

Sheldon Chamber and Development Corporation 2019 Annual Report



**Igniting a community
"Where Families Come First".**

A message from Curt Strouth, Community Development Director

Sheldon is where “Families Come First” and we are blessed to be a part of a vibrant, progressive community, built on a strong heritage. Sheldon provides an atmosphere that is conducive to conducting business, a quality place to call home, raise a family and retire. As business owners and residents, we all need to take pride in that and understand that community growth and development is only as successful as the residents and the businesses who are invested in it. We are fortunate to have a great foundation of business leaders, residents, and volunteers here in Sheldon which makes continued community growth feasible and helps provide a very positive future outlook.

As we reflect back on 2019 our community continues to see considerable investment from our local businesses who choose to grow and expand right here in Sheldon. Maintainer Corporation expanded again in 2019 which marks their 3rd successful expansion project here in Sheldon since 2014. Additionally, Northwest Iowa Community College is currently in the midst of a major on-campus project, which includes the recent opening of their brand-new Advanced Manufacturing Center/Idea Lab in November. This overall project shows NCC’s continued investment into the training and education of the future workforce in our area, which is vital.

Over the past few years we have been blessed to see the majority of our large employers expand creating many new jobs and providing millions of dollars in local investment. Two of those recent expansion projects also are historic in nature for two different reasons. Recently, Rosenboom Machine and Tool expanded which included over \$16 million in total investment and the creation of 54 new jobs which is estimated to create \$1.8 million dollars in new annual payroll. That project is considered the single largest expansion project in the history of Sheldon in terms of new job creation.

Kent Nutrition also finished up an expansion project which included the creation of 15 new high-quality jobs and \$37 million in total investment, including approximately \$10.5 million in new taxable valuation. This project is considered the single largest expansion project in terms of total investment.

Iowa Economic Authority estimates that 80% of community growth comes from those business who are already in our community and chose to grow and expand locally. Moving forward, it is vital that we continue to work with our existing businesses to nurture that internal growth and ensure that we continue to support their growth here locally.

We have an aggressive plan for 2020 and our goal is to build on the momentum generated over the past few years. We continue to work hard to address the workforce issues our community is facing. In its 4th year already, we will grow our annual O’Brien County Career Day which provides exposure to future career opportunities available here in Sheldon to all of our O’Brien County High School sophomores (approximately 240 in 2019). 2019 was the inaugural year for our Homecoming Scholarship Program. In 2020 we will award another \$6,000 scholarship to an applicant who grew up and graduated from Sheldon, went off and graduated a 2 or 4-year college, and ultimately returned back to Sheldon for work. In 2019 we awarded two (2) \$6,000 scholarships in partnership with O’Brien County Economic Development Corporation and these scholarships assist directly with student loan debt reduction.

Another tool that we are using to help with workforce retention and leadership development, is the creation of our Young Professionals Group which was also launched in 2019. This group is set up to provide our workforce, a networking avenue to meet other young professionals in Sheldon through events and leadership development opportunities. Our vision is to build a culture for our workforce development that makes Sheldon a place where our youth WANT to come back to work and to raise a family. Other key priorities that we will be working on in 2020 is to address the rising demand and shortage of available daycare, the continued growth in our industrial parks, housing, and to enhance our chamber events to give them new energy in an effort to attract more people and business to Sheldon.

In closing, there are many people who deserve appreciation for their part in building and developing our community that is progressive in growth and a community that we can all be proud of. On behalf of the Sheldon Chamber and Development Corporation’s Staff and Board of Directors, I would like to thank all of our SCDC membership for their ongoing commitment to our organization, your continued investment is vital to our efforts. I would also like to thank the SCDC Board of Directors for their commitment to the SCDC over the past 12 months dedicating themselves not only to us as staff, but also to the continued growth of Sheldon. Additionally, thank you to the Mayor, Sheldon City Council, and all of the SCDC Special Committees for the support that they have given to the SCDC in an effort to make Sheldon a prosperous and growing community. Finally, thank you Sheldon residents for helping define our community and being the representatives of “Where Families Come First”. The synergy of these great partners working together gives us a lot to be proud of.

Our organization is driven by the generous support of our membership annually. We understand that there are many choices when deciding how best to allocate your annual giving dollars. Be assured that your consideration of membership and commitment to the SCDC is sincerely appreciated. It’s that commitment and your membership that contribute to our ongoing effort to make Sheldon a better place to live, work, and conduct business. As with any business, we constantly strive to provide high quality programs, services, and amenities for our community. Your investment is critical in allowing us to meet those goals and objectives. If you have any questions about the SCDC, our goals as an organization, have new ideas, or would like to request a business visit, please call us at 324-2813. Thank you for all that you do for our community! We look forward to a very successful and prosperous 2020.

Curt Strouth
Community Development Director
Sheldon Chamber and Development Corporation

-Mark TenKley, 2019 SCDC Board President

Dear Members of the Sheldon Chamber and Development Corporation:

This past year has been one of great excitement and growth for the Sheldon community. Several projects have started and will continue into the upcoming year, which shows the growth and investments being made into making Sheldon a great community to live and work in. Many members have utilized the programs available thru the SCDC Office to start or grow their businesses. We encourage all members to use these programs when needed.

We would like to thank Shanelle and Megan for their great service to the SCDC. They will be greatly missed and I want to wish both of them the best. We are excited to have Shantel and Brittany joining our SCDC team. Both bring vision, excitement, and energy to the SCDC. Also thank you to Curt for his continued leadership for the team and the organization of the SCDC. Those who volunteer on committees and events, as well as the board of directors deserve a big thank you as well. All that is accomplished could not have been done without you and your support.

We would like to express a sincere thank you for your continued support of the SCDC over the past year. Your financial support has allowed the SCDC the ability to continue to offer programs and services that allow businesses to grow in Sheldon and make it a great place to live and work.

-Shantel Oostra, SCDC Chamber Director

I've been asked several times over the last couple of months how I like my new job, I can honestly say that I love it! It has been a whirlwind since Brittany and I started in November, but we've had such a great time! We jumped right in with Merry Money, Christmas activities, celebrated ribbon cuttings with NCC, Uptown Threads, Bliss Salon & Spa, celebrated a grand re-opening with Cell Only-Verizon, attended several SCDC coffees and open houses and much more. It's been wonderful to connect with so many community members through all of the events. We have many fantastic things happening in Sheldon and so much to look forward to in 2020.

Sheldon has always been the place that I call home and over the years I have witnessed that as a community we work hard to truly make it a place where "families come first". My hope is that, as SCDC staff, we can work alongside our supportive and forward-thinking board and our membership, who take great pride in their businesses, to keep Sheldon growing and becoming a prosperous place to live, work, and play.

