Revitalize Iowa's Sound Economy

RISE

IOWA | DOT

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RISE Program Manager

Overview

- RISE program background information
- Immediate Opportunity
- Local Development

Target Distribution Center: Cedar Falls

RISE Program

- To promote economic development through roadway improvements.
- Value-adding activities that feed new dollars into the economy.
- Funded annually with dedicated state motor fuel and special fuel tax revenues as set out in Iowa Code 312.2 and 315.
- Public roads only and maintained for 20 years.
- All counties and incorporated cities eligible to apply.
- Project is required to be developed through the city/county.
- Funding based on city and/or county jurisdiction

Double Access

Interpretation has been to not fund RISE projects that create more than one access unless:

- Necessary to accommodate transportation demand from associated development
- Last link in a multi-phase development
- Support IEDA designated Certified Site

Economic Justification

- How the potential development relates to the proposed roadway improvements.
- Include past and anticipated growth

Iowa Fertilizer Company, Inc.: Lee County

Transportation Justification

- Reasons given for a project from an engineering standpoint.
- Address current condition, relationship to connecting roads, anticipated traffic, anticipated large truck traffic, major design features, functionality, reasons for choosing improvements over alternatives.

Workiva: Ames

- Traffic Impact Studies or Letter may be required.
- District involvement may be required

Immediate Opportunity

- Roadway improvements associated with an immediate, non-speculative opportunity for job creation or retention
- Construction of the business past initial site preparation is not eligible.
- Project funding is contingent on job creation and/or retention commitments.
- Applications can be submitted at any time
- Grant is based on a cost per job evaluation which can be up to 80 percent of roadway cost.
- Cost per job can be up to $14,000 per RISE eligible job but typically is around $10,000 per job.

Wage Rate

- Hourly wage rates must exceed 100 percent of laborshed average
- Eligible jobs based on average wages of full-time employees.

ECHO Group: Council Bluffs

Evaluation Criteria

- Eligible development (non-retail)
- Impact on in-state competition
- Out-of-state sales
- In-state suppliers
- Transportation need
- Job creation and capital investment
- Quality of jobs

Monitoring

- Initial payroll required to establish baseline
- Completion of Accomplishment Report and payroll submittal 3 years after the roadway open to traffic
- Review payrolls from any consecutive six-month period between funding approval and three years after road is open to traffic
- Substantially complete if 90% of job creation/retention met

Settlement

- Credit for first 50 percent then prorated against RISE funding beyond 50 percent
- Substitute jobs considered on case-by-case basis

Local Development

- Funding used for speculative RISE eligible development or that do not meet the Immediate Opportunity criteria.
- Grants are 50 percent of eligible roadway costs unless an IEDA Certified Site
- Applications accepted February 1 and September 1 of each year
- No job creation/retention contingencies but contingencies on either majority or all land is RISE eligible development.
- Appropriate zoning and platting in place.

City of Hudson

Types of Local Development

- Land available/marketed for RISE eligible development
- Major tourism projects
- Certified Sites
- Transportation Facilities (i.e. regional airports)
- Business Relocation & Job Retention due to disaster
- University Research Park

Evaluation Criteria

- Development Potential
- Economic Impact
- Local commitment and initiative
- Transportation need
- Area economic need

Monitoring

- Continuation of RISE eligible development for the life of the roadway
- Continuation of appropriate zoning for area for the life of the roadway
- Completion of Accomplishment Report to report current development 3 years after the roadway open to traffic

Settlement

- Dependent on contingencies placed in funding agreement.
- If majority (or all) not RISE eligible development potential pay back up to the full repayment of the RISE award may be required.

