



# OUR MISSION

The mission of the Iowa Real Estate Developers Association is to unite developers for the purpose of protecting and expanding our interests at the state and local levels. IRDA seeks to advocate for a better, stronger, more prosperous Iowa.

The vision of the Iowa Real Estate Developers Association is to grow into a major organization with the influence to cultivate relationships with decision makers, draft and edit policy, and determine strategic courses of action to further develop the state of Iowa.

# WHO WE ARE?

The Iowa Real Estate Developers Association is a 501(c)(6) non-profit trade organization focused on advocating for a better, stronger, and more prosperous Iowa.

Members of the IRDA make significant investments around our state and are important community leaders.

Whether it be industrial, commercial, or residential development many of these projects are made possible because of private and public partnerships with the state or local governments. Many times, new residential or commercial projects are not possible without certain incentives.

Programs administered by departments and entity's such as the IEDA, IFA and our local municipalities are crucial to getting development done..

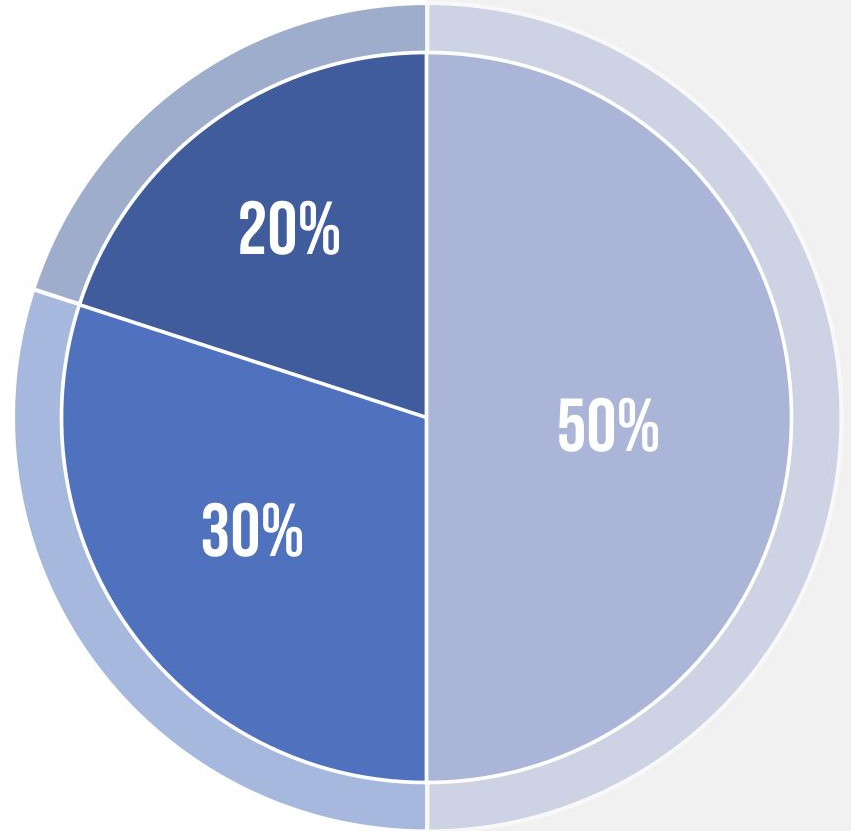
# WHO WE ARE?

Industry leaders from across the state have agreed it is vital to have a organized grassroots effort to educate our local legislators on the impact real estate development has on their specific community.

