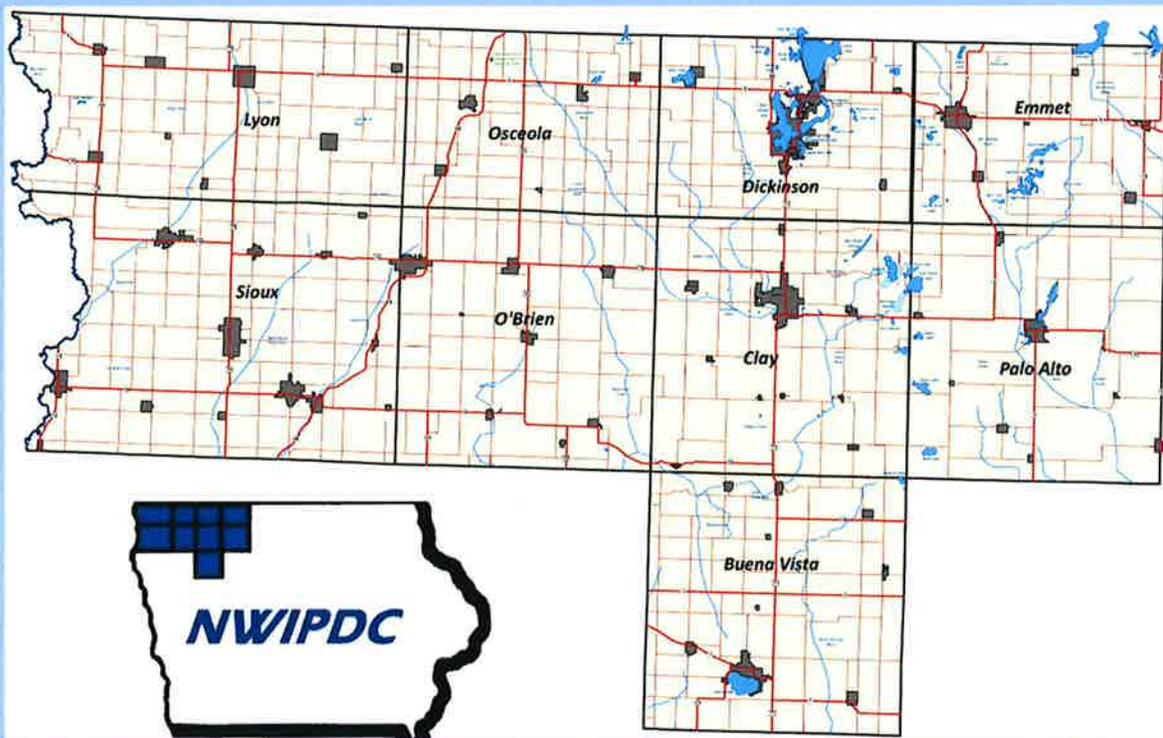


NORTH WEST IOWA PLANNING & DEVELOPMENT COMMISSION



2022
CEDS
PLAN

COMPREHENSIVE
ECONOMIC
DEVELOPMENT
STRATEGY

ACKNOWLEDGEMENTS



NWIPDC CEDS

NORTHWEST IOWA REGION III PLANNING DISTRICT

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1. BACKGROUND - ECONOMIC CONDITIONS

The Northwest Iowa Planning and Development Commission (NWIPDC) received its first funding from the United States Department of Commerce's Economic Development Administration (EDA) in November 1988. However, full district designation was not granted to the area until March 2, 1990.

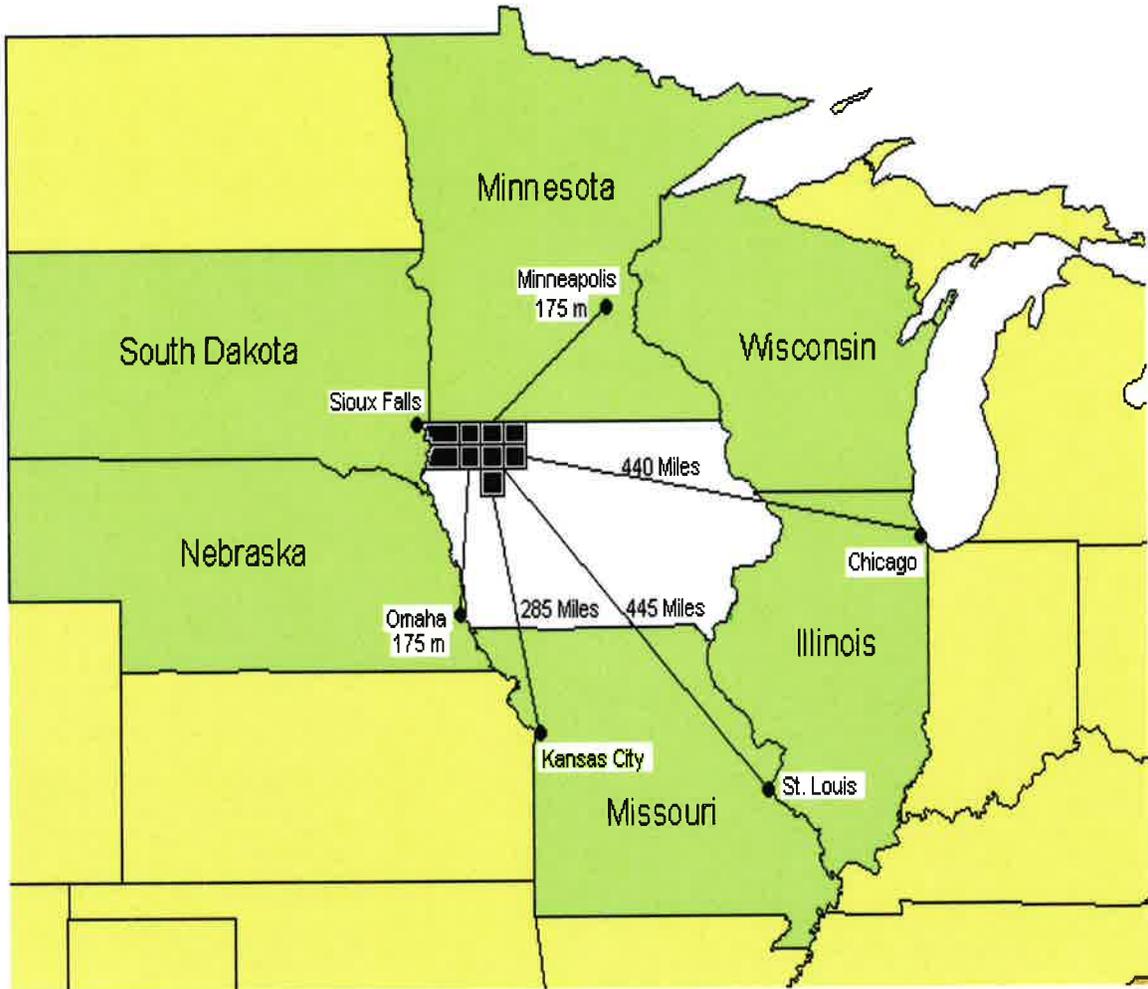
Since the development of the first regional development plan known as the OEDP (Overall Economic Development Plan) in 1992, to the update of the current CEDS (Comprehensive Economic Development Strategy), the NWIPDC has remained a stable and viable economic development and planning agency for its member counties and cities across Northwest Iowa. Today, the NWIPDC agency maintains a planning staff of seven (7) including the Executive Director, Finance Manager, Planning Director, Planner, Housing Planner, Disability Specialist, and the SHIELD Safety Program Director. Each planner maintains at least one area of expertise, but all can assist in economic development related issues.

The staff structure has allowed the NWIPDC to develop an economic development planning program that provides invaluable assistance to the northwest Iowa municipal and county governments that comprise its membership. In turn, this assistance has resulted in an efficient economic development program that has seen steady growth in its scope, even during periods of economic recession. Since the last CEDS revision, NWIPDC staff has been able to provide local governments, individuals, and businesses with capacity building to provide a base for utilizing EDA and other state and federal programs, infrastructure funding assistance, financial assistance for business expansions and start-ups, strategic planning assistance, and general economic development technical assistance on a regular basis. The multi-faceted work program alone reflects the ability of NWIPDC to meet the economic development planning needs of northwest Iowa.

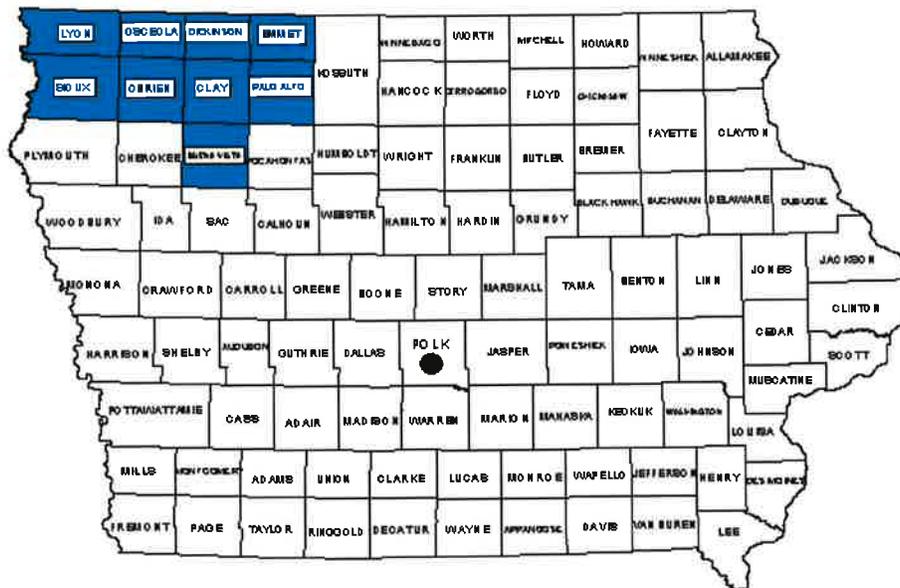
GEOGRAPHIC LOCATION OF THE REGION

Region III is in the northwest corner of the State of Iowa, bordering Minnesota to the north and South Dakota to the west. The region contains 4,802 square miles, a 2020 population of 140,934 and a population density of approximately 29 persons per square mile. The City of Spencer (population 11,325) is the District's largest city and is located approximately 20 miles east of the region's geographic center. From Spencer it is 175 miles to Omaha, 440 miles to Chicago, 180 miles to Des Moines, 285 miles to Kansas City, and 175 miles to Minneapolis. The region's location within the geographic center of the United States is an ideal advantage for business and industries that wish to rely upon a national market. The following Figures depict the region's location within the Midwest to other states, and larger metropolitan areas.

NWIPDC Region in Proximity to Metropolitan Centers in the Midwest



Map representing Iowa’s counties showing the member counties in NWIPDC Region III



HISTORY OF THE REGION

The NWIPDC Region III District encompasses 4,802 square miles and is comprised of nine (9) counties: Buena Vista, Clay, Dickinson, Emmet, Lyon, O'Brien, Osceola, Palo Alto and Sioux. All 79 cities within these counties are eligible for full membership and participation in the District. The nine counties that comprise Planning Region III were some of the last to be organized within the State of Iowa during the latter part of the 19th century. Initial white settlers were hunters and trappers that mingled with the native population. The later development of the region may be directly tied to the appearance of the railroad and its many water stop communities. Farmers followed the railroad to the area in search of cheap land and a new quality of life. Agricultural production and agricultural related industries are what the region were built upon and remains the dominant economic activity. Many of the region's industries are finding ways to produce value added agricultural products directly related to agriculture and added or residual economic impact it brings to the region. Immigrants played an important part in settlement of the region and the ethnic groups that exist today. The Dutch settled in the southwest part of the region, whereas the Germans migrated into the northwest and central portions of northwest Iowa. The Irish settled into portions of Emmet and Palo Alto Counties in the eastern portion of our region, and the Danes in the northeast. English settlements are scattered throughout. Continued diversification persists today, with some member communities experiencing an influx of Hispanic, Laotian, and Somalian immigrants.

NWIPDC ORGANIZATION ESTABLISHED

The name of the planning organization in Region III is Northwest Iowa Planning and Development Commission, formerly organized under and named the Northwest Iowa Regional Council of Governments. The Northwest Iowa Regional Council of Governments was legally organized according to Chapter 28E, Code of Iowa, and requirements of the Department of Housing and Urban Development (HUD) on May 31, 1973. Officers were elected on June 27, 1973, and the first Director was hired on November 1, 1973. The original organizational format called for a policy board to be composed of 18 members, two from each participating county. One member was to be from, and represent, the respective County Board of Supervisors; and one member was to be from and represent the cities within the respective county. All members were to be elected officials or appointed representatives of elected officials. Thus, the original board was comprised of county supervisors, mayors, and city clerks/administrators. This format created a mixture that represented a fair cross section of the governmental entities of northwest Iowa.

The original organizational format was not changed until March 19, 1980, when the size of the policy council increased to 27 members. The original 18-member format expanded to include one non-elected official from each member county. Thus, the agency is in compliance with EDA's requirements of at least one-third of the policy board being non-elected officials.

Today, the basic structure of the District remains the same. However, there have been some changes in the authorizing legislation that makes the organization possible. Region III is still organized under Chapter 28E, but Chapters 28I (Regional Planning Commissions) and 28H (Council of Governments) of the Code of Iowa also play roles in structuring the organization. These additional chapters of the Iowa Code have been developed to strengthen the structure of

the district and the 16 other regions that operate in Iowa and to establish a legal framework for their operations. In turn, this framework creates one of the strongest bases possible for regional planning organizations.

Current services provided by NWIPDC include, but are not limited to:

- *Economic Development*: development projects, comprehensive loan packaging, financial packaging
- *Community Development*: grant application and administration, special projects, census clearinghouse, and information center
- *Disability Service*: NWIPDC staff provides the Ticket To Work service as part of the Hawkeye Tech Employment Network to the entire western 1/3 of Iowa, and portions of Minnesota and South Dakota. This service works with persons receiving Social Security Disability that can and want to work reenter the workforce.
- *Housing*: grant application and administration, housing needs assessments, housing rehabilitation program, housing trust fund, low-income tax credit program inspection and information center
- *Planning*: comprehensive land-use plans, zoning ordinances, subdivision regulations, subdivision planning, parks and recreation planning, hazard mitigation plans, transportation planning.
- *Technical Assistance*: census, GIS, grant and funding research and writing, codification, Local Emergency Planning Committee coordination, capital improvement planning
- *Financial Assistance*: revolving loan funds for businesses, industry, homeowners, and housing.

Northwest Iowa Planning & Development Commission serves as the region's EDD. The planning agency's constituents bank on the services provided by the agency to meet their specific federal and state planning and economic development needs.

The nine counties that form the Region III Economic Development District (EDD) have joined efforts to strengthen the economic base of the region, justifying the formation through the following factors:

- The EDD contains nine counties that form a contiguous geographic area with each county bordering another member.
- The population and social-economic characteristics are uniform in all nine counties. Trends are also uniform on a regional basis with little individual variation.
- The primary economic activity of all nine counties is agriculture with some manufacturing and industrial diversification.
- The nine counties of the EDD are also the same counties of the Governor's designated Planning Region III as established by the State Office for Planning and Programming during the 1970s.

- The nine counties exhibit a similar climate, geology, topography, and soils.
- The EDD is bordered on the north and west by State of Iowa boundaries.
- All counties have a similar history regarding economic trends and activity.
- The membership record of NWIPDC will make the EDD's advantages available to a maximum number of local citizens.

MEMBERSHIP WITH NWIPDC

Below is a detailed listing of the Northwest Iowa Planning and Development Commission’s membership.

2022 MEMBER COUNTIES: Buena Vista, Clay, Dickinson, Emmet, Lyon, O'Brien, Osceola, Palo Alto, and Sioux.

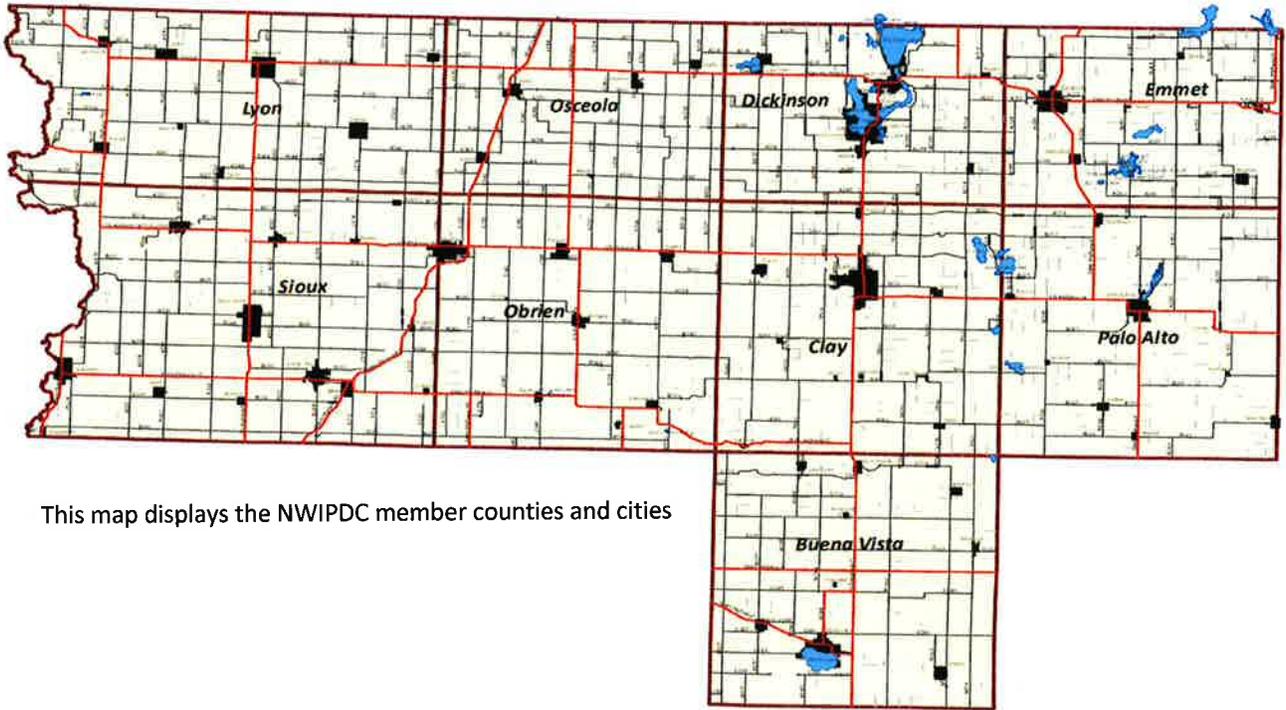
2022 MEMBER CITIES:

Table 1 – Region III Counties, County Seats, and Cities

County	County Seat City	Other Cities within the County
Buena Vista	Storm Lake	Albert City, Alta, Lakeside, Linn Grove, Marathon, Newell, Rembrandt, Sioux Rapids, Storm Lake, Truesdale
Clay	Spencer	Dickens, Everly, Fostoria, Gillet Grove, Greenville, Rossie, Royal, Spencer, Webb
Dickinson	Spirit Lake	Arnolds Park, Lake Park, Milford, Okoboji, Orleans, Spirit Lake, Superior, Terril, Wahpeton, West Okoboji
Emmet	Estherville	Armstrong, Dolliver, Estherville, Gruver, Ringsted, Wallingford
Lyon	Rock Rapids	Alvord, Doon, George, Inwood, Larchwood, Lester, Little Rock, Rock Rapids
O’Brien	Primghar	Archer, Calumet, Hartley, Paullina, Sanborn, Sheldon, Sutherland
Osceola	Sibley	Ashton, Harris, Melvin, Ocheyedon, Sibley
Palo Alto	Emmetsburg	Ayrshire, Curlew, Cylinder, Emmetsburg, Graettinger, Mallard, Rodman, Ruthven, West Bend

Sioux	Orange City	Alton, Boyden, Chatsworth, Granville, Hawarden, Hospers, Hull, Ireton, Matlock, Maurice, Orange City, Rock Valley, Sioux Center
-------	-------------	---

Total Member Counties: 9 100%
 Total Member Cities: 78 100%
 Total Non-Member Cities: 1 0.3%



This map displays the NWIPDC member counties and cities

The following indicates the 2022 policy board members and their specific representation:

- C - County Board of Supervisors representation
- M - Municipality or elected official representation
- N - Non-elected or At-large representation

Buena Vista County:

Kelly Snyder (C)
 Keri Navratil (M)
 Dale Arends (N)

Clay County:

Art Hamrick (C)
 Steve Bomgaars (M)
 George Moriarty (N)

Dickinson County:

W.C. Leupold (C)
 Gregg Owens (M)
 Clark Reekers (N)

Emmet County:

Tim Schumacher (C)
 Penny Clayton (M)
 Open (N)

Lyon County:

Doug VandenBosch (C)
 Jordan Kordahl (M)
 Steve Simons (N)

O'Brien County:

John Steensma (C)
 Jim Zeutenhorst, Sanborn (M)
 Marjean Westerman, Hartley (N)

Osceola County:

Mike Schulte (C)
Open (M)
Stephanie Nepl (N)

Palo Alto County:

Roger Faulstick (C)
Kim Kibbie (M)
Open (N)

Sioux County:

Al Bloemendaal, Sioux Center (C)
Duane Feekes, Orange City (M)
Open (N)

LABOR FORCE AND WAGES

The first topic to be explored considers labor force availability and other human resource dimensions. Included is an analysis of labor force availability, wage rates, dependability, productivity, turnover, and other labor-related advantages. The potential labor force market used in this analysis is based on two observations:

- A slightly greater number of the residents living in Region III commute outside the Region for work than those who commute into the Region.
- For data collection purposes, the labor market area was assumed to coincide with county areas.

Accordingly, the labor market area used in the analysis includes the nine counties in northwest Iowa: Buena Vista, Clay, Dickinson, Emmet, Lyon, O'Brien, Osceola, Palo Alto and Sioux. The number of people potentially available to new or expanding industry can be calculated based upon several sources, such as unemployment rates, labor force data, and county labor surveys conducted throughout the Region within the past two years.

