

It's Not All About Housing!





Designing a Better
TOMORROW IN STANTON
Since 2010

OVER **41.6** MILLION DOLLARS IN IMPROVEMENTS TO THE STANTON AREA SINCE 2010

CITY OF STANTON

2010-2016: New Water Lines Throughout City
Underground Connection to Town & Transformer for Sub
Street Improvements & Bridge Repairs
Paint Inside of Coffee Cup Water Tower
Sewer Main Replacement & Sewer Maintaining
Renabling Lift Stations & Water Retrofitting
Move Swedish Coffee Pot Water Tower to History Center
Installation of New Community Message Center Sign
(Stanton Chamber)
Greenbelt Walking Trail Extensions
Install Underground Electric Services
Main Street Christmas Lights
Installed New Sand Volleyball Courts at Anderson Park
(City & Viking Center)

VIKING CENTER

Stanton Public Library
Good Shepherd Preschool
Gymnasium
Walking Track
Weight Room

NEW CASEY'S GENERAL STORE HILLTOP AUTO BODY

EVANGELICAL COVENANT CHURCH

Remodeled Sanctuary
Remodel Basement

STATE OF IOWA VIKING LAKE
Highway 34 Overlay Installed Pit Toilet
New Maintenance Building

STANTON SCHOOLS

Installation of ADA Lift for Gym
& New Elevator/ADA Bathrooms
Installation of New Lights at Anderson Park
New Concession Stand & Storage Building
Installation of Secure Access & Camera System
Installation of New Scoreboards
Expanded South Parking Lot
Installation of Play Clocks and Pavement

STANTON AREA INDUSTRIAL FOUNDATION & PRIVATE HOME OWNERS

14 New Homes have been build within the last 24 months in the district
57 New Homes have been built within the last 20 years in the district
121 Homes have been built in the Stanton district within 30 years
Rehab Older Homes
Purchased building on Main Street for Upper Story Apartments

FMTC & CHAT MOBILITY

Install Fiber to the City & Rural Areas of Stanton

Agreement with Verizon to participate in LTE Rural America Program

UNITED FARMERS COOP

Installation of Bins & Repair

STANTON SWEDISH & CULTURE CENTER

Refurbished & Painted Worlds Largest Swedish Coffee Pot
Sidewalk and Landscape

MONTGOMERY COUNTY ROADS

New Concrete on 250th St.
Sturry Fill on Q St. & M63

STANTON FIRE DEPARTMENT

New Ambulance
New First Response Truck

DOWNTOWN RENOVATIONS

Mason Building
Lewellen Photography
FMTC Tech Center
Old Lumberyard Event Center



Approximate Timeline Date Sold or Acquired Properties of the Stanton Area Industrial Foundation