**20%** Networking & Collaborating

**30%** Education & Training

**50%** Lobbying & Advocacy



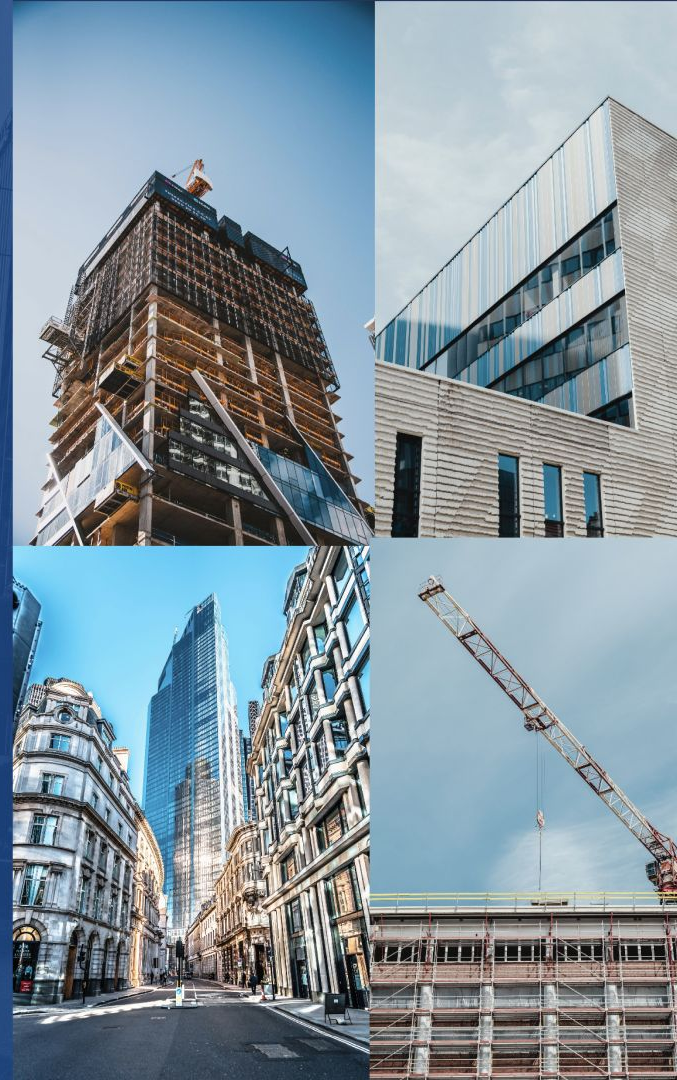
ADVOCACY INITIATIVES

# WORKING ON YOUR BEHALF

IRDA advocacy will initially center around three issues: Tax Incentives, IFA & IEDA Development Programs and Regulation.

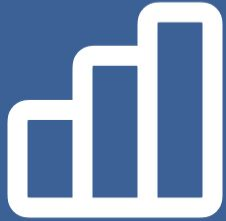
These three categories have broad implications for developers in the state, and are generally able to be influenced by resources available to associations.

Once a membership base is established, additional advocacy issues will be added to reflect the unique interests of members.



## ADVOCACY INITIATIVES

# WE'RE WORKING ON YOUR BEHALF



### **ECONOMIC DEVELOPMENT INCENTIVES**

IRDA advocates for the preservation and expansion of economic development incentives that often provide a bridge for the viability of projects



### **LENDING PROGRAMS FOR HOUSING DEVELOPMENT**

IRDA works with the Iowa Finance to help protect and promote key programs including the Multifamily Loan Program and State revolving Fund Construction Loans.



### **FAVORABLE REGULATORY CLIMATE**

IRDA works to educate members on important changes at all of these levels and engagement with the appropriate government officials to advocate for a favorable regulatory climate.

OUR ADVOCACY INITIATIVES

# ECONOMIC DEVELOPMENT INCENTIVES



URBAN RENEWAL (TIF)



REDEVELOPMENT TAX CREDIT PROGRAM



TAX ABATEMENT



WORKFORCE HOUSING TAX CREDIT PROGRAM



HISTORIC PRESERVATION TAX CREDIT PROGRAM



FOR MORE DETAILS, GO TO:

[IOWARDA.COM/ADVOCACY-INITIATIVES/](http://IOWARDA.COM/ADVOCACY-INITIATIVES/)

OUR ADVOCACY INITIATIVES

# FAVORABLE REGULATORY CLIMATE



IOWA DEPARTMENT OF NATURAL RESOURCES  
REGULATIONS



PROPERTY TAXES



LOCAL ZONING CHANGES



FOR MORE DETAILS, GO TO:  
[IOWARDA.COM/ADVOCACY-INITIATIVES/](https://iowarda.com/advocacy-initiatives/)



SEASONED VETERANS

# MEET THE BOARD



**JOE MITCHELL**

**PRESIDENT & CHAIRMAN**  
J Mitchell Real Estate



**JENNA KIMBERLEY**

**VP & BOARD MEMBER**  
Kimberley Development Corporation



**TIM RYPMA**

**TREASURER & BOARD MEMBER**  
Rypma Properties



**DAVID BARKER**

**SECRETARY & BOARD MEMBER**  
Barker Apartments



**KEVIN KOELLNER**

**BOARD MEMBER**  
Focus Development



**CHRIS MURRAY**

**BOARD MEMBER**  
Denny Elwell Company



**CHRIS COSTA**

**BOARD MEMBER**  
JSC Properties & Knapp Properties



**JACKIE NICKOLAUS**

**BOARD MEMBER**  
Sherman Associates, Inc



**TIM PORTZEN**

**BOARD MEMBER**  
Peoples Company



**JERRY WADDILOVE**

**BOARD MEMBER**  
Merit Construction



**DAVID DEEDS**

**BOARD MEMBER**  
JSA Development



## FULL MEMBER

- Comprised of real estate developers
- Every component of Associate Member Tier (Weekly updates in session, monthly newsletters out of session, access to public conference calls for members)
- Annual Conference Participation
- Strategic advocacy specific to residential and commercial development
- Ability to vote for regional representatives and board members
- Opportunities to meet with lawmakers via advocacy sessions

### MEMBERSHIP FEE STRUCTURE:

- \$1,500 UNDER A 1 MILLION IN GROSS VOLUME
- \$2,500 1.1-5 MILLION
- \$3,500 5.1-10 MILLION
- \$5,000 10.1 MILLION + IN GROSS VOLUME



## ASSOCIATE MEMBER

- Comprised of non-developers who seek to stay connected, cultivate relationships, or advocate for a specific interest within the industry (Bankers, Creditors, Brokers, Engineers, Contractors, etc)
- Weekly updates in session
- Monthly newsletters out of session
- \$500 to attend annual conference
- Access to public conference calls for members

### MEMBERSHIP FEE STRUCTURE: \$500

*ADDITIONAL \$500 TO ATTEND ANNUAL CONFERENCE*

An aerial view of a city skyline, likely New York City, with a blue overlay. The image shows a dense cluster of skyscrapers and buildings, with a prominent white tower on the right side. The text is overlaid on the left side of the image.

# CONTACT

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