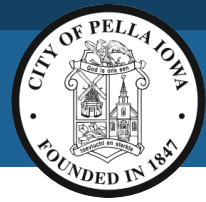


Marion County & Pella Partnership *Indoor Rec Center*



Goals include:

1. Attract new residents
2. Spur additional economic development and bolster the tourism industry
3. Provide additional recreation opportunities for Marion County residents



Indoor Recreation Center *Benefits*

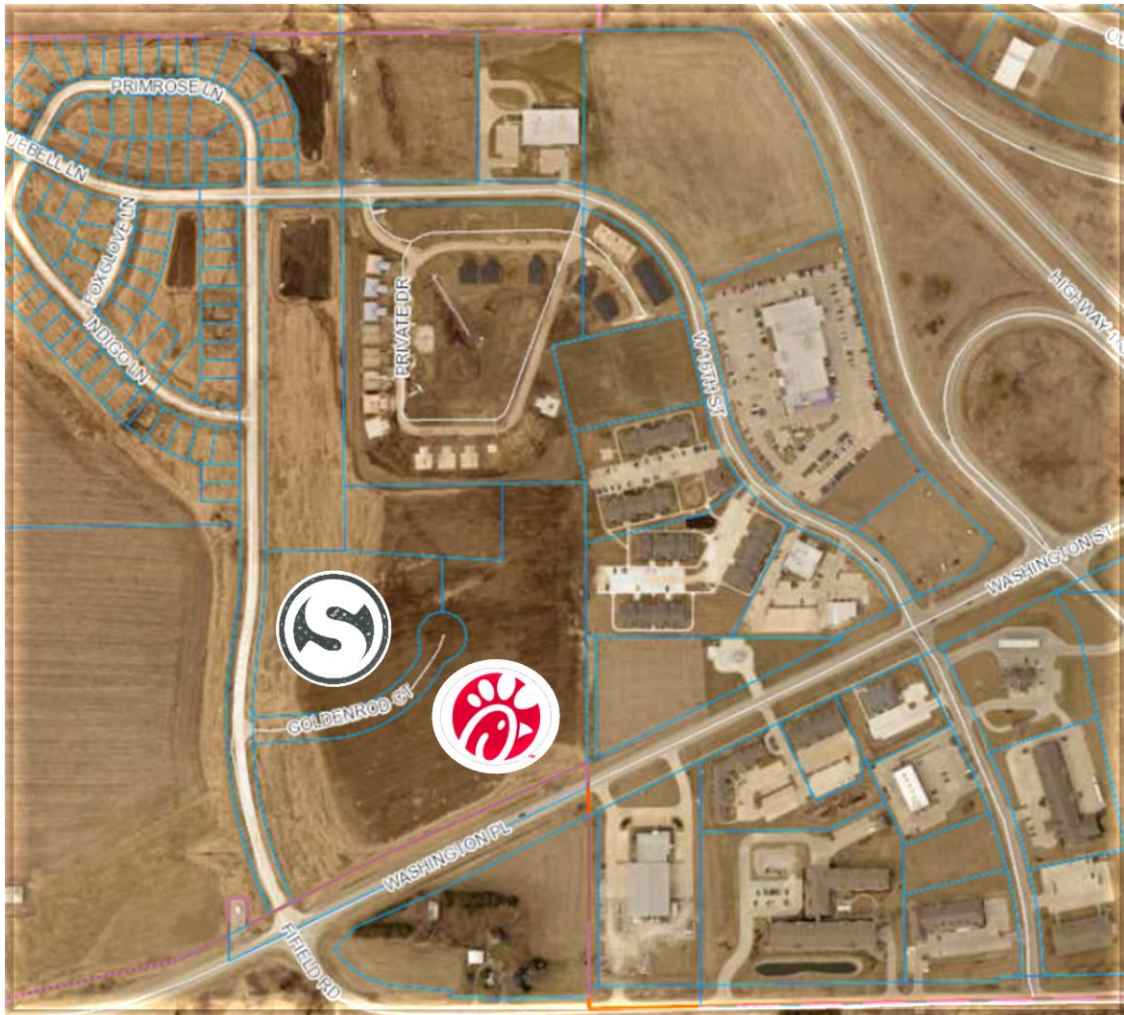


This facility has the potential to provide the following incremental benefits:

