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2/3/26

ITEM TO INCLUDE ON AGENDA

WOODBURY COUNTY, IOWA

February 3, 2026

4:30 P.M.

Grow Woodbury County Urban Renewal Plan

- Resolution setting dates of a consultation and a public hearing on a proposed 2026 Amendment to the Grow Woodbury County Urban Renewal Plan in Woodbury County, State of Iowa.

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 3, 2026

The Board of Supervisors of Woodbury County, State of Iowa, met in open session, in the Basement, 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:

Bittinger, Carper, Dietrich, Ung

Absent: _____

Vacant: _____

* * * * *

Board Member Nelson then introduced the following proposed Resolution entitled "RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED 2026 AMENDMENT TO THE GROW WOODBURY COUNTY URBAN RENEWAL PLAN IN WOODBURY COUNTY, STATE OF IOWA", and moved that the same be adopted. Board Member Dietrich seconded the motion to adopt. The roll was called, and the vote was:

AYES: Nelson, Bittinger, Carper, Dietrich, Ung

NAYS: _____

Whereupon, the Chairperson declared the Resolution duly adopted as follows:

RESOLUTION NO. 13,991

RESOLUTION SETTING DATES OF A CONSULTATION AND
A PUBLIC HEARING ON A PROPOSED 2026 AMENDMENT
TO THE GROW WOODBURY COUNTY URBAN RENEWAL
PLAN IN WOODBURY COUNTY, STATE OF IOWA

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, the Iowa statutes require the Board of Supervisors to notify all affected taxing entities of the consideration being given to the proposed 2026 Amendment and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the County shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the Board of Supervisors to hold a public hearing on the proposed 2026 Amendment subsequent to notice thereof by publication in a newspaper having general circulation within the County, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal projects under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

Section 1. That the consultation on the proposed 2026 Amendment required by Section 403.5(2), Code of Iowa, as amended, shall be held on February 10, 2026, in the Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, at 9:00 A.M., and the Finance/Budget Director, or his delegate, is hereby appointed to serve as the designated representative of the County for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the County Auditor is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed 2026 Amendment, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN
WOODBURY COUNTY, STATE OF IOWA AND ALL
AFFECTED TAXING ENTITIES CONCERNING THE
PROPOSED 2026 AMENDMENT TO THE GROW WOODBURY
COUNTY URBAN RENEWAL PLAN FOR WOODBURY
COUNTY, STATE OF IOWA

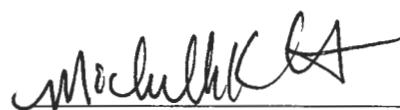
Woodbury County, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 9:00 A.M. on February 10, 2026, in the Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa concerning a proposed 2026 Amendment to the Grow Woodbury County Urban Renewal Plan for the Grow Woodbury County Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Finance/Budget Director, or his delegate, as the designated representative of Woodbury County, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed 2026 Amendment to the Grow Woodbury County Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the Board of Supervisors of Woodbury County, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this 3rd day of February, 2026.



County Auditor, Woodbury County, State of
Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed 2026 Amendment before the Board of Supervisors at its meeting which commences at 4:30 P.M. on February 24, 2026, in the Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa.

Section 4. That the County Auditor is authorized and directed to publish notice of this public hearing in the Sioux City Journal, the Sergeant Bluff Advocate, and the Moville Record, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL
OF A PROPOSED 2026 AMENDMENT TO THE GROW
WOODBURY COUNTY URBAN RENEWAL PLAN FOR AN
URBAN RENEWAL AREA IN WOODBURY COUNTY, STATE
OF IOWA

The Board of Supervisors of Woodbury County, State of Iowa, will hold a public hearing before itself at its meeting which commences at 4:30 P.M. on February 24, 2026 in the Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, to consider adoption of a proposed 2026 Amendment to the Grow Woodbury County Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in Woodbury County, State of Iowa. The Amendment proposes to add the following land to the Urban Renewal Area:

Including 235th St., which starts on Port Neal Road 0.18 miles Southwest of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ 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.

A copy of the Amendment is on file for public inspection in the office of the County Auditor, Courthouse, Sioux City, Iowa.

Woodbury County, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote economic development and the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that the County may utilize special financing tools in connection with urban renewal projects. The County may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The County also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the County may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the County. The Amendment proposes specific public infrastructure or site improvements to be undertaken by the County.

The proposed 2026 Amendment would add land to the Urban Renewal Area and add to the list of proposed urban renewal projects that may be undertaken within the Urban Renewal Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the Board of Supervisors of Woodbury County, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this 3-1 day of February, 2026.

Michelle KGA
County Auditor, Woodbury County, State of Iowa

(End of Notice)

Section 5. That the proposed 2026 Amendment, attached hereto as Exhibit 1, for the Urban Renewal Area described therein is hereby officially declared to be the proposed 2026 Amendment referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the County Auditor.

PASSED AND APPROVED this 3rd day of February, 2026.



Chairperson, Board of Supervisors

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

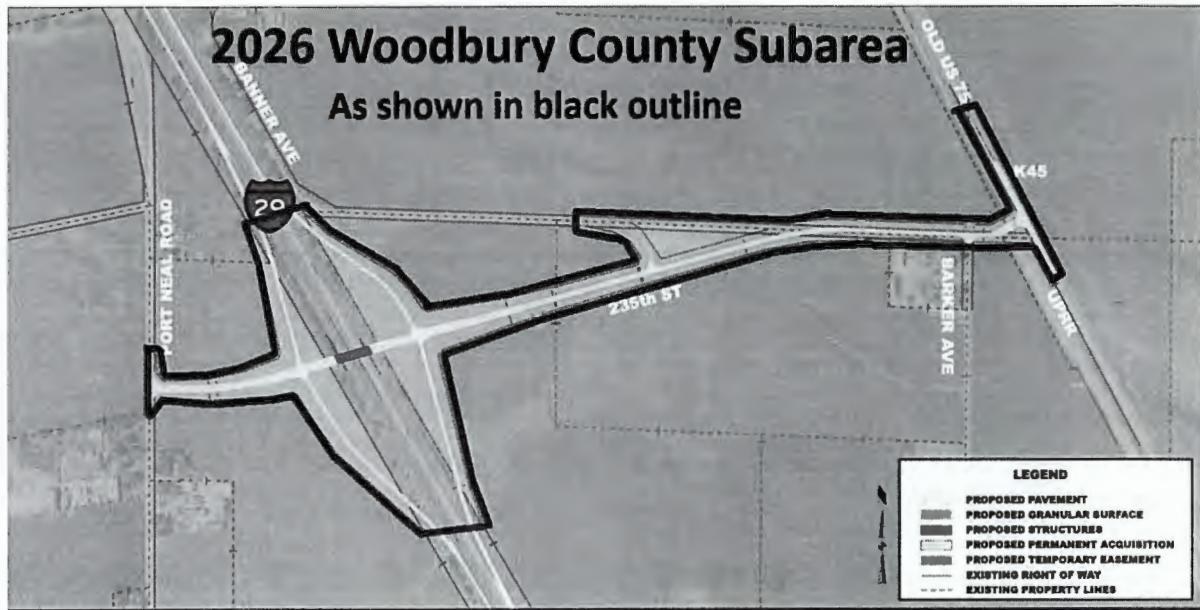
Any parts of the Plan or prior amendments to the Plan in conflict with this Amendment are hereby repealed.

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 3rd day of February, 2026.



County Auditor, Woodbury County, State of Iowa

(SEAL)

4925-2004-3402-1\18799-051