Shantel Oostra, Chamber Director

2019 SCDC Board of Directors

Mark Ten Clay- President
Southwest Wholesale
Term Expires 12/31/19

Josh Osborn- Vice President
Hy-Vee
Term Expires 12/31/20

Travis Klein -Past President
Citizen's State Bank
Term Expires 12/31/19

April L Schaeffer- Secretary/Treasurer
Top Notch Rentals, LLC
Term Expires 12/31/2020

Kevin Cain
Cain Ellsworth and Company
Term Expires 12/31/19

Amy Van Marel
Mr. B's / Lady B's
Term Expires 12/31/2020

Mark Brown
Northwest Iowa Community College
Term Expires 12/31/21

Trevor Guttula
Edward Jones
Term Expires 12/31/21

Daniel Ten Clay
Northwest Décor
Term Expires: 12/31/2022

Brad Hindt
City Council Rep
Downtown Hardware

Tom Eggers
City Council Rep.
Rosenboom Machine and Tool

Sam Kooiker- Ex-Officio
City Manager
City of Sheldon

Cory Myer - Ex-Officio
Sheldon Community School District

2019 Sheldon Chamber and Development Boards and Committees

Ambassadors:

This organization is compiled of representatives from Sheldon who serve to recognize special occasions and honorary visitors to our community. Members include: Dennis DeJong, Jan Rolston, Randy Kruse, Skip Tanner, Mike Schmalen, Mark Brown, Mark Rector, Ron Plum, Gail Anderson, Corey Elgersma, Amy Sietstra, Aaron Prewitt, Mark Kleinwolterink, Melissa Bohrer, Brent Kraft, Ryan Francis, Nancy Martens, Curt Strouth, Shanelle Matus, and Shantel Oostra.

Celebration Days:

The annual Celebration Days festivities take place over Labor Day weekend. Committee members include: Austin Klett, Leisl Lidiak, Tami Mulder, Curt Strouth, Megan Wagner, Kurt Vander Schaff, Jo Hindt, and Shanelle Matus.

Development Committee:

The Development Committee oversees all activity related to the various development properties that the SCDC owns. The committee members include: Curt Strouth, Brad Hindt, Duane Seehusen, Denny Michels, Mike Claar, Barry Whitsell, Rick Nordahl, Mark Ten Kley, Travis Klein, and Sam Kooiker.

Ladies Night Out:

Ladies Night Out committee members include: Diann Merley, Jan Rolston, Carol Pomerence, Iola Whitsell, Shanelle Matus, Jenni Vander Sluis, and Kelli Gottula.

Marketing:

The Sheldon Marketing committee designs and implements projects which promote Sheldon to its residents, visitors, and potential new businesses. Current members of this committee include: Heidi Brown (Chairperson), Ron Plum, Jan Rolston, Kristin Kolbaum, Ryan Haack, Niki Cooper, Mark Rector, Peter Wagner, Travis Klein, April Schaeffer, Jake Kerr, Dustin Remme, Sam Kooiker, Trisha Meendering, Curt Strouth, Shanelle Matus, and Shantel Oostra.

Sheldon Retail Committee:

This group of SCDC members work together to promote retail and the "Shop Small, Shop Smart, Shop Sheldon" motto.

RLF Board:

Sheldon's \$1,800,000 revolving loan fund portfolio is administered by financial and legal experts from within the community. Applications for revolving loan funds are brought to SCDC by any local lending institution. RLF is designed as a source of gap financing for new or expanding business within a five mile radius of Sheldon. Committee members include: Lary Rosenboom (Chairperson), Tom Whorley, Dennis Gorter, Lyle Kuiper, Ken Hengeveld, Dan Van Gorp, Amy Van Marel, Trevor Gottula, and Curt Strouth.

RIF Storefront/Interior Renovation Committee:

The Redevelopment Incentive Fund committee, better known as "Storefront Committee" accepts and evaluates applications from property owners wishing to improve the interior and exterior of their buildings through the interior renovation program. Forgivable loan amounts depend on project cost or linear store footage. Committee members include: Frank Luepke (Chairperson), Greg Weppeler, Skip Tanner, Corey Elgersma, Kathy Kruger, and Curt Strouth.

Sheldon Home & Design Expo:

This committee coordinates the activities and set-up of the annual Sheldon Home & Design Expo. Committee members include: Brad Hindt, Greg Weppeler, Jeri Clayton, Curt Strouth, Shanelle Matus, and Megan Wagner.

Sheldon Young Professionals Group (YP Group):

This group works on getting the younger professionals in the community together to network, host events, and get involved in the community. Some events that were hosted by the Young Professionals Group were Karaoke Night, Bingo Night, monthly lunches, and socials. The steering committee includes: Heather Jacobs, Justin Humelgard, Eric Maassen, Malorie Krikke, Melissa Bohrer, Sean Stettinichs, Ty Rushing, Megan Wagner, and Brittany Maassen.



2019 Sheldon Chamber and Development Highlights

January

- 17 SCDC Annual Luncheon: featuring guest speaker Scott Siepker-Known as "Iowa Nice Guy". Meal catered by Hy-Vee
- 21 Crossroads Community Park Planning Session #1
- 25 SCDC Friday Coffee: hosted by Just Cuts For Men

February

- 21 SCDC Noon Luncheon: welcoming guest speaker Sam Kooiker, Sheldon City Manager. Meal catered by Hy-Vee
- 25 Heroes Behind the Badge Blood Drive: located at the Sheldon Community Building

March

- 21 SCDC Noon Luncheon: welcoming guest speaker Mark Rienders, MidAmerican Energy. Meal Catered by Hy-Vee

April

- 4 Ladies Night Out: featuring author Jackie Haley, located at the Crossroads Pavilion Event Center
- 9 Cybersecurity Training: hosted by the SCDC & Access Systems
- 11 BA5: hosted by ISB Services & Iowa State Bank
- 12 SCDC Friday Coffee: hosted by Citizens State Bank
- 12-19 26th Annual Golden Egg Hunt
- 13 Sheldon Home & Design Expo: hosted by the SCDC, located at the Lifelong Learning & Recreation Center
- 20 Children's Easter Egg Hunt: at Sheldon City Park
- 26 Community Blood Bank: hosted by Citizens State Bank
- 26 O'Brien County Career Day
- 30 Ground Breaking Ceremony: located at Maintainer Corporation of Iowa

