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2/24/26

ITEMS TO INCLUDE ON AGENDA

WOODBURY COUNTY, IOWA

February 24, 2026

4:30 P.M.

Grow Woodbury County Urban Renewal Plan

- Public hearing on the proposed 2026 Amendment to the Grow Woodbury County Urban Renewal Plan
- Resolution determining an area of the County to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the County; designating such area as appropriate for urban renewal projects; and adopting the 2026 Amendment to the Grow Woodbury County Urban Renewal Plan

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.
2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.
3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

NOTICE MUST BE GIVEN PURSUANT TO CHAPTER 21,
CODE OF IOWA, AND THE LOCAL RULES OF THE
COUNTY.

February 24, 2026

The Board of Supervisors of Woodbury County, State of Iowa, met in open session, in the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at 4:30 P.M., on the above date. There were present Chairperson Nelson, in the chair, and the following named Board Members:

Carper, Dietrich, Ung _____

Absent: Bittinger _____

Vacant: _____

* * * * *

This being the time and place fixed for a public hearing on the matter of the adoption of the proposed 2026 Amendment to the Grow Woodbury County Urban Renewal Plan, the Chairperson first asked for the report of the Finance/Budget Director, or his delegate, with respect to the consultation held with the affected taxing entities to discuss the proposed Amendment. The Board was informed that the consultation was duly held as ordered by the Board, and that 0 written recommendations were received from affected taxing entities. The report of the Finance/Budget Director, or his delegate, with respect to the consultation was placed on file for consideration by the Board.

The Chairperson then asked the County Auditor whether any written comments had been filed with respect to the proposed Amendment, and the County Auditor reported that 0 written comments thereto had been filed. The Chairperson then called for any oral comments to the adoption of the 2026 Amendment to the Grow Woodbury County Urban Renewal Plan and 0 were made. The public hearing was then closed.

{Attach summary of comments here,
or include summary of comments in meeting minutes}

RESOLUTION NO. 14,003

RESOLUTION DETERMINING AN AREA OF THE COUNTY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE COUNTY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE 2026 AMENDMENT TO THE GROW WOODBURY COUNTY URBAN RENEWAL PLAN

WHEREAS, this Board has found and determined that certain areas located within the County are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Grow Woodbury County Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the Grow Woodbury County Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein; and

WHEREAS, the Plan has subsequently been amended several times; and

WHEREAS, the County now proposes to amend the Plan pursuant to a proposed 2026 Amendment to the Plan ("2026 Amendment" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the County Auditor and which is incorporated herein by reference, the purpose of which is to add land to the Urban Renewal Area and to add to the list of proposed urban renewal projects that may be undertaken within the Urban Renewal Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, this proposed 2026 Amendment adds the following land to the Urban Renewal Area:

Including 235th St., which starts on Port Neal Road 0.18 miles Southwest of the Northwest ¼ of the Southwest ¼ of Section 8, Township 87 North, Range 47 West, Woodbury County, Iowa, northeast 1.12 Miles to the intersection of 325th St. and Old Hwy 75, K45 including the new Exit 139 interchange on I-29 overpass and ramps.

WHEREAS, by resolution adopted on February 3, 2026, this Board directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed 2026 Amendment and the division of revenue described therein, and that notice of the consultation and a copy of the proposed 2026 Amendment be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the Board of Supervisors and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Finance/Budget Director, or his delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Board also set a public hearing on the adoption of the proposed 2026 Amendment for this meeting of the Board, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Sioux City Journal, the Sergeant Bluff Advocate, and the Moville Record, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed 2026 Amendment, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Board in connection therewith and the public hearing has been closed.

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

Section 1. That the findings and conclusions set forth or contained in the 2026 Amendment concerning the area of Woodbury County, State of Iowa, described in the preamble hereof, be and the same are hereby ratified and confirmed in all respects as the findings of this Board for this area.

Section 2. This Board further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Plan, as amended, and the 2026 Amendment conform to the general plan for the development of the County as a whole; and

c) Acquisition by the County is not immediately expected, however, as to any areas of open land to be acquired by the County included within the Urban Renewal Area:

i. Residential use is not expected, however, with reference to any portions thereof which are to be developed for residential uses, this Board of Supervisors hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the County; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the County in accordance with sound planning standards and local community objectives.

Section 3. That the Urban Renewal Area, as amended, continues to be an economic development area within the meaning of Chapter 403, Code of Iowa; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403, Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this County.