1970	Stanton Area Industrial Foundation was founded		
1970	Raised Funds to Rebuild Restaurant After Fire	2000	Sold 207 Highland lot to United Farmers Merc for Spec Home
1986	Raised \$40,000 First for 1st Spec Home	2000	Sold Spec Home 116 Broad Ave to Whitt
1987	Bought Lot from Allen Hart on Frankfort Street	2000	Sold Spec Home 118 Broad Ave to Rogers
1989	Bought 605 Frankfort Tore Down House from Hansen	2001	Bought 506 Broad Ave Home and Tore Down
1990	Sold Spec Home to Royce Duncan	2002	Sold Spec Home 105 Broad Ave to Weis
1990	Sold Spec Home 605 Frankfort to Mainquist	2003	Sold Spec Home 103 Broad Ave to Shelton
	Bought and Tore Down Home Sold to Mamerlund Lutheran Church	2004	Sold Spec Home 101 Broad Ave to Hopf
1990		2005	Sold 205 Highland Ave Spec Home to Schenck
1991	Sold Spec Home 512 Harvard Ave to Roassander	2005	Sold 203 Highland Lot to Schenck for Building Lots
	Purchased Corner Lots on Highland and Hilltop for Housing Development	2009	Sold Spec Home 107 Broad Ave to McFarland
1992		2012	Sold 506 Broad Ave Spec Home to Nimrods
1992	Sold Spec Home 405 Grand Ave to Keith Mullen	2012	Provided Gap Financing for Restaurant
	Bought Beam Property Southeast for Housing Development	2014	Sold Johnson Four Acres to Dennis Houston
1993		2014	Sold 303 Elliott Rehab Home
1993	Sold 313 Highland Ave Spec Home	2014	Sold Parcel to Shawn McCunn
1993	Sold 311 Highland Ave Spec Home to Post	2014	Bought 301 Prairie Ave for Rehab
	Bought Quist Farm 21 Acres of Farm Land to Protect Front Door to Stanton and Future Development (still owned)	2015	Acquired Two Building Lots at 409 Frankfort
1994		2015	Purchased 203 Highland from Schenck
1994	Sold 103 Hilltop Ave Spec Home Anderson	2015	Sold 203 Highland to Kaiser to Build a Home
1994	Sold Spec Home 112 Halland Ave to Mathis	2015	Sold 301 Prairie Ave to Seifort
1994	Sold Spec Home 110 Halland Ave to Reed	2015	Granted Easement to City for Trail
1995	Sold Spec Home 106 Halland Ave to Osher	2016	Bought 303 Elliott Home for Rehab
	Bought Lukehart Property 4.71 Acres for Housing Development	2016	Sold 303 Elliott Rehab Home to Blazic
1996		2016	Bought 304 Hilltop for Rehab Home
1996	Sold Spec Home 114 Halland Ave to Burham	2016	Deeded Road to City for New Caseys
1996	Sold Spec Home 104 Halland Ave to Schroeder	2017	Purchased Mason Building on Broad Ave
1996	Sold Lot to Burke for Housing	2017	Purchased 303 Prairie Home for Rehab
1997	Bought and Tore Down Sale Barn	2017	Donated \$4000.00 to the City of Stanton for the Creative Placemaking Project
1998	Bought Four Acres from Deb Johnson	2018	Sold Frankfort Street Lots
1998	Sold Sale Barn North Lots to Bates for Storage	2018	Sold 303 Prairie Home
1998	Sold Sale Barn South Lots to City of Stanton for Maintenance Shed	2019	Sold 304 Hilltop Home
1998	Sold Spec Home 108 Halland Ave to Anderson	2019	Revitalized Mason Building Apt/Two Business Spaces
1999	Bought Property From Franzen's Southwest and Built Four Homes and Sold Four Lots		
2000	Bought Shares in Acorn II in Red Oak to Build Spec Building (still own shares)		

2016/19	22 New Homes Have Been Built Within the Last 36 Months in the District
	63 Additional New Homes have Been Built Within the Last 20 Years in the District
	Approximately 146 Homes Have Been Built in the Stanton District Within 30 Years
	Several Rehab Homes in the Community
	Purchased Building on Main Street for Upper Story Apartments

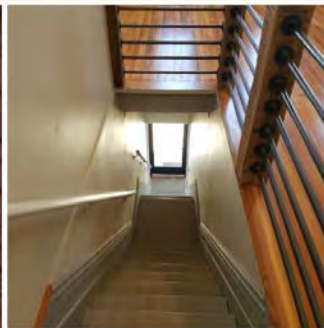
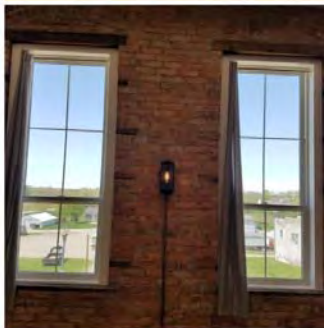
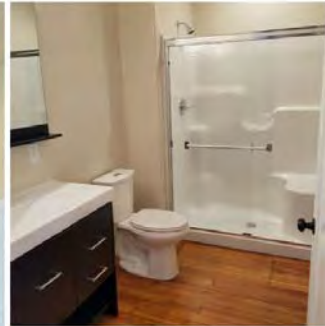








Demo Upstair
Apartment



Come and join us in Stanton!

