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HISTORY AND INTRODUCTION

As Black Hawk Economic Development, Inc. is about to enter its fortieth year serving small businesses and communities, we take a step back to reflect upon the genesis of the Organization and its pioneer founders.

In preface to our reflection, it is believed, although founded with great optimism, the founding members could not have envisioned how successful the Organization would become nor its national footprint and the countless number of people and lives impacted beyond the employees of the Rath Packing Company and its original six county service territory from which a large number of Rath employees commuted from.



As the Organization's original name disclosed, Black Hawk County Economic Development Committee, Inc., incorporated on October 4, 1978 as a 501 (c) 4, not-for-profit organization, was founded as an innovative economic development initiative that involved the collaborative efforts of The Rath Packing Company. its employee-owners and community leaders. The specific initiative, upon founding, was to retain The Rath Packing Company, one of Waterloo, IA's oldest and largest employers for nearly one hundred years. Rath Packing Company's operations in Waterloo started in 1890's and by the 1950's the Company was a giant in the meat industry with over 5,000 employees and world renown through its premier brand—Rath Black Hawk. As the Collaborators or Committee fully understood at that time, at stake was the livelihood of thousands of families dependent upon employment at Rath Packing and the loss of one of longest standing and largest employers in the community - all on the eve of what was to become the mid-1980's agriculture recession and

loss of more than 15,000 total manufacturing jobs in the community within a couple of short years. Leading the financial risks were the employees who sacrificed wages to allow the Organization and City of Waterloo to obtain grant funds from the EDA and HUD, respectively, to be used in the efforts to retain the Company.

During the first years of the Organization's existence, it worked closely with the Committee with the intention and hope that their efforts would preserve the Company and its brand that was such a big part of Waterloo and its history.

Although, the long collaborative effort to retain Rath Packing Company eventually succumbed in 1985 following its' bankruptcy in 1984, due in large part to the economic downturn of the 1980's and record high interest rates, the Organization's Members continued to embrace the founding members commitment to its founding principles – creation/retention of jobs through financial and technical assistance to businesses, the first of which was made possible by the grant funds received from the U.S. Department of Commerce, Economic Development Administration in 1979.

^{*}Photo credit: Rath Advertisement from Life Magazine March 15, 1954; Bringin' Home the Bacon by Rebecca Conrad, Tallgrass Historians and City of Waterloo

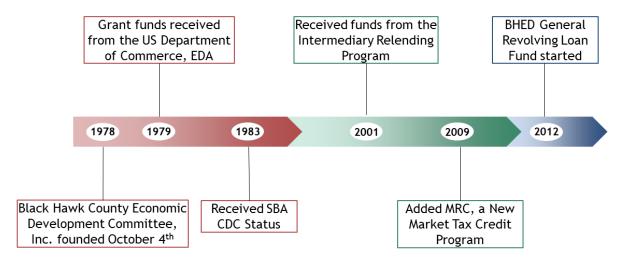
The Organization's mission was subsequently further supported through designation as a Certified Development Company (504 Program) by the U.S. Small Business Administration in 1983, and became an Intermediary Relending Program Lender under the U.S. Department of Agriculture in 2001. Under the Certified Development Company (CDC) designation the Organization's service territory eventually expanded to encompass the entire State of Iowa, while the Intermediary Relending Program service area built upon the EDA service area through the addition of three additional Iowa Counties in addition to the original six county service territory.

In 2009, the Organization's national footprint was realized through the addition of the New Market Tax Credit Program as a result of its function as the controlling entity and manager of Midwest Renewable Capital, LLC. And in 2012, the Organization launched its General Loan Fund Program, a self-funded loan program with less red tape.

During the 2017-2018 fiscal year, the Organization provided direct financial assistance in the form of loans to 17 businesses totaling \$8,106,500 through the Organization's EDA Revolving Loan Fund Program, SBA 504 Loan Program, USDA IRP Loan Program and BHED General Loan Fund Program. These 17 loans are expected to result in total project investments of \$20,434,722 and creation and/or retention of over 191 jobs within two years of project funding.

In addition, the Organization, as controlling entity and manager of Midwest Renewable Capital, LLC, assisted in deployment of \$46 million of NMTC allocation to four businesses located in Arkansas, Kansas and Illinois. These four Midwest Renewable Capital projects are expected to result in total project investments of over \$131 million and creation and/or retention of 815 jobs in the four projects qualified low income census tracts.