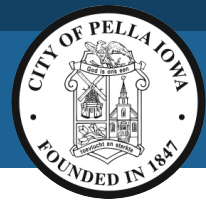
- Employee recruitment and retention



Prairie Ridge *Development Update*



Prairie Ridge *Single Family Residential Update*



Approved housing applications	53
Building permits	43
Residential valuations	\$13.4 million

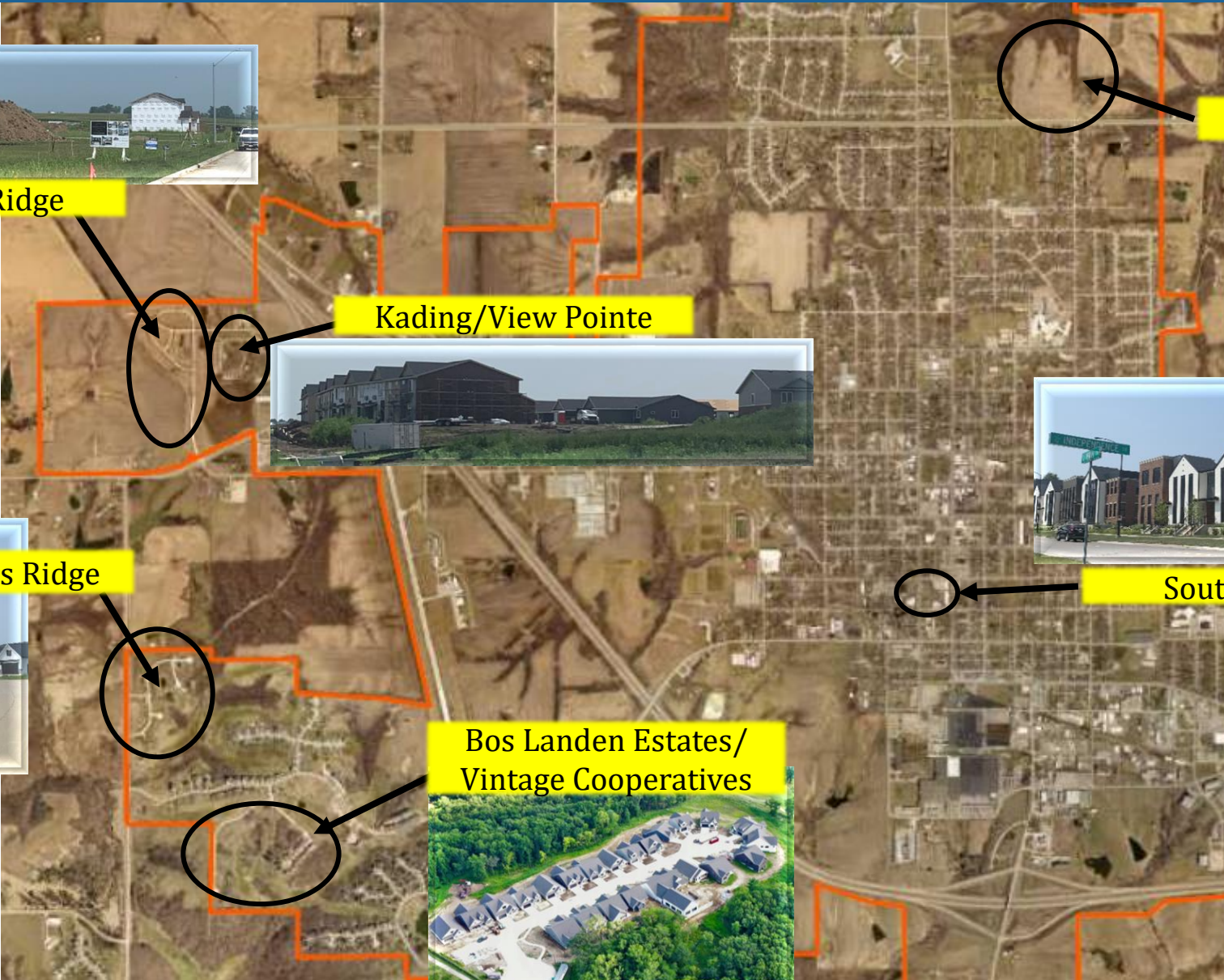
- Original projections had 34 single family homes completed by December 31, 2023