Table 2 - Employment, Unemployment, And Wage Rates

Annual 2021 Employment by Place of Residence										
	Buena Vista	Clay	Dickinson	Emmet	Lyon	O'Brien	Osceola	Palo Alto	Sioux	Region
Resident Labor Force	11,640	9,700	9,750	5,050	6,820	8,060	3,500	4,540	20,760	78,240
Resident # Unemployed	430	550	500	250	170	270	100	210	560	2,890
Resident % Unemployed	3.7%	5.7%	5.1%	5%	2.5%	3.4%	2.9%	4.6%	2.7%	3.7%
2020 Iowa Wage Survey										
	Buena Vista	Clay	Dickinson	Emmet	Lyon	O'Brien	Osceola	Palo Alto	Sioux	Region
Average Weekly wage	\$862	\$832	\$730	\$788	\$739	\$771	\$813	\$777	\$858	\$797

Source: Iowa Workforce Development

Data suggests that the labor market for skilled production workers may present some short-term problems for new or expanding manufacturing establishments who employ skilled labor. On the other hand, manufacturing establishments that employ in their process a significant number of semi-skilled labor should find the availability of labor to be very good in northwest Iowa. Evidence supports the existence of a relatively large, but experienced labor force in the Region that is

considered semi-skilled. In terms of underemployment, while it is difficult to measure, there may be several persons who are currently employed in positions below their educational or skill level who would be interested in changing jobs should a better opportunity become available. For example, many employees in the agricultural sector who do not have profitable operations may be looking for gainful employment or secondary jobs which require skills and knowledge that are currently underutilized.

Two factors were used to evaluate the dependability and productivity of the area labor force: work stoppages and labor turnover rates. Work stoppages disrupt a plant's production schedule and often result in the loss of customers, while labor turnover causes higher training costs and some loss of productivity. Overall, the State of Iowa tends to fall below many states in number of work stoppages and resulting number of days idle. Locally, work stoppages, even given some of the recent plant closures and layoffs in northwest Iowa have been relatively few, especially when compared to many Manufacturing Belt states.

Labor turnover rates for Iowa are low to moderate, compared to many industrial states. "Job-hopping" tends to be quite low in the Region, with roughly half of those responding to county labor surveys indicating they had worked for their current or most recent employer for more than five years. Overall, northwest Iowa's labor force tends to be very productive and appears to follow an old-fashioned work ethic.

A comparison of states regarding union membership indicates that Iowa falls at the mid-point among the states in terms of membership in national unions as a percent of employees in non-agricultural establishments. Iowa has a right-to-work law, which maintains that no person can be denied a job because of membership (or non-membership) in any type of labor organization. Northwest Iowa is characterized by a relatively low percentage of employees belonging to major labor unions. The most active unions are the United Garment Workers of America, the Amalgamated Meat Cutters and Butcher Workmen, and the International Brotherhood of Teamsters.

POPULATION TRENDS

The downturn in farming and agriculture-related employment has had an adverse effect on growth in Region III as well as the entire state of Iowa. Almost half of the counties of Region III have declined in rural population since 2010. Despite aggressive efforts to diversify and attract new industry; the state has only realized a few pockets of rapid growth between 2010 and 2020. Region III is fortunate to see Buena Vista County (2.78%), Dickinson County (6.22%), Lyon County (3.05%), and Sioux County (6.43%) experiencing growth. However, all other Region III counties have experienced population decline. See Table 3 for the percent of change from the 2010 -2020 Census for each county within the region.

The four counties experiencing growth have various economic determinants. Buena Vista County's 2.78% growth is a result of manufacturing in the area. Dickinson County's 6.22% growth is attributed to the quality of life the Iowa Great Lakes can offer, in addition to abundant job opportunities from area businesses. Lyon County's 3.05% growth is attributed to the expansion

of job prospects in the area, and diversification of the county. Sioux County's 6.43% growth is credited to their proximity to larger commerce centers like Sioux Falls, SD and Sioux City, IA. Additional factors to the population increase in Sioux County include quality of life, community values, and ample career opportunities in Sioux County.

Table 3 - Population Change, 2010 – 2020

2010 Population: 139,462 2020 Population: 140,934 1,472 Gain or 1.5% Increase

County	Pop. 2010	Pop. 2020	Change '10 - '20	%Change '10 - '20	County	Pop. 2010	Pop. 2020	Change '10 - '20	%Change '10 - '20
Buena Vista	20,260	20,283	23	2.78%	O'Brien	14,398	14,182	-216	-1.50%
Albert City	699	677	-22	-3.15%	Archer	131	117	-14	-10.69%
Alta	1,883	2,087	204	10.83%	Calumet	170	146	-24	-14.12%
Lakeside	596	700	104	17.45%	Hartley	1,672	1,605	-67	-4.01%
Linn Grove	154	163	9	5.84%	Paullina	1,056	982	-71	-7.01%
Marathon	237	230	-7	-2.95%	Primghar	909	896	-13	-1.43%
Newell	876	906	30	3.42%	Sanborn	1,404	1,392	-12	-0.85%
Rembrandt	203	209	6	2.96%	Sheldon	5,188	5,512	324	6.25%
Sioux Rapids	775	748	-27	-3.48%	Sutherland	649	629	-20	-3.08%
Storm Lake	10,600	11,269	669	6.31%	Osceola	6,462	6,192	-270	-4.18%
Truesdale	81	69	-12	-14.81%	Ashton	458	436	-22	-4.80%
Clay	16,667	16,384	-283	-1.70%	Harris	170	151	-19	-11.18%
Dickens	185	146	-39	-21.08%	Melvin	214	199	-15	-7.01%
Everly	603	575	-28	-4.64%	Ocheyedan	490	439	-51	-10.41%
Fostoria	231	230	-1	-0.43%	Sibley	2,798	2,860	62	2.22%
Gillett Grove	49	30	-19	-38.78%	Palo Alto	9,421	8,996	-425	-4.51%
Greenville	75	71	-4	-5.33%	Ayrshire	143	133	-10	-6.99%
Peterson	334	322	-12	-3.59%	Curlew	58	37	-21	-36.21%
Rossie	70	49	-21	-30.00%	Cylinder	88	87	-1	-1.14%
Royal	446	379	-67	-15.02%	Emmetsburg	3,904	3,706	-198	-5.07%
Spencer	11,233	11,325	92	0.82%	Graettinger	844	832	-12	-1.63%
Webb	141	138	-3	-2.13%	Mallard	274	257	-17	-6.20%
Dickinson	16,667	17,703	1,036	6.22%	Rodman	45	31	-14	-31.11%
Arnolds Park	1,126	1,110	-16	-1.42%	Ruthven	737	725	-12	-1.63%
Lake Park	1,105	1,167	62	5.61%	West Bend	785	791	6	0.76%
Milford	2,898	3,321	423	14.60%	Sioux	33,704	35,872	2,168	6.43%
Okobojo	807	768	-39	-4.83%	Alton	1,216	1,248	32	2.63%
Orleans	608	521	-87	-14.31%	Boyden	707	701	-6	-0.85%
Spirit Lake	4,840	5,439	599	12.38%	Chatsworth	79	75	-4	-5.06%
Superior	130	132	2	1.54%	Granville	312	310	-2	-0.64%
Terril	367	334	-33	-8.99%	Hawarden	2,546	2,700	154	6.05%
Wahpeton	341	345	4	1.17%	Hospers	698	718	20	2.87%
West Okobojo	289	308	19	6.57%	Hull	2,175	2,384	209	9.61%
Emmet	10,302	9,388	-914	-8.87%	Ireton	609	590	-19	-3.12%
Armstrong	926	875	-51	-5.51%	Matlock	87	74	-13	-14.94%
Dolliver	66	65	-1	-1.52%	Maurice	275	265	-10	-3.64%
Estherville	6,360	5,904	-456	-7.17%	Orange City	6,004	6,267	263	4.38%
Gruver	94	63	-31	-32.98%	Rock Valley	3,354	4,059	705	21.02%
Ringsted	422	365	-57	-13.51%	Sioux Center	7,048	8,229	1,181	16.76%
Wallingford	197	165	-32	-16.24%					

Lyon	11,581	11,934	353	3.05%					
Alvord	196	206	10	5.10%	Larchwood	866	926	60	6.93%
Doon	577	619	42	7.28%	Lester	294	296	2	0.68%
George	1,080	1,077	-3	-0.28%	Little Rock	459	439	-20	-4.36%
Inwood	814	928	114	14.00%	Rock Rapids	2,546	2,611	62	2.43%

Source: US Census Bureau

Agriculture's employment dominance is in steady decline. Until 1960 over 35% of the region's workforce was employed in agriculture. The farm crisis of the 1980's adversely affected the agriculture sector by lowering employment in this sector to just over 18% in 1986. By 1990, only 14.8% of the region's jobs were agricultural and today only 5.9% of the workforce is agricultural. Manufacturing is the largest employment sector by far with 20.9%, with Trade being a close second and indicates potential underemployment concerns for the region.

Table 4 – Employment Units by Major Industrial Sector, 2021, Buena Vista, Clay, Dickinson, Emmet, Lyon, O'Brien, Osceola, Palo Alto, and Sioux Counties.

Industrial Sector	Number	% Employed
Trade (wholesale and retail)	12,105	16.0%
Construction	4,066	5.4%
Professional & Business Services	4,249	5.6%
Finance, Insurance and Real Estate	2,944	3.9%
Education & Health Services	10,224	13.5%
Leisure & Hospitality	5,673	7.5%
Government	11,627	15.3%
Other Services	1,560	2.1%
Ag/Natural Resources & Mining	4,489	5.9%
Transportation & Utilities	2,289	3.0%
Manufacturing	15,855	20.9%
Information	795	1.0%

Source: Iowa Workforce Development

Three of the counties in Region III have experienced increased working population, with the others experiencing a lack of growth since 2009. The following chart illustrates that percent of increase or decrease in population that comprises the county's workforce.

Table 5 - Change in Working Population 2009-2020

County	Workers in 2009	Workers in 2020	% Decrease in Workforce	% Increase in Workforce
Buena Vista	11,580	11,640		0.5%
Clay	8,850	9,700		9.6%
Dickinson	9,970	9,750	0.2%	
Emmet	5,790	5,050	12.7%	
Lyon	7,290	6,820	6.4%	

O'Brien	8,240	8,060	2.1%	
Osceola	3,520	3,500	0.50%	
Palo Alto	4,980	4,540	8.8%	
Sioux	20,430	20,760		1.6%

Source: Iowa Workforce Development

A decline in the working population (persons aged 16-64 years) indicates the region is experiencing an out-migration of this age group. Another indicator of out-migration is a rise in the median age of the area's population. Table 6 indicates that almost all the counties within Region III have experienced an increase in the median age of its population, which can be associated with out-migration. Perhaps this trend is stabilizing because 2020 estimates show a slight decrease of the median age from 2013.

Table 6 - Median Age, 1970 – 2020

County	1970	1980	1990	2000	2013	2020
Buena Vista	32.7	31.8	33.9	36.4	36.5	35
Clay	31.0	30.4	35.1	39.4	42.6	41.6
Dickinson	35.5	33.5	39.7	43.3	48.4	48.2
Emmet	29.5	30.5	36.1	39.6	40.5	42.8
Lyon	30.0	30.8	31.8	38.1	38.0	37.8
O'Brien	33.5	33.0	36.9	40.7	44.0	41.8
Osceola	31.2	32.4	36.1	39.7	43.7	44.5
Palo Alto	31.9	32.1	37.5	40.7	42.9	42.5
Sioux	25.5	26.6	30.9	32.8	33.2	33.6
Regional Total	31.2	31.2	35.3	39.0	41.1	40.9

Source: Iowa Profiles

As noted in Table 6, the trend in the increase in median age has intensified since 1980 with a stabilization or actual decrease in 2020. This increase in median age, combined with a declining population in five of the nine counties in Region III, will create a real challenge in attracting new industry or the expansion of existing industry due to the lack of an available workforce. The following table shows the 2010 age distribution percentages of the counties in Region III.

Table 7 - Population Age Distribution Percentage, 2020

County	Under 5 years	5 to 13 years	14 to 17 years	18 to 24 years	25 to 44 years	45 to 64 years	65 years or older
Buena Vista	7.2%	6.5%	4.8%	11.7%	21.9%	26.3%	15.1%
Clay	6.5%	6.3%	3.9%	7.1%	22.8%	28.7%	18.4%
Dickinson	4.9%	5.5%	3.4%	5.5%	21.1%	31.8%	22.3%
Emmet	6.4%	6%	4.6%	9.9%	21.1%	27.2%	18.8%
Lyon	8%	7.6%	4.6%	6.6%	22.9%	26%	16.8%
O'Brien	6.4%	6.5%	4.2%	6.6%	21.3%	28.1%	20.4%
Osceola	6.2%	6.3%	4.4%	7%	21.5%	28.7%	19.7%
Palo Alto	6.2%	6.2%	4.2%	9%	20%	27.7%	21.3%
Sioux	7.8%	7.3%	4.5%	13.7%	22.2%	23%	14.3%

Source: Iowa State University Extension Service County Indicators

The following tables show projections for 2030, 2040, and 2050 based on determinants and calculations of Woods & Poole Economics, Inc. Woods & Poole Economics, Inc. is a marketing consulting firm based in Washington, D.C. analyzing population trends.

Table 8 - Population Projections, 2030

County	2020	2030	Change	Percent
Buena Vista	20,959	21,471	512	2.44
Clay	16,600	16,711	111	0.67
Dickinson	17,531	18,338	807	4.60
Emmet	9,841	9,596	-245	-2.49
Lyon	11,688	11,583	-105	-0.90
O'Brien	13,727	13,271	-456	-3.32
Osceola	6,049	5,817	-232	-3.84
Palo Alto	9,012	8,746	-266	-2.95
Sioux	35,408	36,632	1,224	3.46
Region	140,815	142,165	1,350	0.96

Table 9 - Population Projections, 2040

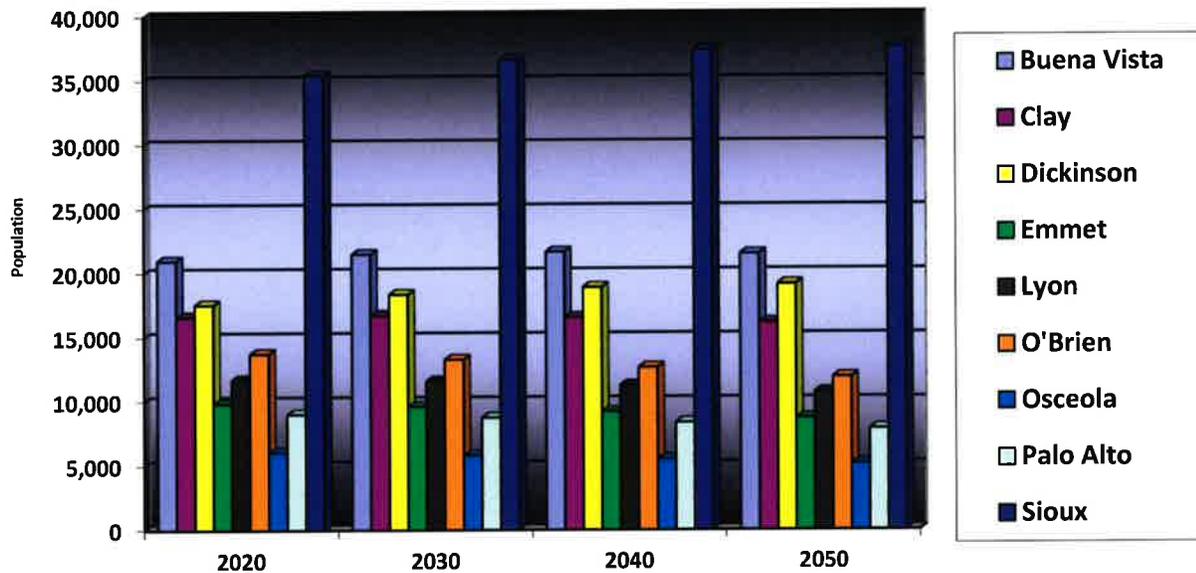
County	2020	2040	Change	Percent
Buena Vista	20,959	21,652	693	3.31
Clay	16,600	16,559	-41	-0.25
Dickinson	17,531	18,881	1,350	7.70
Emmet	9,841	9,212	-629	-6.39
Lyon	11,688	11,254	-434	-3.71
O'Brien	13,727	12,653	-1,074	-7.82

Osceola	6,049	5,518	-531	-8.78
Palo Alto	9,012	8,356	-656	-7.28
Sioux	35,408	37,378	1,970	5.56
Region	140,815	141,463	648	0.46

Table 10 - Population Projections, 2050

County	2020	2050	Change	Percent
Buena Vista	20,959	21,497	538	2.57
Clay	16,600	16,154	-446	-2.69
Dickinson	17,531	19,139	1,608	9.17
Emmet	9,841	8,706	-1,135	-11.53
Lyon	11,688	10,720	-968	-8.28
O'Brien	13,727	11,901	-1,826	-13.30
Osceola	6,049	5,163	-886	-14.65
Palo Alto	9,012	7,859	-1,153	-12.79
Sioux	35,408	37,622	2,214	6.25
Region	140,815	138,761	-2,054	-1.46

Figure 1 – Population Projections through 2050 for each County in NWIPDC Region



These projections indicate that Region III will continue its current trend of having pockets of growth and decline. Dickinson and Sioux Counties will see rapid growth through 2050, and Buena Vista County is predicted to steadily increase in population until 2050. A declining population is predicted for Clay, Emmet, Lyon, O'Brien, Osceola and Palo Alto counties which are the more agriculturally based counties. A real concern in Region III is the significant loss in population that is predicted in Emmet, O'Brien, Osceola, and Palo Alto counties.

The Region needs to focus its efforts on attracting new manufacturing and service industries in order to retain our working age population, especially in rural counties that have not been able to diversify their agricultural-based economies. Additionally, the region needs to focus its efforts on encouraging entrepreneurial jobs and growth. The declining numbers in the working age population would indicate a declining economy.

HOUSING CHARACTERISTICS

According to the U.S. Census Bureau, the region has experienced a 2.52% increase in housing units between 2010-2020. Table 12 shows that Region III experienced an increase of 1,668 units over the decade.

Table 11 - Housing Units Change From 2010-2020

County	2010	2020	Change	Percent
Buena Vista	8,299	8,292	-7	-.08%
Clay	8,112	8,292	180	2.2%
Dickinson	13,191	14,048	857	6.5%
Emmet	4,752	4,811	59	1.24%
Lyon	4,965	5,071	106	2.13%
O'Brien	6,635	6,691	56	0.84%
Osceola	2,968	2,960	-8	-0.26%
Palo Alto	4,617	4,594	-23	-0.5%
Sioux	12,582	13,030	448	3.56%
Region	66,121	67,789	1,668	2.52%

Source: U.S Census Bureau, 2020 Census

Table 11 indicates Clay, Dickinson, Lyon, & Sioux experienced rapid housing growth of over 2% followed by stable growth in Emmet and O'Brien. Buena Vista, Osceola, and Palo Alto have shown a decline in the number of housing units from 2010 to 2020. In terms of economic development, housing plays a critical role in attracting firms to locate or expand in a community. To attract and maintain a workforce, a community needs to offer a quality of life that includes an adequate supply of structurally sound and relatively attractive housing that is affordably priced. The rapid growth of new housing stock in Clay and Dickinson Counties can be directly attributed to the quality of life the Iowa Great Lakes offers. The increase in new housing units in Lyon and Sioux County can be attributed to the diversity of the regions type of work, attraction to multiple minority groups, and their proximity to larger commerce centers like Sioux Falls, SD and Sioux City, IA.

Likewise, the lack of desirable housing deters the expansion of existing business within a community and ultimately leads to the out-migration of its residents. The three counties (Buena Vista, Osceola, and Palo Alto) that experienced a decline in the number of housing units have a task to reverse this trend. This trend is a result of the age of the Region's housing stock.

Table 11 indicated the projected housing change from 2010 to 2020. Every county is predicted to either slightly increase, or slightly decrease in houses except for Clay, Dickinson, Lyon, and Sioux which are predicted to see overall housing stock increases. Housing unit projections are typically correlated with population growth, and overall economic development, which may be the reasoning why those counties have stayed relatively the same.

Table 12- Number and Percent of Units Built Before 1950

County	# of Units over 50 Yrs. Old	Percent of Units of 50 Yrs.
Buena Vista	4,021	53%
Clay	3,560	50%
Dickinson	2,897	36%
Emmet	2,537	62%
Lyon	2,208	50%
O'Brien	3,262	54%
Osceola	1,718	64%
Palo Alto	2,104	53%
Sioux	4,905	42%
Region	27,213	52%

Table 12 illustrates, 52% of the housing units in the region were built prior to 1960. Unless properly maintained, housing units over 50 years old will show significant wear and will have substantial defects. The economic downturn of the mid to late 1980's created a significant out-migration which resulted in a large number of abandoned homes, particularly in the rural areas. Eventually these abandoned housing units became dilapidated and many have been torn down. Unfortunately, very little, if any, new housing has been constructed to replace these units. This has created a large number of undesirable housing units.

In meeting this challenge, the first step is to assess the current housing stock and to establish goals and objectives to meet the housing needs of these communities. To date, over 70 communities within the region have completed housing need assessments. Most of these housing needs assessments have established goals and objectives to upgrade and maintain the existing housing stock within their community. Several communities have applied for Housing Fund grants, some multiple times, to assist in the rehabilitation of homes owned by low and moderate-income homeowners. Since 1993, over 475 units have been rehabilitated through the assistance of the Iowa Housing Fund.

The Northwest Iowa Regional Housing Trust Fund was established in July of 2009. This 501c3 organization provides financial resources aimed at improving existing housing stock and eventually to provide down-payment assistance to low-to-moderate income persons. To date they have been involved in over 400 projects. It includes all the counties in Region III, except for Palo Alto County.