May

- 3 Community Cleanup Day: hosted by the Sheldon Marketing Committee
- 16 SCDC Noon Luncheon: welcoming guest speaker Ryan Haack & the Soles for Souls Leadership Team. Meal catered by Old 60 Steaks and Chops
- 21 Mayor & City Council Member Special Election

June

- 3 Sheldon Farmer's Market Season Kickoff: located at the Sheldon Depot. The Farmers Market took place every Monday & Friday through September 30th
- 12 Crossroads Community Park Planning Session #2
- 20 SCDC Noon Luncheon: welcoming guest speaker Dr. Aletha Stubbe, Northwest Iowa Community College. Meal catered by Old 60 Steaks and Chops
- 21-22 Risefest Christian Music Festival
- 24 All American Community Blood Drive: hosted by the Community Blood Bank & the SCDC
- 27 Trivia Night: hosted by the Sheldon Young Professionals Program

July

- Sheldon Farmer's Market continued every Monday & Friday located at the Sheldon Depot.
- 3 Village Northwest Unlimited Independence Day Celebration
- 17 Crazy Days-Safety Event

August

- 8 BA5: hosted by the Lounge
- 12 Hotdog Day
- 14 Ribbon Cutting: McDonald's
- 15 SCDC Noon Luncheon: welcoming guest speakers as the Young Professional Group representatives, meal catered by Old 60 Steaks and Chops
- 29-31 Sheldon Celebration Days

September

- 1-2 Sheldon Celebration Days Continues
- 12 BA5: Williams and Co
- 19 SCDC Noon Luncheon: welcoming guest speaker MidAmerican Energy, meal catered by HyVee
- 20 East Elementary 3rd Grade Fieldtrip

October

- 17 SCDC Noon Luncheon at the community Services Center: welcoming guest speaker Katricia Meendering, meal catered by HyVee
- 26 Halloween Carnival- Hosted by Prairie Arts Council at Prairie Arts Historical Park
- 31 Trick or Treat

November

- 5 SCDC Merry Money- Total of \$125,000 sold
- 5 Election Day
- 7-9 Christmas Open House at various businesses
- 13 Ribbon Cutting: Northwest Iowa Community College Advanced Manufacturing Center
- 14 Young Professionals Luncheon at Chinese Chef
- 21 SCDC Noon Luncheon: welcoming guest speaker Mary Zimmerman, ISU CIRAS. Meal Catered by Old 60 Steaks and chops
- 22 SCDC Friday Coffee: Hosted by the SCDC Staff and Crossroads Pavilion Staff at Crossroads Pavilion Center
- 25 Lyle Bolkema's Retirement Party
- 25 Ribbon Cutting: Uptown Threads
- 30 Shop Small-Shop Smart-Shop Sheldon (Small Business Saturday)

December

- 2 Santa at the Library
- 2 Rec Trails Belgian Waffle Supper
- 6 SCDC Friday Coffee hosted by Northwestern Bank
- 7-9 Children's Festival of Trees hosted by Prairie Arts Council
- 9 Young Professional Bingo Night at the Crossroads Pavilion Event Center
- 9 Ribbon Cutting: Durango's Bar and Grill
- 12 SCDC Coffee hosted by Peoples Bank
- 12 Young Professional Lunch at Pizza Ranch
- 13 Friday Coffee hosted by Iowa State Bank
- 14 Santa at the Library
- 14 SCDC hosted free movie: The Grinch. Sponsors were Downtown Hardware, Premier Communications, Top Notch Stitching, and Vamp Salon
- 16 Santa at the Library
- 17 Grand Re-Opening at Verizon
- 19 SCDC Chamber Luncheon at the Community Services Center: welcoming guest speaker Dr. Ryan Becker. Meal catered by Old 60 Steaks and Chops
- 20 Friday Coffee hosted by Citizens State Bank
- 21 Santa at the Library

2019 Community Events

Annual Meeting:

Reflecting back on 2018 annual meeting was held on January 17, 2019 located at the Crossroads Pavilion Event Center. We welcomed Scott Siepker as our featured guest speaker. A catered lunch was provided by Sheldon HyVee.

SCDC Noon Luncheons:

SCDC Noon luncheons serve as a valuable networking opportunity. As a member benefit members of the SCDC are invited to attend luncheons on the third Thursday of each month. SCDC Noon Luncheons consist of a catered meal, featured guest speakers and an SCDC update. The Sheldon Marketing Committee graciously assists in funding the monthly SCDC Noon Luncheons.

Sheldon Home & Design Expo:

On Saturday, April 13, 2019 the Sheldon Home & Design Expo was held at the Lifelong Learning and Recreation Center. The 2019 Home & Design Expo showcased vendors and during the expo, attendees were introduced to quality products, prize giveaways, and a concession stand.

Ladies Night Out:

Ladies Night Out was held on Thursday, April 4, 2019. The evening included a delicious catered meal provided by Old 60 Steaks and Chops. In addition, attendees enjoyed a social hour and shopping followed by special guest speaker Jackie Haylee.

Golden Easter Egg Hunt:

The Golden Easter Egg Hunt took place on April 12-19, 2019. Community members were encouraged to visit participating businesses for clues for where the hidden Easter Egg may be located. Ashley Sandersfeld found the Golden Egg found near the Waste Water Plant. Ashley received \$650 in Sheldon Dollars. Sponsors of the Sheldon Golden Easter Egg Hunt included: *Citizens State Bank, Hy-Vee Sheldon, KIWA radio, Lewis Family Drug, Iowa State Bank, Morgan Collison & Tire, North Star Community Credit Union, Neal Chase Lumber Co., Northwest Décor & Furniture, Sheldon Dental Clinic, Stammer Liquor, Sanford Sheldon Medical Center, Vogel Paint & Glass, Sheldon Vision Care.*

15th Annual Children's Easter Egg Hunt:

On Saturday, April 20, 2019 over 15,000 prize filled Easter eggs were spread throughout the City Park. Children gathered to claim their treats while eight lucky winners went home with a brand new bike, provided by generous local sponsors. A special thanks to volunteers from the Village Northwest Unlimited for generously donating their time to stuff all 15,000 eggs. Sponsors of the 15th Annual Children's Easter Egg Hunt included: *Citizens State Bank, Cooks Café, Edward Jones Sheila Peelen, Edward Jones, Fred's Plumbing & Heating Inc. Hy-Vee Sheldon, JT Trucking, Morgan Collison & Tire, Neal Chase Lumber Co, Northwest Décor, Parkview Assembly Girls Ministries, Parkview Assembly Royal ranger, Schwarz Sanitary Service, Sheldon Family Dental Clinic, Sanford Sheldon Vision Care, Sanford Sheldon Medical Center, VAMP Salon.*

Community Clean-Up Day

Community Clean-up Day was held Thursday, May 3, 2019 from 1-3pm. Willing community members of all ages and the Sheldon Community School District students gathered to assist with the community clean up efforts that took place throughout the City of Sheldon.

