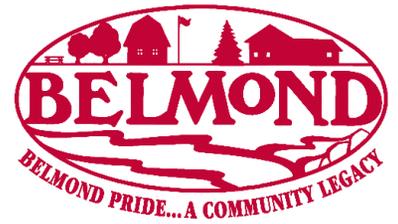


BIDCO Update



"Promoting Economic Growth and Development"

July / Aug 2010

PRESIDENT'S REPORT

This issue of the newsletter ended up being longer than typical but please take the time to review all the items.

1. Update on the Old School Record business
2. Review of the revolving loan fund (This fund was used to help bring Old School to Belmond)
3. Notice of the Hospital ground breaking
4. Home owner disaster recovery program

Focus Business

Old School Records

Old School Records Management & Documents Storage, LLC ("Old School") started up business at the former B-K elementary school property last fall.

Terry Pressley and Tony Anderson are the incorporators. Tony is the on-site facility manager with Terry commuting to Belmond on weekends as he is still employed at a Minneapolis law firm.

Demand for Old School's services has exceeded original business plan projections. They have restrained from taking on more clients as they fine tune operating processes to assure delivery of services as promised.

The core business is storage, imaging, indexing, and destruction of important records for law firms. However, they also provide organization of digital records with their unique software allowing easy client retrieval of archived records.

*Please Join Belmond Medical Center
for our*
Groundbreaking Ceremony
Wednesday, August 25, 2010
10:30 am



THE FUTURE IS OURS TO BUILD!

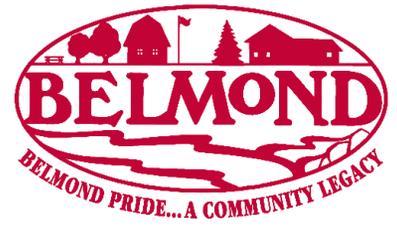
The Belmond Community Hospital
Foundation will be sponsoring a
Reception & Informational Tour
immediately following the
groundbreaking until 2:00 pm.

Belmond
Medical
CENTER

403 First St. S.E., Belmond, Iowa 50421
www.belmondmedicalcenter.com



BIDCO Update



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Focus Business, Cont. Old School Records

Presently, five (5) employees are on site with additional employment coming as business expands. They have invested nearly \$150,000 in improvements to the school property consisting of security devices, sprinkler system, computer equipment and shelving.

BIDCO is pleased to have played a small part in bringing Old School to Belmond.

For more company information contact Tony at oldschoolstorage.com or call 641-444-4792.



USDA Fund Facts

Overview

The Grant from the USDA boosts the lending power of the CAP funds to nearly \$100,000. Fifty One percent of the monies were provided by BIDCO, the other 49% are a grant from the USDA. The money is intended to be used to grow and provide stability to the local rural economies in Iowa. BIDCO can continue to loan and recycle this money as long as the funds are fully dispersed within a 5 year horizon. Any of the funds not distributed within the 5 years will need to be returned to the USDA.

It should be noted and fully understood that this is a grant to BIDCO and not a loan from the USDA. There is no downside as long as we are able to use the money to aid our local economy. Please take a few moments to learn about some of the program specifics.

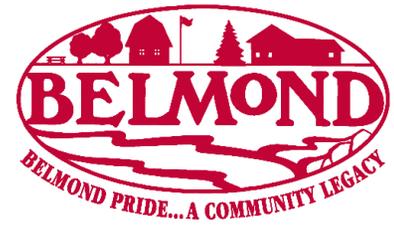


"In accordance with Federal Law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, age or disability. (Not all prohibited bases apply to all programs.)"

To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, SW, Washington, D. C. 20250-9410 or call (800) 795-3272 (voice), or (202) 720-6832 (TDD)"

Newsletter Contact: Dan Lovgren (641) 444-5206, e-mail danielelovgren@eaton.com

BIDCO Update



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How to Qualify

The business to be assisted by the RLF program typically must be physically located within one (1) mile of the City limits. The BIDCO board has the ability to over ride this requirement if needed.