As the Organization approaches its fortieth year, the Organization will continue to build upon its strong presence and reputation in economic and community development on a local, state, and national basis. The Organization will also continue to collaborate with the various businesses, financial institutions, government agencies and community and economic development partners in the furtherance of it's efforts to enhance the economic well being and standard of living of all served. In addition, new, as well as existing, economic and community development strategies will continue to be evaluated on an on-going basis in order to maximize realization of the Organization's goals and objectives.



FOUNDING BOARD OF DIRECTORS - MEMBERS

Our sincere gratitude to all for their vision...

Robert Abbas Cedar Falls Planning Commission Cedar Falls, IA

George Bennett Hawkeye Institute of Technology Waterloo, IA

> Kathy Braun Junior League Waterloo, IA

Percy Burt Reverend Waterloo, IA

Pat Callan Job Service of Iowa Waterloo, IA

Hugh Copeland I.N.R.C.O.G. Waterloo, IA

Galen Cox Job Service of Iowa Waterloo, IA

> Jon T. Crews Mayor Cedar Falls, IA

Lynn Cutler Board of Supervisors Waterloo, IA Earl Everett Small Business Waterloo, IA

Jerry Franke Waterloo Planning Commission Waterloo, IA

Keith Kullmer Mayor La Porte City, IA

Homer Leymaster Doerfer Engineering Cedar Falls, IA

Dave Mazur Black Hawk County Manpower Waterloo, IA

Dale Mercer Community Development Waterloo, IA

Lee Miller University of Northern Iowa Cedar Falls, IA

Frank Mollenhoff Goodwill Industries, of NE Iowa, Inc. Waterloo, IA

Tom Moss Community Development Office Evansdale, IA Leo Rooff Mayor Waterloo, IA

Sam Scherf Cedar Falls Chamber of Commerce Cedar Falls, IA

> Jack Seeber U.A.W Waterloo, IA

Bill Slade John Deere Waterloo Tractor Works Waterloo, IA

Charles Soladay Rath Packing Company Waterloo, IA

> Gene Taylor Mayor Hudson, IA

Lyle Taylor Local P46 Waterloo, IA

James Thele I.N.R.C.O.G. Waterloo, IA

Margarite Tredwell Waterloo Chamber of Commerce Waterloo, IA

MISSION STATEMENT

To actively engage in sustainable economic and community development activities for the benefit of all constituents.

GOALS AND OBJECTIVES

The goals and objectives of the Organization are to promote an increase in the standard of living and quality of life for all constituents through strategic, inclusive and sustainable economic and community development activities:

Economic Activities -

- New business start-up, expansion and retention programs and activities that promote:
 - Entrepreneurship
 - Public/Private partnerships
 - Capital investment
 - Job opportunities new, enhanced, retained
 - Diversification and expansion of economic base
 - Business recruitment
 - Minority-owned business and career opportunities
 - Exports and import substitution

Community Activities -

- Quality of life initiatives that promote:
 - Economic opportunity
 - Healthcare Access
 - Community wellbeing
 - Development/rebuilding of low income rural areas
 - Development/rebuilding of low income urban areas
 - Capital Investments
 - Public/Private partnerships
 - Community enhancement

And further supported in large part with the various partnerships and collaborations with special recognition to:

Midwest Renewable Capital, LLC

Cedar Valley Growth Fund I, Inc.

IOWA OPERATIONS AND ASSISTANCE

Economic and Community development programs and initiatives designed to meet the needs of lowa small businesses and communities since 1978:

- Revolving Loan Fund (RLF)
- SBA 504 Loan Program (SBA)
- Intermediary Relending Loan Program (IRP)
- General Loan Program (GEN)
- **Technical Assistance**
- Assistance with other economic development programs
 - Local
 - State
 - Federal

Dickins Emmot Sieux Floyd

STATE OF IOWA

RLF Program — Black Hawk, Bremer, Buchanan, Butler, Chickasaw and Grundy counties

AREA OF OPERATION

IRP Program — Rural Benton, Black Hawk, Bremer, Buchanan, Butler, Chickasaw, Floyd, **Grundy and Tama counties**

SBA Program — All of Iowa

GEN Program — All of Iowa

THE YEAR IN REVIEW 2017-2018



"As we approach the Organization's fortieth year in October 2018, we reflect upon those that preceded us and the Organization's accomplishments. Never in the founding members dreams could they have envisioned the full magnitude of what they created — a cosmic scale event touching the lives of countless people on such a grand scale".

