

2002 ANNUAL REPORT

A YEAR IN REVIEW



FORGING AHEAD AND BUILDING FOR
MASON CITY'S FUTURE



MISSION

*The Mason City
Economic Development
Corporation Promotes
and Facilitates
Job Creation and
Capital Investment
in the Mason City Region
by Encouraging the
Retention and Expansion
of Existing Businesses
and Attracting New
Business and Industry
to the Community*

PLAN OF ACTION

*Charting a
Course of Action to
Achieve Desired Goals
and Objectives*



www.masoncityedc.com
MASON CITY
ECONOMIC DEVELOPMENT CORPORATION

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Mason City, Iowa 50402-1128
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MCEDC's Purchase of DMC Building



Sunny Fresh Foods



Alliant Energy
Electrical Generation
Facility



IC Systems Expansion



Golden Grain Energy



TOP 10 INITIATIVES OF 2002

1. Purchase of the DMC property enabling Curries to expand their presence in Mason City
2. Sunny Fresh Foods announces \$10 million expansion, Mason City beats Lake Odessa, Michigan for the project
3. Alliant Energy announces \$400 million electric power plant for Cerro Gordo County
4. IC System expansion unveiled. The project will add 200 new jobs and a new office facility in newly developed Indianhead Park
5. Golden Grain Energy selects site south of Mason City for their \$55 million ethanol plant
6. MCEDC continues its excellence in communication with existing industry and major employers with our Annual Existing Business & Industry Call Program, which again was awarded a Superior Rating by the Mid America Economic Development Council
7. MCEDC raises a record \$117,000 during the 2002 Funding campaign
8. MCEDC partners with the Clear Lake EDC to form a joint marketing initiative called the North Central Iowa Growth Partnership, which will enhance the two communities and Cerro Gordo County in an effort to grow the North Iowa region
9. MCEDC hires Ken Bales as a Development Specialist to coordinate the annual fundraising campaign and other special projects
10. MCEDC once again marketed Mason City, available sites and buildings through trade shows, personal calls, advertising, direct mailings, and web-based marketing strategies

SPECIAL ACKNOWLEDGEMENT'S AND THANKS

The MCEDC Board of Directors and staff would like to extend a personal thank you to Roger Bang of 1st Insurance and Wally Smeby of Metalcraft, Inc. for their service as board members of the corporation and for their dedication to economic development in the Mason City region.

MCEDC Board and staff also want to acknowledge its partners and they include: Business and Industry Group, Clear Lake Economic Development Corporation, Institute for Decision Making at the University of Northern Iowa, City of Mason City, Mason City Chamber of Commerce, Mason City Convention and Visitor's Bureau, North Iowa Area Council of Governments, North Iowa Regional Airport Action Committee, Pappajohn Entrepreneurial Center and the volunteers who help disseminate MCEDC marketing materials and they are: Dorothy Crandall, Sue Curtis, Iva Flynn, Delores Messmore and Shirley Sahr.

Thank you.

MCEDC SALUTES AND THANKS ITS 2002 INVESTORS

Platinum Investors

(\$5,001.00 - Plus)

Curries Company
First Citizens National Bank
Mercy Medical Center - North Iowa
Wells Fargo Bank

Gold Investors

(\$2,501.00 - \$5,000.00)

Community National Bank
Henkel Construction Company
Mason City Clinic
Principal Financial Group
Sunny Fresh Foods
TeamQuest Corporation
Woodharbor
Molding & Millworks, Inc.

Silver Investors

(\$501.00 - \$2,500.00)

1st Insurance
Alliant Energy
Bank of America
Bergland & Cram, Architects
Blazek Electric, Inc.
Con Agra Foods
Globe Gazette
Hamilton College
Harley Davidson, Inc. of Mason City
Heartland Asphalt, Inc.
Heartland Realtors
Holcim, Inc.
IMI Cornelius, Inc.
Indianhead Farms, Inc.
KIMT - Newschannel 3 TV
Kraft Foods
Laird Heiny McManigal Winga
Duffy & Stambaugh
Lyons Toyota Dodge
McGladrey & Pullen, LLP and
RSM McGladrey
Metalcraft, Inc. NSB Bank
O'Brien Moving & Storage
Petroblend Corporation
Stoyles Graphic Services
Thompson Companies
US Bank
WHKS & Co. Engineering
Yaggy Colby Associates

Bronze Investors

(\$50.00 - \$500.00)

