



Woodbury County Law Enforcement Center Authority

620 Douglas St., Room 104

Sioux City, Iowa 51101

712 – 279-6525

Dan Moore - Chair

Tony Wingert - Secretary

David Dietrich - Treasurer

Agenda

Tuesday, August 4, 2026, 4:50 p.m.

Basement Boardroom, Woodbury County Courthouse

- 4:00 p.m.** Joint Closed Session with the Woodbury County Board of Supervisors and Fredrikson & Byron Law Firm {Iowa Code Section 21.5 (1) (c)} **Dennis Butler Meeting Room**
- 4:50 p.m.** Call the Meeting to Order – Joint meeting with Woodbury County Board of Supervisors
1. Approval of the Authority agenda
 2. Discussion and action on Authority resolution accepting LEC project and approving settlement agreement
 3. Adjourn

Woodbury County Law Enforcement Center Authority and Woodbury County Board/Commission Report for August 3, 2026

This report relates to two corresponding agenda items for the August 3, 2026, joint Authority and County meeting.

AUTHORITY: A RESOLUTION ACCEPTING THE WOODBURY COUNTY LAW ENFORCEMENT CENTER (“LEC”) PROJECT AND APPROVING SETTLEMENT AGREEMENT REGARDING LEC LITIGATION

COUNTY: A RESOLUTION APPROVING SETTLEMENT AGREEMENT REGARDING LEC LITIGATION

BACKGROUND:

These agenda items relate to the Woodbury County Law Enforcement Center project (the “Project”), for which the Woodbury County Law Enforcement Center Authority (the “Authority”) is the owner, Hausmann Construction, Inc. (“Hausmann”) is the general contractor, Goldberg Group Architects, LLC (“GGA”) is the prime architect, Introba, Inc. f/k/a Ross & Baruzzini, Inc. (“Introba”) is a subconsultant of GGA, and Baker Mechanical, Inc. d/b/a Baker Group (“Baker Group”) is the construction manager as advisor for the owner. The law enforcement center is located at 3701 28th Street, Sioux City, Iowa 51105 (the “LEC”).

By way of background, the Authority is a joint public entity created under Iowa Code § 346.27 by the City of Sioux City, Iowa (the “City”) and the Woodbury County (“the County”) for the purposes of acquiring, constructing, and operating the LEC for the joint use of the County and the City for a variety of governmental functions, including housing the sheriff’s office, county attorney offices, courtrooms, and the jail. Work began on the Project in September of 2021. A series of disputes related to the design and construction of the LEC arose between the parties. Substantial completion of the work was achieved in August 2024, and the LEC was fully operational at that point.

Hausmann filed a lawsuit against the County, the Authority, GGA, Introba, and Baker Group in the United States District Court for the Northern District of Iowa on July 28, 2025 (Case No. 5:25-cv-04041), asserting various claims. The County, the Authority, and GGA subsequently asserted counterclaims against Hausmann and crossclaims against various Defendants, including GGA and Introba. All such claims are detailed in public court filings. The litigation is currently in the discovery phase. This matter is currently scheduled for a 15-day jury trial beginning May 10, 2027.

As a result of continued mediation/settlement discussions following a November 2025 mediation, there is now a proposed settlement on the table, which would result in all parties dismissing all claims against each other. Under the proposed settlement, the Authority and County would receive net settlement proceeds in the amount of \$3,024,651.71. Counsel for the Authority and County believe the proposed settlement is a fair and reasonable resolution of the disputed claims considering the time, legal fees and costs, and uncertainty of continued litigation, including trial and appeals.