Farmers Market

The Sheldon Farmers Market kicked off the summer season on June 3, 2019 and continued every Monday & Friday through September 27, located at the old Train Depot. Market vendors distributed goods such as fresh fruits, vegetables and homemade jams throughout the summer. A special thanks to Keith & Jan Rolston for the many hours of time spent cleaning the depot prior to opening day.

Shop Small, Shop Smart, Shop Sheldon!

2019 Community Events

Crazy Day:

Crazy Day was held on Wednesday, July 17, 2019 from 7:00 a.m.-7:00 p.m. A safety day was also held that day for local children.

Sheldon Celebration Days:

Celebration Days kicked off on August 29, 2019 and continued through Monday, September 2. Celebration Days hosts over 10,000 individuals on an annual basis and is made possible by valuable committee members and many volunteers. Celebration Days festivities include: *Mr. Twister, River City Rhythm, Thistle & Lace, Steve Russell, Sheldon Community Theatre, Mini Rod Tractor Pulls, Corn hole, Ice Cream Socials, Car Cruise, Fly-In Pancake Breakfast, Sheldon Iowa Rocks, Laser Tag, Inflatables, Mini Ferris Wheel, Mini Train, Sip'n'Cyle Pedal Bar, Farmers Market, Arts and Craft Show, food booths, the parade, and much more.*

Celebration Days Sponsors were: *Andringa Funeral Home-Sheldon Funeral Services, Bomgaars Supply Inc., Cain Ellsworth & Co, LLP, Church of the Brethren, Citizens State Bank, Dekruif Disposal, Dairy Dandy, Glens Sport Center, Glenwood Equities, LLC, Holiday Inn Express & Suites Sheldon, Hy-Vee — Sheldon, Iowa State Bank / ISB Services, JT Tucking Inc., McDonalds, Melissa Remme State Farm Insurance, MidAmerican Energy Company, North Star Community Credit Union, Northwestern Bank, P & K Pest Control, Inc., Peoples Bank, Perspective Insurance, Poet Biorefining-Ashton, Poppema-Sikma Construction, Premier Communications, Prins Insurance, Inc., Pro Active Physical Therapy, Rosenboom Machine & Tool Inc., Sanford Sheldon Medical Center, Sheldon Family Dental Clinic, Sheldon Noon Kiwanis, Swartz Sanitary Service, The Dental Office, Woods, Fuller, Shultz & Smith P.C.*

Halloween Carnival

SCDC partnered with the Sheldon Prairie Arts Council to provide interactive games for children on Saturday, October 27, 2019 located at the Sheldon Prairie Arts Council Historical Park. It was with the help of many volunteers that made the Halloween Carnival a great success. Halloween Trick-or-Treating took place downtown on October 31st from 4:30-5:30. Thank you to all of the businesses that participated.

Merry Money Sales

Sheldon Merry Money was sold at a 10% discount on Tuesday, November 5th. In total \$125,000 was sold with a limit of \$2,000 per household or business. Consumers were able to purchase Merry Money at a 10% discount with the Sheldon Marketing Committee funding 5% of the discount and local retailers funding the other 5%. In 2019, forty businesses accepted Merry Money. Thank you to the following participants: *Alissa Ryan Boutique, Ben Franklin/Framing & Gift Gallery, Carl's Footwear, Cook's Café, Downtown Hardware, Drs. Spronk, Vander Griend, Radke & Hoogland, Fantasia, Fareway Stores Inc, Glen's Sports Center Inc., Gordon's Redwing Shoes, Hy-Vee, Iowa Information, Langer's Bar & Grill, Los Tulipanes, Mastbergen Jewelry, Missy's, Morgan Collision & Tire, Mr. B's & Lady B's, Neal Chase Lumber Co, Northwest Decor & Furniture, Old 60 Steaks & Chops, Premier Communications, R&J's New & Used Furniture, Sanford Sheldon Medical Center, Sheldon Family Dental Clinic, Sheldon Vision Care, Southwest Wholesale RV, Stammer Liquor, Subway, SuperHiTech, The Dental Office, Top Notch Rentals, Top Notch Stitching, Touch of Hope, Uptown Threads, Validation, VAMP Salon, Village Treasure Chest, and Vogel Paint & Glass.*

Christmas Activities:

The 2019 Holiday season kicked off on December 2nd with a special visit from Santa. Thanks to our sponsors we were able to host another free movie in town. The movie was The Grinch and shown at Krull Cinemas. **Thanks to our sponsors for this year's movie: Premier Communications, VAMP Salon, Downtown Hardware, and Top Notch Stitching.**



Vision 2021

Vision Statement for the City of Sheldon

Sheldon will become a progressive and dynamic community by causing the growth of population, jobs, incomes, opportunities, and quality of life throughout the region.

Vision 2021 Strategy Statements

- We will approach the future with a spirit of regional partnership and cooperation to cause an improved quality of life for all.
- We will grow our population.
- We will develop and maintain a strong retail community, including an attractive and vibrant downtown area.
- We will capitalize on the Highway 60 expressway and interchanges to promote the community and attract people and commerce.
- We will continue to maintain strong and diverse educational opportunities. This is a premier strength of the community and region.
- We will promote the development and availability of adequate housing that meets the varying needs of our citizen's.
- We will develop access to state-of-art communications capabilities that will meet the needs of business and individuals.
- We will maintain and further develop our strong base of medical services available within the community.
- We will promote the development of recreational opportunities for residents and visitors.
- We will promote the growth of existing and new industry as a means of creating more jobs, good jobs, and growth for our community.

Pathway to 2021

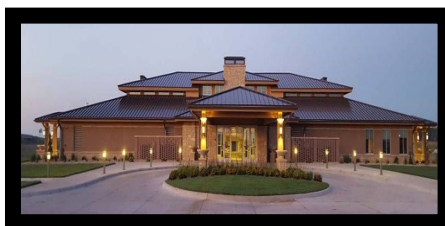
- Promote and support the growth and development of all of our schools, including NCC.
- Continue to develop, implement and adhere to the development plan of the areas around the Highway 60 Expressway.
- Continue to develop and market a package of financial incentives for growth of existing and new industry. Continue to develop and execute an aggressive "outreach" program to recruit new business and industry.
- Continue to develop regional interaction/cooperation with neighboring communities on issues of common interest and exert greater influence in county government and development.
- Embrace diversity throughout the entire community. (School, Churches, Organizations, and Businesses)
- Continue to determine the communication services needs of the community and seek providers to fill these on a cost-competitive basis.
- Develop and promote the construction of multiple family housing and to ensure an adequate supply of affordable housing. Continue to develop incentives and programs for building new housing and existing housing.
- Promote a strong and cohesive retail community.

