

# COMMUNITY DEVELOPMENT

## WHAT DOES UCDA DO?

- WORKFORCE DEVELOPMENT
  - LEADERSHIP PROGRAMMING
  - BUSINESS & EDUCATION PARTNERSHIPS
- BUSINESS DEVELOPMENT
  - BUSINESS RETENTION & EXPANSION
  - BUSINESS STARTUP
  - BUSINESS SUCCESSION
- HOUSING DEVELOPMENT
  - INFILL HOUSING
  - MULTI-FAMILY HOUSING
  - NEW DEVELOPMENT
- CREATIVE PLACEMAKING
  - MIXED USE SPACES
  - GREENSCAPES
  - HISTORIC PRESERVATION





# BLDG 301: HOW IT ALL BEGAN



**COWORKING SPACE • FURNISHED LOFT APARTMENTS • CONFERENCE SPACE**

# TIMELINE OF EVENTS



For approximately 2 years, members of the Union County Development Association (UCDA) Board of Trustees toured coworking spaces, scouted buildings eligible for renovation and developed a business plan covering all of these aspects. Then the following steps were taken to renovate Bldg 301:

- JANUARY 2018 - ACQUIRED BLDG 301 IN UPTOWN CRESTON, IOWA
- MARCH 2018 - APPLIED FOR A USDA RURAL DEVELOPMENT GRANT
- JULY 2018 - MOVED THE UCDA OFFICE TO BLDG 301
- AUGUST 2018 - BEGAN EXTERIOR REPAIR AND UPPERSTORY APARTMENT DEMO
- APRIL 2019 - COMPLETED & LEASED TWO FURNISHED APARTMENTS (AVANTI & LARK)
- AUGUST 2019 - COMPLETED CONSTRUCTION OF THE ROUNDHOUSE: A COWORK SPACE

# WHY TAKE ON THIS PROJECT?

We think this project checks many of the boxes when it comes to the vision and goals of community development such as:

- **QUALITY HOUSING WITH A REPUTABLE LANDLORD:**
- **PAVING THE WAY WITH A TEMPLATE FOR ATTRACTIVE PEDWAYS & PARKLETS:**
- **A ONE STOP RESOURCE FOR STARTUP BUSINESSES & ENTREPRENEURS:**



# PROJECT CONTRIBUTORS

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Community support remains a vital component to the success of this revitalization project.

Through grants and contributions from local businesses & community members, this building revitalization is a success.



- THE CITY OF CRESTON
- CORNERSTONE FINANCIAL GROUP
- CODY & KAREN SHAY
- DENNIS & CONNIE PURDUM
- DWIGHT & MARILYN CONOVER  
FOUNDATION
- FIRST NATIONAL BANK
- GRAPEVINE STAFFING, LLC
- GREATER REGIONAL HEALTH
- IOWA STATE SAVINGS BANK
- JAMES LAW OFFICE
- PCSB BANK
- R REALTY
- SHARON BENNETT
- STATE SAVINGS BANK
- USDA RURAL DEVELOPMENT
- WINTERSTIEN CONSTRUCTION



A Variety of Work Stations



Private Offices



Conference Space



# Grow Your Business Here

Our mission is to inspire and harness the entrepreneurial talent in UC, so locally owned businesses can flourish and add to the economic well-being of the area.

For growing companies, we offer a flexible space for you and your staff. For solopreneurs, we offer dedicated desks and opportunities to connect and brainstorm with fellow growing businesses. Whether you are a startup, a college student, running a side hustle or expanding your existing business - we have the space for you.



## Conference Space

Standard Rate: \$25/hour

- Accommodate up to 30 people
- High Speed Internet & Ethernet Connectivity
- 65" LCD TV & HDMI Connector
- Office Kitchenette & Restroom

# Amenities

From our convenient Uptown Creston location with nearby public and street parking, to a shared kitchen with craft coffee, fridge and microwave, The Roundhouse provides all of the amenities you need to get to work. We have the space and resources that can benefit you and your business.

	Virtual \$30/Month	Express \$50/Month	Standard \$75/Month	Business \$200/Month
• Work Space	5 credit workspace hours/month	unlimited hot desk access	dedicated workstation	dedicated office space
• 30 Day Membership - No Contract Required	✓	✓	✓	6 month min. contract
• Print/Copy/Scan To Email Service	✓	✓	✓	✓
• Shredding Services	✓	✓	✓	✓
• Onsite Notary	✓	✓	✓	✓
• Mail & Package Delivery (text notification)	✓	✓	✓	✓
• Virtual Networking & Programming	✓	✓	✓	✓
• Use of A Professional Business Address	✓	✓	✓	✓
• Unlimited Free Conference Space Access	Standard Rates	✓	✓	✓
• 24/7 Building Access	M-F 8a-4p	✓	✓	✓

# Programming & Support

This flexible space lends itself to programming such as:

- just start: an introduction for entrepreneurship
- professional development workshops
- business planning sessions with the Small Business Development Center Director, Ethan Pitt.



just start program 2019



SBDC Director: Ethan Pitt

According to the Union County's Recorder office, the original corner building was built in 1893. It was a grocery store on the main floor with two or three apartments on the upper story. It changed owners but remained a grocery store until the early 1950's. After that, it became a Studebaker Dealership, called McGinnis Motors. This is why the apartments are named:

## *Avanti & Lark*

### Ideal For:

- Corporate Housing
- Internships
- Executive Housing

### Amenities:

- 2 Bedrooms with queen sized beds and linens
- 1 Bathroom with sink, toilet and shower
- Open Concept Floor plan
- Washer and Dryer
- Wireless High Speed Internet
- Fully Furnished and decorated
- One television in the living space
- Public Parking across the street
- Water/sewer/waste removal all included



# FUTURE PLANS

Bldg 301 still has room to grow! We look forward to developing more opportunities in Uptown Creston, including but not limited to:

- Rooftop space for entertaining
- Mixed Use Space in the attached garage
  - Maker Space
  - Fall & Winter Farmer's Markets
  - Pop Up Vendor Space





Any  
Questions?

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