In addition to upgrading the aging and deteriorating housing stock in the region, another goal of the region is to focus on creating affordable housing. Escalating construction costs are pricing the average worker out of the housing market. This task will not be an easy fix, but it is hoped that through the combined efforts of the Northwest Iowa Regional Housing Trust Fund, cities, counties, realtors, developers and economic development groups, that some type of workable solution can be reached to promote, develop and successfully market an affordable housing program.

AGRICULTURAL ECONOMY

The predominance of land use within the region is agriculture. Over 80 percent of the land within Region III is used for the raising of livestock or growing of crops. Agriculture is still the largest sector of the economy in terms of usage within the area. The land itself is rich, fertile and relatively flat, making it highly suitable for agriculture uses. While the area is prime for continued agricultural uses, none of the region is classified under the federal farmlands protection act. With that said, the preservation of prime agricultural land must be a part of every city and county's economic development actions. Undoubtedly, agricultural land will be converted for economic uses, but before this conversion takes place other options must be sought to minimize the overall loss of this valuable and irreplaceable natural resource.

Agriculture has historically been and remains to be one of the dominant sectors of the overall economy of northwest Iowa. The number of farms in the region continues to decrease as was indicated in the last CEDS. As a result, farming operations continue to grow. For example, in 2012 the average farm size was 345 acres for the State of Iowa, while in northwest Iowa it is 395 acres. The statewide average is roughly 12.65% smaller than those farms found in northwest Iowa. Due to the rural nature of the region and the particularly strong agricultural economies of the western counties, agriculture continues to be a very important component of the area's economy. Principle agricultural commodities produced include corn, soybeans, with major livestock production including beef cattle and hogs. Sioux County ranks among the top five Iowa counties in terms of acres harvested for grain (corn and oats), hogs and laying hens; and ranks first in the State regarding number of grain-fed cattle marketed. O'Brien County also ranks high in the number of cattle marketed. Lyon County ranks high in acres harvested for oats. Much of the grain and other commodities are exported. The major types of food processing conducted in northwest Iowa includes beef, hogs and poultry packing, dairy products, various livestock and poultry feed products, eggs and egg products. The following table shows actual and average farm numbers and size for the region in 2012 and 2017.

Table 13- Number and Size of Farms in Northwest Iowa

Area	No. of farms 2012	No. of farms 2017	Avg. farm size 2012 (acres)	Avg. farm size 2017 (acres)
Buena Vista Co.	858	802	421	445
Clay Co.	720	716	443	460
Dickinson Co.	441	411	425	456
Emmet Co.	475	488	461	471
Lyon Co.	1,139	1,122	325	309
O'Brien Co.	884	876	344	359
Osceola Co.	555	591	429	397
Palo Alto Co.	874	785	410	436
Sioux Co.	1,618	1,724	299	280
NW Iowa Average	840	835	395	401
Iowa	88,637	86,104	345	355

Source: U.S. Census of Agriculture, 2017 Report

The abundant agricultural resources of northwest Iowa contribute greatly to the economic growth potential of the region. As more products are developed from agricultural commodities, the potential for economic growth within the area is very high. Although agricultural employment continues to decrease, agriculture remains an extremely important part of the economy. With the changes and trends in farming experienced in northwest Iowa and the State, future shifts in farming trends can be expected. One criterion that will have a significant impact on future trends in the agricultural economy in Region III is the value of agricultural land. The agricultural land value measure dictates to farmers and farm corporations how much equity they have in their land based against their debt and is often the factor that allows agricultural operations to borrow funds for new equipment and maintenance of existing equipment and operations. If land values were to plummet, similar to the effect from the 1980's farm crisis, the bottom of the agricultural economy would drop out and thousands of farmers across the region and the State would find themselves in a financial crisis.

Fortunately, aside from several environmentally sensitive areas adjoining the multiple lakes, marshes, and river corridors across Region III, northwest Iowa is fortunate to have some of the most nutrient rich black topsoil in the State, which work to keep agricultural land values higher than the average. In fact, the eastern and southern counties in the NWIPDC region are included in some of the most prime agricultural real estate in the State of Iowa. The following table shows the difference between agricultural land values in each of the counties in the NWIPDC region, the northwest Iowa region average, and the State of Iowa.

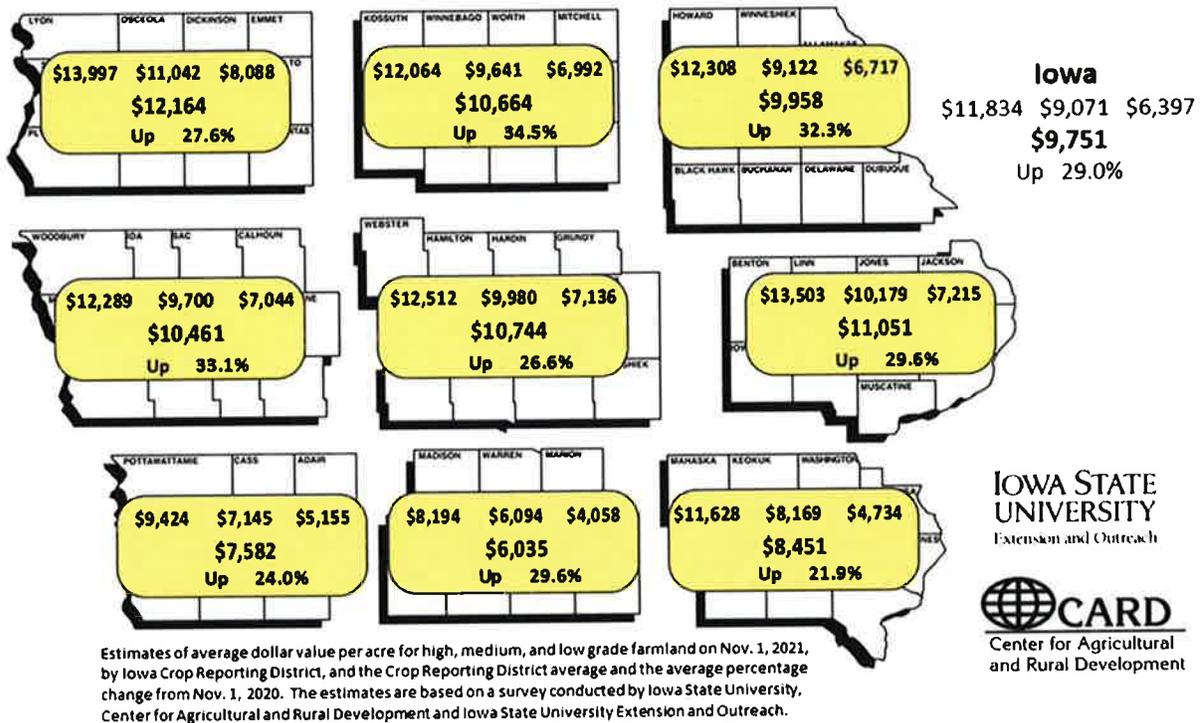
Table 14 - County, Regional, and Iowa Ag Land Values

County	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Buena Vista	6,535	8,693	11,501	11,148	9,618	9,570	8,996	9,171	9,114	9,210	9,361
Clay	6,086	8,091	10,688	10,372	9,071	9,023	8,482	8,648	8,593	8,684	8,872
Dickinson	5,655	7,527	10,176	9,798	8,494	8,638	8,093	8,220	8,267	8,265	8,595
Emmet	5,960	7,927	10,466	10,155	8,828	8,772	8,248	8,410	8,352	8,445	8,556
Lyon	6,277	8,355	11,295	10,875	9,713	9,878	9,254	9,400	9,454	9,451	10,028
O'Brien	7,148	9,513	12,862	12,384	10,699	10,881	10,194	10,354	10,413	10,411	10,656
Osceola	6,350	8,452	11,426	11,002	9,372	9,531	8,929	9,069	9,122	9,119	9,256
Palo Alto	5,954	7,914	10,199	9,982	8,790	8,534	8,054	8,244	8,082	8,268	8,438
Sioux	7,048	9,419	12,502	12,296	10,817	10,813	10,066	10,202	10,200	10,297	10,549
NW Iowa	6,335	8,632	11,235	10,890	9,490	9,515	8,924	9,080	9,066	9,128	9,368
IOWA	5,064	6,708	8,296	8,716	7,943	7,633	7,183	7,326	7,264	7,432	7,559

Source: Center for Agricultural and Rural Development- Iowa State University 2022

The table above presents values from the Ag Land Value Survey conducted annually by the Center for Agricultural and Rural Development at Iowa State University. The data shows every county in the region experienced a moderate decrease in land value, but the regions land values are still higher than the State of Iowa's values by approximately 25%.

2021 Iowa Land Values by Crop Reporting District



Source: Center for Agricultural and Rural Development, Iowa State University Extension

ENERGY

Types of energy such as electricity, wind and natural gas are readily abundant for residents of northwest Iowa. With energy sources being robust, industry can and will give northwest Iowa a second look. In the discussion that follows is an evaluation of the energy situation in Region III, focusing on electrical power, wind energy, natural gas, fuel oil and propane.

- **Electrical Power**

Across the region the situation with respect to the availability and cost of electric power is very conducive to industrial development. Major utility companies providing electricity to the nine-county area conclude present supplies and future projections range from adequate to excellent.

In terms of providing additional service to new industrial customers, the utilities contacted indicated that continued growth could be supported and would be welcomed. When compared to not only meeting the needs of current customers, but also the capability to accommodate a relatively substantial increase in new customers, northwest Iowa has an advantage over many areas. In conclusion, with respect to electric power, the overall situation in northwest Iowa appears excellent, and should be a major incentive to potential industrial customers.

- **Wind Energy**

Although not new to northwest Iowa, wind energy has projects and the number of wind turbines being placed within the NWIPDC Region has increased exponentially in the past decade. Through local, state and national companies, wind farm projects intended for the generation of electrical power are projected to continue increasing in northwest Iowa. According to the topography maps and information presented earlier in this plan, portions of northwest Iowa are situated upon a high ridge and are perfectly suited for harnessing the winds energy. The region is also ideal for continued future wind farm projects due to the ample amounts of open space needed for such projects. Since 1992 Region III has been capturing the wind to create power. To date, the region has added 18 wind farms which include over 775 wind turbines. As of 2020, seven of the nine counties in the NWIPDC Region are harnessing the wind as a viable power source. These counties include Buena Vista County (373 turbines), Clay County (5 turbines), Dickinson County (100 turbines), Emmet County (12 turbines), O'Brien County (217 turbines), Osceola County (70 turbines), and Palo Alto County (10 turbines). NWIPDC still functions as an administrative entity for turbine placement in Osceola County.



- **Natural Gas**

Unlike many areas of the country, northwest Iowa has natural gas available and, with a few exceptions, would be able to provide hook-ups to new customers. Information provided by the major utilities providing natural gas to the region indicates that although natural gas is available to industries, a connection would depend upon the industry's consumption and location.

- **Fuel Oil and Propane**

According to local industry and utility representatives, fuel oil and propane are readily available for industrial use; no problems are anticipated in meeting future demands or additional customers, as these are relatively easily transportable.

UTILITIES AND INFRASTRUCTURE

The availability of water and sewer services is often taken for granted, but in many cases, they present real problems for the new or expanded industries. For industries that use no process water -- and utilize this resource for strictly sanitary services -- the availability of water and sewer may not be a major consideration. However, for industries that do require processed water, this criterion becomes an important factor in determining location. In most communities, two primary criteria apply in this area. First, it is absolutely essential that the capacity of the local water system exceed the demand for water by 10 to 15 percent. Similarly, it is essential that the

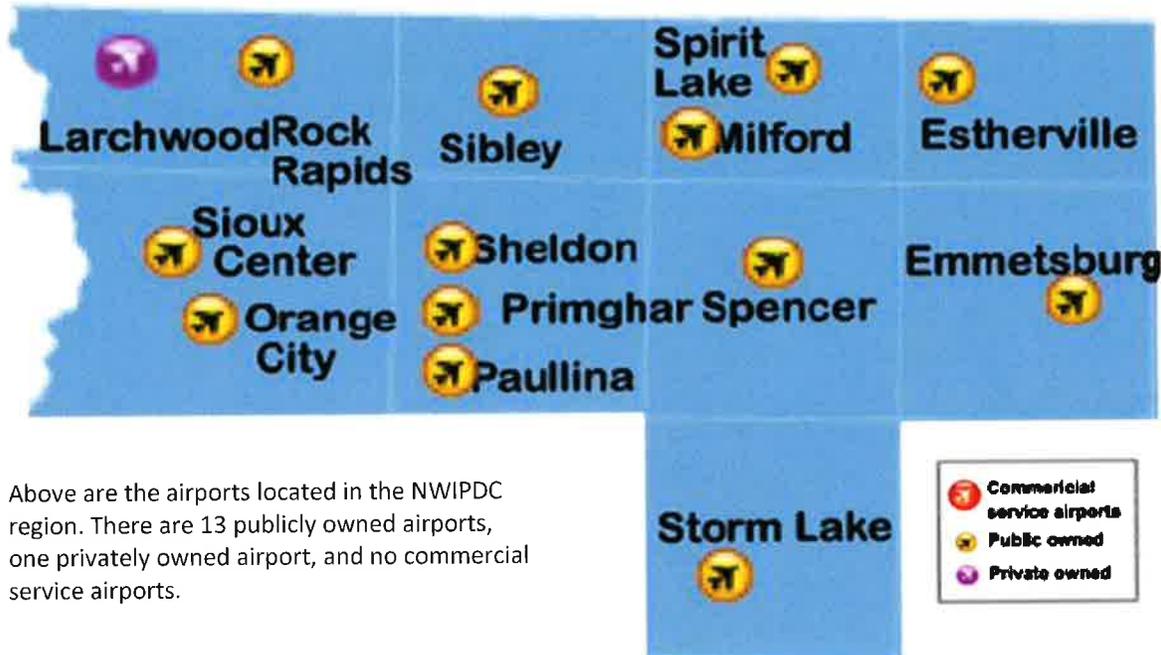
sewer services capacity exceed demand by 20 percent. Water and sewer services for the larger communities in the Region are generally good within the city limits.

Availability of water and sewer services to sites outside of most communities vary considerably. Regional water distribution systems have made great strides in terms of availability to practically every incorporated and unincorporated area in the region. The regional water systems in this region are Iowa Lakes Regional Water Association, Osceola Rural Water System, Lyon-Sioux Rural Water, Rock Valley Rural Water, Southern Sioux County Rural Water Association, and Sioux County Rural Water System No.1. Rural sanitary sewer service is available in two areas: the majority of the Iowa Great Lakes unincorporated area and on the Clay/Palo Alto County line surrounding Lost Island Lake. Other smaller rural communities have had systems put in place by rural water associations, but the vast majority of the rural areas do not have access to sanitary sewer facilities. Limitations of water distribution systems and sanitary sewer systems place constraints upon the amount of growth that may occur, and especially adversely affect the competitiveness of industrial sites beyond these services.

TRANSPORTATION AND COMMUNICATION

The amount of time for the transportation of goods is a crucial consideration for most businesses. Chartered air service can be found at the Spencer Regional Airport. Other air services, including chartered flights and private business or corporate flights can be accommodated at the Estherville Municipal Airport, Emmetsburg Municipal Airport, Storm Lake Municipal Airport, Spirit Lake Airport, and the Sioux Center/Orange City Airport. NWIPDC Planning staff has played and continues as an integral role in assisting airports with creation of and updating airport zoning ordinances to ensure appropriate development patterns and height clearances within airport proximity.

The Region is served by two main rail industries, the Union Pacific and the Iowa, Chicago and Eastern lines.



Above are the airports located in the NWIPDC region. There are 13 publicly owned airports, one privately owned airport, and no commercial service airports.

Most major modes of communication are well represented in northwest Iowa, including local newspapers and radio stations. Several television stations from outside the planning Region are received by cable and/or digital format. Postal service appears to be adequate with a sectional office located in Spencer. A major telephone service provider in the area is CenturyLink; however, there are other independent local telephone service providers in the region. Internet and high-speed transmission are available in the region with numerous local internet providers. Most educational institutions and government buildings are connected to the "information highway" and have high speed internet services available. Residents within Northwest Iowa have access to satellite providers for television, radio, communication, and information services. Also, the agricultural sector within the region has experienced an increase in the capacity and uses of Geographic Information Systems (GIS) and Global Positioning Systems (GPS) for agricultural related purposes.

PLANNING AND ZONING

Eight of the region's nine counties have adopted zoning ordinances and land use plans, the only county without these plans being O'Brien County. The general intent of ordinances and land use plans is to preserve the health, safety, and welfare of the area's communities and rural land. Strong consideration and encouragement are given to preserving prime agricultural areas from disorderly urban development if possible. However, all documents recognize that the region's cities must be allowed to grow if the region is to prosper and thrive; thus, urban growth is generally allowed. It is doubtful that businesses and industry will be refused zoning permits if proper channels are followed, and sound land use practices are involved.

COMPARATIVE ADVANTAGES (TAX STRUCTURE AND LEVELS)

The comparative tax structure is still a critical consideration in the site selection process, since taxes and related expenditures (i.e., unemployment compensation), particularly at the State level, differ significantly from one location to another. Since taxes and related expenditures are a significant portion of a firm's operating cost, a great deal of emphasis is placed on "shopping around" for the best bargain or package.

Eight of the nine counties within the NWIPDC District elected to implement a ½ percent or 1 percent local option sales tax on top of the existing state mandated 6% sales tax. Many of the counties within the Region believe the local option tax is a sound alternative to relieving increasingly higher county operating expenses versus raising property taxes countywide. Essentially tourist or persons from other locations are spending money within the county and benefiting tax revenues. Table 15 illustrates the annual local option sales tax benefit to counties in the NWIPDC District.

Table 15 - Local Option Sales Tax Revenues per County FY 2019

County	Total Revenues FY 2019	Breakdown of Revenue Spending
Buena Vista	\$800,368	40% Rural Property Tax Relief 60% Secondary Road Fund
Clay	\$898,049	65% Rural General Fund 25% Designated County Projects 10% Clay County Fairgrounds
Dickinson	\$1,332,810	75% Rural Property Tax Relief 25% Rural General Fund
Emmet	\$332,232	50% Rural Property Tax Relief 50% Rural General Fund
Lyon	\$686,386	100% Rural General Fund
O'Brien	\$615,402	100% Rural General Fund
Osceola	N/A	N/A
Palo Alto	\$386,597	80% Rural Property Tax Relief 20% Rural General Fund
Sioux	\$1,498,689	100% Rural Property Tax Relief

Source: 2019 Iowa State Association of Counties County Financial Overview 2019

To evaluate northwest Iowa's position with respect to taxes, this section examines a number of major taxes that are incurred by business and industry. State taxes and rates examined include sales/use tax, corporate income tax, property tax, and per capita general revenue.

- **Sales Tax**

Iowa has a six percent (6%) sales tax rate. Sales and use taxes have been eliminated on industrial machinery. Iowa's tax rate is comparable with most of the surrounding states.

- **Corporate Income Tax**

Iowa has a twelve percent (maximum) corporate income tax based on Federal taxable income with adjustments. Among states in the Midwest, Iowa's rate is lower than Minnesota and Wisconsin. Though Iowa's corporate income tax rate is generally competitive, it should be noted that the State of South Dakota does not impose a corporate income tax. South Dakota is adjacent to the western border of Sioux and Lyon counties in Region III. The lack of corporate income tax can be seen as a considerable advantage for corporate expansion in these counties. The corporate tax rates for Minnesota and South Dakota can present competitive disadvantages for northwest Iowa.

- **Property Tax**

The State of Iowa assesses all property at a 100 percent assessment. Compared to other states (adjusted to 100 percent assessment), Iowa's property taxes are relatively high. Of course, the actual rate which is applied is levied at the local level to meet budgetary needs. When looked at on a per capita basis, Iowa has a considerable property tax burden. However, Iowa's property tax burden is lower than that of Wisconsin and Nebraska. Other neighboring states, especially South Dakota and Minnesota, have lower per capita property taxes. This can be considered a comparative disadvantage, especially for northwest Iowa.

- **Per Capita General Revenue**

Another way of evaluating Iowa's relative position in terms of taxes is to compare states by their per capita total general revenue. Of the Midwestern states, Minnesota (which borders Region III to the north), and Wisconsin have higher per capita tax burdens than Iowa. Perhaps most significant in terms of northwest Iowa's potential for attracting new industry is the fact that South Dakota, which also borders Region III, has a considerably lower tax burden, mainly due to the absence of state income tax and corporate income tax. It can be expected that this difference in per capita tax burden places northwest Iowa at a competitive disadvantage in economic development activities.

In summary, the tax assessment of northwest Iowa may be described as marginally competitive, basically due to the state's tax structure. Overall, the total tax burden for businesses in Region III may be slightly higher than that incurred in other states. On the other hand, Iowa's tax limitations are similar to many manufacturing belt states which are characterized not only by high corporate taxes, but also high-income taxes, workmen's compensation payments, and other tariffs. Iowa's tax structure will allow northwest Iowa to be somewhat competitive with neighboring states; it can also be expected that other incentives will be necessary to encourage business developments in Iowa.

QUALITY OF LIFE - COMMUNITY FACTORS

Quality of life considerations are emerging as one of the most important and persuasive determinants of business and industry location. Quality of life amenities offered by a community or region are important determinants of final site selection. This importance stems from the ability to locate a number of development activities in several locations at essentially the same operating costs. Second, quality of life factors are emerging as critical determinants in attracting and retaining competent employees. This is true not only of the employees themselves but is increasingly characteristic of their families as well. Because some industries that choose to relocate to northwest Iowa may include managerial and skilled personnel, it is important to evaluate the region in terms of quality of life. In short, quality of life factors are directly related to the attraction and retention of employees.

- ***Educational Opportunities***

The availability and quality of post-secondary educational institutions in the Region is related to its potential for economic growth and is an important consideration for industry location. Not only do these institutions provide basic education and training for the work force, but their presence is also important for employees who may wish to continue their education while on the job. Adequate educational facilities and opportunities are critical not only for residents, but also with regard to attracting new residents, businesses and industry.