2019 Economic Development Statistics Summary

Each year the Sheldon Chamber and Development Corporation compile a number of statistics that are a representation of the Economic Development activity in Sheldon. Attached are the statistics for 2019. Here is a brief summary of the statistics provided with this report.

- The Sheldon Redevelopment Incentive Fund or “Storefront Program” funded five projects in 2019. These are forgivable loans made available to SCDC member businesses. This program has approved a total of 115 forgivable loans since the inception of the program with a total capital investment of \$1,605,751.40 in existing building improvements.
- The Interior Renovation Program assists in funding local businesses and their renovation projects. This is a 0% loan program amortized over 5 years. In 2019 there were 3 projects completed with a total investment of \$115,254. This program was started in 2016.
- Local Option Sales Tax Revenue during FY 2018-2019 generated an income of \$669,613.90. This is a increase of \$38,351.04 from the previous fiscal year. These are sales tax dollars collected as consumers purchase goods and services from the local businesses in our community.
- Hotel/Motel Tax Revenue experienced another record setting year. In 2019, there was \$153,523.79 of revenue generated, compared to \$150,324.02 collected in 2018. This is a increase of \$3,199.77 of funds generated by guests visiting our local hotels. These funds are used by the Sheldon Marketing Committee and the City of Sheldon for community betterment projects and to market the community.
- Sheldon T.I.F. Revenue generated during the 2018-2019 fiscal year was \$2,415,859.26.
- There was one loan in the Sheldon RLF program during 2019. The Sheldon Revolving Loan Fund has in excess of \$1.1 million dollars to loan to local businesses for start-ups, expansions, etc. The Sheldon Revolving Loan Fund currently has 16 outstanding loans.
- In 2019, the City of Sheldon issued 53 building permits estimating \$16,303,579.67 in capital investment.

2018	\$2,752,485.16
2017	\$46,469,770.00
2016	\$20,394,900.00
2015	\$15,934,650.00
2014	\$7,137,100.00



Capital Investment Records

Year 2003

Residential	10	\$2,022,000
Commercial	2	\$730,000
Industrial	3	\$358,000
NCC	1	\$1,046,000
Total		\$4,156,000

Year 2004

Residential	12	\$2,052,000
Commercial	10	\$1,956,000
Industrial	2	\$600,000
Total		\$4,608,000

Year 2005

Residential	15	\$2,846,000
Commercial	5	\$2,828,563
Industrial	4	\$2,626,000
NIHC	1	\$4,500,000
Church	1	\$1,000,000
Total		\$13,800,563

Year 2006

Residential	9	\$1,768,000
Commercial	4	\$1,211,000
Industrial	3	\$1,220,000
NIHC	1	\$7,500,000
Children's World	1	\$1,094,000
Total		\$12,793,000

Year 2007

Residential	9	\$2,172,000
Commercial	5	\$8,830,000
NCC	2	\$2,787,800
Total		\$13,789,800

Year 2008

Residential	5	\$955,000
Commercial	5	\$410,000
NCC	1	\$1,600,000
Total		\$2,965,000

Year 2009

Residential	16	\$3,431,000
Commercial	5	\$970,000
Industrial	2	\$481,000
School	1	\$532,327
NCC	1	\$5,673,000
Total		\$11,087,327

Year 2010

Residential	3	\$725,000
Commercial	5	\$2,344,000
Industrial	5	\$1,780,000
Total		\$4,849,000

Year 2011

Residential	5	\$1,400,000
Commercial	2	\$75,000
Industrial	1	\$80,000
Total		\$1,555,000

Year 2012

Residential	5	\$1,515,000
Commercial	6	\$2,492,500
Industrial	3	\$6,361,000
Total		\$10,368,500

Year 2013

Residential	13	\$2,370,000
Commercial	5	\$3,315,000
Industrial	2	\$1,550,000
East Elementary Expansion	1	\$3,030,000
Total		\$10,265,000

Year 2014

Residential	29	\$7,320,000
Commercial	5	\$836,000
Industrial	3	\$92,000
Total		\$8,248,000

Year 2015

Residential	8	\$2,100,000
Commercial	5	\$910,600
Industrial	4	\$8,490,000
NCC	1	\$3,569,000
Total		\$15,069,600

Year 2016

Residential	8	\$2,550,000
Commercial	3	\$302,000
Industrial	4	\$1,925,000
Event Center	1	\$4,866,000
RMT	1	\$3,000,000
Bomgaars	1	\$2,300,000
NCC Student Housing	1	\$2,800,000
Immanuel Christian Reformed Church	1	\$1,344,650
Total		\$19,663,950

Year 2017

Residential	12	\$4,025,000
Commercial	7	\$721,000
Industrial	5	\$411,685
NCC	2	\$268,000
Eagle Construction (Residential)	1	\$4,200,000
Deluxe Feeds/Kent Nutrition (Industrial)	1	\$37,000,000
Total		\$46,625,685