Development Update *Housing*



Prairie Ridge



Timberview

Kading/View Pointe

Bos Ridge

Bos Landen Estates/
Vintage Cooperatives

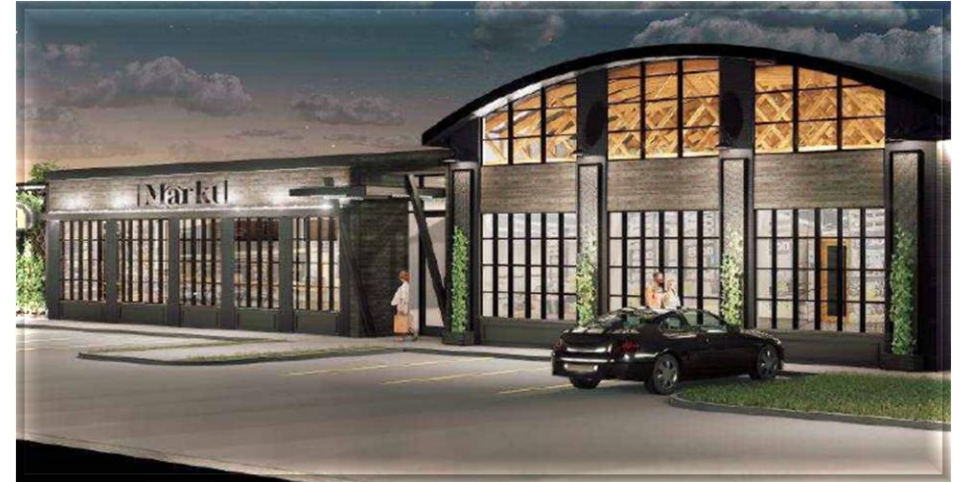
South Main



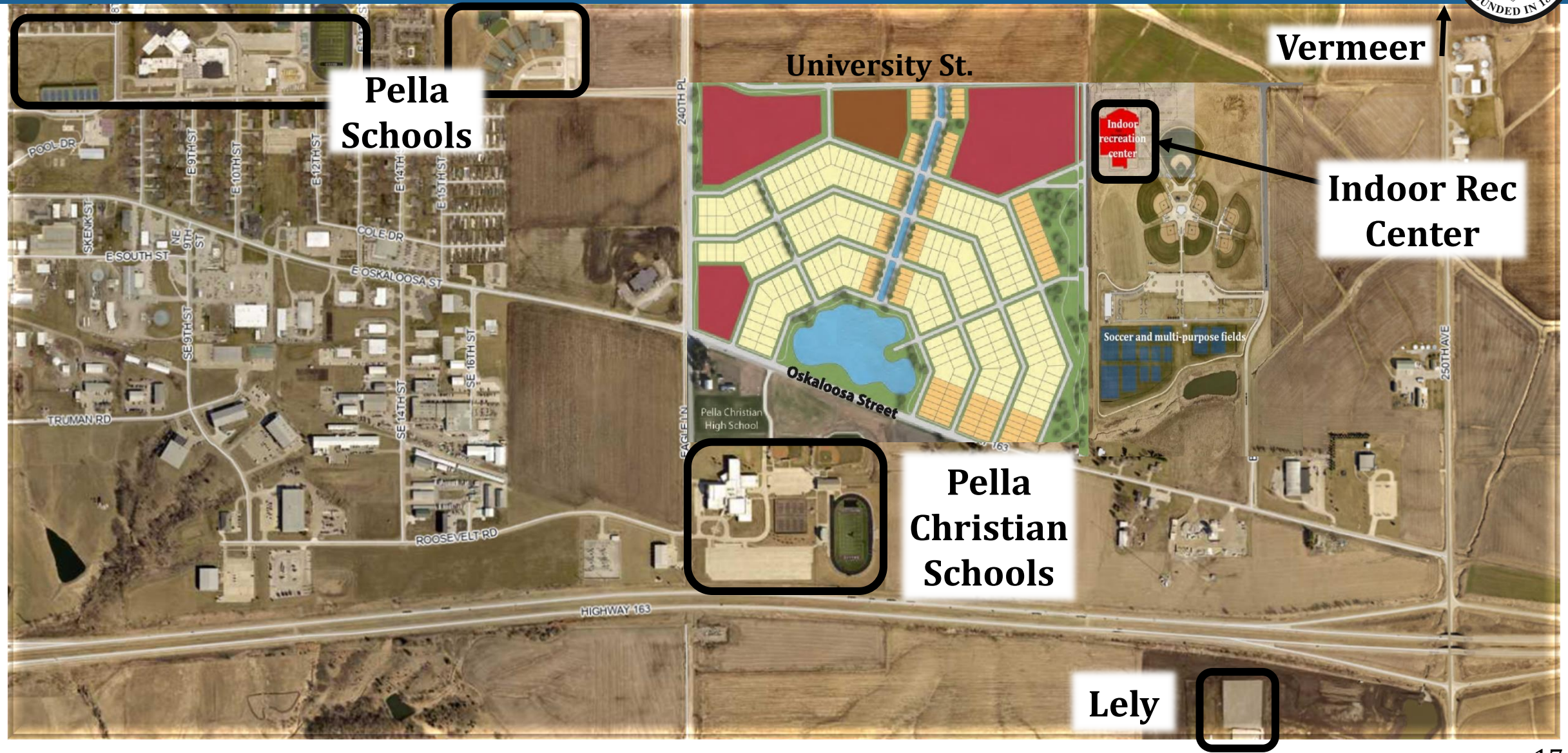
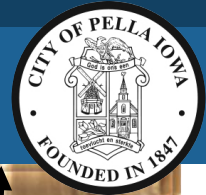
Development Update *Commercial*