Educational opportunities for most industries may be classified as academic or technical and vocational. Academic institutions are important in terms of the quality of life and as sources of new employees in sales, management, and related capacities. Technical and vocational education schools that tailor programs to meet the needs of particular industries in the area are especially desirable. Northwest Iowa has a relatively high number of academic, four-year institutions given its dispersed population and size. Private four-year colleges in Northwest Iowa include: Dordt College (Sioux Center); and Northwestern College (Orange City) and Buena Vista University (Storm Lake). Classes for graduate programs are being offered via ICN as well. The ICN is a new phenomenon that should assist in bringing specialized and advanced college courses to smaller communities, thus, allowing 4-year and graduate degrees, as well as the taking of continuing education courses to be offered in smaller communities without having to travel long distances. The ICN allows professionals and management to continue education and assists employers in attracting employees to the area. Buena Vista University (Storm Lake) also operates a Learning Center at the Gateway North Mall in conjunction with Iowa Lakes Community College in Spencer offering evening courses for college credit. BV University now offers graduate programs in areas such as education and business.

Area community colleges, offering primarily vocational-technical programs, include Northwest Iowa Technical College in Sheldon, Iowa Great Lakes College in Estherville, with branch campuses in Emmetsburg, Spencer and Spirit Lake. While these institutions stress career education, their programs also include some academic areas, and evening and weekend adult education is available as well. Technical training is provided in conjunction with the needs of local business and industry; providing courses to train (or re-train) employees for new or expanding industries. Programs include mechanical trades, construction, business, agriculture, and electrical fields. A

four-year B.S.N. (Bachelor of Science-Nursing) is now available through a cooperative program with Iowa Lakes Community College and the University of Iowa. Although its main campus is located outside the Region, Iowa Central Community College (Fort Dodge, approximately 50 miles east of Storm Lake) operates a learning center in Storm Lake which provides training and re-training for employees of new or expanding industries in the area. The availability and quality of vocational and technical training in the Region appears to be adequate for supporting industrial growth, and especially important is the willingness of these institutions to respond to community and industry needs. Iowa has one of the highest high school graduation rates in the United States due to State policies placing great emphasis on quality education at all levels.

- **Healthcare**

Each of the District's nine counties have at least one hospital that provides acute care. Most residents in the Region are located within 20 minutes of medical facilities, both a hospital and/or medical clinic. A number of other facilities are also available which provide intermediate and residential services. The Northwest Iowa Mental Health Center is located in Spencer and the Regional Alcoholism and Drug Treatment facility is located in Spirit Lake.

- **Recreation and Tourism**

Recreational opportunities can be a major factor or considerations of employers and employees regarding whether they move, stay or relocate to another area. The importance of recreational opportunities, (entertainment and destination attractions) affecting the quality of life cannot be underestimated on the impact it has on the overall economic wellbeing of the Region. The lack of recreational opportunities and destinations in the state and region were recognized by the Iowa Governor's Strategic Planning Policy Council, which created the Iowa 2010 plan. The Iowa 2010 plan's number one priority is for Iowa to create destination attractions that provide more opportunities for recreation and entertainment and to attract visitors from across the U.S. to Iowa, growing the state's tourism industry and creating new jobs. One result of the Iowa 2010 Plan is the creation of the Vision Iowa and CAT grant program(s). Region III has received many

Photo of West Fork Des Moines River



awards from this fund since 2002 totaling more than \$10 million in state funding. Projects have ranged from recreation center, hotels, swimming pools, libraries, community centers, main street improvement projects and community theatres. All these projects will enhance the quality of life for residents and will make the Region more attractive for employers and employees and should increase tourism activities.

In 2018, the most recent State Outdoor Recreation Plan (formerly the SCORP plan) was completed and outlined the outdoor recreation uses and activities most sought after by Iowans and their families.



Overall Participation in Outdoor Recreation in Iowa over last two years

- Walking (86%)
- Picnicking, barbecuing or cooking out (83%)
- Driving for pleasure (54%)
- Boating (45%)
- Family oriented activities (43%)
- Fishing (41%)
- Swimming (41%)
- Camping (41%)
- Hiking (40%)
- Jogging or running (38%)

Average Number of User Days per Activity

- Walking (115.0 days among all Iowans)
- Jogging or running (612.3)
- Birding (86.6)
- Driving for pleasure (58.7)
- ATVing (51.8)
- Using trails for physical fitness (46.3)
- Bicycling activities – not mountain biking (40.9)
- Using off leash dog areas or dog parks (35.4)
- Outdoor or wildlife photography (28.7)
- Family outdoor activities other than picnicking (28.5)
- Picnicking, barbecuing or cooking out (26.8)
- Target rifle shooting (26.8)

As part of the planning process, the State developed three (3) priorities to be addressed for the State to move forward in a positive direction over the next five years. The priorities are not listed in any specific order of importance. The NWIPDC Region, recognizing the importance of parks and recreation planning, fully supports and encourages the cities and counties within the region to look at these trends and adopt the same or similar policies for local parks and recreation planning efforts to enhance the appeal of the region for new economic growth.

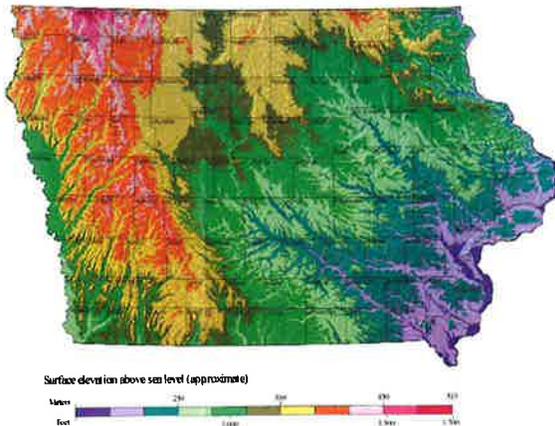
Priority 1: Availability and Diversity of Natural Resources, Parks and Outdoor Recreation Opportunities Enhance the Quality of Life of Iowans.

Priority 2: Natural Resources, Parks and Outdoor Recreation Opportunities are available to all Iowans.

Priority 3: The Right Opportunities. In the Right Place. Done the Right Way.

In summary, northwest Iowa is almost stereotypical of the "good rural life". However, some areas need additional retail activities, restaurants and entertainment facilities. Housing is generally of fair to good quality, but shortages of quality and affordable housing exist throughout the Region, and this disparity is growing as the cost of housing and land increases. Medical care is generally adequate; however, some areas have a shortage of medical professionals, and residents may have to travel relatively long distances for specialized care. Education institutions are generally adequate for basic educational needs and strong for technical training as may be required by future employers. However, graduate level programs for professionals and managers are needed to support economic growth but are improving with the ICN bringing opportunities to smaller communities.

ENVIRONMENTAL BASE OF REGION

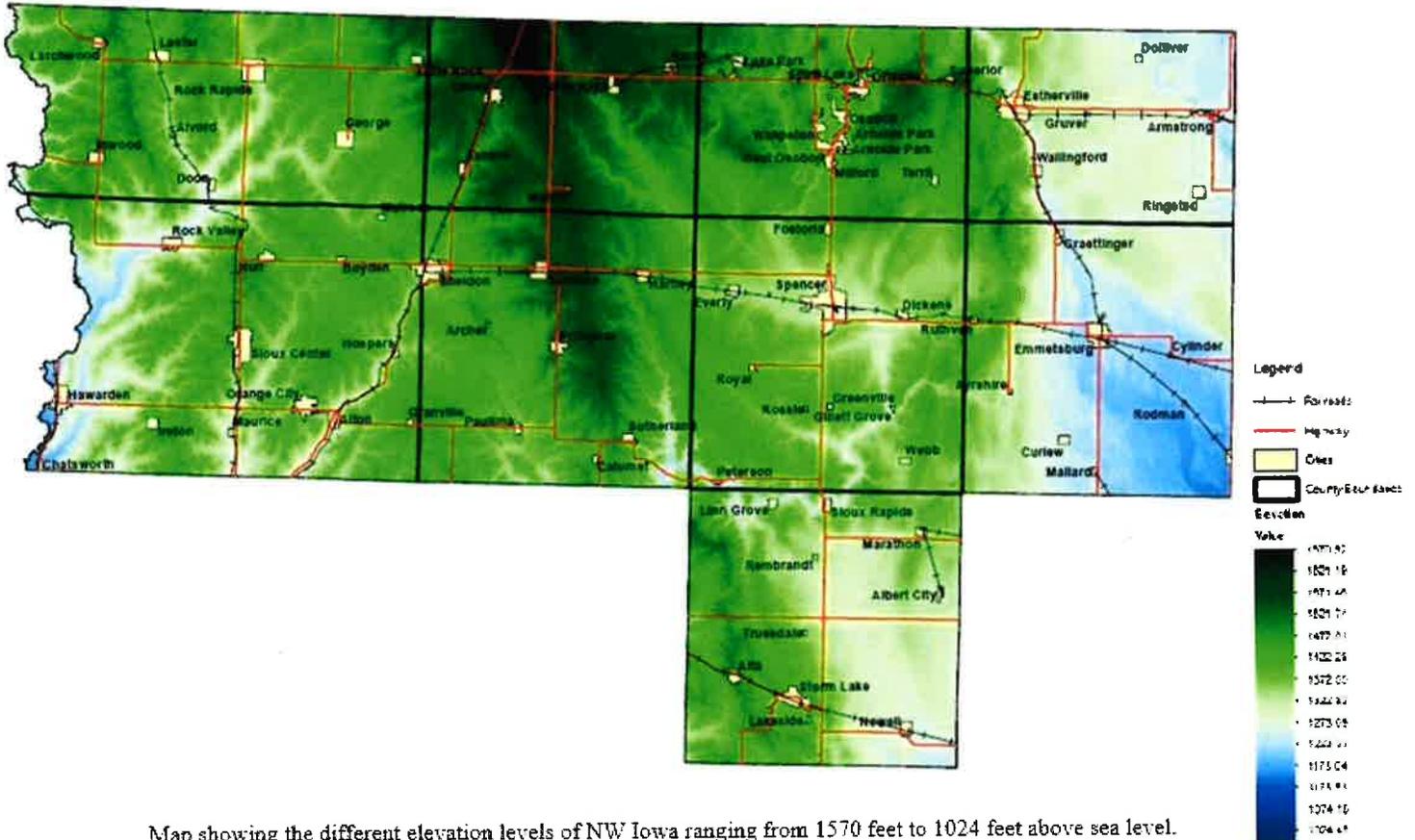


The northwestern corner of the State of Iowa is a unique area in terms of its environmental amenities, both natural and man-made. Northwest Iowa abounds with natural prairie pothole lakes, wetlands, timber and streams to make this region a premier hunting, fishing and boating destination. It hosts many un-altered river systems, natural lakes, woodlands, prairies, wetlands, parks, wildlife areas, historic facilities, archaeological sites and vast supplies of prime agricultural land. It is home to many species of wildlife, some of which are indigenous only to the area. The quality of the environment is key to the

vitality of the region, but maintaining the quality requires constant vigilance. There often times is a perception that Iowa, and northwest Iowa in particular, are isolated places with little or no recreational, cultural, or sports activities. Most residents in the region travel 1½ to 2 hours to a city with a population of 50,000 or greater.

The map below displays elevation levels of the NWIPDC region. The highest areas of the region are in Osceola County, and the lowest points are part of the West Fork of the Des Moines River in Palo Alto County.

Topography Map of the NWIPDC Region



Map showing the different elevation levels of NW Iowa ranging from 1570 feet to 1024 feet above sea level.

The primary natural resources of the region are rich agricultural soils, watersheds of all rivers, lakes, streams, wetlands, and fens that comprise the Iowa Great Lakes Watershed. It is not anticipated that the location of industry within the area will have a great impact upon the environment or natural resources, but care should still be taken to ensure the balance between needed economic growth and a healthy environment. This section of the CEDS will outline the key environmental aspects of the region, provide information on areas of potential environmental contamination, and provide recommendations for goals to protect the environment.

- **Surface Waters**

Northwest Iowa is home to many natural lakes. These can be found primarily along the eastern side of the region within Dickinson, Clay, Buena Vista, Emmet and Palo Alto Counties. Dickinson County contains a unique surface water resource known as the Iowa Great Lakes System. The large lakes, small lakes, and wetlands make up a true lake district that is exclusively found within the plains states.

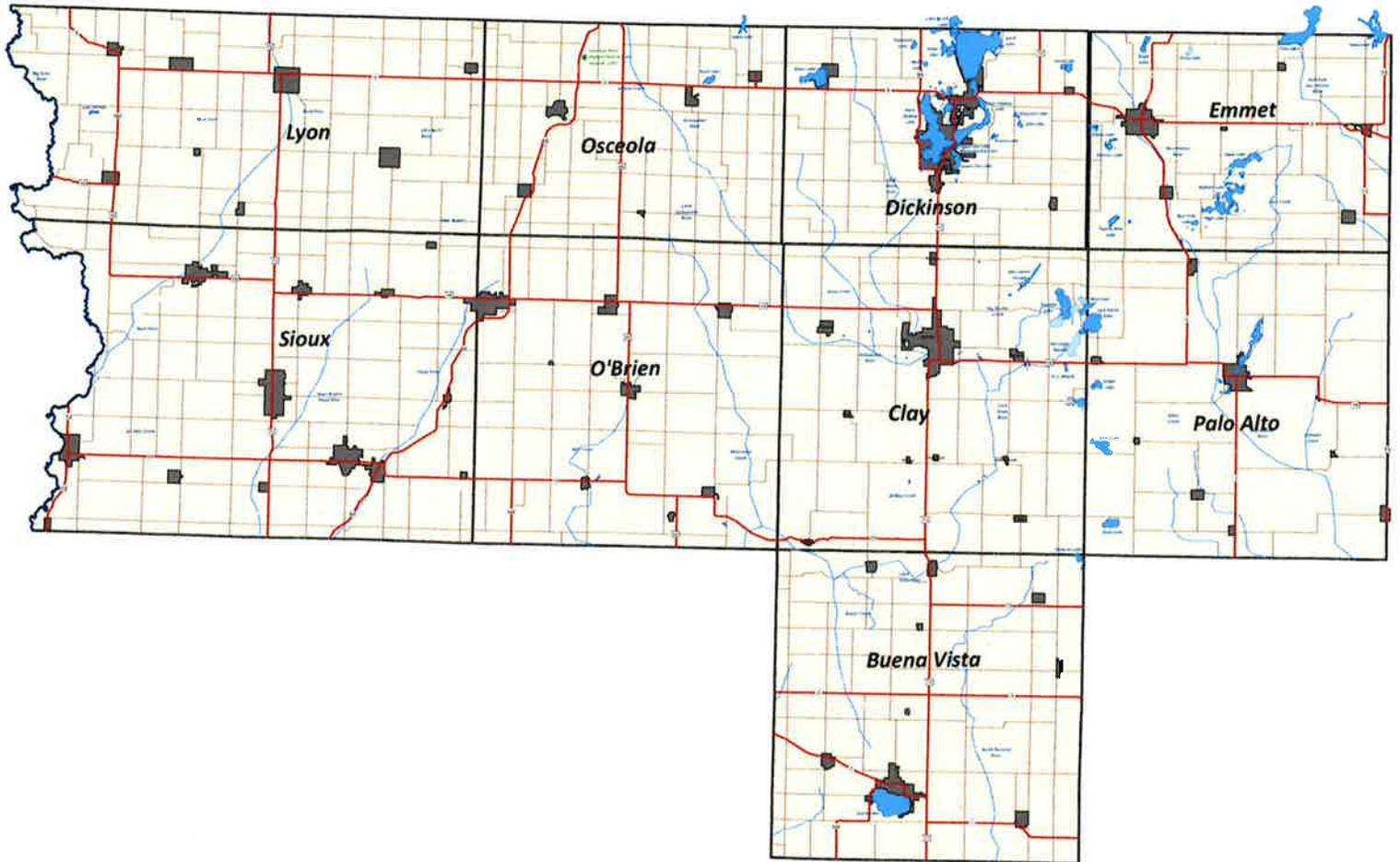
(See chart below) In addition to being a valuable recreation and residential development asset, these bodies of water provide municipal drinking water supplies for the communities in the counties that they are specifically found.

Table 16 - Acreages of the Major Lakes in Region III

The "IOWA GREAT LAKES" Region (Dickinson County): *13,500 acres 21 sq. miles of surface		
1. Big Spirit	5,684*	17. Silver (Palo Alto County) 648
2. Little Spirit	604*	18. Diamond (Dickinson County) 563
3. West Okoboji	3,949*	19. Rush Lake (Palo Alto County) 522
4. East Okoboji	1,873*	20. High Lake (Emmet County) 467
5. Minnewashta	122*	21. Swan Lake (Emmet County) 379
6. Gar (upper)	36*	22. Hottes Lakes (Dickinson County) 378
7. Gar (lower)	251*	23. Swan Lake (Dickinson County) 371
8. Kettleson Hogsback	966	24. Ingham Lake (Emmet County) 357
9. Storm Lake (Buena Vista County) 3,097		25. Dan Green Slough (Clay) 310
10. Tuttle (Emmet County) 2,268		26. Twelve Mile Lake (Emmet) 290
11. Trumbull (Clay County) 1,183		27. Elk Lake (Clay County) 261
12. Lost Island (Palo Alto County) 1,162		28. Lake Pahoja (Lyon County) 282
13. Silver (Dickinson County) 1,041		29. Virgin Lake (Palo Alto County) 222
14. Five Island Lake (Palo Alto County) 973		30. Center Lake (Dickinson County) 220
15. Iowa Lake (Emmet County) 802		31. Pickerel Lake (Buena Vista County) 176
16. Barringer Slough (Clay County) 778		32. Iowa Lake (Osceola County) 116

Source: Iowa Department of Natural Resources

Lakes in NWIPDC Region III



The region is home to six primary river systems that effect municipal floodplain areas, numerous natural lakes and prairie wetlands. There are many other creeks and/or smaller river systems as well within the region but they are very small and predominantly rural, or primarily intermittent and carry water only in periods of heavy precipitation or during spring thaw periods. There are no wild or scenic designated rivers within the region.

The seven rivers are:

- Little Sioux - flows through Dickinson, Clay and Buena Vista Counties
- Big Sioux - flows through Lyon and Sioux Counties
- East and West Fork Des Moines River - flows through Emmet & Palo Alto Counties
- Rock River - flows through Lyon and Sioux Counties
- Floyd River - flows through Sioux County
- Little Rock River - flows through Lyon and Sioux Counties
- Ocheyedan River - flows through Osceola, Dickinson and Clay Counties

Together these rivers comprise 100 and 500-year floodplains in over 20 municipalities and all nine counties of the region. Each respective city and county development office has maps that indicate these boundaries, and every development project is required to ascertain if they will be potentially located in a floodplain boundary. Floodplains have an impact on future economic development projects, and oversight is necessary when addressing any project that may affect or be affected by floodplain boundaries. Of these seven rivers, none of them are designated as scenic rivers according to the National Wild and Scenic Rivers System. The Iowa Department of Natural Resources is in the process of designating rivers at the state level, but currently have not designated any in the NWIPDC region yet, shown below are three rivers that are currently being studied by the DNR in hopes of turning them into designated rivers according to the State of Iowa.

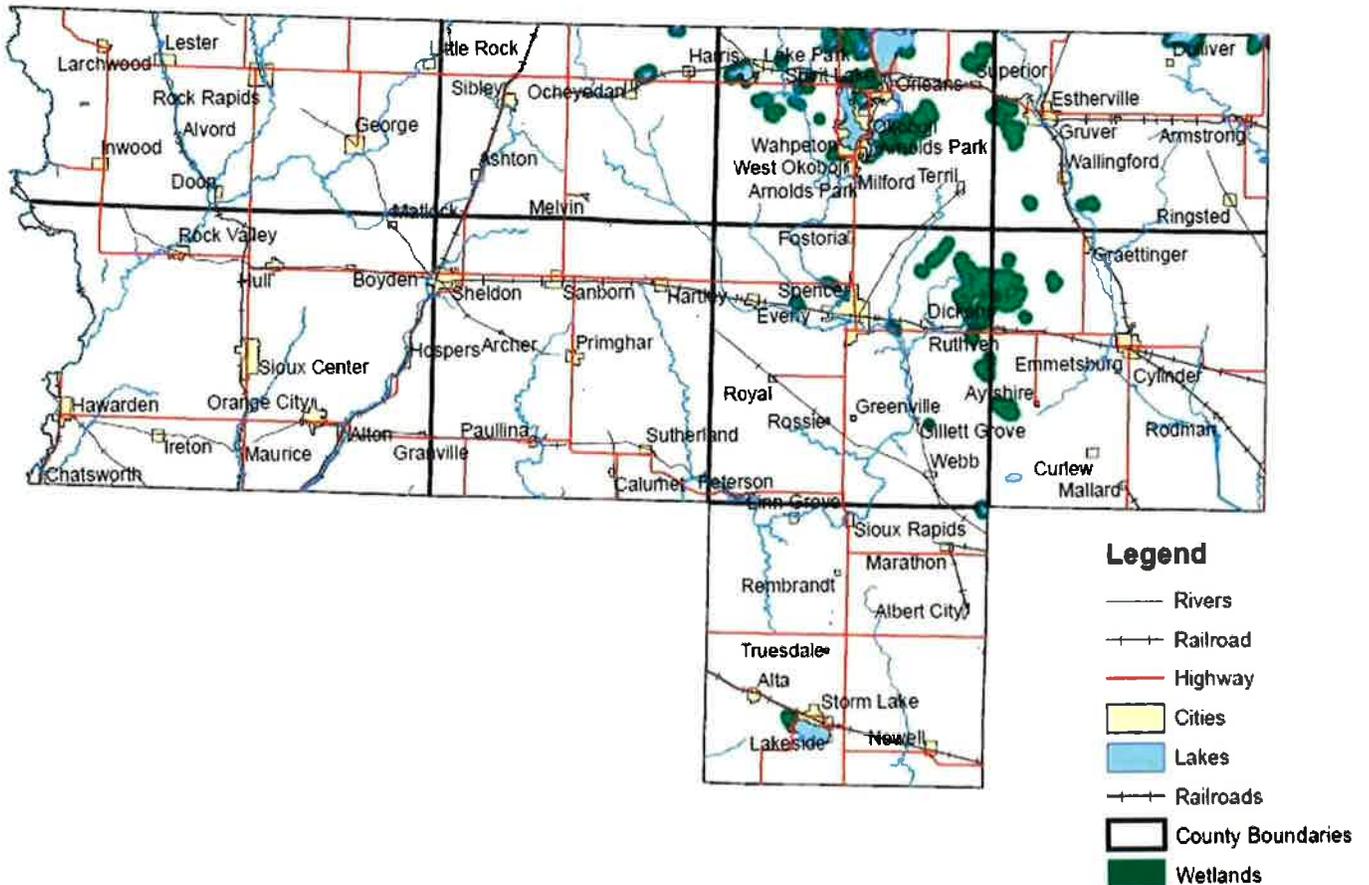


The region is also home to many prairie wetlands, restorable wetland basins and is a part of a federal wetland restoration program. Recently, the true value of wetlands to our ecological and economic environments has become apparent. As published by the Iowa Department of Natural Resources, wetlands are vital because they:

- Provide the most productive wildlife habitat on earth and provide critical habitat for waterfowl and many other wildlife species.
- Provide habitat for many rare and endangered plants and animals.
- Absorb excess rainfall and snowmelt, recharge groundwater supplies and reduce flooding.
- Reduce water runoff and control soil erosion.
- Improve water quality by removing excess nutrients and chemical contaminants.