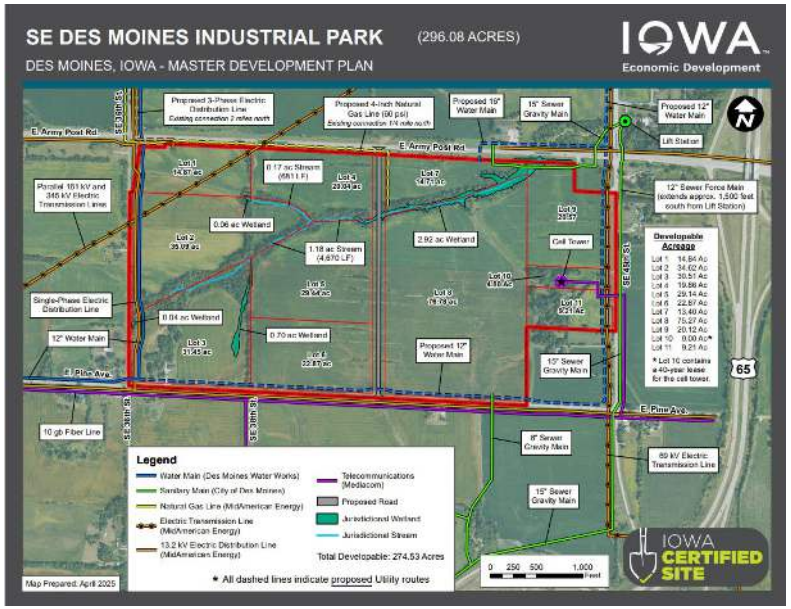
Major Tourism Projects

- Need to create significant amount of out-of state dollars and impact the state economy and not just local economy.
- Expect high number of visitors (target is about 100,000) with many coming from outside of Iowa.
- Need data to support tourist numbers:
  - Estimated increase to overnight visitors from both in state and out of state
  - Estimated increase to visitors over 100 miles away
  - Estimated increase to visitors under 100 miles away
  - Estimated spending increase to hotels, food/restaurants, shopping, other goods and services

Lost Island Theme Park
City of Waterloo

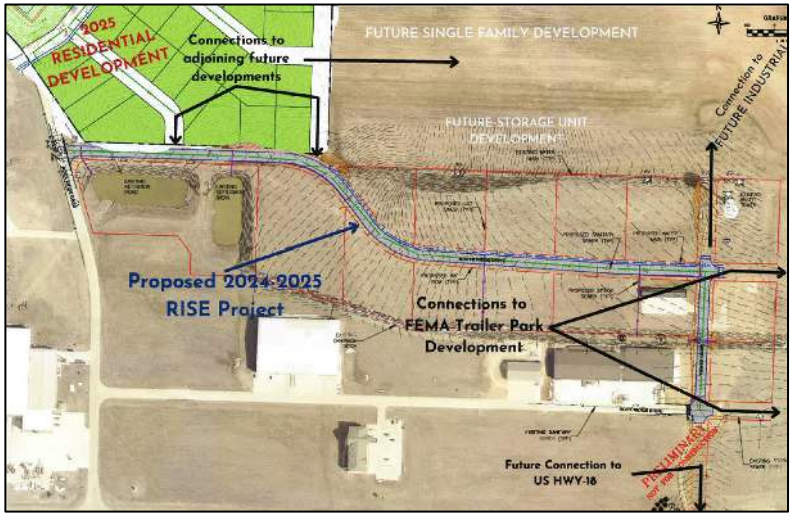
Iowa's Certified Site Program RISE Local Development

- Allows a higher RISE participation than 50% for an IEDA Certified Site (up to 70%). Higher percentages correspond to higher acreage sites.
- Project scope and RISE award flexible with modifications allowed after award.
- May be converted to Immediate Opportunity if business location is imminent.
- Funding commitment expires same schedule as certification of site expires.



Business Relocation & Job Retention RISE Local Development

- Policy provides potential new roadways outside the flood hazard area for access to a new, expanded, redeveloped or future speculative.
- Increased percentage up to 70%
- Must provide evidence that damage sustained by the community negatively affected existing businesses which require permanent relocation within the community to continue operation.
- Must be in a county covered by a proclamation of disaster emergency by the Governor & Presidential Disaster Declaration
- This is NOT a repair program.



After Award by Transportation Commission

- Eligible costs start incurring the date project is awarded by Transportation Commission but costs cannot be reimbursed until funding agreement fully signed.
- Reimbursement grant based on actual costs.
- TSB required on all projects
- Divisions required for non-eligible improvements and/or if utilizing multiple funding sources
- 30 day review process by DOT for final plans/spec/cost estimate
- DOT concurrence to final bid documents before advertising
- DOT concurrence to award the construction contract
- Monitoring of roadway for 20 years by DOT

Questions?

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iowadot.gov

RISE Webpage: https://iowadot.gov/transportation-development/local-systems/grant-programs/revitalize-iowas-sound-economy-program-rise