Section 4. That the 2026 Amendment to the Grow Woodbury County Urban Renewal Plan of Woodbury County, State of Iowa, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as "2026 Amendment to the Grow Woodbury County Urban Renewal Plan for Woodbury County, State of Iowa"; the 2026 Amendment, including all of the exhibits attached thereto, is hereby in all respects approved.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, 2026 Amendment shall be in full force and effect from the date of this Resolution until the Board amends or repeals the Plan. The 2026 Amendment shall be forthwith certified by the County Auditor, along with a copy of this Resolution, to the Recorder for Woodbury County, Iowa, to be filed and recorded in the manner provided by law.

Section 6. That all other provisions of the Plan not affected or otherwise revised by the terms of the 2026 Amendment, as well as all resolutions previously adopted by this Board of Supervisors related to the Plan be and the same are hereby ratified, confirmed and approved in all respects.


PASSED AND APPROVED this 24th day of February, 2026.



Chairperson, Board of Supervisors

Mark Nelson

ATTEST:


County Auditor

Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.

EXHIBIT 1

2026 AMENDMENT

to the

**GROW WOODBURY COUNTY
URBAN RENEWAL PLAN**

for the

**GROW WOODBURY COUNTY
URBAN RENEWAL AREA**

WOODBURY COUNTY, IOWA

**2026 Amendment
to the
Grow Woodbury County Urban Renewal Plan
for the
Grow Woodbury County Urban Renewal Area**

Woodbury County, Iowa

INTRODUCTION

The Grow Woodbury County Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Grow Woodbury County Urban Renewal Area ("Area" or "Urban Renewal Area"), as previously amended, is being further amended by this 2026 Amendment to the Urban Renewal Plan ("Amendment") to add land to the Urban Renewal Area and to add to the list of proposed urban renewal projects that may be undertaken within the Urban Renewal Area.

Except as modified by this Amendment, the provisions of the original Urban Renewal Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsection of the Plan not mentioned in this Amendment shall continue to apply to the Plan, as previously amended.

DESCRIPTION OF THE URBAN RENEWAL AREA

The land being added to the Urban Renewal Area by this Amendment may be referred to as the 2026 Subarea. The legal description of the 2026 Subarea is attached hereto as Exhibit A. A map of the 2026 Subarea is attached as Exhibit B.

AREA DESIGNATION

The Area was originally designated as an economic development area. This Amendment makes no change to the Area's designation.

DEVELOPMENT PLAN

The County has a general plan for the physical development of the County, as a whole, outlined in the Woodbury County Envision 2050 plan, which was adopted in March 2015. The goals, objectives, and projects set forth in the Plan, as amended, are in conformity with the goals and land use policy of the Woodbury County Envision 2050 plan. The Plan, as amended, does not in any way replace the County's current land use planning or zoning regulation process.

The need, if any, for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area, is set forth in this Plan, as amended. As the area continues to develop, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the County.

UPDATE TO PREVIOUSLY APPROVED URBAN RENEWAL PROJECTS

Numerous urban renewal projects were authorized prior to the date of this Amendment and are incorporated by reference herein. Such projects consist of a variety of urban renewal projects that are not altered by this Amendment.

ELIGIBLE URBAN RENEWAL PROJECTS
(2026 Amendment)

Although certain project activities may occur over a period of years, in addition to projects previously authorized in the Plan, as previously amended, the eligible urban renewal projects under this 2026 Amendment include:

1. **Southbridge Interchange Project:** The County has identified a need for roadway improvements on I-29 near Mile Marker 138 to improve access to the Southbridge area, which in turn is expected to promote economic development, which creates jobs and wealth. Specifically, the construction of a new interchange and related site improvements are proposed and are expected to be completed in collaboration of the Iowa Department of Transportation. The construction work is anticipated to begin in 2026 and be completed in 2027. The County has applied for, and has been approved for, a Revitalize Iowa’s Sound Economy (RISE) Grant and a Surface Transportation Block Grant (STBG) for the project. In order to fully fund the project, the County anticipates using Tax Increment Financing to finance the costs of debt service for the project, in an amount not to exceed \$19,500,000.

2. **Planning, Engineering Fees (for Urban Renewal Plans), Attorney Fees, Administrative, and Other Related Costs to Support Urban Renewal Projects and Planning:** The County anticipates using Tax Increment Financing to reimburse various costs and fees related to the preparation and adoption of this Amendment and in connection with general costs and fees related to the Urban Renewal Plan and supporting urban renewal projects and planning work. The amount of these costs to be reimbursed using Tax Increment Financing is expected not to exceed \$25,000.