The money can be used for:

- Acquisition and development of land, easements and rights-of-way
- Construction, conversion, enlargement, repairs or modernization of buildings (including façade repairs)
- plants, machinery, equipment, access streets
- roads
- parking areas
- utilities
- pollution control and abatement facilities.
- Loans for startup operating cost and working capital.
- Technical assistance for private business enterprises.

Other Loan Details

- Loans made from the RLF typically will not be less than \$2,000. The Finance Committee may authorize loans smaller than the above values on a case by case basis.
- Loans can be amortized over the lesser of seven years or the life of the security. The Finance Committee shall determine the term.
- The interest rate will typically range from 3-5% and typically will not exceed prime rate by more than 2%. The Finance Committee will determine the rate.
- Security shall consist of the best lien available on real estate, equipment, inventory, etc. The discounted value of the security (using typical lender discount rates) shall equal or exceed the value of the loan. The Loan Committee may require personal guarantees and/or co-signors.
- RLF loan funds will not be used to pay off any previous debt. Refinancing construction financing is an exception to this rule.
- If the business relocates outside of the "loan area" of one (1) mile of the City limits, the Finance Committee may require immediate pay off of the loan.

Loan Limitations

- RLF funds will not be used to produce agriculture products through growing, cultivation and harvesting
- RLF funds will not be used to finance comprehensive area-wide type planning.
- RLF funds will not be used to fund a part of a project which is dependent on other funding unless there is a firm commitment of the other funding to ensure completion of the project.
- Loans will not be made unless there is a reasonable prospect that the applicant meets the definition of "small and emerging private business enterprises" defined as "any private business that will employ 50 or fewer new employees and has less than \$1 million in projected gross revenues."
- At least 51% of the outstanding interest in the applicant must be owned by those who are either citizens of the United States or reside in the United States after being legally admitted for permanent residence.
- Applications by members of the loan committee and their immediate family members shall be ineligible for funding.
- The proposed project must be presented to the Finance Committee by the prospective business owner or her/his representative.
- The Finance Committee may require written feasibility studies, business plans, market studies, etc. as appropriate for the business type.
- A \$100 application fee shall be submitted with each application. Costs associated with the processing the application (e.g. credit report fees, UCC and lien search fees, filing security documents, filing legal documents fess, etc.) shall be the responsibility of the applicant. The Finance Committee may waive or amend this fee structure without further approval from the grantor.

BIDCO Update



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Wright County Economic Development Homeowner Disaster Recovery Assistance Program

This program is intended to help low to moderate income families recover from damage to their homes from a disaster. The following information explains the rest of the program details as well as provides the actual forms that need to be used for application. Please forward this to any families you may know that could use this assistance.

Disaster Recovery Assistance Program Guidelines:

* Applicant should meet income guidelines for low and moderate income.

<i>Family Size:</i>	1	2	3	4	5
<i>Income:</i>	\$37,550	\$42,100	\$46,700	\$51,250	\$54,900

(Income limits as of July 2010, may change without notice, contact our office for current limits if over a year old.)

- Property cannot be resold without full repayment.
- Home must be located in Wright County.
- Money must be used for critical replacement or repairs directly caused by the disaster.
- Home must be occupied by the homeowner(s).
- Note is 5% interest, up to 5 years, for not more than \$5,000.

Please forward the following information to the Wright County Economic Development office for review:

- ✓ Application
- ✓ Personal Financial Information sheet. (part of application)
- ✓ Budget Worksheet
- ✓ Description and Estimated Cost of the Recovery Project.

All loans require:

- ** Wright County to be listed as 2nd Mortgagee/loss payee on homeowner insurance – please provide a copy to the Wright County Development office as soon as possible after loan closing.
- ** Loan payments will be automatically deducted from your checking or savings account. An authorization form will be signed on day of closing.

Closing date will be scheduled after application has been approved by WCED Commission.

