

A PART OF NORTHEAST IOWA **FOREVER**



**COMMUNITY  
FOUNDATION**  
*of Northeast Iowa*  
Established in Waterloo/Cedar Falls in 1956



Midway Business Park, Greenhill Road, Cedar Falls, Iowa

**A capital campaign to build a new building in the Cedar Valley that helps further establish the Community Foundation of Northeast Iowa as a catalyst for positive change in northeast Iowa forever.**

## CREATING MORE **VIBRANT** COMMUNITIES

Since 1956, the Community Foundation of Northeast Iowa (CFNEIA) has been an important part of creating more vibrant communities. Over this 58-year history, CFNEIA has grown to serve a large, regional footprint that covers 19 counties in northeast Iowa.

As a nationally accredited community foundation, CFNEIA works with its 24 affiliate community foundations to foster the development of communities and create places where all people can thrive. To accomplish this big goal, CFNEIA provides community leadership, helps people connect with the causes they care about through the establishment of permanent endowment funds, develops those assets and, through grantmaking, supports nonprofits doing the most good in their communities.

Alongside the expansion of the area served by CFNEIA, the agency has experienced tremendous growth in assets, which through grantmaking brings about important community betterment. Currently the Community Foundation of Northeast Iowa holds over \$85 million in assets and manages nearly 800 funds.

In 2013, CFNEIA granted nearly \$6 million to area nonprofits and community initiatives. Over its history, the Foundation has granted over \$55 million to create positive change across northeast Iowa in the areas of community betterment, education, health, human service, environment, art and culture and historic preservation.

Now more than ever, due to the generosity of so many people who want to create positive change in northeast Iowa, the Community Foundation is able to stimulate community betterment. This growth and prosperity is exciting, not only for CFNEIA, but for all people in northeast Iowa.

## INCREASING **SUPPORT**, INCREASING CAPACITY

As CFNEIA's role in creating more vibrant communities grows, so does the need to increase its capacity to enhance its ability to provide even more support to communities, nonprofits and individuals and families.

The new office location and building design provide a space that can meet the current and future needs of CFNEIA. The space is designed to accommodate growth of staff and to serve as a collaborative meeting space for both employees and the community. The proposed space will also be more conducive to the development of a stronger team environment, and encourage collaboration without the barriers of lack of office and meeting space.

## SERVING AS A REGIONAL COMMUNITY FOUNDATION

CFNEIA's roots are in Black Hawk County, and it will always be home. However, the region and communities served by CFNEIA has expanded significantly over the past 10 years. This growth has led to many incredible partnerships. To continue to cultivate these partnerships, and to develop new ones, CFNEIA must think locally and regionally. The new location allows CFNEIA to be a stronger presence in both regards.

The new building will be centrally located in Black Hawk County, as well as the metro area. It is also easily accessible to all stakeholders, including those who reside in our affiliate counties. This ease of access is important for all people who visit our offices as they work to make their communities better places to live, work and play. Access for the community is also important as the new facility plans include a large meeting space for collaboration and community use.

The area along Greenhill Road continues to be a hub for development in the Cedar Valley. The Community Foundation's presence will serve as another boost to an important local community growth area and will benefit CFNEIA with impeccable visibility in the Cedar Valley.

## PROJECT DETAILS

The overall projected cost of the building project is estimated to be between \$1.5 and \$2 million. Through a careful assessment of funding options, the CFNEIA Board of Directors has approved the use of internal financing for the project.

- ◇ \$750,000 from operational reserves set aside for infrastructure
- ◇ \$500,000 to \$1 million raised through a quiet capital campaign.
- ◇ The balance will be financed internally

### Physical Space Description

- 12 private offices
- Flexible office space for 8 additional staff and interns
- Conference room
- Centrally located staff resource area with copy machine, office supplies, etc.
- One large community gathering room
- Small outdoor meeting space
- Staff break room with prep kitchen for events
- Ample on site parking

## A FRIEND OF THE FOUNDATION

You are an incredible Friend of the Community Foundation of Northeast Iowa. Your generosity and progressive support allows CFNEIA to truly be a catalyst for creating more vibrant communities across northeast Iowa. None of what we do would be possible without you, and others like you, who share your care, compassion and forward-thinking generosity to make your community stronger.

That is why the Community Foundation of Northeast Iowa is asking you to support this project. It is a project that establishes CFNEIA as a leader in our communities forever. Thank you for your consideration.

## CONTACT INFORMATION

For more information, contact Kaye Englin, president and CEO, at 319.287.9106 or [kenglin@cfneia.org](mailto:kenglin@cfneia.org).