Residential Construction Building Benefits:

- No charge for a building permit
- No charge for water services to the stop box
- No charge to have sewer main available for hookup
- No charge for material or labor to bring the electric service to the meter
- No charge for electricity during construction
- Electrical rebates through City of Stanton
- 100% exemption on taxation up to \$75,000 on actual value
- Farmers Mutual Telephone Company Gig-Certified Fiber (includes phone, Internet, and TV)
*\$1,000 in free services for any new structure built that requires new fiber optic connection

Residential Urban Revitalization (pending results of July city council meeting) If approved, construction could begin on July 19th. 100% exemption from taxation on actual value added by the eligible improvements. The exemption is for a period of five (5) years.

All this & More . . .

Amenities

- 3 City Parks with Playground and Greenbelt Walking/Bicycle Trail
- 5-Star Stanton Child Resource Center
- 5-Star Good Shepherd Christian Preschool
- Quality K-12 Stanton Community Schools with High Test Scores, Effective Teachers and Modern Technology

Stanton Viking Center

- Fitness Center
- Gymnasium & Walking Track
- Community Room with Kitchen
- FEMA Approved Tornado Shelter
- Stanton Public Library

Location

- Close Distance to Viking Lake State Park
- Close Distance to Montgomery County Memorial Hospital
- 50 miles to Metro Council Bluffs & Omaha Area

Residential/Commercial

- Low Tax Rates & Low Cost of Living
- Family-Friendly
- Building Lots for Sale
- Business-Friendly

Swedish Heritage

- Swedish Water Tower
- Swedish Cup & Saucer
- Swedish Heritage & Cultural Center

Learn more at
www.stantoniowa.com



FMTC New Housing Incentives:
Any New Facility
Constructed within our 5 exchange serving areas that establishes a broadband service connection with FMTC after May 1, 2019:

Free Fiber Installation
Free in-Home wiring
\$1,000 Free service

FMTC Employees:
Any New House
Constructed as your primary residence within our 5 exchange serving areas:
\$10,000
Forgivable Loan
with 5 years of continued employment



MODEL HOME PROGRAM

Action Steps for Tier 1 Communities

Rural Housing 360's- Tier 1 Community Model Home Program:

1. Community will inventory fully serviced and unencumbered lot(s) owned by city or local partner, provide soil test for lot (s) and deed lot (s) at no cost to Advanced Homes 360 for Rural Housing 360 program.
2. Community appoints one person to serve as Liaison between community group (s) and Advanced Homes 360 designated representative throughout the entire process.
3. Local partner will guarantee purchase of home from Advanced Homes 360 and fund 10% down payment required to order home and periodic construction draws as outlined in Exhibit C, Exhibit A, cost spreadsheet (s), Exhibit B, floor plan (s) provided by Advanced Homes
4. Advanced Homes 360, upon receipt of 10% down payment, will submit order with builder for construction of home and delivery to lot.
5. Advanced Homes 360 will issue work order to ATI Group for site construction services to commence for home set and site construction required to finish home for occupancy.
6. Employer/Employee engagement process commences through Rural Housing 360 program for employee, future community resident, to purchase home, select colors, finishes and options as applicable and obtain financing to purchase home.
7. Realtor engagement process commences through Rural Housing 360 program for Active Adult market segment to purchase home, select colors, finishes, and options as applicable and obtain financing to purchase home.

PROGRAM BENEFITS:

- Utilize Empty Lots
- Promote New Housing Starts
- Increase Population
- Support School Enrollment
- Attract Employers
- Active Adult Housing- Encourages Migration
- Online Portal
- Turnkey Solution
- Locally Supported
- Attainable Healthy Housing

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FMTC Communities taking action to be a Tier 1 Location:
New Market
Stanton
Villisca