Luke Lesyshen
President
September 2018

Number of Loans		
RLF Loans SBA 504 Loans IRP Loans BHED Loans	8 9 - <u>-</u>	
Total Loans	17	

DOLLARS (\$) APPROVED

Total Dollars Approved		\$8,106,500
IRP Program Loans	\$ -	
RLF Program Loans	584,500	
SBA 504 Program Loans	7,522,000	
BHED Program Loans	, , <u>-</u>	

PROJECT INVESTMENTS

Total Project Investments		\$20,303,184
IRP Program Loans	\$ -	
RLF Program Loans	1,080,000	
SBA 504 Program Loans	19,223,184	
BHED Program Loans	-	

JOBS CREATED/RETAINED (Estimated)

Total Jobs Created/Retained		191
IRP Program Loans	-	
RLF Program Loans	100	
SBA 504 Program Loans	91	
BHED Program Loans	-	

2017-2018 NOTEABLES

Black Hawk Economic Development Continued Growth



BHED assets exceed \$50 million as of August 15, 2018

BHED/MRC Expanded Footprint

Midwest Renewable Capital expanded it's footprint to include Illinois as the 15th state housing projects.



SelectUSA Summit



"BHED goes Major League"
Tahirah Elliott and Stephanie Koenen with
Baltimore Orioles Mascot
SelectUSA Summit, Washington, D.C.
International Investment Summit June 2018

BHED went to the "major leagues" at the 2018 Summit. The Organization met with international clients on the following projects:

- Distribution Centers
- Environmental
- Manufacturing
- Medical Facilities
- Software Development

Total Loans Servicing as of September 30, 2018

 SBA 504 Program:
 \$ 47,999,442

 RLF Program:
 \$ 2,165,215

 BHRLF (General) Program:
 \$ 757,423

 IRP Program:
 \$ 100,377

 MRC NMTC Program:
 \$287,512,476

Total: \$338,534,933



GENERAL LOAN FUND PROGRAM SINCE 2012

The General Loan Fund Program (GEN Program) is a financial assistance program founded in 2012. As the purpose of the program was to broaden the types of businesses or organizations served and the means to serve them, the program is administered similar to the Organization's RLF and IRP Programs, albeit, fewer regulations.

Eligible businesses/organizations include both for-profit and not-for-profit, and eligible use of funds include purchase of land and buildings, building construction/improvements, purchase and installation of equipment and fixtures and working capital.

The GEN Program is administered statewide in Iowa.

Since the beginning, in 2012, the General Loan Fund Program has funded ten loans totaling nearly \$1,509,000.

	2017-2018 Goals	2017-2018 Actual	2018-2019 Goals
Number of Loans	2	-	5
Dollars Loaned	\$150,000	-	\$200,000
Total Project Costs	\$450,000	-	\$600,000
Job Creation/Retention	60	-	80



Although, the general loan fund program did not complete a new project during the year, the program remained active through loan administration activities in support of the small businesses in the loan portfolio.

REVOLVING LOAN FUND PROGRAM SINCE 1978

The Organization's Revolving Loan Fund Program (RLF Program) is a small business financial assistance program founded with the assistance of the U.S. Department of Commerce–Economic Development Administration. The purpose of the program is to provide "gap financing" to for-profit small businesses in North Central Iowa. Gap financing is typically defined as subordinated financing and can be thought of in terms of "filling" the short fall or "gap" between the required equity portion of a financial package and bank/credit union financing. Under the RLF Program, emphasis is placed on providing gap financing to businesses in the industrial/manufacturing sectors although all for-profit businesses may apply with specific exceptions.

Eligible project costs include purchase of real estate, building improvements, machinery and equipment purchase and installation, and working capital. RLF Program assistance is provided on a competitive basis. Eligible areas include Black Hawk, Bremer, Buchanan, Butler, Chickasaw and Grundy counties.