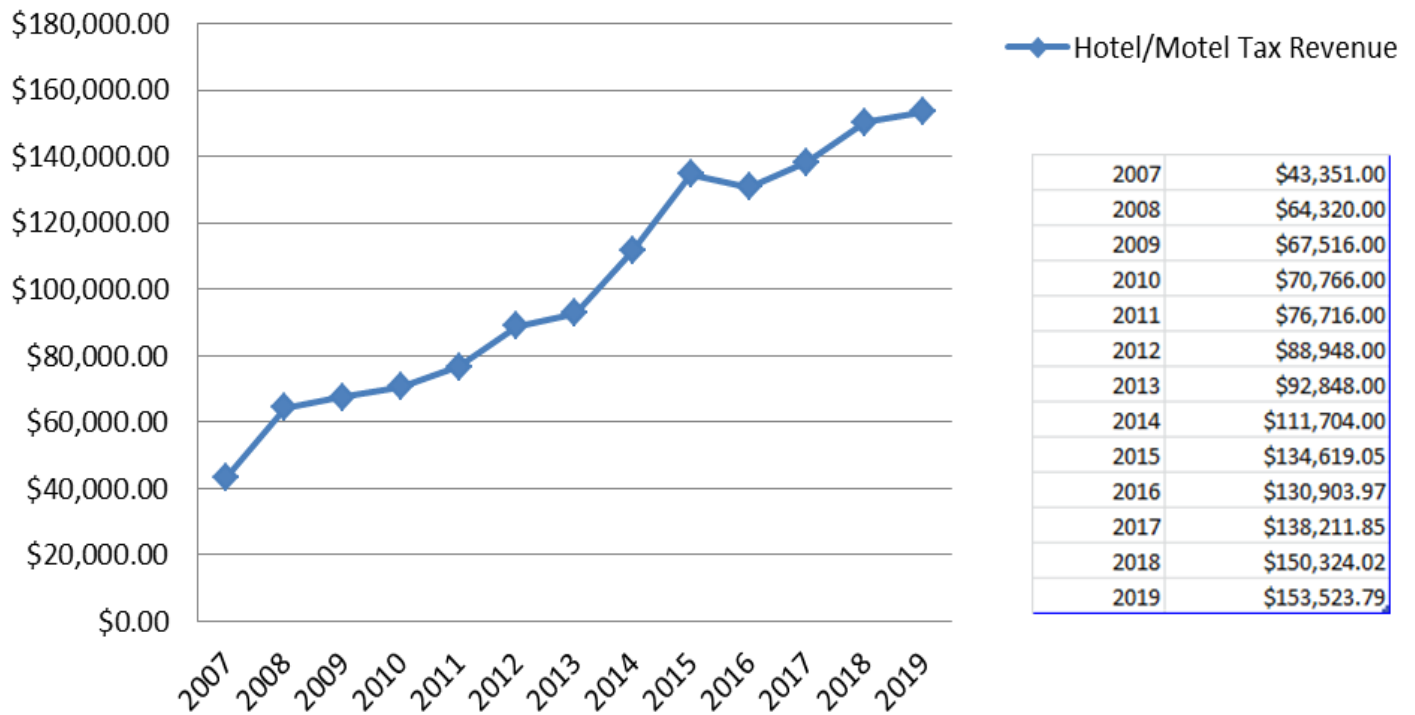
Year 2018

Residential	3	\$800,000
Commercial	5	\$527,300
Industrial	3	\$803,000
Total		\$2,130,300

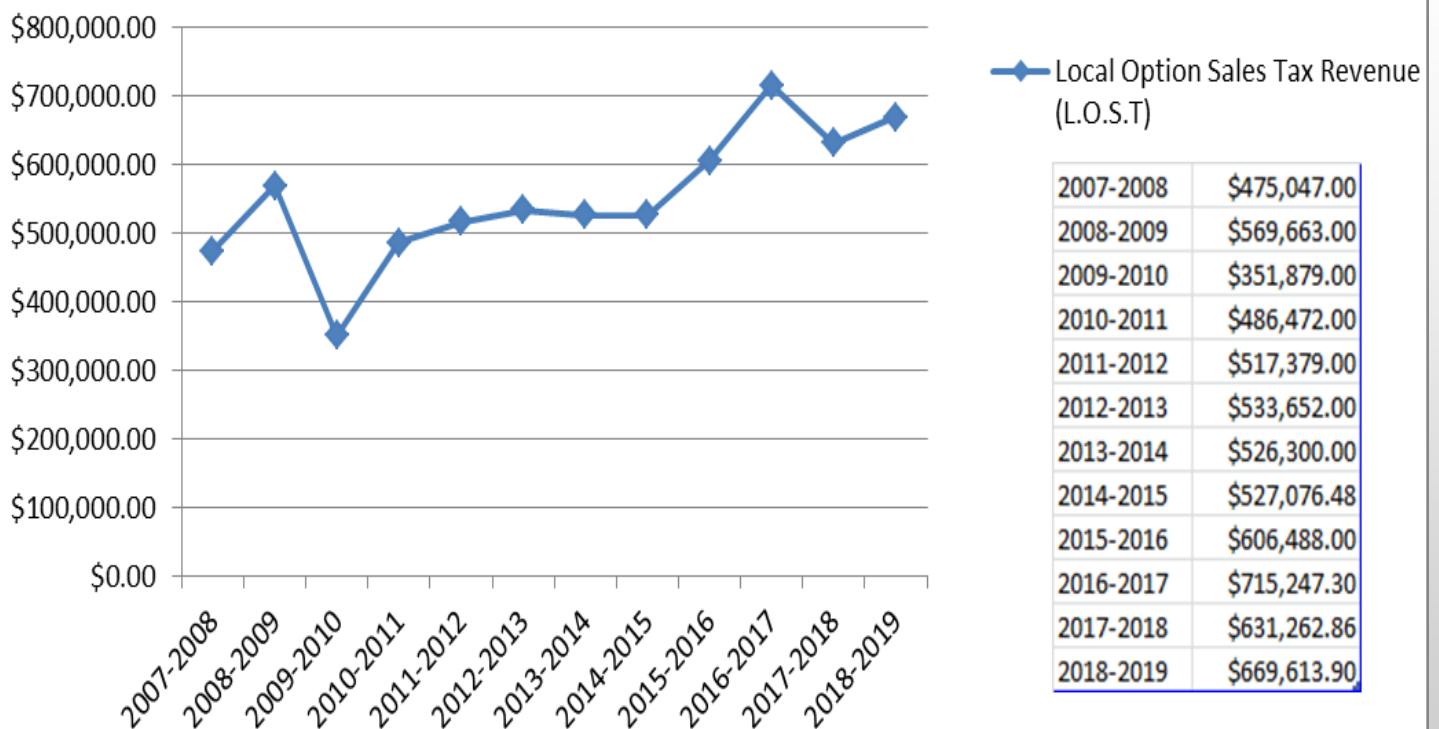
Year 2019

Residential	3	\$1,970,000
Commercial	4	\$4,289,000
Industrial	3	\$9,725,000
Total		\$16,303,579.67