- Provide countless hours of high-quality recreational opportunity through hunting, fishing, trapping, photography, nature study and wildlife observation.
- Produce economic benefits to local communities from wetland-oriented recreationists who buy gasoline, food, lodging and sporting goods.
- Display nature’s diversity and beauty, providing open space in a crowded world and many aesthetic qualities important to our peace of mind.

Water Features of the NWIPDC Region

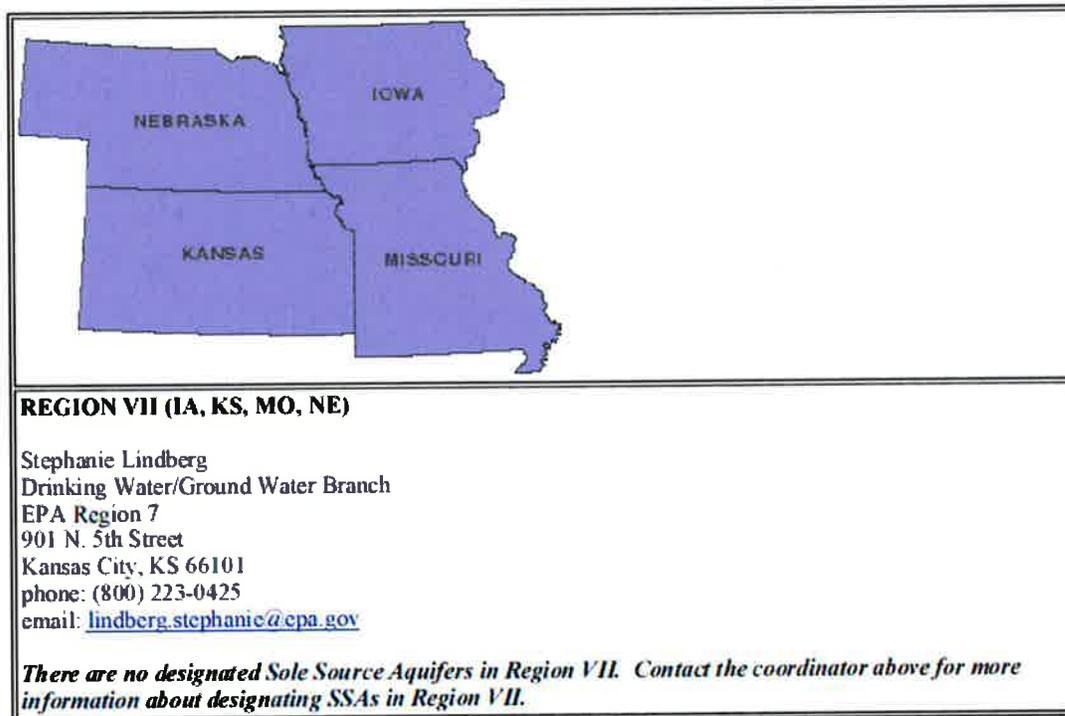


Region III, because of the number of wetlands and restorable basins, finds itself in the middle of a federally designated area known as the prairie pothole area and is part of the Prairie Pothole Joint Venture (PPJV) program. This program has initiated a progressive wetland acquisition, restoration and management program. Many wetland complexes have been purchased from willing sellers over the last several years and many more are slated for purchase if and when available. Wetlands will be restored on these complexes with adjacent uplands managed to provide nesting habitat for waterfowl and other wildlife and to “bank” valuable topsoil in an area that is highly prone to erosion. Wetland basins will be restored with dike construction, ditch plugs, small water control structures and by interrupting or plugging existing subsurface tile drainage systems. To complement this acquisition program, an aggressive wetland restoration project on private lands has been occurring as well, with over 25,000 acres restored since the last

CEDS update. Continuation of these wetland programs will obviously be associated with the continued funding partnerships between governmental agencies, conservation organizations, businesses and private citizens. Any future EDA projects that may affect areas that fall into the realm of PPJV will be completely studied to ensure cooperation and coordination with this valuable environmental program.

- **Aquifers**

According to the United States Environmental Protection Agency, Iowa and the remaining states in EPA Region 7 have no Sole Source Aquifers. The image below shows that in Nebraska, Iowa, Kansas, and Missouri there are no Sole Source Aquifers anywhere in the region. This image was taken directly from the EPA website at: http://www.epa.gov/safewater/sourcewater/pubs/qrg_ssamap_reg7.pdf.



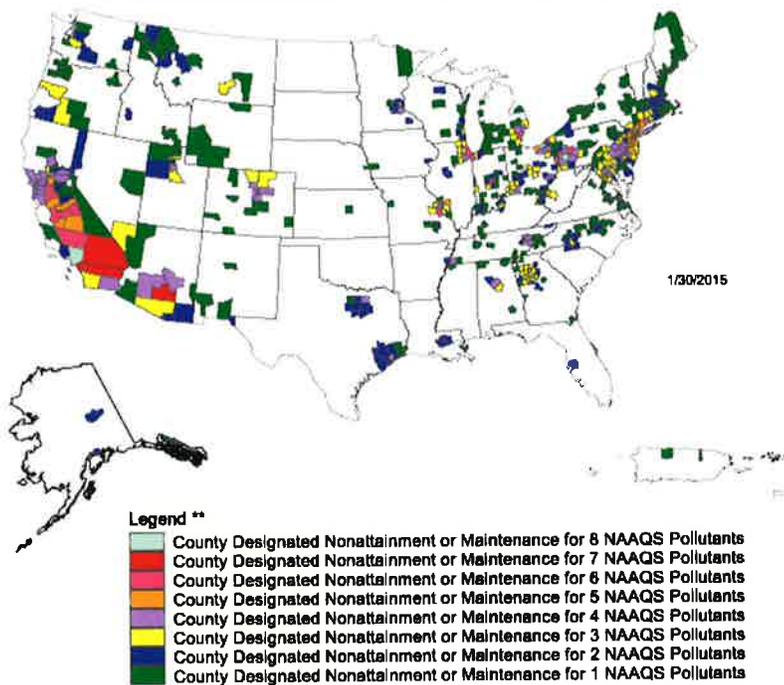
- **Air Quality**

According to the EPA, there is not an EPA-designated non-attainment area or maintenance area for one or more of the six “criteria pollutants,” for the national Clear Air Act’s National Ambient Quality Standards (NAAQS) in the NWIPDC region. The following map shown is taken directly from <http://www.epa.gov/oaqps001/greenbk/map/mapnmpoll.pdf> which shows the counties that have designated non-attainment or maintenance areas throughout the entire United States, none in which contain any of our 9 counties.

- **Coastal Zone Management**

Due to the location of where Iowa is located, there are no coastal zone management programs in the State of Iowa. This is established by the National Oceanic and Atmospheric Administration and not included on their website for such programs at: <http://coast.noaa.gov/czm/mystate/>

Counties Designated "Nonattainment" or "Maintenance"
for Clean Air Act's National Ambient Air Quality Standards (NAAQS) *



- **Biodiversity (Wildlife & Vegetation)**

Since the time of settlement many animal species such as elk, bison, pronghorn, trumpeter swan, and prairie wolf have disappeared from their former Iowa homes. As the prairies were turned over to the plow and the settlers needed food and wanted to raise livestock, these species were crowded out through loss of necessary habitat, over hunting, poisoning, or trapping. Some, such as the elk, pronghorn and trumpeter swan have successfully relocated to other areas. Others, such as the bison survive mostly in national parks or on private ranches or farms. Former predators like the prairie wolf are gone forever.

This elimination of native wildlife species was not specific to this area but was commonplace in all "settled" areas of this country as people moved from the east to the west. However, modern wildlife management programs are now re-introducing formerly lost species at a high rate of success. Over the last 50 years the region has seen the Canada goose, river otter, wild turkey, whitetail deer, and trumpeter swan brought back to sustainable and even harvestable numbers. This success story of wildlife management has taken place mainly because of the efforts of federal and state wildlife agencies, hunters and sportsman's groups, private conservation organizations, farmers and private landowners. These groups have worked singularly and together to provide the money, manpower and habitat these species have needed to grow and prosper. In fact, today there are more whitetail deer in northwest Iowa than there was at the time of Christopher Columbus's discovery of America.

Much of the fauna that comprises the region is typical to the area. Most species are quite common for the upper Midwest and do not fall into any threatened or endangered species lists. However, the region is home to certain shiner species, specifically the Topeka Shiner, which is on the threatened species listing. There are also some species such as the jack rabbit, and certain small amphibians and reptiles that have biologists concerned over their declining numbers. However, none are on the aforementioned lists. As development is planned, impacts to wildlife species must be evaluated with cooperative efforts from federal, state and local wildlife agencies to ensure that negative impacts to threatened and endangered species do not occur. Shown below is a list of the endangered and threatened species broken down by each county. The list of endangered and threatened species shown by county was generated from the United States Fish and Wildlife Service website at: http://www.fws.gov/Midwest/Endangered/lists/iowa_cty.html.

Table 17 – Threatened and Endangered Species in the Region

County	Common Name	Scientific Name	Status
Buena Vista	Northern long-eared bat	Myotis septentrionalis	Threatened
	Topeka Shiner	Notropis Topeka	Endangered
Clay	Northern long-eared bat	Myotis septentrionalis	Threatened
Dickinson	Northern long-eared bat	Myotis septentrionalis	Threatened
	Poweshiek Skipperling	Oarisma Poweshiek	Endangered
Emmet	Northern long-eared bat	Myotis septentrionalis	Threatened
	Poweshiek Skipperling	Oarisma Poweshiek	Endangered
County	Common Name	Scientific Name	Status
Lyon	Northern long-eared bat	Myotis septentrionalis	Threatened
	Topeka Shiner	Notropis Topeka	Endangered
O'Brien	Northern long-eared bat	Myotis septentrionalis	Threatened
Osceola	Northern long-eared bat	Myotis septentrionalis	Threatened
	Poweshiek Skipperling	Oarisma Poweshiek	Endangered
	Topeka Shiner	Notropis Topeka	Endangered
Palo Alto	Northern long-eared bat	Myotis septentrionalis	Threatened
Sioux	Northern long-eared bat	Myotis septentrionalis	Threatened
	Topeka Shiner	Notropis Topeka	Endangered

Vegetation in northwest Iowa is mixed from stands of timber along rivers, lakes and streams, to open prairie and grass pasture areas. The Region also has vast wetland vegetative species that are found in permanent wetland, seasonal wetland and “wet” areas throughout the region. Timber species mainly consist of deciduous and coniferous species such as locust, cottonwood, oak, walnut, spruce and cedar, respectively. As previously mentioned, these species typically are found along river, streams and lakes throughout the region.

Northwest Iowa during the latter part of the twentieth century was the gateway to the great prairies. Vast stands of buffalo grass, big blue stem, little blue stem, and prairie chord grass spread out as far as the eyes could see. The prairie appeared as an inland ocean, grass moving in the breeze like waves over the sea. This ocean like appearance gave rise to the nickname “prairie

schooner” that was placed upon the covered wagons that brought settlement to the area. It was told that when the prairie flowers bloomed in the spring it gave the appearance that a rainbow had fallen from the sky and scattered all of its colors upon the ground. The vast stands of prairie grass are gone, turned over to the plow, developed into cities, and paved over with roads. Over 99 percent of the prairies have been lost to development in one form or another. However, new prairie restoration programs such as The Integrated Roadside Vegetative Management Program are sewing native prairie grasses into formerly lost areas. In fact, these programs are designed to use native prairie grasses in the form of noxious weed control. Once the native plants establish themselves, they virtually crowd out unwanted weed species, saving money that would have been spent buying and spraying herbicides. Local industries are also re-seeding native grasses into their lots and creating wetland treatment facilities to filter their wastes. These programs provide cost savings to the companies and allow them to be better stewards of the environment. As more and more companies see the financial benefits that natural alternatives to chemicals, sprays and mowers allow, the more these programs will grow and expand. All efforts will be made to promote these types of programs in future economic projects where applicable. A list of the endangered and threatened species of vegetation is listed on the United States Fish and Wildlife Service website at: http://www.fws.gov/Midwest/Endangered/lists/iowa_cty.html. The list below is broken down by the counties that are in the NWIPDC region.

Table 18 - Threatened and Endangered Plants in the Region

County	Common Name	Scientific Name	Status
Buena Vista	Prairie Bush Clover	Lespedeza Leptostachya	Threatened
	Western Prairie Fringed Orchid	Platanthera Praeclara	Threatened
County	Common Name	Scientific Name	Status
Clay	Prairie Bush Clover	Lespedeza Leptostachya	Threatened
	Western Prairie Fringed Orchid	Platanthera Praeclara	Threatened
Dickinson	Prairie Bush Clover	Lespedeza Leptostachya	Threatened
	Western Prairie Fringed Orchid	Platanthera Praeclara	Threatened
Emmet	Prairie Bush Clover	Lespedeza Leptostachya	Threatened
	Western Prairie Fringed Orchid	Platanthera Praeclara	Threatened
Lyon	Prairie Bush Clover	Lespedeza Leptostachya	Threatened
	Western Prairie Fringed Orchid	Platanthera Praeclara	Threatened
O'Brien	Prairie Bush Clover	Lespedeza Leptostachya	Threatened
	Western Prairie Fringed Orchid	Platanthera Praeclara	Threatened
Osceola	Prairie Bush Clover	Lespedeza Leptostachya	Threatened
	Western Prairie Fringed Orchid	Platanthera Praeclara	Threatened
Palo Alto	Prairie Bush Clover	Lespedeza Leptostachya	Threatened
	Western Prairie Fringed Orchid	Platanthera Praeclara	Threatened
Sioux	Prairie Bush Clover	Lespedeza Leptostachya	Threatened
	Western Prairie Fringed Orchid	Platanthera Praeclara	Threatened

- **Chemicals and Pesticides**

Within the region there are no Superfund sites, RCRA, Brownfields or leaking underground tank sites that are apparent. There are some abandoned industrial facilities that may qualify under one of the above listed areas, but as of the time of this plan's development there are officially none. Chemical and pesticide use are found within Region III and according to the LEPC (Local Emergency Planning Committee) there are 195 facilities that use, store or distribute hazardous chemicals and/or pesticides. Each respective county Emergency Management Agency keeps a list of these businesses or sites, and each is entered into the enhanced 911 database in case of emergency. To provide a listing of all these businesses within this plan would be excessive. NWIPDC, a coordinator with the LEPC, keeps a copy of the list of these businesses for economic as well as environmental purposes, and this listing is updated as the lists are updated within their respective counties. Future economic projects that involve a business that uses, stores, distributes, manufactures hazardous chemicals or pesticides will take that information into account and adhere to proper environmental controls and regulation.

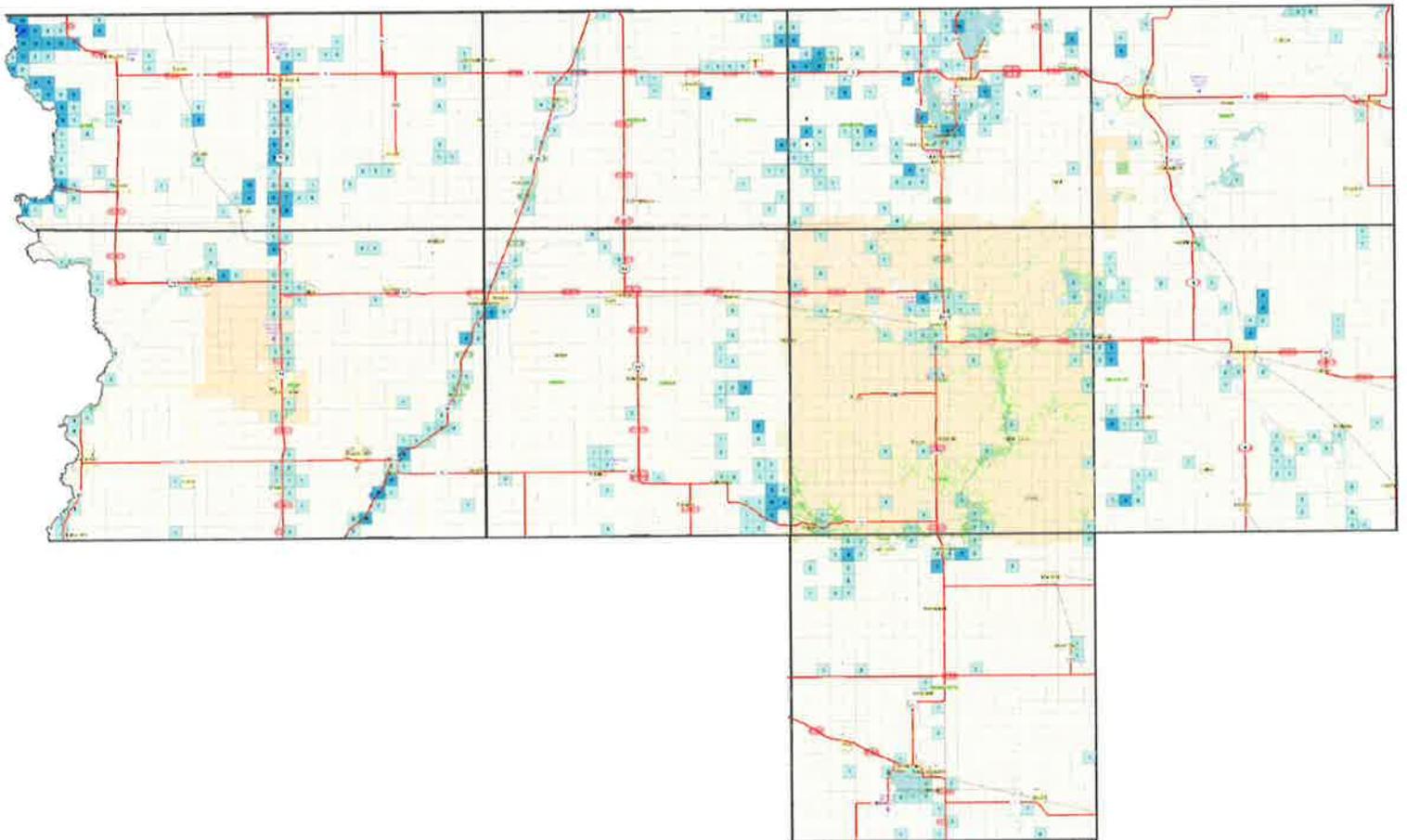
- **Well Head Protection Areas**

The Iowa Department of Natural Resources has been very involved in assisting communities with the development of wellhead protection areas, and this program continues and is worth mentioning again. The reasons are obvious. Wellhead protection provides areas for sound economic and community development, while ensuring that the groundwater supply has a safe area to avoid contamination. All six of the small urban communities within the region – Spencer, Estherville, Sioux Center, Sheldon, Storm Lake, and Orange City – contain wellhead protection ordinances. Many of the smaller communities do as well. Future economic development efforts within communities that contain wellhead protection ordinances, and even in those communities that do not, will follow the specific intent of the ordinance or ensure that ground water supplies are not contaminated. As a popular phrase says, “we all live downstream”.

Cultural/Historic Sites

In the Northwest Iowa Planning and Development Commissions region, there are a couple places where there are a cluster of archeological sites. The biggest, and most widely known is Blood Run, which is located in Lyon County, on the border of Iowa and South Dakota. Another large archeological site that is in the northwest region is at Gitche Manitou State Preserve. This is also located in Lyon County, just north of Blood Run. These two sites combined create a large part of the archeological history in the State of Iowa. The following map shows the different archeological sites located in the NWIPDC region. As mentioned before, the majority of sites are located in the most northwest corner, being Blood Run and Gitche Manitou.