**WRIGHT COUNTY ECONOMIC DEVELOPMENT
HOMEOWNER'S DISASTER
RECOVERY ASSISTANCE PROGRAM
APPLICATION**

PLEASE PRINT OR TYPE

NAME _____ SS# _____

SPOUSE'S NAME _____ SS# _____

PRESENT ADDRESS _____ YEARS AT THIS ADDRESS _____

CITY, STATE ZIP _____ HOME PHONE _____

PRESENT EMPLOYER _____ SALARY _____

ADDRESS _____

YEARS EMPLOYED _____ WORK PHONE _____

PREVIOUS EMPLOYER _____ SALARY _____

ADDRESS _____ YEARS EMPLOYED _____

SPOUSE EMPLOYER _____ SALARY _____

ADDRESS _____

YEARS EMPLOYED _____ WORK PHONE _____

PREVIOUS EMPLOYER _____ SALARY _____

ADDRESS _____ YEARS EMPLOYED _____

ANNUAL FAMILY INCOME \$ _____ NUMBER IN FAMILY _____

LENDER NAME & ADDRESS _____

PROPERTY ADDRESS _____

REQUIRED FOR APPROVAL OF LOAN

PROJECT COSTS. \$ _____

BANK LOAN/MORTGAGE \$ _____

HOMEOWNER(S) PARTICIPATION \$ _____

WCED MATCHING FUNDS \$ _____

<p align="center">INFORMATION NEEDED FOR AUTOMATIC WITHDRAWAL OF PAYMENTS:</p> <p>Bank Name: _____</p> <p>Routing Number: _____</p> <p>Account Number: _____</p>

I (we) attest that this information and data on this form is correct and true to the best of my (our) knowledge. By signing this application form, I (we) understand that I (we) grant unconditional approval for WCEDD to check my (our) credit, personal finances and employment records at my (our) expense, so a complete evaluation of this application can be made. I (we) also understand that if the property is sold full payment of the loan will be due immediately.

DATE _____ SIGNATURE _____

SPOUSE _____

BANK OFFICER: PLEASE SIGN AND DATE WHEN APPLICATION FOR LOAN IS APPROVED BY YOUR FINANCIAL INSTITUTION.

Return to: Wright County Economic Development, First Time Home Owner Program, P.O. Box 214, Clarion, Iowa 50525

PERSONAL FINANCIAL INFORMATION

List all current assets and liabilities.

Current Personal Assets

Cash/Checking acct (Bank _____) \$ _____
Savings Account(s) (Bank _____) \$ _____
Stocks/Bonds/Securities \$ _____
Accounts/Notes Receivable \$ _____
Autos/Other vehicles (Model & Yr _____) \$ _____
Real Estate Value \$ _____
Household Furniture, etc. \$ _____
Other Assets: (list) _____ \$ _____
TOTAL ASSETS \$ _____

Current personal Liabilities

Balance on car (Holder of first lien _____) \$ _____
Balance on property (Bank _____) \$ _____
Credit Card Liability (Company _____) \$ _____
Other Liabilities (list creditor and amount) \$ _____

TOTAL LIABILITIES \$ _____
TOTAL ASSETS \$ _____
LESS TOTAL LIABILITIES \$ _____
NET WORTH \$ _____

We (I) attest that this information, and data on the attached financial statements, is correct and true to the best of my knowledge.

Signature _____

Date _____ Spouse _____

Return to: Wright County Economic Development Department, First Time Home Owners Program, P.O. Box 214, Clarion, Iowa 50525

BUDGET WORKSHEET

Return with application

Name _____

	Current	Projected	
INCOME, GROSS, Monthly Average			
Payroll Deductions:			
Taxes (Federal, State, etc.)			
Savings Plan (401k, credit union, etc.)			
Other (medical, dental, etc.)			
Total Payroll Deductions			
INCOME, NET (Gross minus Deductions)			
Expenses:			
Personal Savings			
Housing			
Utilities			
Home Maintenance (laundry, toiletries, upkeep)			
Transportation (monthly payments)			
Auto Upkeep (gas, insurance, license, etc.)			
Food (groceries + dining out)			
Clothes			
Books, Periodicals, Online Services			
Entertainment (TV, movies, CD's, vacation)			
Debt Repayment (credit cards, school, etc.)			
Other Expenses			
Total Expenses			

INCOME, NET **minus**