The proposed settlement involves various steps and actions. First, the Authority must accept the Project as final, and the Authority and the County must vote on and approve the settlement as set forth in their respective proposed Resolutions. Next, Hausmann must resolve all pending subcontractor claims on the Project, which total \$2,569,458.32, within the 30-day window following final acceptance. Thereafter, a series of payments would occur:

- The Authority would release its retainage of \$3,064,651.71 to Hausmann. On public projects, retainage is the amount (typically 5%) that the owner must withhold from payments otherwise due to the general contractor while the project is ongoing. Under Iowa law, the owner cannot release the retainage until final completion and acceptance of the project and all claims by subcontractors under Iowa Code Chapter 573 are resolved. Here, Hausmann’s subcontractors’ claims total \$2,569,458.32. As noted, as part of the settlement, the Authority will accept the Project, and then Hausmann will be required to resolve all subcontractor claims within 30 days. Once that is done, the Authority will release the retainage to Hausmann for its previously completed work. Under the settlement, the Authority is only required to release the retainage to Hausmann and is not required to make any other payment to any party.
- GGA and Introba would pay a total of \$3,960,000 to the mediator’s trust account for subsequent disbursement.
- The mediator would utilize \$935,348.29 of the funds from GGA/Introba to remit payment to Hausmann.

- The mediator would utilize \$3,024,651.71 of the funds from GGA/Introba to remit payment to the Authority.

No payment to or from Baker Group is required under the settlement.

The Authority would accept the \$3,024,651.71 on its own behalf and on behalf of the County. The Authority would use these funds to pay for any remaining work on the Project and related legal expenses and then transfer the remainder (which will be the vast majority of the funds) to the County via subsequent resolution.

RECOMMENDATION:

It is recommended by counsel for the Authority and County that the Authority and County adopt the above noted corresponding Resolutions accepting the Project and approving the proposed settlement agreement.

**RESOLUTION FOR THE
WOODBURY COUNTY LAW ENFORCEMENT CENTER AUTHORITY**

**A RESOLUTION ACCEPTING THE WOODBURY COUNTY LAW ENFORCEMENT
CENTER PROJECT AND APPROVING SETTLEMENT AGREEMENT REGARDING
LEC LITIGATION**

WHEREAS, this Resolution relates to the public construction project known as the Woodbury County Law Enforcement Center Project (the “**Project**”) for the design and construction of a law enforcement center located at 3701 28th Street, Sioux City, Iowa 51105 (the “**Project**”);

WHEREAS, Woodbury County, State of Iowa (the “**County**”), is a political subdivision, organized and existing under and by the laws and Constitution of the State of Iowa; and

WHEREAS, the City of Sioux City, Iowa (the “**City**”) is the seat of the County; and

WHEREAS, the County and the City established a Joint County and City Building Authority pursuant to Iowa Code Section 346.27—the Woodbury County Law Enforcement Center Authority (the “**Authority**”)—for the purposes of acquiring, owning, constructing, and operating a new law enforcement center; and

WHEREAS, the Authority contracted with Hausmann Construction, Inc. (“**Hausmann**”) as its general contractor on the Project, contracted with Goldberg Group Architects, LLC (“**GGA**”) as its prime architect on the Project which subsequently subcontracted with Introba, Inc. f/k/a Ross & Baruzzini, Inc. (“**Introba**”), and contracted with Baker Mechanical, Inc. d/b/a Baker Group (“**Baker Group**”) as its Construction Manager as Advisor on the Project; and

WHEREAS, there is currently a lawsuit pending in the United States District Court for the Northern District of Iowa (Case No. Case No. 5:25-cv-4041) (the “**Lawsuit**”) related to the Project involving the Authority, the County, Hausmann, GGA, Introba, and Baker Group; and

WHEREAS, the Project previously achieved substantial completion, but the Authority has not yet accepted the Project as final; and

WHEREAS, the parties have reached a settlement agreement to resolve the Lawsuit and other claims as outlined in the mutually agreed upon written “Settlement Agreement” to which this Resolution is Exhibit 1; and

WHEREAS, acceptance of the Project by the Authority is a condition precedent to the proposed settlement, and the Authority otherwise believes it would be prudent to formally accept the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE AUTHORITY:

Section 1. Acceptance. The Authority deems the Project to have reached final completion and accepts the Project as final and completed as of this 4th day of August, 2026.