- Lely: \$20 million
- Smash Park: \$5 million
- Vermeer Corp.: \$90 million
- Chick-fil-A: \$2 million
- Pella Market: \$4.4 million



Indoor Recreation Center Preferred Growth Area



Pella Schools

University St.

Vermeer

Indoor recreation center

Indoor Rec Center

Soccer and multi-purpose fields

Pella Christian High School

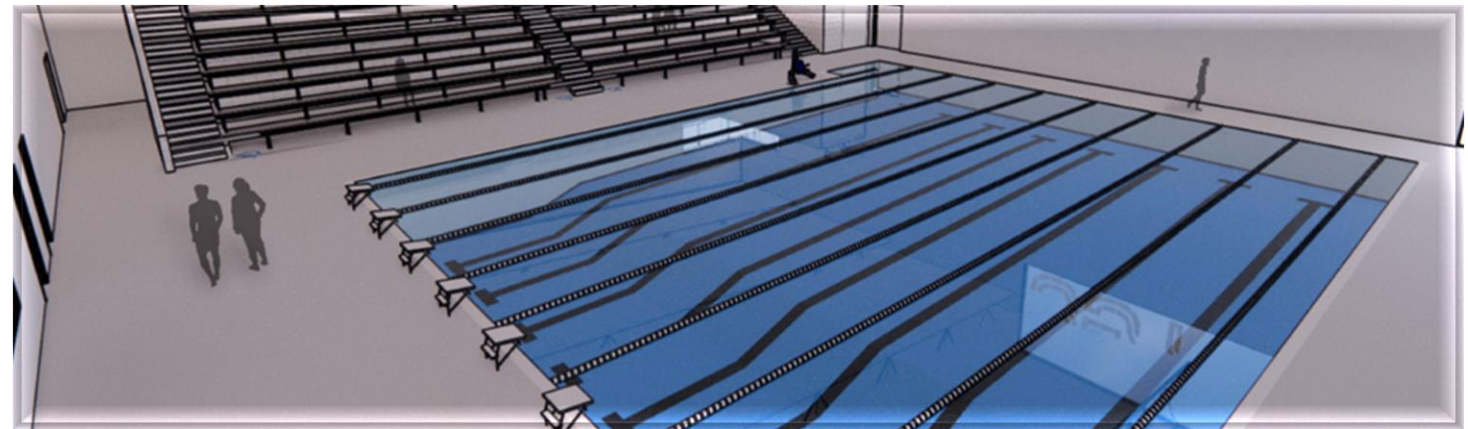
Pella Christian Schools

Lely

Indoor Recreation Center *Economic Impact*



- State of Iowa economic impact of constructing the Pella Rec Center and University St. extension as computed by Impact DataSource:
 - \$99.6 million in total economic output
 - 693 projected jobs during construction
- Ballard King estimated the annual economic impact of tournament activities to be approx. \$5.0 million