	2017-2018 Goals	2017-2018 Actual	2018-2019 Goals
Number of Loans	10	8	12
Dollars Loaned	\$600,000	\$584,500	\$600,000
Total Project Costs	\$1,800,000	\$1,080,000	\$1,800,000
Job Creation/Retention	240	100	240



"Working with BHED has allowed me to pursue my goal of providing a more modern and technological location for my academy. They have worked with me through the entire process and made the transition easy. Thank you to BHED for making my goals a reality."

Deb McFarland Waterloo Barber College President

REVOLVING LOAN FUND PROGRAM ACTIVITY SUMMARY 1978 - 2018

NUMBER OF LOANS AND LOAN GUARANTEES

Total Loans & Guarantees	457
RLF Program Loans	447
RLF Program Loan Guarantees	10

DOLLARS (\$) APPROVED

Total Dollars ApprovedRLF Program Loans
RLF Program Loan Guarantees

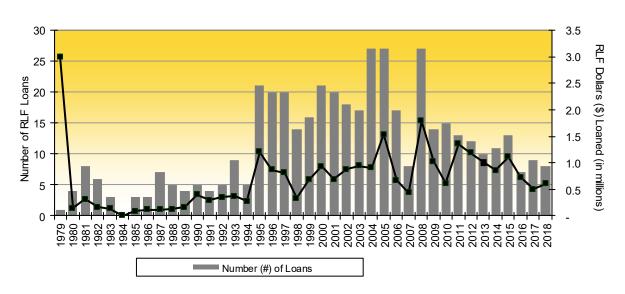
\$27,808,299

\$ 27,409,252 399,047

PROJECT INVESTMENTS AND JOBS CREATED AND/OR RETAINED

Total Project Investments
Total Jobs Created/Retained

\$194,989,722 15,332.5



2017-2018 RLF Program activity constrained by highly competitive commercial lending environment.

SBA 504 PROGRAM SINCE 1983

The SBA 504 Loan Program is an U.S. Small Business Administration (SBA) economic development program administered on a local level by a *Certified Development Company*, such as Black Hawk Economic Development, Inc. The SBA 504 Loan Program is designed to provide direct financing for long-term fixed assets under new business start-up, expansion and retention projects. Under the Program an eligible business may obtain up to a total of 80-90% financing for a project.

Eligible businesses must be for-profit, and manufacturing, service, professional and retail businesses are generally eligible. Eligible project costs include purchase of real estate, building construction/improvement, and purchase/installation of machinery and equipment that meet certain useful life requirements. Program assistance is provided on a statewide basis.

	2017-2018 Goals	2017-2018 Actual	2018-2019 Goals
Number of Loans	15	9	18
Dollars Loaned	\$11,000,000	\$7,522,000	\$9,000,000
Total Project Costs	\$28,160,000	\$19,223,184	\$22,500,000
Job Creation/Retention	170	91	138.5



"Black Hawk Economic Development and Collins Community Credit Union worked together to make the SBA loan application an easy process. Their attention to detail and timeliness was greatly appreciated."

Kyle Porter Porter Moving Company President

SBA 504 LOAN PROGRAM ACTIVITY SUMMARY 1983 - 2018

Number of Loans Approved

Total Approvals		393
SBA 504 Loans, Funded & Pending Funding	340	
SBA 504 Loans Withdrawn/Cancelled/Expired	53	

Dollars (\$) Approved

Total Dollars Approved

\$150,102,000

SBA 504 Loans, Fun	ded & Pending Funding	\$125,670,000
SBA 504 Loans With	drawn/Cancelled/Expired	24,432,000

Total Project Investments and Jobs Created and/or Retained

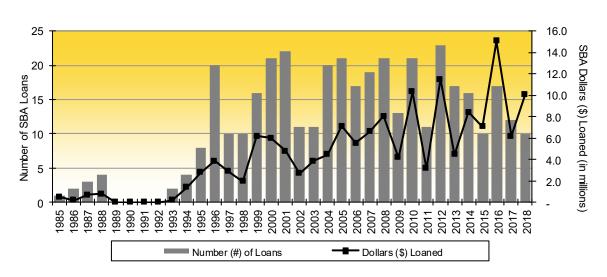
Total Project Investments

\$429,407,657

Total Project Investments Not Completed

\$13,081,516

Total Jobs Created/Retained (Actual, Est., and Net of not completed projects) 3,906.3



2017-2018 SBA 504 Program activity slowly rebounding as economic recovery is underway and loan interest rates are competitive.