Archeology Sites of the NWIPDC Region

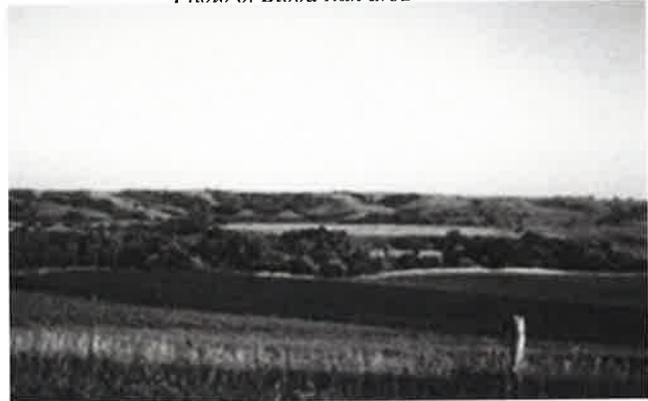


Blood Run National Historic Landmark

The following historical account of Blood Run is provided by information obtained from the State Historical Society of Iowa website at: www.iowahistory.org/historic-sites/blood-run/site-history.html. This important historical site in Iowa was given its name, not because of all the

bloody battles making the stream run red with blood, the story most of us have heard; rather because of its red color caused by the concentration of iron in the water. There are few Oneota Indian sites in the United States that compare in size, scope and importance as compared to Blood Run. Other sites range in size from 2 to 25 acres; however, Blood Run, at over 600 acres, is vastly unique. According to experts, from about 1300 to 1700 A.D. there was a permanent community of Oneotas living in lodges at the site, the largest known permanent community on the North American Continent. Blood Run was an important cultural, religious, and trading center, occupied at times by more than 6,000 people. Multitudes of Indians would arrive by boat and on foot from the western

Photo of Blood Run area



plains and from the east to trade and socialize. The village was a bustling place, filled with people coming and going, trading with those from other villages. Tools were made from what was available, such as hoes from bison bone, fishhooks from bone, knives and mauls from stone. The Oneota hunted bison, elk and other wildlife, fished and gathered clams from the Big Sioux River, ate berries and wild nuts and grew corn, beans and squash. These native people dug large storage pits for their meat, corn, tools and other items of value. After a few seasons, when the pits were no longer used for storage, they were filled with food refuse, broken tools, and other household debris, including pottery. These refuse pits are valuable to archeologists because they can uncover a wealth of information about the daily life of the Oneota and reconstruct aspects of Oneota life.

The Oneota built many of Blood Run's features, including stone circles, earthen enclosures and mounds. They used the stone circles to hold down the roofs of their lodges, which were covered in elm bark. These stones are all that remain of the lodges. Mounds were either round or took the shapes of various animals. To build their mounds, the Oneota began by clearing away the sod in the shape they wanted the mound, usually a circle. On this they would place the bodies of their dead. On top of the bodies, they heaped baskets full of dirt from around the village, creating a mound up to eight feet high. Some interesting features included circular mounds ranging from 8 to 60 feet in diameter and up to 12

feet high. One mound mapped in the late 1800s was a serpent-shaped mound about 1/4 mile long. There are traces of a 5-acre earthen enclosure made of heaped-up earth. One of the mysteries of Blood Run is the pitted boulders. These are large Sioux Quartzite boulders with small depressions pecked and ground into the surfaces. By the time, the first French trappers and fur traders came to the area only a few members of the tribes still lived there. It isn't known what happened to the Oneota Indians.

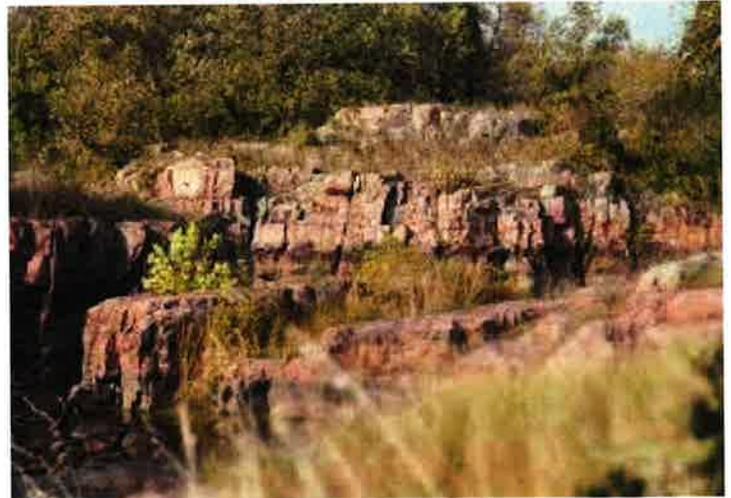
In 1970, the federal government designated 844 acres on both sides of the Big Sioux River a national historic landmark. It was named the Blood Run/Rock Island Railroad National Historic Landmark. Blood Run is the portion on the Iowa side of the river. The smaller area on the South Dakota side is designated "Rock Island Railroad". This designation makes it recognized as an important piece of history but fails to protect the area in any way. The landmark size was determined by archeological studies up to that time. Later studies have found evidence of Oneota occupation spread over an even larger area of several thousand acres. At present, it is the largest Oneota site ever found. An 1883 survey documented 276 mounds. Decades of farming and railroad construction have destroyed many of the mounds. The railroad right-of way cut through the area where an enclosure or possibly an animal-shaped mound was located. By clearing the fields for farming, early farmers dismantled the stone circles, building a wall from the stones.

In past years, there have been several attempts to protect Blood Run and to have it a part of the National Park system. In 2010, the Lyon County Historical Society formed a National Park Committee concerned with the preservation and protection of the Blood Run area. In a special report about Blood Run, the National Park Department stated the area was currently endangered and that the best means of protection and preservation was as a part of the National Park system.

Gitche Manitou State Preserve

The following information about the Gitche Manitou State Preserve is provided by the America's State Parks website at: <http://www.americasstateparks.org/iowa/park/Gitche-Manitou-State-Preserve/712>.

This state preservation is rich in geology, history, and archeology. The main focus on of this preservation is the bedrock in the outcropping. The Sioux Quartzite in this area is the oldest surface bedrock in the state, aging back to 1.6 billion years old, pictured to the right. This, along with other archeological sites including 17 conical mounds and numerous habitations areas are all located within the state preserve.



The region is home to many natural features. Northwest Iowa is the number one tourist area in the state because of the Iowa "Great Lakes," and the region claims some of the highest amount of state-owned property for public use as well. Therefore, the quality of the environment is vital

to the economics of the region. The days of economic development at any cost are gone. Future efforts will require environmental assessments at all phases to balance the importance of development with the importance of a quality environment.

OVERVIEW OF ECONOMIC DEVELOPMENT TRENDS

Several trends occurring in the national economy may have an impact on northwest Iowa and it is appropriate to examine the most relevant of these factors. Included in this overview is an examination of problems such as national trends in employment, patterns related to plant expansion and branch establishment, and the current status of the farm economy. Until the mid-1980s, northwest Iowa was perceived as being relatively well protected from most national economic fluctuations due to its agricultural employment base and location within America's Breadbasket. This perception was dramatically altered during the 1980s when the impact of national inflation and employment trends was felt in the local economy. These trends continued in the local economy of the region, especially in the manufacturing sector, which is important in terms of overall regional employment.

Business spending for new plants and equipment is relatively nonexistent currently in direct correlation with the current national economic crisis. Therefore, the region is basically trying to maintain the current industry base and employment levels as the economy begins to show signs of recovery. When one examines national trends in the relative growth rates of individual economic activities, a major shift from manufacturing to the service and office industries is still underway. Nationally, it is anticipated that expansion in manufacturing will occur quite slowly. A current shift is shown in the numbers of unemployment and layoffs increasing in the region as well.

The reasons the shift away from manufacturing employment occurred are quite complex. Major changes happened and are continuing in economic, educational, and occupational patterns that make office industries more desirable. Further, office type jobs related to headquarters and administrative functions, including government employment, are expected to increase as well. This swing in occupational patterns toward white collar and administrative activities reflects not only the growth that will occur in the tertiary sector, but also the fact that many manufacturing activities are experiencing increases in their administrative staffs.

REGIONAL SHIFTS IN INDUSTRY

In the update of the 2015 NWIPDC CEDS Plan, the trend continued that the Mid-Atlantic, east north central and west north central (including Iowa) regions were all characterized by lower overall increases in employment than other regions of the country. For the northwest Iowa area, these patterns reflect the fact that the Region is very centrally located within the country. Not only has industry shown a significant inclination to move to the South but there is a considerable movement underway to mid-continent areas such as Oklahoma, Missouri, Colorado, and related states. Currently, there is a very significant and continuing trend underway to move manufacturing and certain types of service activities out of major metropolitan areas, into smaller and medium size cities (below 75,000-100,000). Both trends have presented and will

continue to present an advantage to northwest Iowa; therefore, this has remained a part of the current CEDS plan.

The future of the northwest Iowa area economy is still closely tied to these evolving trends. Northwest Iowa has been characterized by relatively slow growth in the past and the recent economic downturn has posed serious problems; therefore, the types of changes occurring in the State and the plains region make future economic growth more difficult for the local area. Particularly in the manufacturing sector of the local economy which has been hardest hit with the most plant closures and layoffs. Consequently, the significance of these factors regarding their impact on the State and local economy were analyzed again. The plains region (North Dakota, South Dakota, Nebraska, Kansas, Minnesota, Missouri, and Iowa) experienced little to moderate growth in both population and employment, and the future trends show this same pattern to occur. Currently in some cases areas are experiencing decline and losses of employment, some in double digit form. While Region III's unemployment remains far below the national average at just 5%, the region has experienced a little over 1,000 permanent layoffs and witnessed the closure of 16 businesses. Which the full effect has yet to be seen. While this has had a dramatic effect on the industry in northwest Iowa currently, the growth trends for region III are projected to remain slightly below U.S. averages through the next decade.

INDUSTRIAL PARKS AND SITES

The availability of industrial sites and available structures at reasonable prices are increasingly important location considerations. Furthermore, developed industrial park sites at competitive prices is becoming one of the most important incentives available to local developers. Northwest Iowa demonstrates both major potentials and problems around sites as the discussion and evaluation which follow indicate. One of the most important resources influencing industrial location decisions is the availability of a viable industrial site or park. "Viable" means an industrial site or park that has a specific parcel of land readily available for purchase; has good access to highways; all utilities are present (i.e., water, sewer, electricity and/or natural gas and perhaps fiber optic), is zoned for industry, has no conflicting contiguous land uses, is well drained and has no major subsurface problems, and is priced competitively.

As presented in the table on the following pages, there is nearly 1,500 acres of land available in designated industrial parks across northwest Iowa. Most of the land available for development is broken into smaller parcels. The average available space remaining in industrial parks within Region III is 10-20 acres in size. Six of the larger communities within the region offer available industrial park developments of 40 acres or larger.

Table 19 - Active Industrial Parks in NWIPDC Region III

City	Total Acres	Acres Available	Zoning	Utilities Available	Cost per Acre	Other
Armstrong Industrial Site	35	35	Agriculture	All	Negotiable	None
Boyden New Horizon Industrial Park	46.3	42	Industrial-Light	Unknown	Negotiable	None
Emmetsburg Business Park	37	30	Industrial- Light	All	Varies	None
Industrial/ Commercial Building Lots	20	20	Commercial	All	Varies	None
Estherville Industrial Park	50	10	Industrial- Heavy	All	\$12,500/Acre	TIF District
George Locker Park	21.5	19	Industrial-Light	All	\$30,000- \$60,000/Lot	New Market Tax Credit
Graettinger Industrial Park	50	15	Industrial - Heavy	All	Negotiable	TIF Enterprise Zone
Hartley	27.1	10	Heavy Industrial	All	Negotiable	Tax Abatement
Hawarden Airport Industrial Park	28	45	Planned Business Park	All	\$15,000	None
Hawarden Industrial Park	7	25	Heavy Industrial	All	\$24,000	TIF
Hull	64	3.5	Highway Commercial	All	Negotiable	TIF & Tax Abatement
Ireton #3	5	5	Industrial-Heavy	Unknown	Negotiable	None
Lake Park - A	2.8	0	Industrial	All	Negotiable	None
Lake Park - B	7.3	7.3	Industrial	All	Negotiable	None
Ocheyedan Development Park	20	20	Industrial - Heavy	All	\$3,000- \$6,000	TIF & RISE Funds
Orange City Industrie Centrum Phases 3 & 4	59	50	Industrial-Heavy	All	\$48,000	None
Industrie Centrum Phases 2 & 5	17	17	Industrial-Light	All	Varies	None
Primghar Industrial Park	12	10	Industrial-Heavy	All	Negotiable	TIF
Rock Rapids Folken's 1 st Add.	7	6.4	Industrial-Heavy	All	\$70,000	None
Rock Rapids Folken's 2 nd Add.	28	28	Industrial-Heavy	All	\$50,000	None

Rock Valley Rock Ridge Business Park #1	150	140	Commercial/ L&H Industrial	All	Negotiable	None
Westview Business Park #1	N/A	10	Industrial-Heavy	All	Varies	None
Westview Business Phase #2	N/A	15	Commercial/ L&H Industrial	All	Negotiable	None
Sanborn Industrial Park	45	45	Commercial	All	\$0-\$4,500	None
Sheldon Crossing Industrial Park	70	65	Industrial-Heavy	All	\$50,000	None
Runger's Industrial Park	12	10	Industrial-Light	All	\$25,000	None
Sibley Industrial Park	55	15	Industrial-Light	All	\$3,000- \$6,000	None
Sioux Center Industrial Park-B Industrial Park-C	30	20	Industrial-Heavy	Unknown	Varies	None
	15	10	Industrial-Light	Unknown	Varies	None
Spencer Technical Park North	80	18	Industrial-Heavy	All	\$10,000	None
Spencer Green Industrial Center	175	120	Industrial-Heavy	All	\$10,000	None
Spencer Technical Park South	70	67	Industrial-Heavy	All	\$5,000 Un. \$19,200 Dev.	None
Spirit Lake East Lake Industrial Park	130	110	Industrial-Light	All	Varies	None
Development Opportunity	103.5	103.5	Industrial-Light/ Commercial	All	\$6,000,000	None
Storm Lake Industrial Park-A	38	30	Industrial-Light	All	\$10,000	None
Storm Lake Industrial Park-B	24	24	Agriculture	Unknown	Negotiable	None
Storm Lake Industrial Property	72.2	70	Industrial-Light	All utilities available close by	\$15,000	None
Kenny Hansen Industrial Property	62	60	Industrial-Light	All	Negotiable	TIF & New Market Tax

Sioux Center Bio-Tech Industrial Park	123	120	Industrial- Light	All	Negotiable	None
Sioux Center Industrial Park A & B & C	65	64	Industrial- H & L	Unknown	Negotiable	None

An examination of the industrial parks and sites available in northwest Iowa indicates that several adequate parks and sites do exist. More communities in the Region are becoming increasingly competitive by having high quality industrial parks. As evident in the above information, many industrial parks are also tied with incentive packages to assist in luring in prospective businesses. The most common incentives used are Tax Incremental Financing (TIF) and Tax Abatement. The previous table shows that a few of the communities surveyed indicated offering either TIF or Tax Abatement. Communities will also offer other incentives to companies such as reduced cost for land and low-interest or forgivable loans to increase their opportunities for recruiting industry.

Although some cities may be competitive in the number of industrial sites or land offered, many other communities struggle and are unable to make large financial commitments. Many industrial parks still lack the needed infrastructure, services, and transportation access needed to make these sites attractive to potential employers. Often, these industrial parks are at a disadvantage compared to serviced and adequate areas readily suited to immediate development. Many of the industrial parks in Region III are at least partially developed with the necessary infrastructure. The primary obstacle to full development of these parks is funding to pay for complete infrastructure. Another obstacle for development of high-quality industrial parks is adequate access to high-volume highways, especially interstate highways. Although there are Interstate highways to the north and south of the region, access to these Interstate highways is severely limited in all of northwest Iowa.

While availability of land is one of northwest Iowa's greatest resources for new or expanding industry, without the infrastructure improvements necessary for industrial operation, the land alone does not provide a comparative advantage. Assisting local governments with the infrastructure required to develop quality Industrial Parks, therefore making northwest Iowa more competitive with other regions, is a major priority with the Northwest Iowa Planning and Development Commission staff. Since without these competitive sites, the region would be at a relative disadvantage in terms of attracting industry and providing resources for start-ups.

2. SWOT ANALYSIS OF ECONOMIC CONDITIONS



SWOT analysis and goals were reviewed by Policy Council, CEDS Committee and Staff to determine any changes from the most recent conducted less than two years ago. The following is the update.

STRENGTHS OF OUR REGION

- Strong ag based economy
- Abundance of available areas for economic expansion
- Good civic leadership that promotes economic development and development in general
- A solid workforce in general but recent changes have affected it
- Great place to raise a family
- Strong sense of community
- Good local healthcare system
- Strong education system from beginning to end and both public and private
- Great natural resources and public areas for recreation
- Strong manufacturing areas
- Strong tourism economy at the Iowa Great Lakes
- Great County Conservation Boards and county recreation areas
- Value-added agricultural industries on the increase
- Great quality of life
- Increasing diverse population
- Increasing number of jobs in manufacturing & agricultural industries
- Good public and private school systems

AREAS IN NEED OF IMPROVING

- Lack of available workforce based on population – very low unemployment – Covid has impacted this even further with retirements and other factors
- Continuing to deal with losses associated with Covid-19 Pandemic
- Workforce needs diversity and improved skills
- Underemployment – too many low paying retail sector jobs which are increasing faster than other employment
- Lack of affordable housing – beyond average means
- Overall housing age

- Lack of access to broadband/telecommunications
- Central business districts are all services now for the most part
- Overall population loss, particularly younger age groups
- Water quality/impaired lakes, streams and rivers/prolonged drought
- Current condition of infrastructure (roads, bridges, water, sewer)

OPPORTUNITIES TO CAPITALIZE UPON

- Opportunity to locate new business and industry with available property throughout the region
- Central location of region in regard to business and industry
- Room to grow
- Availability of community college system to train workforce for increased skills
- Need to attract value-added high-tech jobs to attract younger age families
- Expand tourism opportunities/attractions to areas outside Iowa Great Lakes
- Continue to grow agricultural economy through new technologies
- Expand up population diversity and the opportunities it provides
- Improve and expand existing recreation areas for increased quality of life
- Expansion of outdoor recreation to increase the residual benefits to local businesses

POTENTIAL THREATS OR CONCERNS

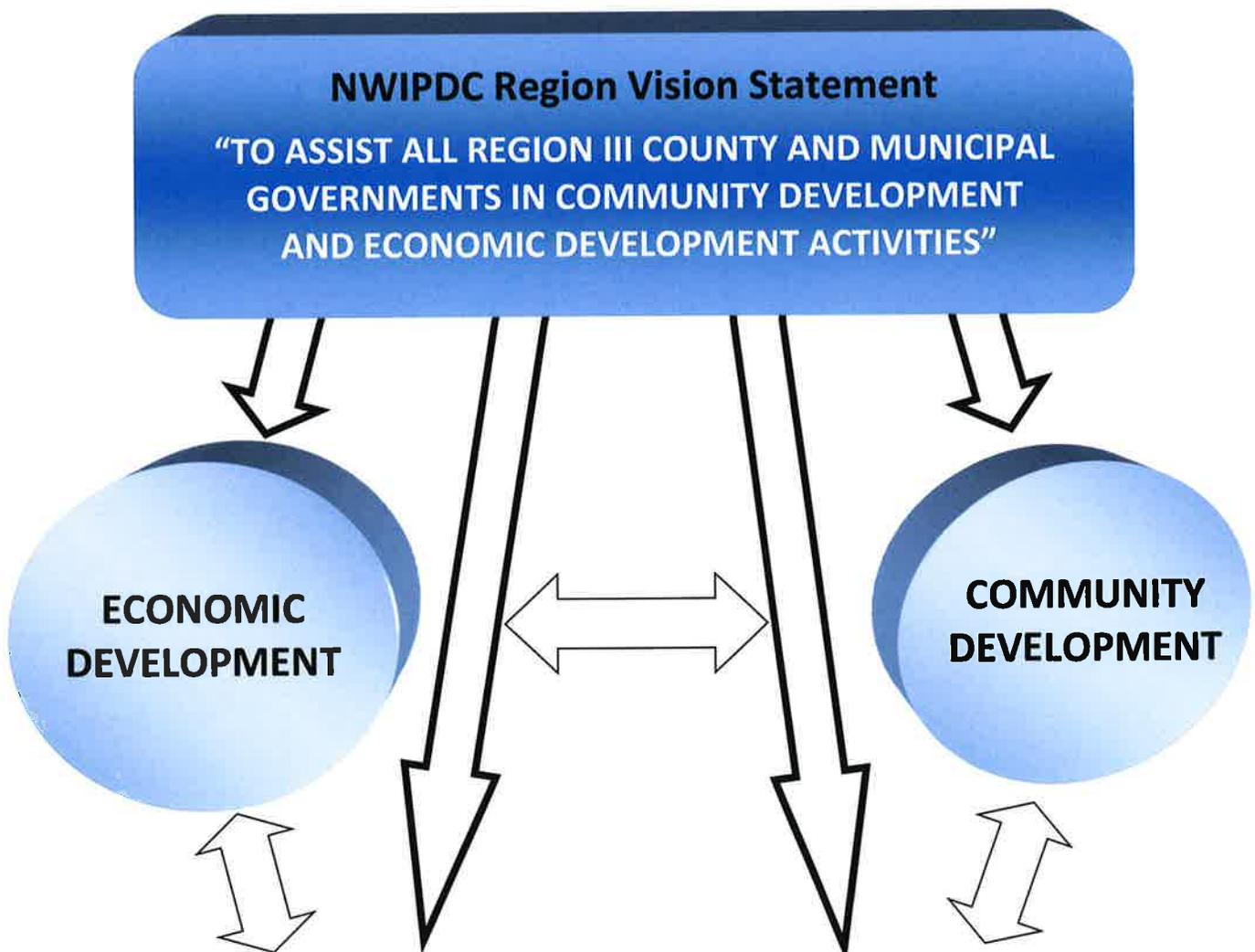
- Concerns over post Covid-19 effects upon workforce/business or return of pandemic or new pandemic
- Local business needs to implement strategies learned during Covid-19 through CARES act funding to provide options to service continuation if pandemic continues or strengthens again
- Potential constraints to economic growth
- Infrastructure, energy and telecommunication access within our region
- Continued decreasing employment base affecting future business growth
- Concerns over the potential threat from another pandemic effecting humans or livestock
- Concerns over other agricultural diseases
- Continued loss of younger age groups
- Lack of development of better wage/benefit jobs over lower paying service employment
- Concern for retaining a sufficient workforce through new jobs

- A need to continue with multi-jurisdictional hazard mitigation planning addressing potential natural disasters.
- Addressing continued declines in federally funded grant and loan programs from which local member city and governments access particularly the housing rehabilitation program that worked to keep local housing stock in good shape, particularly housing of low to moderate income families

3. STRATEGIC PLAN- CEDS VISION & STRATEGIES



The adopted goals and objectives correlate directly with the intent and focus of the Policy Council and CEDS Committee of NWIPDC. The goals reflect the fact that NWIPDC was created out of a local government initiative and directed to serve the region through. As such, the agency serves as an enhancement to local governments; an agency that complements program delivery through direct cooperative efforts or through individual programmatic expertise. The goals as adopted reflect this. The goals are designed to be focused yet broad in scope. In other words, they meet specific needs of the region, but maintain flexibility to carry out larger tasks.





