

GRINNELL, IOWA

ZONE ASSETS

- A total of \$155 million worth of investment is committed to improving the area in and around the central business district (\$18 million in public infrastructure projects, \$7.5 million rehab of former school into a boutique hotel/event center, \$30 million mixed-use area at the confluence of Grinnell's historic downtown and Grinnell College's campus, \$110 million for Grinnell College campus improvements).
- Since its 2016 \$3.5 million upgrade, Central Park has been embraced by the community and visitors alike. Usage of the park has increased 700% since its reopening and reinvigorated the area creating a community epicenter.
- Grinnell's Opportunity Zone is an expansive area that includes Grinnell's central business district, agricultural area and residential opportunities for investors.

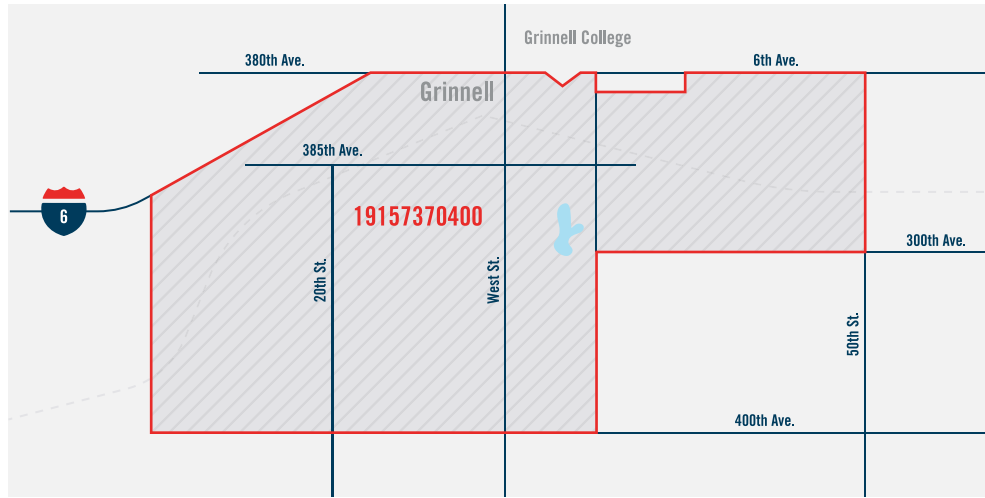


ZONE OPPORTUNITIES

- Redevelopment of historic buildings which have recently received facade improvements could include office, retail, restaurant, mixed-use and multi-family units. Grinnell's Beyer Building provides an opportunity for mixed-use development utilizing state/federal historic tax credits, workforce housing tax credits, grants and additional investment.
- Partner with City of Grinnell, Grinnell College and others on two mixed-use developments in the area between downtown Grinnell and Grinnell College's campus.
- Redevelopment opportunity on the eastern edge of the central business district and Central Park which could include destination-based businesses, mixed-use and multi-family units.



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Census Tract #: 19157370400
Land Area (Square Miles): 6.1
Zip Code: 50112

Zone Typology: Residential, Mixed-Use, Agricultural

JOBS		
2010	2015	% CHANGE
4,547	4,590	+1%

RESIDENTS		
2010	2018	% CHANGE
4,122	3,993	-3.1%

Top 3 Industries:

1. Professional Services
2. Retail
3. Restaurant/Hospitality/Food Service

Median Household Income:
\$43,791

Median Age:
43.2

Vacant Residential Properties:
Number: 306
Percentage: 14.2%

Local Incentives: Tax Increment Financing, Tax Abatement

New Market Tax Credits: Yes – Qualified Severely Distressed Zone

USDA Programs: Available, project-specific

For more information:

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