INTERMEDIARY RELENDING PROGRAM SINCE 2001

The Intermediary Relending Program is an economic development program designed to promote rural small business development and community enhancement projects. Under the program, BHED funds were leveraged with funds from U.S. Department of Agriculture (USDA) to capitalize the Organization's Intermediary Lending Program (IRP) Fund. The IRP Program operates similar to the Revolving Loan Fund Program in terms of gap financing.

Eligible businesses must be for-profit, and manufacturing, service, professional and retail businesses are generally eligible. In addition certain community based organizations and governmental entities may be eligible. Eligible project costs include purchase of real estate, building construction/improvement, and purchase and installation of machinery and equipment. Businesses may also use the funds for working capital. In view of the limited funds available, IRP Program assistance is provided on a competitive basis.

Eligible Iowa counties include rural Benton, Black Hawk, Bremer, Buchanan, Butler, Chickasaw, Floyd, Grundy and Tama.

	2017-2018 Goals	2017-2018 Actual	2018-2019 Goals
Number of Loans	1	-	2
Dollars Loaned	\$50,000	•	\$150,000
Total Project Costs	\$150,000	-	\$450,000
Job Creation/Retention	20	-	60



IRP LOAN PROGRAM ACTIVITY SUMMARY 2003 - 2018

Number of Loans Funded

Total Loans Funded 19

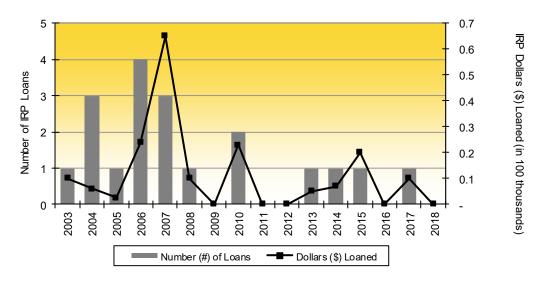
Dollars (\$) Funded

Total Dollars (\$) Funded \$1,401,000

Total Project Investments and Jobs Created and/or Retained

Total Project Investments \$6,438,814

Total Jobs Created/Retained 243.5 (Actual and Estimated)



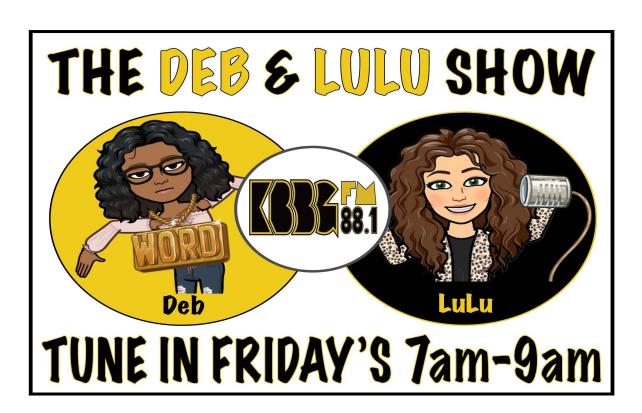
2017-2018 IRP Program activity continues to be suppress due to portfolio size.

Cedar Valley Growth Fund I, Inc.

Cedar Valley Growth Fund I, Inc., established in 2009, is a 501 (c) (3) not-for-profit corporation. The corporation was sponsored by Black Hawk Economic Development, Inc. in an effort to increase the availability of capital and technical assistance to area small businesses. Cedar Valley Growth Fund I, Inc. was designed to provide near equity loans to both existing and new business start-ups under a revolving loan fund program similar to BHED's Revolving Loan Fund Program, but with less regulations. Income derived from the CVGFI RLF Program is in-turn used to provide professional technical assistance to area small businesses free or at a nominal cost, to fund a micro-venture fund, to replenish the RLF fund and for direct administrative costs. During the Summer of 2015, CVGFI expanded its service area to nationwide.



"The mission of Cedar Valley Growth Fund I, Inc. is to enhance the quality of life in areas of need, and on a nationwide basis, through responsible innovative economic development initiatives."



"Thank you to Cedar Valley Growth Fund I for the financial assistance, as it helped keep KBBG-FM 88.1 on the air, allowing us to continue serving our community."