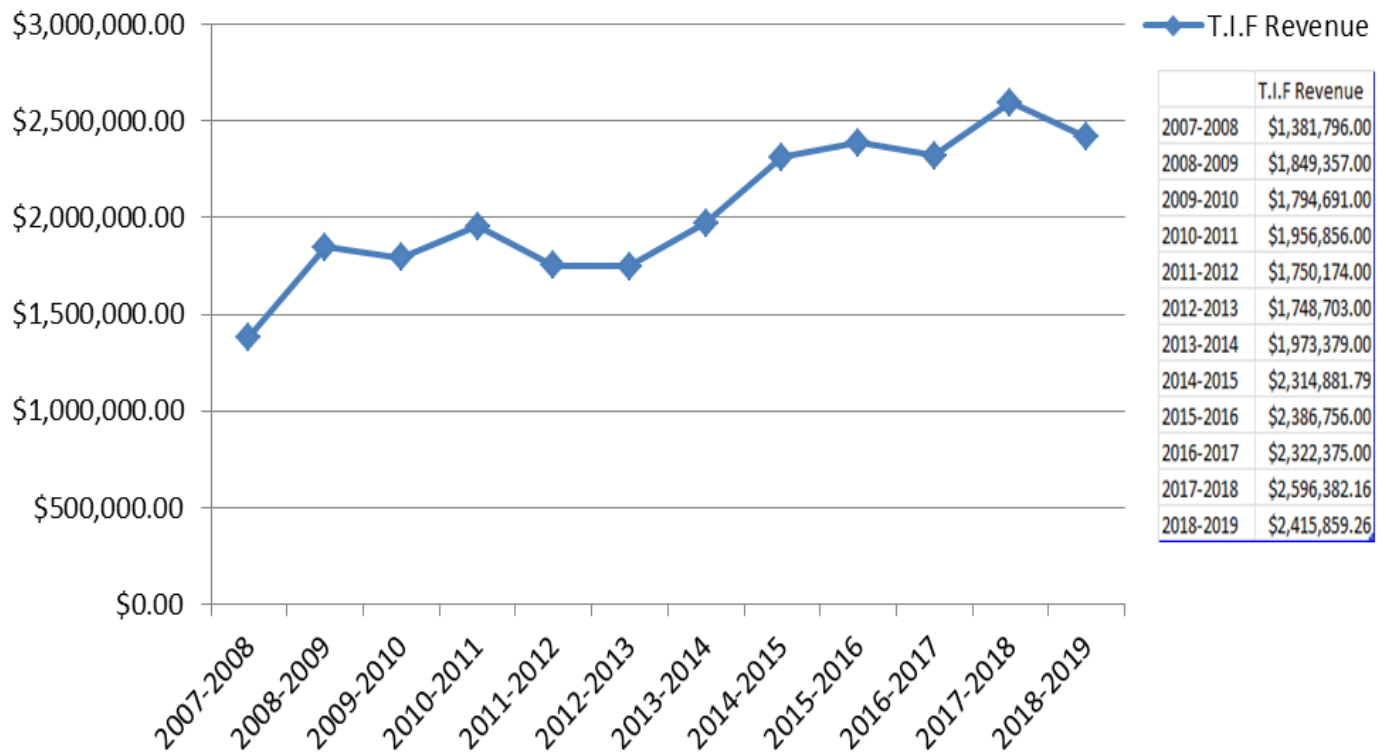
Hotel/Motel Tax Revenue



Local Option Sales Tax Revenue (L.O.S.T)



T.I.F Revenue



Redevelopment Incentive Fund (Storefront program)

- Since the inception of the program the City of Sheldon has invested \$380,000, which has been leveraged to create \$1,605,571.40 in building improvements to existing businesses in Sheldon.
- There have been a total of 115 Storefront forgivable loans granted since its inception in 1996.

1996- 2 projects	2002- 4 projects	2008- 10 projects	2014- 5 projects
1997- 4 projects	2003- 3 projects	2009- 4 projects	2015- 6 projects
1998- 4 projects	2004- 4 projects	2010- 4 projects	2016- 7 projects
1999- 4 projects	2005- 5 projects	2011- 8 projects	2017- 8 projects
2000- 3 projects	2006- 7 projects	2012- 4 projects	2018- 3 projects
2001- 1 project	2007- 4 projects	2013- 8 projects	2019- 5 projects

Sheldon Chamber & Development Corporation

Revolving Loan Fund Program

2019 Recap

The Sheldon Revolving Loan fund Program has approximately \$1.1 million dollars to loan to businesses for start-up or expansion. The Revolving Loan Fund Program currently has 16 loans outstanding. The activity for the Revolving Loan Fund Program is as follows:

Year	# of Loans	RLF Loan Amount	Total Investment	# of Jobs Saved	# of Jobs Created (fte)
2003	1	\$10,500	\$35,000	0	2
2004	2	\$87,500	\$1,106,517	12	12
2005	2	\$314,000	\$1,105,430	27	7
2006	3	\$667,000	\$3,510,000	71	40
2007	5	\$513,400	\$3,947,050	34	88
2008	1	\$125,000	\$716,200	0	4
2009	4	\$326,812	\$1,300,000	17	30
2010	3	\$347,265	\$2,552,549	53	42
2011	3	\$192,500	\$6,652,000	0	26
2012	3	\$322,337	\$2,437,500	79	0
2013	No Change				
2014	No Change				
2015	4	\$246,000	\$941,944	16	17
2016	3	\$110,450	\$615,000	11	3
2017	2	\$250,000	\$300,000	31	2
2018	3	\$410,000	\$9,629,100	75	8
2019	1	\$40,000	\$125,000	0	2
Total	40	\$3,962,764	\$3,4973,290	426	283

**Thank you to the 2019 Ground Breaking
Membership Contributors: \$2625+**



Thank you to the 2019 Master Builder Membership Contributors: \$1050-\$2,624



**CAIN ELLSWORTH
& COMPANY, LLP**
Beyond the Numbers...

AGP
Ag Processing Inc

**VOGEL PAINT
& GLASS**

**POPPEMA-SIKMA
CONSTRUCTION CO.**
Build to Endure
SHELDON, IOWA
712-324-2348

WHITE WOLF
WEB & DIGITAL PRINTERS

**NORTHWEST
REALTY**

**MidAmerican
ENERGY**
OBSESSIVELY, RELENTLESSLY **AT YOUR SERVICE**

**NEAL CHASE
LUMBER CO.**

Maintainer
Crafting a Legacy of Premium Truck Bodies
www.maintainer.com | 800-831-8588

NS NORTH STAR
Community Credit Union

ROSENBOOM
Custom. Crafted. Cylinders.

Perspective Insurance
Changing the way you view insurance

**WILLIAMS
& COMPANY P.C.**
Certified Public Accountants

**RON DRENKOW
MOTORS**
Sheldon, IA
CHRYSLER DODGE Jeep RAM Ford

G&E
CABINETRY, INC

Drs. Spronk, Vander
Griend, Radke, &
Hoogland

**VILLAGE NORTHWEST
UNLIMITED**
DIGNITY
PURPOSE
PRIVACY

bomgaars

**FARMERS
FCO
COOP OIL CO.**
EST. 1924

DURANGO'S
MEXICAN BAR & GRILL
Good Food. Great
Spirits. No Regrets.
COLUMBIANA

A special thanks to our loyal members!