Accord Architecture Ag Processing, Inc. Air Care, Inc.
Albrechts Painting & Wallcoverings Armour NIAD Credit Union
Auto Edge, Inc. Baker Floral Barnes & Louscher, DDS
Becker Insurance Agency, Inc. Benchmark Agribusiness Birdsall's Ice Cream
Black Plumbing & Heating, Inc. Blackmore Nursery, Inc. Boxes Unlimited
Brown's Shoe Fit Co. Butler Curtis Oil Casey's General Store Cell-U-Byte
Century 21 Preferred Cerro Gordo County Abstract
City Center & Kent Apartments Cole Sewell Comfort, Inc. Country Kitchen
Craig Skott Architect Culligan Water Conditioning Company Curtis 1000
D&D Printing and Sales D&S Trailers DeVries, Price & Davenport
Diamond Vogel Paint Diane K. Buss Interior Dimensional Graphics Corporation
Don Lafrenz Ford Ebeling Insurance Edwards-Brandt Insurance
Family Dentistry Farm Credit Services of America Farmhouse Specialties Ltd.
Fitzsimmons & Vervaecke Law Firm, PLC Godfathers Pizza
Good Shepherd Health Center, Inc. Growth Properties, LLC
Haas Chiropractic Clinic Hanford Inn Hawkeye Outdoor Advertising
Hertz Farm Management, Inc. Hogan-Hansen, P.C.
Hogan-Bremer-Moore Colonial Chapel Home Lumber & Builders, Inc.
Home Realty Group Hussey & Company Hy-Vee Foods and Drug Town
IC System, Inc. Interstate Grain, Inc. Iowa Office Supply
Iowa Packaging Corporation & Atlas Mini-Warehouses Jon L. Hardinger, DDS
Ken Petersen Builders Krieger's Greenhouse & Floral
Larry Elwood Construction Larson Printing Lehigh Cement Company
Les Nelson Investments Major Erickson Funeral Home Manpower Services
Marshall & Swift Martin Marietta Aggregates, Inc. Mason City By-Products
Mason City Glass Mason City Overhead Door Mason City Recycling Center
Mason City Rent-All McCoy & Company, P.C., CPA's Mechanical Air Systems
Mercy-City Family Credit Union Midwest Roofing Minnesota Rubber
Monroe Storage Moorman Clothiers NetConX
Nettleton Hoffman Hehr Nettleton Nielson Excavating, Inc.
North Iowa Air Service North Iowa Community Credit Union
North Iowa Eye Clinic North Iowa Golf Center & Driving Range
North Iowa Oral Surgery Association Northern Cedar Service Co., Inc.
Otis Elevator Co. Pam Carlson Little Pappajohn Shriver Eide Nicholas
Paul Pirkl, A.P. Payne Plumbing & Heating Plumb Supply Company
Point Builders, Inc. Price Motors
Radiation Oncology Associates-Mercy Medical Center
River City Communications Robinson Farm Real Estate
Schroeder & Anderson, Attorneys at Law Schukei Chevrolet
Schultz Enterprises Schupick & Dunn, CPA's Sedars Auto Park
Skarlis Olds-Honda-Nissan Sound World Stadheim Jewelers
SWS Financial Services Terry Carpenter The Comfort Inn
Torgerson & Vanden Berg Law TUG's Day Care & Preschool
United Building Centers US Bancorp Piper Jaffray
Vance Jorgensen, Attorney at Law Varied Industries Corporation
Veenstra & Kimm, Inc. Waste Management of Northern Iowa
Wayne's Ski & Cycle Williams & Associates

BOARD OF DIRECTORS

OFFICERS

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A.G. Edwards & Sons

Bob Krieger, Vice President
TeamQuest Corporation

Jay Urdahl, Treasurer
*Cerro Gordo County
Supervisor*

Scott Tornquist, Secretary
Mechanical Air Systems, Inc.

Roger Bang, Past-President
1st Insurance



EX-OFFICIO MEMBERS

Robin Anderson
*Mason City
Chamber of Commerce*

Tim Moerman
*City of Mason City,
City Administrator*

Myrtle Nelson
*City of Mason City,
Community Development*

Tim Putnam
*Pappajohn
Entrepreneurial Center*

DIRECTORS

Dr. Jim Coddington
*Mercy Medical Center
North Iowa*

Lori Henry
*City of Mason City,
Council Member*

Mike Herman
Lehigh Cement Company

Mark Holt
Varied Industries Corporation

Bob Hubbard
Curries Company

Rosie Hussey
*North Iowa
Girl Scouts Council*

Craig Olson
Yaggy Colby Associates

Ken Petersen
Ken Petersen Builders, Inc.

Bill Schickel
KCMR Radio

Keith Sersland
*Mason City
Community Schools*

Karmen Shriver
*North Iowa Area
Community College*

Lee Snell
Snell's Auto Body

O. Jay Tomson
First Citizens National Bank

NEW OFFICERS



Steve Gales,
President



Bob Krieger,
Vice President



Scott Tornquist,
Secretary



Jay Urdahl,
Treasurer



Roger Bang,
Past President

NEW DIRECTORS



Jim Coddington



Lori Henry



Mike Herman



Mark Holt



Bob Hubbard



Lee Snell

STAFF

Dan Culhane
Executive Director

Cory P. Buckman
Assistant Director

Ken Bales
Development Specialist

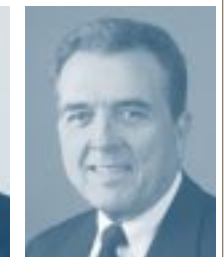
www.masoncityedc.com



Dan Culhane



Cory Buckman



Ken Bales