Deborah L. Berry, President KBBG Waterloo, IA

Midwest Renewable Capital, LLC

NEW MARKET TAX CREDIT PROGRAM

In 2009, BHED joined efforts with Midwest Renewable Capital, LLC (MRC), Grimes, IA to pursue allocations of tax credits under the federal New Market Tax Credit Program (NMTC). NMTC tax credits are in turn sold to investors, who through the purchase of tax credits assist in capitalization of a pool of loan funds that are in turn used to make qualified equity investments to an active qualified low income community business in a qualified low income census tracts. Since 2009, MRC has received a total of seven federal allocations totaling \$370 million and two state allocations of over \$4,737,370. MRC's triple bottom line selection criteria targets projects with the potential for excellent growth, significant community impacts, and positive environmental returns (renewable and clean energy projects), with a focus on rural areas.

BHED functions as the Manager and Controlling Entity of Midwest Renewable Capital and performs the administrative, loan servicing, and compliance functions.

During BHED's fiscal year, four New Market Tax Credit projects were funded totaling \$46,500,000. These four projects are expected to result in total project investments of over \$131,463,771 and creation and/or retention of 815 jobs in the Nation's qualified low income census tracts.



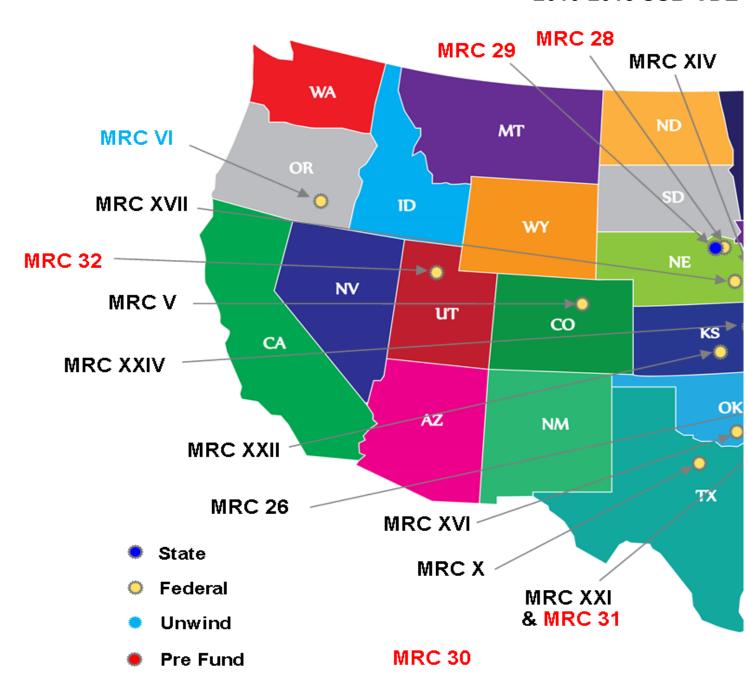


"In the furtherance of private capital for public good..."



Midwest Renewable Capital, LLC

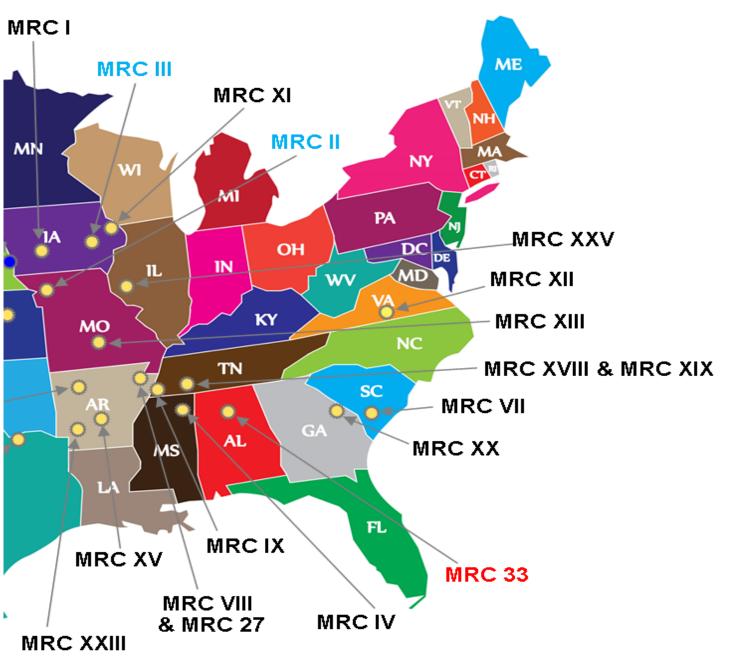
2010-2018 SUB-CDE



Midwest Renewable Capital's (MRC) mission is to revitalize low income areas in the U.S. by providing flexible, patient capital. MRC targets projects based upon the level of community impacts with particular focus on clean technology, energy efficiency, advanced manufacturing and renewable energy projects or businesses.