FINANCIAL DATA

1.	Current constitutional debt limit:	\$623,277,928
2.	Current outstanding general obligation debt:	\$11,939,880
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects (2026 Amendment) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the County’s constitutional debt limit be exceeded. The Board of Supervisors will consider each project proposal on a case-by-case basis to determine if it is in the County’s best interest to participate before approving an urban renewal project or expense. Subject to the foregoing, it is estimated	\$19,525,000 This does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

that the County's costs for the Eligible Urban Renewal Projects (2026 Amendment) as described above will be approximately as stated in the next column.	
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JOINT AGREEMENT

The land being added to the Urban Renewal Area by this Amendment (the 2026 Subarea) is located within two miles of the corporate limits of the City of Sioux City and of the City of Sergeant Bluff. Accordingly, the boundaries of the Urban Renewal Area will fall within the “area of operation” (as defined in Iowa Code Section 403.17(4)) of these cities. Therefore, pursuant to Iowa Code Section 403.17(4), the County has entered into a joint agreement with these cities, in the form of an Intergovernmental Agreement dated May 22, 2023, pursuant to which the City of Sioux City and of the City of Sergeant Bluff have authorized the County to carry out urban renewal project activities within their “area of operation.” A copy of the Intergovernmental Agreement is on file with the County Auditor’s office.

URBAN RENEWAL FINANCING

In accordance with the Intergovernmental Agreement, the County will not seek to implement the division of tax revenues under Iowa Code Section 403.19 on the property within the 2026 Subarea. Accordingly, no “base value” is expected to be established for the property within the 2026 Subarea.

However, the County intends to utilize various financing tools, such as those described below to successfully undertake the proposed urban renewal actions. The County has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing.

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the County to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the County, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the County has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area, as amended, and for other urban renewal projects or incentives for development consistent with this Plan, as amended. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within

the County. It may be the County will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area, as amended.

The County may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with the urban renewal projects identified in the Plan, as amended. In addition, the County may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the County may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the County may determine to use tax increment financing to reimburse the County for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the County to exercise any lawful power granted to the County under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of the Plan.

EFFECTIVE PERIOD

This Amendment will become effective upon its adoption by the Board of Supervisors and will remain in effect until it is repealed by the Board of Supervisors. Notwithstanding anything to the contrary in the Plan, any prior amendment, resolution, or document, the Plan, as amended, shall remain in effect until terminated by the Board of Supervisors.

The use of incremental property tax revenues, or the “division of revenue,” as those words are used in Chapter 403 of the *Code of Iowa*, will be consistent with Chapter 403 of the Iowa Code. Nothing in this Amendment shall alter the duration of the division of revenue as previously explained in the Plan, as amended.

REPEALER AND SEVERABILITY CLAUSE

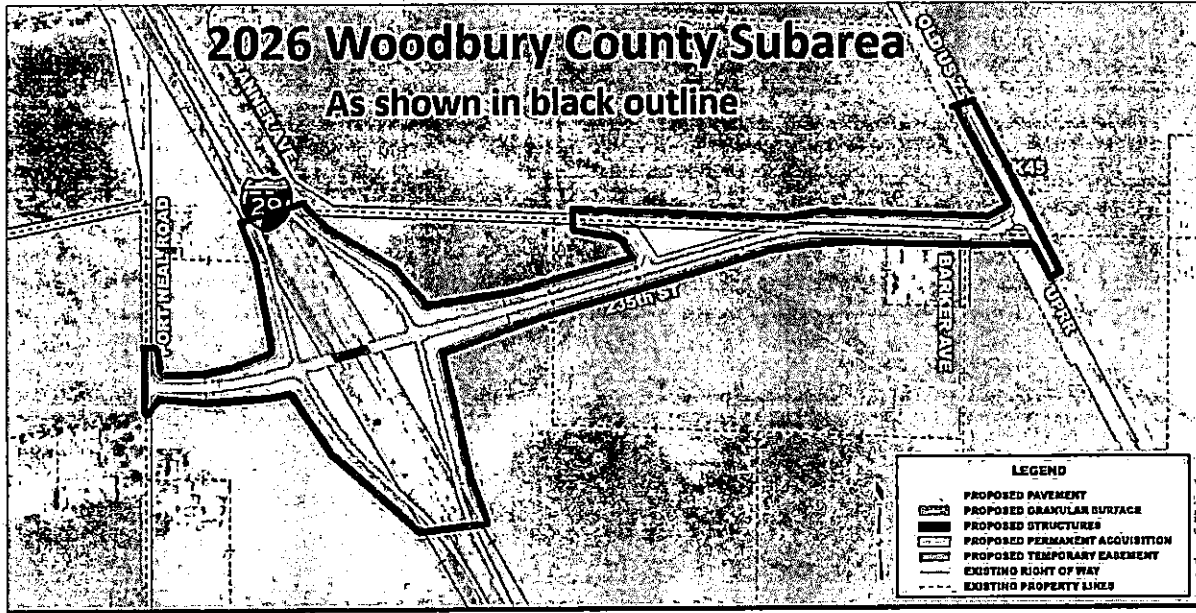
Any parts of the Plan or prior amendments to the Plan in conflict with this Amendment are hereby repealed.