- ✓ Continue to promote EDA and EDD concepts within Region III to promote multi-jurisdictional economic development, physical planning and cooperative efforts.
- ✓ Assist business with recovery from Pandemic related affects which continue into 2022.
- ✓ Assist cities with capacity building to allow them to the use of economic development tools.
- ✓ Promote an emphasis on industries that add value and enhance the region.
- ✓ Promote education as a means of assisting with the economic development process.
- ✓ Promote and encourage net regional job growth.
- ✓ Concentrate on entrepreneurial and value-added activities and enterprises.
- ✓ Assist communities with ways of preventing the loss of established businesses.
- ✓ Assist with economic development housing issues – particularly with affordable housing.
- ✓ Improve and expand upon current marketing, communication and service delivery of services to regional members.
- ✓ Promote, coordinate, and facilitate communication among separate economic development groups within Region III for enhancement to overall regional economy.
- ✓ Development of better efforts to form and for promotion of public-private partnerships to better implement regional economic development strategies as they relate to specific issues and projects.

- ✓ Continue efforts to provide technical, financial and other necessary assistance to city and county government to assist in short-term and long-term economic planning and project development.
- ✓ Improve regional workforce skills and employment through education, training and communication.
- ✓ Grow the regional economy through attraction, retention and entrepreneurial development activities.

COMMUNITY DEVELOPMENT STRATEGIES & ACTION ITEMS

- ✓ Work with private sector businesses and industries to ensure preparedness and resiliency to natural or man-made disaster/Pandemic situations.
- ✓ Encourage and expand upon recent community development projects conducted within the region.
- ✓ Address aging housing stock within the Region through continued housing rehabilitation programs, removal of dilapidated housing, and encouragement of new housing.
- ✓ Remain fastidious in terms of new trends and processes to enable member counties and cities to take full advantage of community development and quality of life amenities.
- ✓ Coordinate and promote special projects and capital improvement planning between member organizations to better facilitate efficiencies enabling the conservation of resources.
- ✓ Improve the Region's overall quality of life to attract and retain residents and business.
- ✓ Improve upon regional sewer, water, other public infrastructure and broadband communications for current and future demand.
- ✓ Provide quality and adequate housing for all income levels.
- ✓ Improve communication and coordination of planning efforts within the region and between other regions in the State of Iowa.

- ✓ Continue and expand upon the role of NWIPDC being the voice for our membership to state and federal government organizations.
- ✓ Review and improve project development and subsequent service delivery to member counties and cities with project development as it relates to the regional CEDS process.
- ✓ Improve and expand upon current marketing, communication and service delivery of services to regional members.

TRANSPORTATION STRATEGIES & ACTION ITEMS

- ✓ To make all the cities and counties in Northwest Iowa a better place to travel and work by offering transportation choices that are safe, accessible, and reliable.
- ✓ Maintain and improve the integrity of infrastructure within the Region.
- ✓ Work with Regional Transit Authority of development of transportation services to and from larger area employers for those workers without private transportation.
- ✓ Preserve, improve, and expand the Region's transportation system for the efficient movement of goods and services through rail, air and highway.
- ✓ Preserve existing transportation infrastructure and maintain the condition of the existing transportation network in the Region.
- ✓ Work with Iowa Department of Transportation officials on communicating, planning and implementing transportation projects that meet the needs and demands of the residents in Region III.
- ✓ Maximize the use of financial resources available to the Region and identify new opportunities for funding transportation improvements.
- ✓ Continue to support and encourage the completion of existing projects and ensure the planning and implementation of future inter-region and interstate transportation

infrastructure and service projects ensure the Region's residents are provided with adequate transportation routes in and out of the Region.

4 YEAR REGIONAL TRANSPORTATION PLAN

The Northwest Iowa Planning and Development Commission annually prepares a Transportation Improvement Program (TIP) for Region III (NWIPDC). The TIP plan includes all city, county and state transportation projects of regional significance expecting to receive federal-aid funding. As part of the TIP plan, the NWIPDC region receives annual allocations of federal Surface Transportation Block Grant Program (STBG) and Transportation Alternative Program (TAP) funding to be distributed within the Region. NWIPDC has created a Transportation Technical Committee (TAC) and Transportation Alternatives Program Committee which reviews and ultimately recommends projects within the region to be funded by the NWIPDC Policy Council Board. The current NWIPDC TIP plan is included in Attachment B for review.

NATURAL RESOURCE STRATEGIES & ACTION ITEMS

- ✓ To support and encourage continuation with the planning and future implementation of water trails within the region and across the entire State of Iowa.
- ✓ Continue to increase and maintain bicycle, walking and general recreation trails throughout the region.
- ✓ Provide planning and seek continued funding to create a series of inter-county and inter-region multi-use trail networks. Support the ongoing efforts of multiple local support groups generating interest and funding to create and expand such trail systems.
- ✓ Continue working with city, county and other non-profit organizations on the planning, preparation and implementation of Iowa Department of Natural Resources (IDNR) REAP (Resource Enhancement and Protection) grants to create, expand upon and sustain natural resource projects.
- ✓ Continue working with member city and county governments to seek all eligible funding sources to promote and enhance natural resource areas within the Region.
- ✓ Support and encourage the ongoing efforts of local groups within the Region that strive to protect and enhance the areas natural resources such as county Conservation Boards, the Iowa Great Lakes Water Safety Council, Okoboji Protective Association, Spirit Lake

Protective Association, Iowa Great Lakes Association, Three Lakes Improvement Association, Center Lake Improvement & Preservation, Silver Lake Park Improvement Association, and Storm Lake Preservation Association.

- ✓ Continue working with and education member city and county governments on the benefits of parks and recreation planning.
- ✓ Work to substantially reduce the region’s vulnerability to natural and man-made disasters.

4. CEDS IMPLEMENTATION



While updating the district’s goals and objectives, the NWIPDC CEDS Committee compared previous planning documents to determine validity and to develop a base for what should be implemented to meet the Region’s requirements for economic development planning assistance. It was ascertained that the work program format was germane, and NWIPDC’s economic planning documents identified ample tasks for the coming years.

Implementation Measures

As required by the CEDS program, proposed implementation measures identified for each of four (4) identified strategy focus areas include:

Economic Development

- Obtain adequate funding and available resources in support of local governments and work with respective sub economic groups for the expansion of economic development across the region.

Community Development

- Promote the increase of local workforce through varied measures that expand population growth and support state workforce plans as they relate to workforce skills improvement to meet the needs of higher skill level jobs.

Transportation

- Promote safe, efficient and convenient access and opportunities for all modes of transportation, and to those services that help promote and expand economic development opportunities.

Natural Resources

- Promote projects that enhance and protect the limited natural resources of the Region and increase accessibility and the quality of life to all residents of the region.

NWIPDC staff will strive to integrate the economic development priorities of Iowa Workforce Development into the region. The State's economic development priorities for workforce include:

1. Grow Iowa's skilled workforce.
2. Improve products and services based on customer input.
3. Improve data and performance measurement systems for informed decision-making.
4. Improve communications both internally and externally.

5. CEDS EVALUATION & PERFORMANCE MEASURES



This plan has documented and evaluated the background of the Region, its geography, population, labor force, infrastructure, industrial base, and combined this information into an economic strategy or guide to promote and sustain economic growth in northwest Iowa. The process included developing goals that will promote and further the economic vitality of the economic development district in Region III. As with any plan, it should be fluid and flow with the inevitable changes that occur within the Region over time.

An iconoclastic document sitting on a shelf with no annual review or assessment will not provide the necessary guidance, or be able to assist economic developers, city and county officials, planners and business leaders with economic growth. As such an annual review and evaluation process was developed to enable this plan to meet the challenges faced by northwest Iowa in a proactive rather than reactive nature.



Economic development is a constantly evolving process, and since the Planners at NWIPDC work for and behalf of our member government entities, this economic development plan should be used to guide the regional efforts and revolve around the projects and concepts of the regional constituency. As such a survey process will ask out member governments to provide input in terms of projects – short, medium and long term; and to evaluate NWIPDC's performance. This economic development project evaluation form will be distributed and collected by NWIPDC staff. The information collected by these surveys will then be tabulated and will assist in providing valuable input and data for the CEDS annual review. The CEDS committee, along with NWIPDC staff may elect to meet to review the information gathered from the surveys and address the CEDS plan accordingly. The NWIPDC CEDS Plan is an evolving document and the economic

development data collected from these surveys will greatly benefit the regional economic planning efforts. Through this comprehensive planning process areas of emphasis will be reviewed, shortfalls in the plan highlighted, areas of concern identified, and the plan's goals tailored to fit the needs and direction of northwest Iowa.

Furthermore, the Region III NWIPDC CEDS Plan will also be posted on the agency's website for public review and comment. The NWIPDC Board and staff feel this additional public review and opportunity for comment will allow those interested in regional economic development initiatives to comment on and have impactful benefits to future annual review and updates by NWIPDC staff. Performance of the Region III NWIPDC CEDS Plan will also be measured for effectiveness and utilization within the region. Proposed performance measures include documenting and analyzing comparative measures over a given timeframe such as the number of jobs created or retained within the region, shifts or changes in population across the region, the number and type of investments made within the region, assistance provided to businesses and industry in terms of workforce, amount of private investment generated within the region, and changes in the economic and natural environment. Following is a listing of suggested and proposed performance measures to be utilized by NWIPDC Planning staff and Board members categorized in each of the four (4) main strategy focus areas.

ECONOMIC DEVELOPMENT PERFORMANCE MEASURES

- **Number of new jobs created**
- **Number and amounts of RLF loans made to local businesses or industries**
- **Evaluate the promotion and utilization of EDA programs and projects to area economic development groups and community leaders**
- **Identify and track trainings, events and communications for potential employees**
- **Number of job trainings provided to local employers and employees**
- **Track technical assistance provided to local cities and counties for economic development projects**
- **Disseminating pertinent economic development related information**
- **Document participation in local economic development groups within the Region and those groups providing a benefit to the Region**
- **Identify marketing efforts in the Region**
- **Try to identify private investment dollars into the Region**
- **Document educational attainment levels**
- **Identify policy documents and efforts or business and industry in the Region**

COMMUNITY DEVELOPMENT PERFORMANCE MEASURES

- Identify financial resources dedicated toward community development projects
- Track tourism numbers and dollars invested in the Region
- Inventory number and type of water, sewer, & infrastructure projects
- Track the grant dollars invested into the Region in support of community development projects
- Identify private investment funding, including gaming funds, in support of community development projects in the Region
- Track the number of comprehensive plans and zoning ordinances developed within the Region
- Track the number and investment into houses rehabilitated in the Region
- Track the number of new housing starts in the Region

TRANSPORTATION PERFORMANCE MEASURES

- Identification and inventory of capital improvement plans in the Region
- Track the amounts of state and federal funding secured for transportation projects
- Identify the most critically deficient bridges and roads that need replacing
- Encourage and evaluate efforts on green development projects and innovative transportation projects
- Support and document efforts to enhance the Region's transit services
- Identify the amount of new construction versus rehabilitation or repair of existing infrastructure projects.

NATURAL RESOURCE PERFORMANCE MEASURES

- Identify the number of new trail miles paved
- Track the number of trail, recreation, and natural resource projects in the region in relation to traditional infrastructure or transportation projects
- Identify access points, facilities, or areas for natural resource activities
- Support and evaluate green development and innovative approaches to creating unique recreational and natural resource amenities
- The number of new park and recreation areas developed
- Identify and track tourism and recreation dollars spent in the Region
- Provide resources for mapping and marketing recreation and natural resources areas within the Region



6. FUNDING THE PLAN



ECONOMIC DEVELOPMENT FUNDING ALTERNATIVES

- Community Development Block Grant
- NWIPDC Revolving Loan Fund
- Local city or county revolving loans
- Iowa DNR/IFA SRF Fund
- EDA planning & technical assistance
- EDA project assistance
- USDA-RD grant and loan programs
- SBA loans
- Tax Increment Financing (TIF)
- Tax Abatement
- Enterprise Zones
- Local Option Sales Tax (LOST)
- Other city, county, or regional resources



COMMUNITY DEVELOPMENT FUNDING ALTERNATIVES

- Community Development Block Grant
- IEDA Community Attraction & Tourism
- IEDA Vision Iowa program
- Iowa Finance Authority
- HOME Funds
- Housing Rehabilitation program
- NW Iowa Regional Housing Trust Fund
- Federal Home Loan Bank (FHLB)
- USDA-RD grant and loan programs
- Tax Increment Financing (TIF)
- Iowa Brownfields/Greenfields program
- County Foundations/Private funding
- Iowa Gaming grants/funds

TRANSPORTATION FUNDING ALTERNATIVES

- Surface Transportation Program
- Transportation Alternatives Program
- Highway Safety Improvement Program
- Federal Transit Administration
- Transportation Safety Improvement Program (TSIP)
- Traffic Engineering Assistance Program
- Revitalize Iowa's Sound Economy (RISE)
- Iowa County and City Bridge Fund
- Living Roadway Trust Fund
- Iowa Road Use Tax Fund (RUTF)
- Air, Rail & other transportation funding

NATURAL RESOURCES FUNDING ALTERNATIVES

- Iowa DNR Resource Enhancement & Protection (REAP) grants
- Land & Water Conservation Fund
- Solid Waste Alternative Program (SWAP)
- Iowa Watershed Planning
- IDNR Water Trails program
- Iowa Homeland Security & Emergency Management
- County Foundations/Private funding
- Iowa Gaming grants/funds
- Other city, county, or regional resources

7. CEDS ECONOMIC RESILIENCE



Over the past several years, the NWIPDC region has suffered multiple natural and man-made disasters that have necessitated the Region as a whole, in addition to individual cities and counties, to strive to maintain a resiliency to economic hardship. The direct and indirect negative economic impact from natural or man-made disasters can have a devastating effect on cities and counties and local business and industry, to say the least. The following are examples of natural or man-made disasters resulting in local governments requiring economic resilience to overcome these events.

- **2015 – Avian Flu Pandemic.** The outbreak was first reported from northwest Iowa in early 2015. Several million chickens and turkeys were identified as being affected in northwest Iowa farms and commercial agricultural operations. All affected animals were humanely exposed of and each operation had to be cleaned prior to restocking. Sioux and Buena Vista counties, within the NWIPDC Region, were two of the hardest hit counties in the Nation.

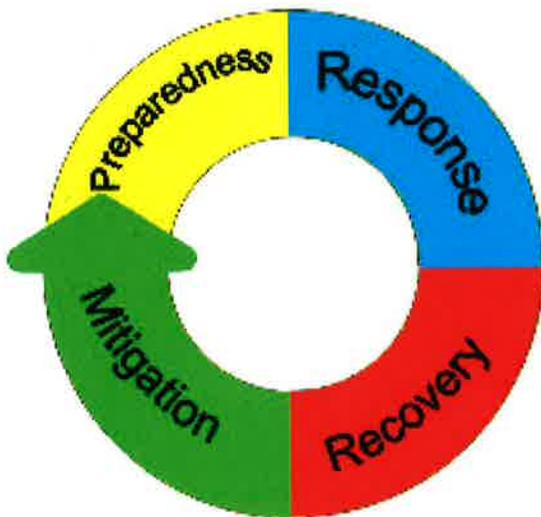
Photo of Rock Valley flooding from June 2014



- **2020 – COVID – 19 Pandemic.** In March 2020, the viral pandemic hit northwest Iowa and Iowa extremely hard afflicting thousands of people causing widespread illness and death and forcing the shutdown of many businesses, manufacturing and processing plants. The hospitality industry, retail stores and meat processing were hardest hit in the region. Dickinson and Sioux Counties were the hardest hit within the region, but all counties were affected. Many jobs were lost and the road to recovery to pre COVID levels will be long. In response to this pandemic, NWIPDC, as an EDD, applied and received \$400,000 in a non-competitive grant from EDA through the CARES Act to work with the sub-economic groups over a 24-month period to assist business community with programmatic delivery to help get them back on their feet and develop business approaches to shelter them from any future pandemic events. This program ended in June of 2022 but provided much needed information and alternative business delivery programs that will help to alleviate any future such events and provide business with a new means of delivery non-pandemic related.
- Over multiple years, there have been declared winter storm events resulting in declarations by Iowa Homeland Security and FEMA for local assistance.

The NWIPDC received funding from EDA for the purposes of hiring a Disaster Recovery Coordinator in order to provide dedicated technical assistance to the economic and disaster recovery needs of communities in the nine county NWIPDC region. This Disaster Recovery Coordinator funded through EDA was able to provide assistance to member city and county governments within the Region for more than two years. The staff at NWIPDC, including the former Disaster Recovery Coordinator position funded by EDA, along with other local, state and federal disaster funding, along with economic and community development funding have been essential in ensuring the cities and counties within the Region continue to be resilient and economically viable entities now and moving forward into the future.

With regards to pre-disaster recovery planning, the NWIPDC Planning staff have taken an active role in assisting and leading each of the nine (9) member county governments and each of the 79 member cities in completing a multi-jurisdictional hazard mitigation plan. Each plan respective to each of the nine counties in northwest Iowa, includes components that addresses pre-disaster hazard mitigation analysis, identification of potential hazards, and mitigation measures to address those potential hazards. Each plan completes components specific to the county government, each municipal government in the county, and applicable school district and/or



college located within each county. The first counties in northwest Iowa to complete such multi-jurisdictional hazard mitigation plan for FEMA were completed in 2012, with the most recent county being adopted in 2020. Each countywide plan is valid for five (5) years before it needs to be updated for FEMA. NWIPDC Planning staff is currently working with those counties that has 2012 adopted plans to begin the process for reapplying for funding to complete the required update of such pre-disaster recovery planning efforts. The efforts to identify such potential natural and man-made disasters in northwest Iowa, and create measures intended to minimize or mitigate against the effects of such hazards will continue to be a valuable economic

development tool and asset to our member city and county governments.

POTENTIAL CONSTRAINTS TO GROWTH

Major national and regional level constraints to economic growth still relate most closely to energy, and regional economic change in terms of shifts in industrial structures and regional population shifts. The national and regional constraints are often not amenable to modification at the local community level, and must be adjusted to by community leaders and citizens providing input together effective growth programs. The situation in regard to energy is not much more permissive.

Availability of energy from dependable sources is of critical concern when evaluating an area's potential for economic development. Energy is discussed in several pieces in this report as it applies to the evolving economic base. In summary, the major potential national and regional level constraints upon economic growth in northwest Iowa include changes in the regional economy and population, national economic recession and energy availability. These constraints are faced by many areas throughout the country as they are related to national economic trends, and are difficult to modify at the local level. These constraints must be taken into account by area residents in planning an effective economic growth program.