Midwest Renewable Captial, LLC

PROJECT LOCATIONS



PROGRAM TO DATE (Actual and Projected)

MIDWEST RENEWABLE CAPITAL, LLC

Total Dollar (\$) Awards Total Dollars (\$) Loaned Total Dollars (\$) QEI Total Project Costs (\$)

296,969,976 356,737,370 \$ 1,662,086,874 Direct Jobs Created and/or Retained in Census Tract 5,506

374,737,370

BOARD OF DIRECTORS



Nate Clayberg ~
Board Member since 2017
Member of the
Loan Committee
Personnel Committee

~ Lorie Davis Secretary/Treasurer Board Member since 2009 Member of the Executive Committee





Joyce Dunlay ~
Board Member since 2011
Member of the
Audit Committee
Executive Committee
Loan Committee

~ Carol Jahnke
Board Member since 1995
Member of the
Audit Committee
Personnel Committee







Bob Krogh ~
Board Member since 1987
Member of the
Loan Committee
Personnel Committee





BOARD OF DIRECTORS

~ Luke Lesyshen
President
Board Member since 2017
Member of the
Audit Committee
Executive Committee
Loan Committee
Nominating Committee





Brian Quirk ~ Vice-President/Asst. Sec Board Member since 1993 Member of the Executive Committee



~ Tony Thompson
Board Member since 2008
Member of the
Executive Committee





ReShonda Young ~
Board Member since 2017
Member of the
Nominating Committee

THE ORGANIZATION

As of September 30, 2018

OFFICERS

Luke Lesyshen Brian Quirk Lorie Davis President

Vice President/Asst. Secretary

Secretary/Treasurer

BOARD OF DIRECTORS

Nate Clayberg Lorie Davis* Joyce Dunlay* Carol Jahnke Robert Krogh Luke Lesyshen* Brian Quirk* Tony Thompson* ReShonda Young

*Denotes member of Executive Committee



MEMBERS

Nate Clayberg*
Jeff Danielson
Lorie Davis
Bill Dotzler, Jr.
Karen Dunlap
Joyce Dunlay*
Amy Dutton

Brenda Gibson Carol Jahnke Robert Krogh* George Lake Cindy Lantow Luke Lesyshen* Steve Lindaman* John Mardis Adrienne Miller* Jon Mixdorf* Chris Mueller Brian Quirk Chuck Rowe Adam Schaefer

Marge Schurman* Bob Seymour* Tony Thompson Connie Tolan ReShonda Young

*Denotes member or alternate member of the Loan Committee

STAFF

Nathan Barr Stephen Brustkern Jennifer Furman Dee Ann Glover Stacy Hageman Stephanie Koenen Kimberly Loy Eric Nottger Meghan Schildgen Commercial Loan Assistant

Executive Director
Administrative Assistant

Loan Officer

Administrative Assistant Compliance Manager

Accountant

Economic Development Specialist

Administrative Assistant

2017 — 2018 Number of Meetings

Board of Directors	8
Executive Committee	4
Loan Committee	9
Nominating Committee	1
Personnel Committee	1
Loan Committee Nominating Committee	4 9 1 1

Committees

Board of Directors
Executive Committee
Loan Committee
Nominating Committee
Personnel Committee
Audit Committee

STAFF



~Nathan Barr Since 2018 Commercial Loan Assistant



Steve Brustkern ~ Since 1990 Executive Director



~ Jennifer Furman Since 2013 Administrative Assistant



Dee Ann Glover ~ Since 2012 Loan Officer



~ Stacy Hageman Since 2006 Administrative Assistant



Stephanie Koenen ~ Since 2015 Compliance Manager

STAFF



~ Kimberly Loy Since 2018 Accountant







~ Meghan Schildgen Since 2015 Administrative Assistant





Above: Nathan Barr Left: Stephanie Koenen