If any part of this Amendment or the Plan, as previously amended, is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Amendment or the Plan, as previously amended, as a whole, or any part of the Amendment or the Plan, as previously amended, not determined to be invalid or unconstitutional.

EXHIBIT A
LAND TO BE ADDED TO THE
GROW WOODBURY COUNTY URBAN RENEWAL AREA
BY 2026 AMENDMENT
("2026 SUBAREA")

Including 235th St., which starts on Port Neal Road 0.18 miles Southwest of the Northwest ¼ of the Southwest ¼ of Section 8, Township 87 North, Range 47 West, Woodbury County, Iowa, northeast 1.12 Miles to the intersection of 325th St. and Old Hwy 75, K45 including the new Exit 139 interchange on I-29 overpass and ramps.

EXHIBIT B
MAP OF THE 2026 SUBAREA



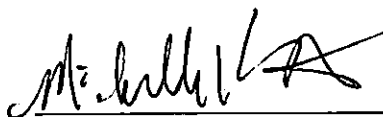
4933-3966-0937-1\18799-051

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF WOODBURY)

I, the undersigned County Auditor of Woodbury County, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the County showing proceedings of the Board, and the same is a true and complete copy of the action taken by the Board with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Board and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Board pursuant to the local rules of the Board and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective county offices as indicated therein, that no Board vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the County or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Board hereto affixed this 24th day of February, 2026.



County Auditor, Woodbury County, State of Iowa

Michelle Staff

(SEAL)

4906-7548-0974-1118799-051

CONSULTATION MEETING REPORT

February 17, 2026

Re: Woodbury County, Iowa – 2026 Amendment to the Grow Woodbury County Urban Renewal Plan

TO WHOM IT MAY CONCERN:

After mailed notice to the Kingsley-Pierson Community School District, Lawton-Bronson Community School District, Maple Valley-Anthon Oto Community School District, Odebolt-Arthur-Battle Creek-Ida Grove Community School District, River Valley Community School District, Sergeant Bluff-Luton Community School District, Sioux City Community School District, Westwood Community School District, and Woodbury Central Community School District regarding the 2026 Amendment to the Grow Woodbury County Urban Renewal Plan, a consultation meeting was held on February 10, 2026 at 9:00 A.M., in the Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa.

The meeting was opened at 9:00 A.M.

In attendance were the following individuals and representatives of the taxing entities:

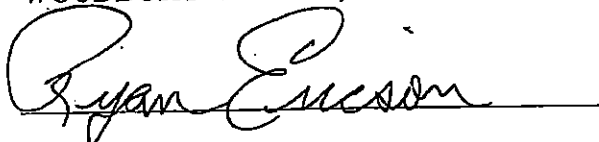
None

A summary of the verbal comments/recommendations made during the consultation is as follows:

None

The County received no written recommendations from the Schools at the consultation meeting.

WOODBURY COUNTY, IOWA



Ryan Ericson, Finance/Budget Director

Date: 2-17-2026

Board Member Nelson then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE COUNTY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE COUNTY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE 2026 AMENDMENT TO THE GROW WOODBURY COUNTY URBAN RENEWAL PLAN" and moved:

- that the Resolution be adopted.
- to defer action on the Resolution and the proposal to the meeting to be held at _____ .M. on the _____ day of _____, 2026, at this place.

Board Member Carper seconded the motion. The roll was called, and the vote was:

AYES: Nelson, Carper, Dietrich, Ung

NAYS: _____

Whereupon, the Chairperson declared the measure duly adopted.