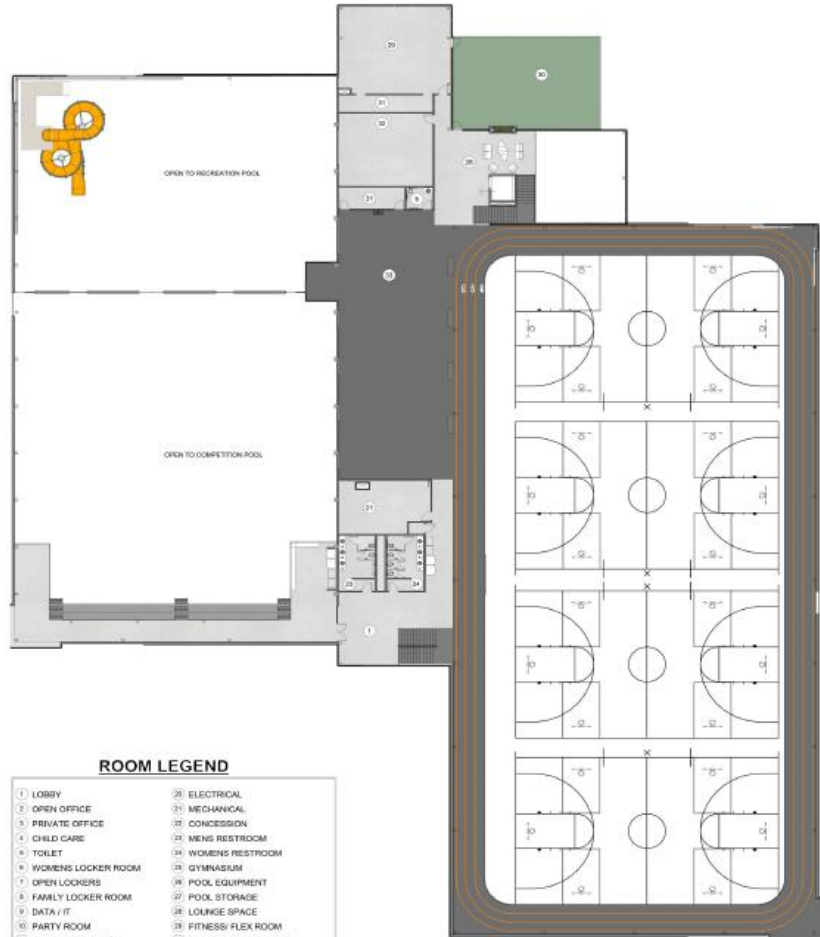
**BUILDING COMMUNITY
& ENHANCING
QUALITY OF LIFE**