SCDC Investor Level Membership: \$525-\$1,049

Aventure Staffing
BF & S Lawn and Tree Service
Dan Engelsman Acctg. PC
Dave De Kok, Inc (DK Plastics)
Farm Bureau Financial Services– Randy Kruse
Fred's Plumbing and Heating
Fusion Workspace LLC
Holiday Inn Express Hotel & Suites
Iowa Information

Larry's Repair, Inc.
Lewis Family Drug
Mr. B's/Lady B's/Baby B's
O'Brien County Implement
PartyFun Rentals LLC
Pizza Ranch
Premier Communications
Prins Insurance
Rosenboom Frame & Body, Inc.

Sheldon Crossroads Investment Group
Sheldon Family Dental Clinic
Sheldon Family Dental Clinic
Sheldon Vision Care
Sudbeck Trucking
Top Notch Stitching
Vista Prairie at Fieldcrest
Whorley Heidman Law Firm
Woods, Fuller, Shultz & Smith P.C.

SCDC Contributor Level Membership: \$315-\$524

A Country Florist
Access Systems
Ag Partners
Alissa Ryan Boutique
Ameriprise Financial Services- Jay Thies
Andringa Funeral Home Services
Arnold Motor Supply
Autografx Ltd.
B & D Poultry, Inc.
Babcock Meat Company
Beck Engineering, Inc
Ben Franklin Variety & Crafts/Framing and Gift Gallery
Bills Electric, Inc.
Bliss Salon & Spa
Bubbles and bee kleen
C&A Company
Carl's Footwear
Casey's General Store
Cell Only- Verizon
Children's World
Chinese Chef
Choice Chiropractic Clinic
Cobble Creek Assisted Living
Connect Wireless
Cooks Café
Courtyard Fitness 24/7
Dairy Dandy
DeKruif Disposal
Downtown Hardware
Drs. Geyer & Binzer
Edward Jones- Sheila Peelen
Edward Jones- Trevor Gottula
Edward Jones Nick Young
Evertek, Inc./N.E.T. Broadband
Farmers Market Concrete and Excavation.
Fantasia
Fareway Stores, Inc.
Farm Credit Services of America
Gesink & Vander Wilt Agency
Glen's Sport Center, Inc.
Glendwood Equities, LCC

H&R Block
H&S Masonry Inc.
Hardee's of Sheldon
Impressions Salon
ISB Services Inc.
It's Lit Fireworks
John's Equipment Sales & Service
JESS Food Equipment and Services
JT Trucking, Inc
Just Cuts for Men
KICD Radio
Klassen Realty
Langer's Bar & Grill/Catering
Los Panchos
Los Tulipanes, LLC
Marigolds
Mastbergen Jewelry
McCartan Videography
McDonald's
Melissa Remme State Farm Insurance
Memory Lane Restorations
Midwest Garden Center, Inc.
Miedema Chiropractic Clinic
Missy's
Morgan Collision & Tire
Myers Pest Control
Northwest Décor and Furniture
Northwest Produce
Norwesco/Tanks LTD
Noteboom RV
Office Systems Co.
Old 60 Steaks & Chops
One Office Solution
P&K Pest Control, Inc.
Poet Biorefining
ProActive Physical Therapy & Sports Rehab
R&J's New & Used Furniture
Sam's Barber Shop
Schwarz Sanitary Service
Sheldon Chiropractic Clinic
Sheldon Community School District
Sheldon Golf & Country Club
Sheldon Veterinary Medical Center

Sioux Country Radio
Southwest Wholesale RV
SP Heating & Cooling
Stammer Liquor
Subway
Super 8 by Wyndham
SuperHiTech
Sweet Puddle Jumpers
Terry L. Boelter, DDS, PC & Dr. Jamie J. Gross DDS
The Dental Office
Time After Time & Trophy World
TK Lawn Service Inc.
Top Notch Rentals LLC
Top Quality Construction & Cabinetry
Touch of Hope
Travel World
Uptown Threads Consignment Boutique
Validation
VAMP Salon
Van Beek Electric Inc.
Van Maanen's Inc. Radio Shack Dealer
Van Wyk, Inc
Vander Ploeg Funeral Home
Village Treasure Chest
Wheelchair Dynamics, Inc.

A special thanks to our loyal members!

SCDC Associate Level Membership: \$110-\$314

Bethel Reformed Church	Our Savior Lutheran Church	Sheldon Historical Society
Calvary Baptist	Parkview Assembly of God	Sheldon Ministerial Association
Darrell Burns	Pete and Paula Hamill	Sheldon Noon Kiwanis Club
Dr. Ronald Zoutendam	Prairie Arts Council	St. Patrick's Catholic Church
Duane Seehusen	Prairie Queen Kiwanis	St. Patrick's School
First Reformed Church	Richard Haack	St. Paul Lutheran Church
Fraternal Order of Eagles #2297	Rise Ministries	United Methodist Church
Honor God Ministries, Inc.	Ron Plum	
Immanuel Christian Reformed Church	Seasons Center for Behavioral Health	
ISU Extension and Outreach	Sheldon Boy Scouts	
JDL Kreations & Consignments	Sheldon Christian Retirement Home	
Keith & Jan Rolston	Sheldon Christian School	
Love INC of Greater O'Brien County	Sheldon Church of the Brethren	
Noah's Ark Preschool	Sheldon Civic Music Association	

Invest in your future NOW!

SCDC Membership Commitment Levels:

Associate.....	\$110 - \$314
Contributor	\$315 - \$524
Investor	\$525 - \$1049
Master Builder	\$1,050 - \$2,624
Ground Breaker	\$2,625+

Your commitment aides in our ongoing effort to make Sheldon a better place to live, work, and conduct business. Thank you for your continued support and dedication toward making Sheldon "A Place Where Families Come First".



Support our ongoing efforts in making Sheldon A place "where families come first".



Why become a member of the Sheldon Chamber & Development Corporation (SCDC)?

The Sheldon Chamber and Development Corporation stands by the mission to promote a lasting community "Where Families Come First". As with any business, we are constantly working to provide high-quality programs, services, and amenities within the Sheldon community. By partnering with the SCDC, you are directly supporting our ongoing efforts in making Sheldon a better place to live, work, and conduct business.

Contact Information:

Sheldon Chamber & Development Corporation

416 9th Street, PO Box 276 Sheldon

Phone: 712-324-2813 Fax: 712-324-4602

www.sheldoniowa.com

Also follow us on Twitter, Instagram, and Facebook: Sheldon Chamber

Curt Strouth-Community Development Director: cstrouth@cityofsheldon.com

Shantel Oostra-Chamber Director: soostra@cityofsheldon.com

Brittany Maassen-Assistant: bmaassen@cityofsheldon.com