose Waterloo

- 5 Industrial Parks
- Certified Shovel Ready Site
- Rail with Transloading Service - Iowa Northern Railroad, Canadian National, Union Pacific
- High Water Pressure- Abundant, Affordable, Reliable
- Sewer: High Capacity – Low Rates
- Electricity: Redundant - Low Rates
MidAmerican Energy is 70% Wind Energy
- 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
- Incentives for New & Existing Businesses
- 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

Waterloo
ranked **#35**
"Best Small Places for
Business & Careers"
-Forbes, 2017

Waterloo
ranked **#67**
in "Top 100 Cities to
Start a Business"
-How to Start an LLC, 2017



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
SPRING 2019

SPRING 2019

#PositivelyWaterloo

Downtown Waterloo is booming with new development and new businesses opening at a phenominal pace!

**32 New Downtown Businesses in 2018.
Off to a great start in 2019!**

ASI Computer Systems
Comfort Zone
Hawkeye Community College -
Adult Learning Center
Iron Horse
John Delaney Campaign Headquarters
Men's Room of Waterloo
Waterloo Workspace

Verve and more coming this spring!



Ask one of our Economic Development professionals how **Opportunity Zones** and other incentives can help move your project forward!

City of Waterloo
Economic Development
715 Mulberry Street
Waterloo, IA 50703
Phone: (319) 291-4366

Noel Anderson, Director
Community Planning & Development
Noel.Anderson@waterloo-ia.org

Adrienne Miller,
Planner II, Economic Development
Specialist
Adrienne.Miller@waterloo-ia.org

Tim Andera,
Planner II, Economic Development
Specialist
Tim.Andera@waterloo-ia.org

www.cityofwaterlooiowa.com



City of Waterloo
Development Update
SPRING 2019

BUSINESS DISTRICTS & INDUSTRIAL PARKS

Hwy 20/Hwy 63 Corridor

Cedar Valley Crossing Work continues on the 10 lot commercial subdivision near the intersection of Highway 63 and Highway 20. Cedar Valley Crossing is working towards finalizing the plat for the area and will continue grading and road construction in the spring. The subdivision is designated for professional offices, commercial and light industrial businesses.

Cardinal Construction has started work on their building along Martin Road. The 20,000 square foot facility will be the new headquarters for the company.

Vandello Family Dentistry construction is well underway on a \$1.75M dental office near the northeast corner of Highway 63 and Ridgeway.



Midport

Waterloo Air & Rail Park located just west of the Waterloo Regional Airport continues to move forward with platting to open up over 400 acres for development purposes. This industrial park will allow for commercial and industrial uses to utilize not only rail lines to the area but also allow for easy access to the Waterloo Regional Airport.

Congratulations to these Waterloo businesses who earned accolades from Cedar Valley Business Monthly - Courier Communications:

Speller True Value
Diversity Business of the Year
Advanced Heat Treat
Family Business of the Year

Downtown

Art Bloc construction began for the multi-use structure along the Riverfront. Ground level of the structure will be reserved for parking with the second floor reserved for retail and commercial space. Levels three through seven will be housing with each unit overlooking the Cedar River.

The Friedl Bakery building at 300 Commercial Street renovation will begin this spring. The first floor will be designated as retail/commercial space with floors two and three designated for residential. An estimated investment of \$2.1 million will be made with the renovation and the building will be restored to the original historical esthetics of the Friedl Bakery.



Northeast Industrial Park

Tyson Foods continues construction on their 50,000 square foot expansion. An additional 245 jobs are expect at the Waterloo facility.

The City is in process of platting approximately 45 acres west of GT Drive into four lots to allow for additional industrial development.

The City recently acquired an additional 19 acres East of John Deere for industrial development along Elk Run Road.

Waterloo Sewer & Water Rates Still Lowest

A 2018 survey compiled by the city of Ames found the average residential customer in Waterloo has lowest combined water and sewer bills of the 38 Iowa communities with populations exceeding 10,000 people monthly housing costs.

HOUSING

Waterloo in Top 10 US Cities to Buy First Home

Realtor.com placed Waterloo, Iowa in the TOP TEN CITIES to buy your starter home! The list is based on these criteria:

- Percentage of home buyers aged 35 and younger
- Percentage of typically more affordable homes under 2,000 square feet
- Median down payment (the lower, the better)
- Median mortgage borrower's FICO score (the lower, the better)
- Percentage of income of those aged 35 and younger going toward median monthly housing costs



Black Hawk Contracting & Lincoln Savings Bank have completed two homes and will begin construction on another three homes at the former Baltimore Field site near the corner of Eureka Street and Vermont Street.

Habitat for Humanity continues to finish their housing development at Irving Square. Three homes will be closing by the end of April and one additional home will be constructed during their month-long Women Build event in May. All homes within Irving square will be completed by the end of 2019.

Habitat for Humanity will also be constructing numerous new homes within the Walnut Neighborhood as well as three full home rehabilitations in 2019.

JSA Development will complete their renovation of 515 E 3rd Street by summer. Once complete they will begin renovations on 519 E 3rd Street.

Congratulations to these Waterloo businesses and residents who earned accolades from the Greater Cedar Valley Alliance & Chamber annual awards:

Pamela K. Delagardelle
CEO Unity Point Health - Waterloo
Fulfilling the Vision of One Award

Kris Hansen
CEO Western Home Communities
Legacy Award

Waterloo Black Hawks
Business of the Year

Advanced Heat Treat
Business of the Year

VGM Group
John Deere Treating Capital Well

Northeast Iowa Food Bank
Cedar Valley Partner Award

Kyle D. Roed
Human Resources Director
CPM Roskamp
Economic Inclusion Champion

Inclusion Connection
Economic Inclusion Business of the Year