Indoor Recreation Center *Exterior*



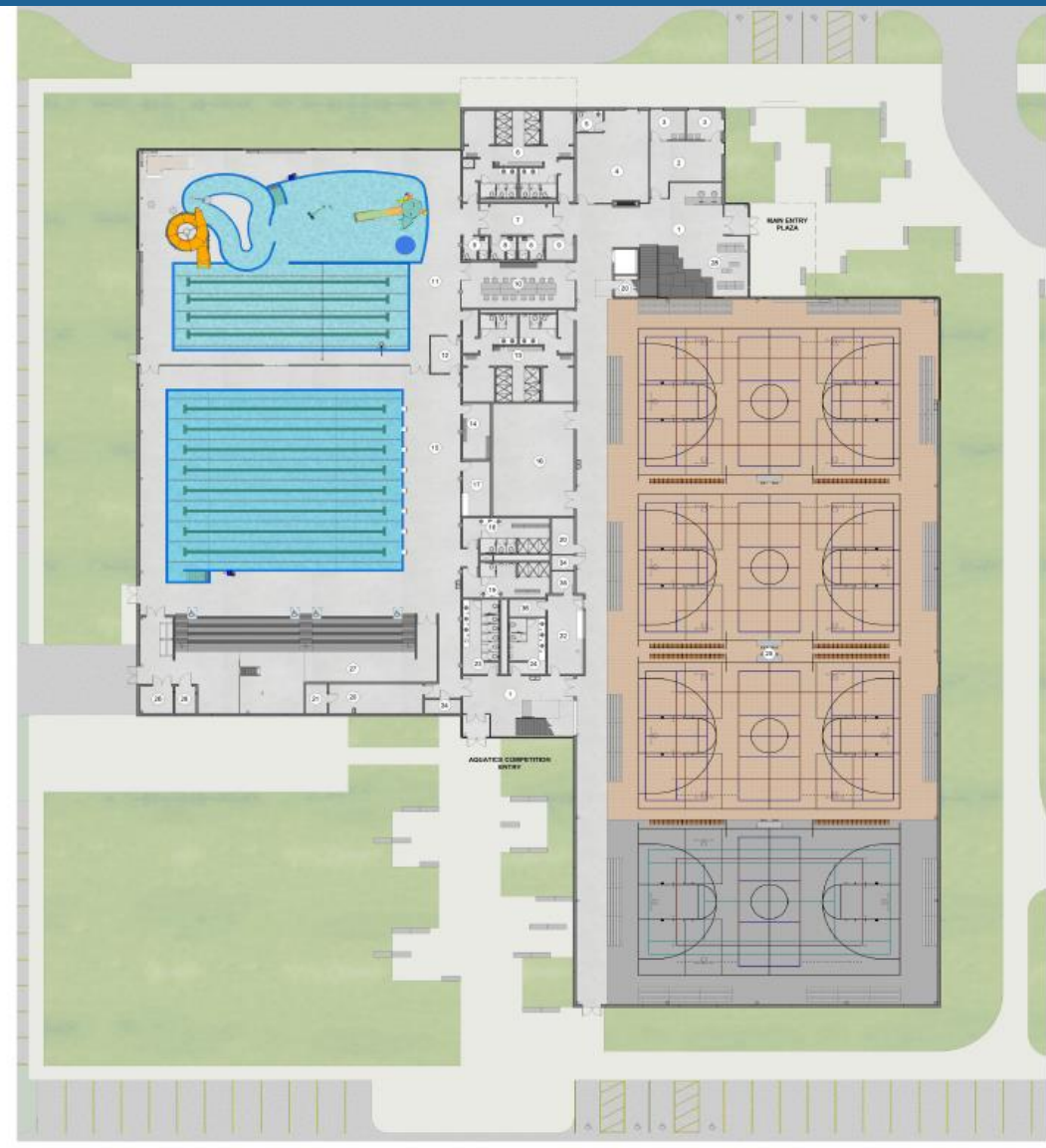
Indoor Recreation Center *Floor Plan*



ROOM LEGEND

1 LOBBY	25 ELECTRICAL
2 OPEN OFFICE	26 MECHANICAL
3 PRIVATE OFFICE	27 CONCESSION
4 CHILD CARE	28 MENS RESTROOM
5 TOILET	29 WOMENS RESTROOM
6 WOMENS LOCKER ROOM	30 GYMNASIUM
7 OPEN LOCKERS	31 POOL EQUIPMENT
8 FAMILY LOCKER ROOM	32 POOL STORAGE
9 DATA / IT	33 LOUNGE SPACE
10 PARTY ROOM	34 FITNESS FLEX ROOM
11 RECREATION POOL	35 OUTDOOR TURF SPACE
12 POOL MANAGER	36 STORAGE
13 MENS LOCKER ROOM	37 SPIN ROOM
14 LIFE GUARD LOCKER ROOM	38 WEIGHT LIFTING
15 COMPETITION POOL	39 JANITOR
16 GYM STORAGE	40 CONCESSION STORAGE
17 ANNOUNCER BOOTH	41 PANTRY
18 MENS COMP. LOCKER ROOM	
19 WOMENS COMP. LOCKER ROOM	

10/20/14
SECOND FLOOR



10/20/14
FIRST FLOOR

Indoor Recreation Center *Features*

- Multiple full-sized gymnasiums with seating
- Cardio workout area
- Exercise studios
- Competition swimming pool
- Recreation swimming pool
- Indoor walking track
- Bouldering wall and kid's play zone
- Concessions and restrooms