Section 2. Approval. The Authority approves the Settlement Agreement.

Section 3. Authorization. The Authority's members are authorized to take such further actions as may be necessary to carry out the intent and purpose of this Resolution.

Section 4. Settlement Funds. As outlined in the Settlement Agreement, the Authority shall receive the settlement funds on behalf of the Authority and the County. Following the Authority's use of the settlement funds for payment of any remaining work and legal, expert, and other expenses on the Project, including those relating to the Lawsuit, the Authority shall transfer the remaining settlement funds (which the Authority and the County expect to be the vast majority of such funds) to the County pursuant to a future resolution.

Section 5. Repeal. To the extent any other resolution conflicts with this Resolution in whole or in part, it is hereby repealed to the extent of such conflict.

PASSED AND APPROVED this ____ day of _____, 2026.

Dan Moore
Chairperson, Board of Commissioners

ATTEST:

Secretary, Board of Commissioners

RESOLUTION - WOODBURY COUNTY

A RESOLUTION APPROVING SETTLEMENT AGREEMENT REGARDING LAW ENFORCEMENT CENTER LITIGATION

WHEREAS, this Resolution relates to the public construction project known as the Woodbury County Law Enforcement Center Project (the “**Project**”) for the design and construction of a law enforcement center located at 3701 28th Street, Sioux City, Iowa 51105 (the “**Project**”);

WHEREAS, Woodbury County, State of Iowa (the “**County**”), is a political subdivision, organized and existing under and by the laws and Constitution of the State of Iowa; and

WHEREAS, the City of Sioux City, Iowa (the “**City**”) is the seat of the County; and

WHEREAS, the County and the City established a Joint County and City Building Authority pursuant to Iowa Code Section 346.27—the Woodbury County Law Enforcement Center Authority (the “**Authority**”)—for the purposes of acquiring, owning, constructing, and operating a new law enforcement center; and

WHEREAS, the Authority contracted with Hausmann Construction, Inc. (“**Hausmann**”) as its general contractor on the Project, contracted with Goldberg Group Architects, LLC (“**GGA**”) as its prime architect on the Project which subsequently subcontracted with Introba, Inc. f/k/a Ross & Baruzzini, Inc. (“**Introba**”), and contracted with Baker Mechanical, Inc. d/b/a Baker Group (“**Baker Group**”) as its Construction Manager as Advisor on the Project; and

WHEREAS, there is currently a lawsuit pending in the United States District Court for the Northern District of Iowa (Case No. Case No. 5:25-cv-4041) (the “**Lawsuit**”) related to the Project involving the Authority, the County, Hausmann, GGA, Introba, and Baker Group; and

WHEREAS, the Project previously achieved substantial completion, but the Authority has not yet accepted the Project as final; and

WHEREAS, the parties have reached a settlement agreement to resolve the Lawsuit and other claims as outlined in the mutually agreed upon written “Settlement Agreement” to which this Resolution is Exhibit 1; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY:

Section 1. Approval. The County approves the Settlement Agreement.

Section 2. Authorization. The County’s members are authorized to take such further actions as may be necessary to carry out the intent and purpose of this Resolution.

Section 3. Settlement Funds. As outlined in the Settlement Agreement, the Authority shall receive the settlement funds on behalf of the Authority and the County. Following the Authority's use of the settlement funds for payment of any remaining work and legal, expert, and other expenses on the Project, including those relating to the Lawsuit, the Authority shall transfer the remaining settlement funds (which the Authority and the County expect to be the vast majority of such funds) to the County pursuant to a future resolution.

Section 4. Repeal. To the extent any other resolution conflicts with this Resolution in whole or in part, it is hereby repealed to the extent of such conflict.

PASSED AND APPROVED this ____ day of _____, 2026.

Mark Nelson
Chairperson, Board of Supervisors

ATTEST:

Secretary, Board of Supervisors