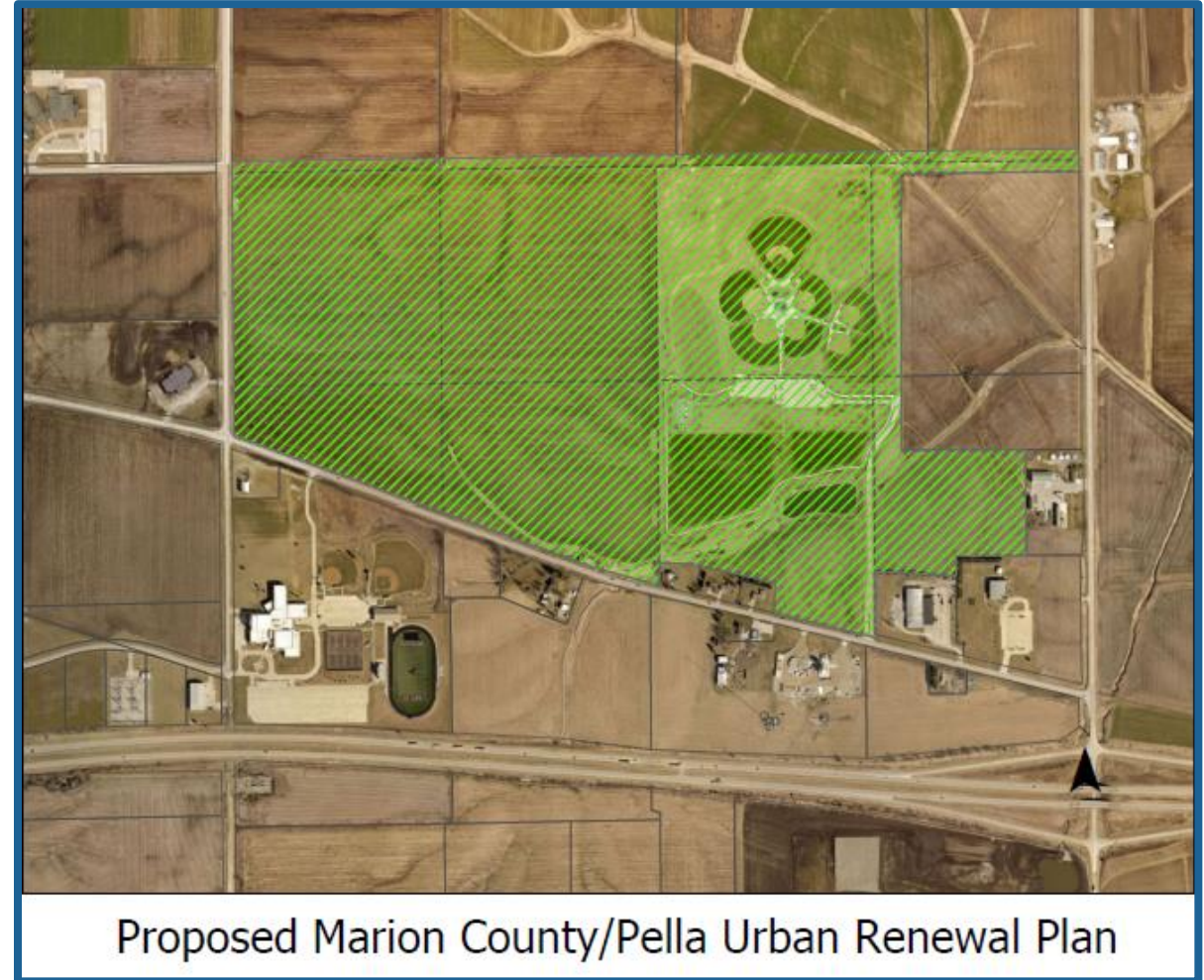


Proposed Marion County Contribution \$10 million



New Urban Renewal Area based on prior discussion

- Marion County and Pella create an Urban Renewal Area
- Marion County issues \$10 million urban renewal bond
- Marion County and Pella extend local option redistribution agreement for 20 years (through 2044); during this time, Marion County redistributes 8% of its local option tax receipts to Pella



Indoor Recreation Center *Major Contributors*



- To-date, approximately \$14.5 million in private funds have been raised for this project



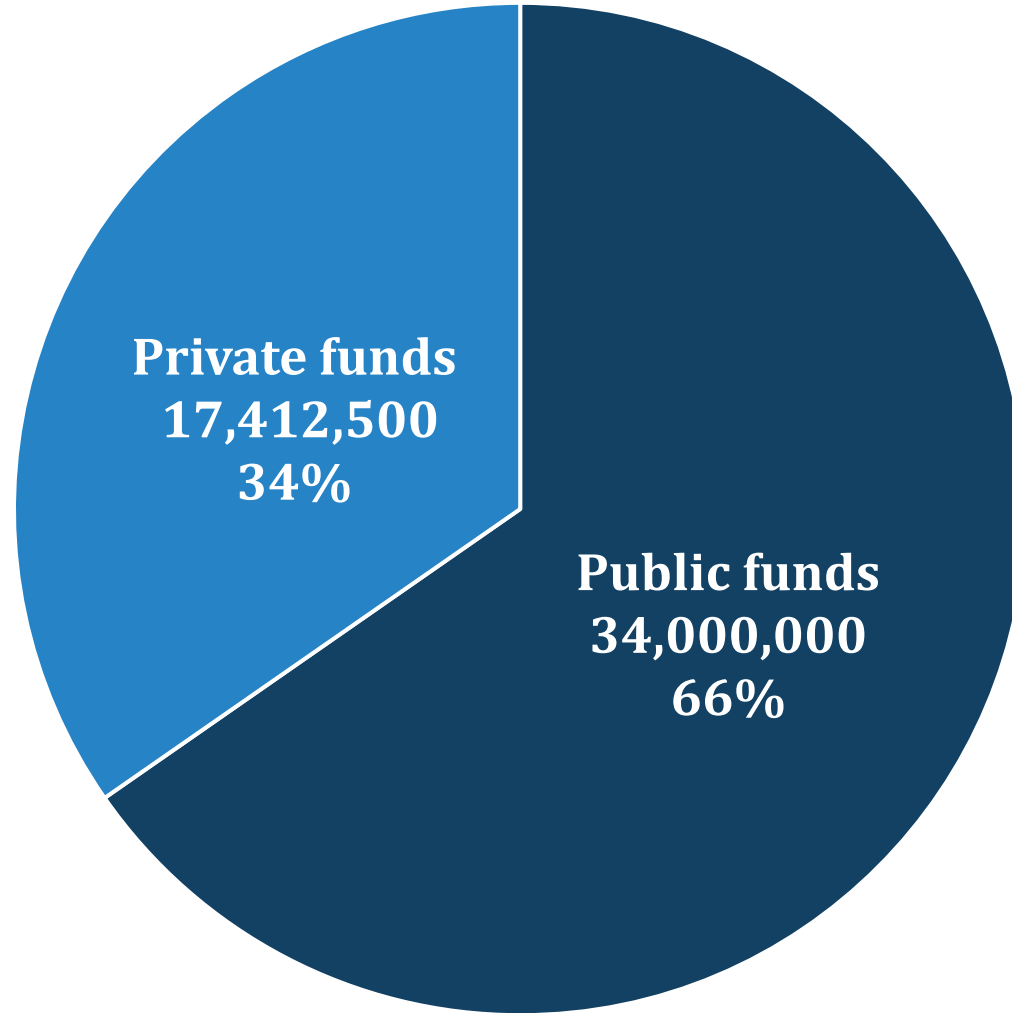
Indoor Recreation Center *Projected Costs*



Indoor Recreation Center <i>78,000 sq. ft. facility</i>	\$ 43,800,000
University St., Baseline Dr. extension, Infrastructure	<u>7,612,500</u>
Total Estimated Cost	<u>\$ 51,412,500</u>



Indoor Recreation Center *Funding Sources*



Total Funding Sources

\$51,412,500

Indoor Recreation Center *Project Timeline*



Fall 2023

Partnership between city and county complete

2024 and 2025

Construction phase for the facility and University St. extension

Fall 2025

Pella Indoor Recreation Center is open to the public





*Thank you for your time and
consideration regarding investing in this
important quality of life enhancement
within our community!*