CEDS APPENDICES



Appendix A. Regional County Capital Improvement Plans

Appendix B. NWIPDC Regional TIP (Transportation Improvement Program)

Appendix C. Minutes of NWIPDC Board meeting approving the CEDS

APPENDIX A
REGIONAL CAPITAL IMPROVEMENT PLANS

BUENA VISTA COUNTY FIVE YEAR PLAN

2022 (8)

36431	Little Sioux River Bridge	STBG-SWAP-C011(116)--FG-11		\$2,094,000		\$920,000
22229	Barnes 5	BRS-SWAP-C011(100)--FF-11		\$950,000		
26809	West C49	STBG-SWAP-C011(BV61)--FG-11	\$1,430,000	\$570,000		
47312	Bus 71 PCC Paving	FM-C011()--55-11	\$3,900,000			
47313	N14 Hwy 3 to Albert City	FM-C011()--55-11	\$1,300,000			
47341	Bridge 95 Replacement	L-C011(B95)--73-11			\$600,000	
47343	3 - RCB 2022	FM-C011(RCB 2022)--55-11	\$900,000			
47345	5 - Local RCB 2022	L-C011(LOC 2022)--73-11			\$1,000,000	
			Total	Total	Total	Total
			\$7,530,000	\$3,614,000	\$1,600,000	\$920,000

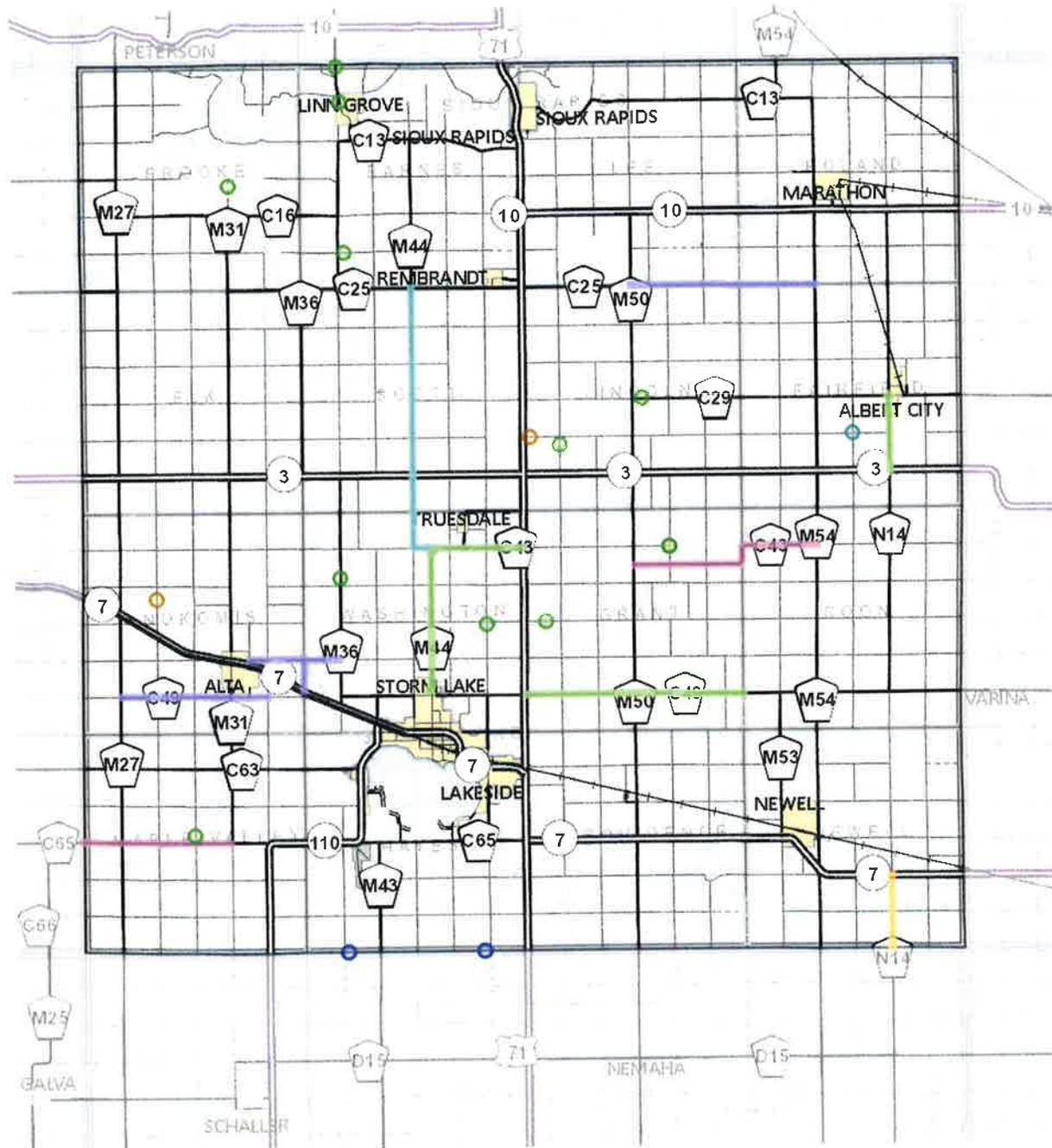
2023 (2)

21407	Fairfield 27/28	BROS-SWAP-C011(BV95)--SE-11		\$300,000		
9098	M44 HMA Resurfacing	FM-C011(68)--55-11	\$2,600,000			
			Total	Total		
			\$2,600,000	\$300,000		

2024 (7)

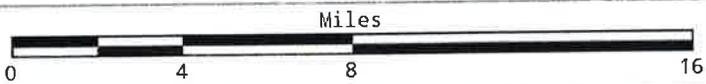
10748	C-932	L-C-932--73-11			\$120,000	
17846	C25 HMA Resurfacing	LFM-R-1425--7X-11			\$1,100,000	
17851	SE 35 Hayes C49	L-C-1435--73-11			\$100,000	
32179	Politicians HMA Resurfacing	FM-C011()--55-11	\$750,000			
32180	C49 Alta South HMA Resurfacing	L-R-850--73-11			\$300,000	
19194	Lake Creek Blktp	L-R-1570--73-11			\$300,000	

21412	C49 Fairgrounds	LFM-R-1649--7X-11	\$750,000	
			Total	Total
			\$1,500,000	\$1,920,000
2025 (4)				
9096	Lincoln 30	L-B-830--73-11		\$135,000
15744	T intersection	L-B-1211--73-11		\$225,000
17852	NW 16 Nokomis	L-B-1216--73-11		\$200,000
21408	N14 South	FM-C011(BV98)--55-11	\$700,000	
			Total	Total
			\$700,000	\$560,000
2026 (2)				
26806	C43	FM-C011()--55-11	\$2,000,000	
32188	C65	FM-C011(BV103)--55-11	\$1,400,000	
			Total	
			\$3,400,000	



Feature Key

- | | | | |
|----------------|-------------|-----------|-----------------|
| Earth | Gravel | Seal Coat | County Pavement |
| State Pavement | Divided Hwy | Water | City |
| Township | Railroad | Bridge | County Hwy |
| State Hwy | US Hwy | | |



CLAY COUNTY FIVE YEAR PLAN

2022 (5)

38901	B53 East of Hwy 71	LFM-150-- 7X-21			\$1,349,300
38902	B53 West of Hwy 71	LFM-151-- 7X-21			\$2,387,200
38903	B14 West of Fostoria	HSIP- SWAP- C021(149)-- FJ-21	\$441,000		\$2,094,000
44858	Greenville Paving	LFM-152-- 7X-21			\$500,000
49813	Frontage Road	L-FR7722-- 73-21		\$180,000	
			Total	Total	Total
			\$441,000	\$180,000	\$6,330,500

2023 (2)

38904	M27 PCC Overlay	STBG- SWAP- C021()-FG- 21	\$900,000	\$900,000	
37600	B24 Paving	FM-C021()- 55-21	\$1,200,000		
			Total	Total	
			\$2,100,000	\$900,000	

2024 (2)

44860	N18 Paving	FM-C021()- 55-21	\$2,100,000		
44863	Lost Island Lake Road	LFM- C021()-7X- 21			\$500,000
			Total		Total
			\$2,100,000		\$500,000

2025 (2)

16672	Wood Culvert	L-5622C-1-- 73-21			\$350,000
16673	Mauer Culvert	L-5622C-2-- 73-21			\$350,000
					Total
					\$700,000

2026 (4)

23758	County Line Culverts	L---73-21		\$250,000	
23762	Country Club Bridge	BRM- SWAP- C021()--SD- 21	\$2,000,000		
38907	Ammonia Tank Road	LFM-TIF- 23PCC2-- 7X-21		\$300,000	
38908	Old Shoppers Road	L-TIF- 23PCC3--73- 21		\$500,000	
			Total	Total	Total
			\$2,000,000	\$250,000	\$800,000

DICKINSON COUNTY FIVE YEAR PLAN

2022 (10)

34898	Miscellaneous Culverts	L-651--73-30		\$250,000
24890	N-16 Swan Lake Culverts	LFM-641--7X-30		\$500,000
45549	110th Ave Bridge	L-672--73-30		\$700,000
38848	A-34 Foreslope Flattening	FM-C030(64)--55-30	\$1,000,000	
45986	100th Ave Osceola Line Bridge	L-673--73-30		\$350,000
45987	160th Street Culvert (E-5007)	L-674--73-30		\$350,000
45988	210th St Culvert (Lorch)	L-675--73-30		\$150,000
45989	300th Ave Culvert (Matthews)	L-676--73-30		\$150,000
3526	FY '22 R.O.W.	L- R.O.W.-73-30		\$50,000
24875	Carl Ingwersen 140th St. Culvert	L-634--73-30		\$350,000
			Total	Total
			\$1,000,000	\$2,850,000

2023 (8)

3322	CENTER LAKE	L-553--73-30		\$900,000
15641	213th Ave/230th St PAVING	L-602--73-30		\$850,000
38909	M-56 Reconstruct	FM-C030(###)-55-30	\$2,500,000	
38849	Kaiser Culvert	L-661--73-30		\$100,000
37614	M-34 Resurface	FM-C030(##)--55-30	\$900,000	
37618	A-34 Milford Recon	STBG-SWAP-	\$100,000	\$1,657,800

		C030(##)-- FG-30			
21537	M-56 Bedell State Park Curve Recon	LFM-624-- 7X-30			\$1,500,000
44829	Lower Gar Outlet	L-669--73- 30			\$350,000
			Total	Total	Total
			\$3,500,000	\$1,657,800	\$3,700,000

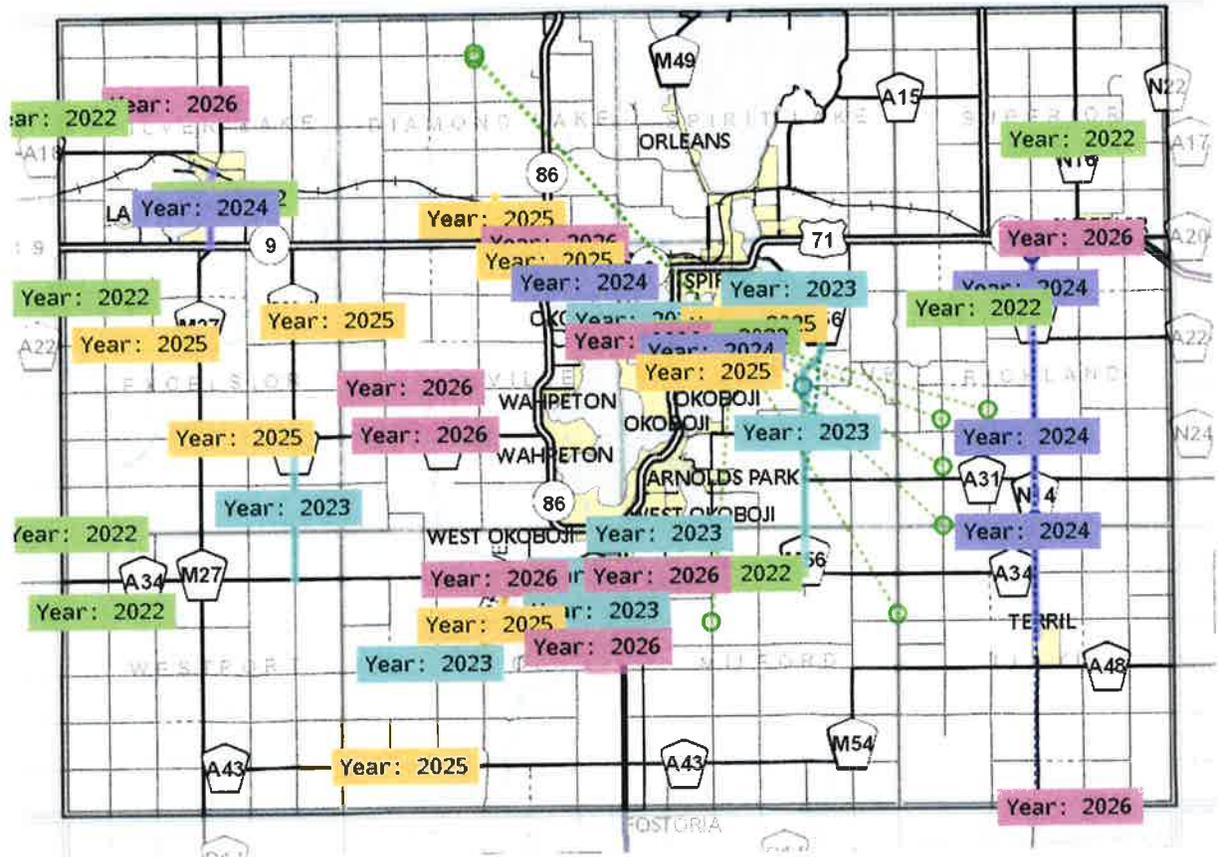
2024 (6)

	L-591 N-14				
13056	CULVERT/GUARDRAIL REHAB	LFM-591-- 7X-30			\$500,000
38910	N-14 HMA Overlay	FM- C030(###)- -55-30	\$1,500,000		
38905	Stake-Out Road Reconstruction	LFM-665-- 7X-30			\$1,200,000
36413	Brownell Heights HMA	L-654--73- 30			\$1,000,000
24889	N-14 Shoulder Widening	LFM-640-- 7X-30			\$500,000
44830	M-27 into Lake Park	STBG- SWAP- C030() FG-30	\$600,000	\$900,000	
			Total	Total	Total
			\$2,100,000	\$900,000	\$3,200,000

2025 (9)

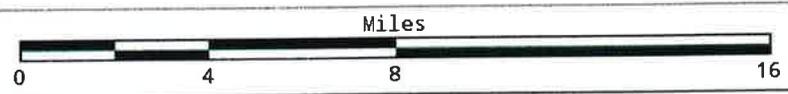
38852	190th St. Dirt Road Grading	L-662--73- 30			\$500,000
38853	Chris Hoffman Culvert	L-663--73- 30			\$300,000
36415	Montgomery Overlay	L-656--73- 30			\$300,000
32421	Loch Knolls HMA	L-647--73- 30			\$225,000
24878	Francis Sites HMA Resurface	L-636--73- 30			\$1,000,000
24886	War Eagle HMA Mill and Fill	L-638--73- 30			\$125,000
24888	Horseshoe Bend Road Grade and Pave	LFM-639-- 7X-30			\$1,500,000

44831	A-43 Welle Culvert	LFM-671-- 7X-30		\$400,000
45993	170th St Grading (Delaney)	L-677--73- 30		\$500,000
				Total \$4,850,000
2026 (10)				
38854	A-34 Buchanon Bridge	LFM-664-- 7X-30		\$300,000
36414	A-34 Mill Creek Crossing Culvert Replacement	LFM-655-- 7X-30		\$500,000
34899	Intersection Reconstruction	LFM-652-- 7X-30		\$500,000
34901	Gould Bridge	BROS- SWAP- C030(66)-- SE-30	\$1,000,000	
24876	Boetel 120th Street Culvert	L-635--73- 30		\$100,000
19514	Local Intersection Reconstruction	L-621--73- 30		\$500,000
21538	Clay Co. Line Bridge Replacement	L-625--73- 30		\$400,000
45994	A-22 Bridge (Deck Overlay)	LFM-678-- 7X-30		\$150,000
45995	County Home Resurface	L-679--73- 30		\$300,000
45996	DERNER GRAVEL PITS PAVING(2)	L-680--73- 30		\$850,000
			Total	Total \$1,000,000 \$3,600,000



Feature Key

- | | | | |
|----------------|-------------|-----------|-----------------|
| Earth | Gravel | Seal Coat | County Pavement |
| State Pavement | Divided Hwy | Water | City |
| Township | Railroad | Bridge | County Hwy |
| State Hwy | US Hwy | | |



EMMET COUNTY FIVE YEAR PLAN

2023 (2)

32259 L-124	L-B-49-73-32			\$260,000
38864 L-134	STBG- SWAP- C032()--FG- 32	\$328,000	\$472,000	
		Total	Total	Total
		\$328,000	\$472,000	\$260,000

2024 (2)

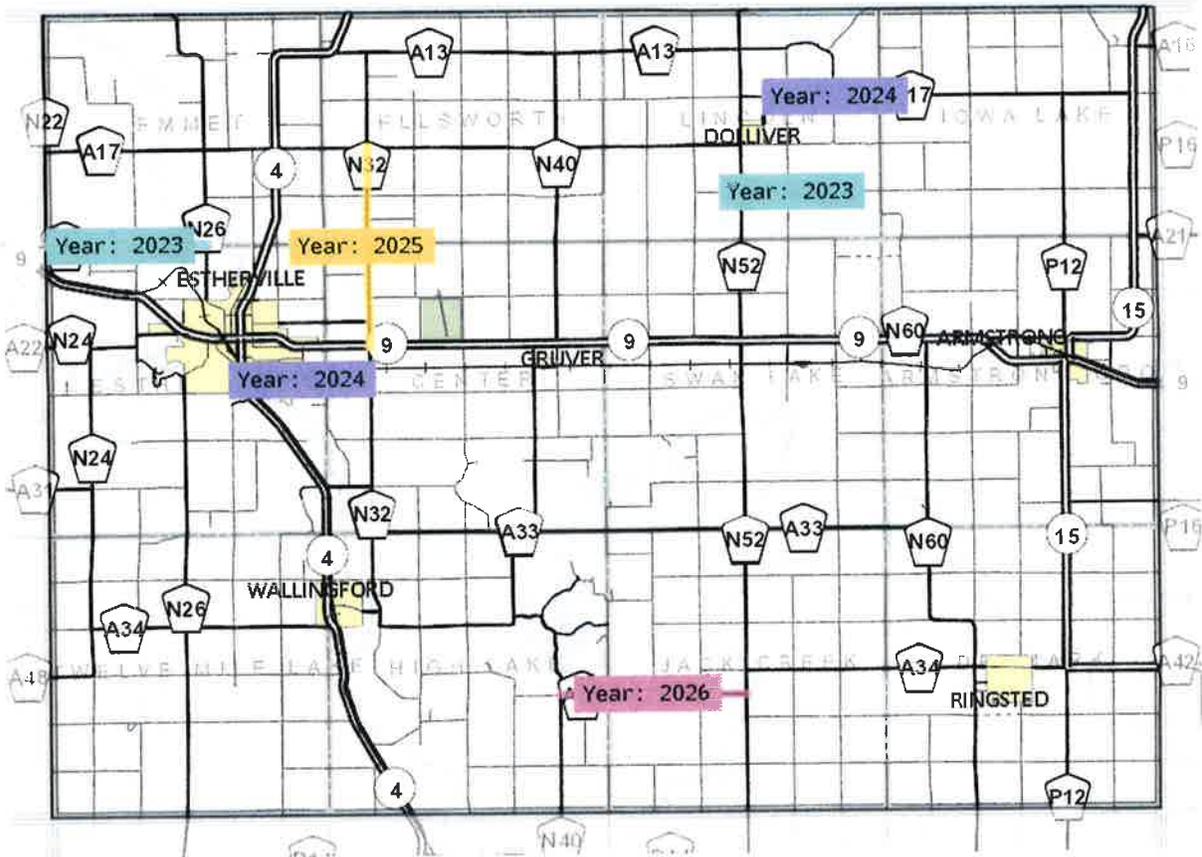
36199 L-127	L-B-41--73- 32			\$365,000
36201 L-130	BRS-SWAP- C032()--FF- 32		\$700,000	
			Total	Total
			\$700,000	\$365,000

2025 (1)

44609 L-135	FM-C032()-- 55-32	\$1,500,000		
		Total		
		\$1,500,000		

2026 (1)

45929 L-136	FM-C032()-- 55-32	\$980,000		
		Total		
		\$980,000		



Feature Key

- | | | | |
|----------------|-------------|-----------|-----------------|
| Earth | Gravel | Seal Coat | County Pavement |
| State Pavement | Divided Hwy | Water | City |
| Township | Railroad | Bridge | County Hwy |
| State Hwy | US Hwy | | |



LYON COUNTY FIVE YEAR PLAN

2022 (5)

10872	A52 from K30 to A44	FM-C060(A52)--55-60	\$800,000		
19653	11W on K52 N of RR CL	BROS-SWAP-C060()--FE-60		\$1,296,000	
45027	K16 from IA 9 to MN St Line	STBG-SWAP-C060()--FG-60	\$550,000	\$500,000	
20702	A18	STBG-SWAP-C060(A18)--FG-60	\$2,195,000	\$445,000	
36271	8Y	BRS-SWAP-C060(123)--FF-60		\$668,000	
			Total	Total	
			\$3,545,000	\$2,909,000	

2023 (4)

38799	27R100 W of K30	L-27R--73-60		\$700,000	
35313	K-12 from A26 to the Inwrod City Limits	FM-C060(K-12)--55-60	\$2,000,000		
44919	40Y Culvert On L26 N of A34	BRS-SWAP-C060(40Y)--FF-60		\$300,000	
44923	65Y on L26 just S of A34	BRS-SWAP-C060(65Y)--FF-60		\$300,000	
			Total	Total	Total
			\$2,000,000	\$600,000	\$700,000

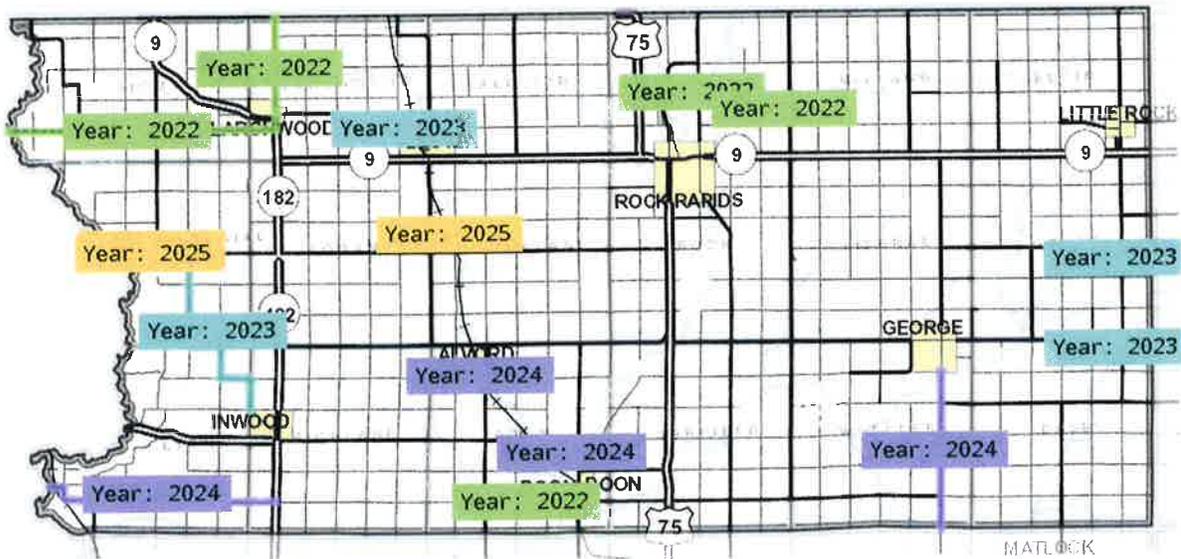
2024 (4)

37714	L14 from George City Limits to the Sioux County Line	STBG-SWAP-C060(L14)--FG-60	\$825,000	\$825,000	
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	A50 from the South	FM-		
35307	Dakota State Line to US18	C060(A50)-- 55-60	\$2,000,000	
45131	51W on K42	BHS-SWAP- C060(51W)-- FC-60		\$200,000
45132	39W on K30 N of 220th St	BHS-SWAP- C060(39W)-- FC-60		\$150,000
			Total	Total
			\$2,825,000	\$1,175,000

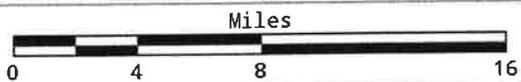
2025 (3)

38798	23R100 on K12 N of A26	LFM-23R-- 7X-60		\$550,000
45025	19W on Eagle Ave S of 170th St	L- C060(19W)-- 73-60		\$475,000
45026	26R on A26 W of K12	LFM- C060(26R)-- 7X-60		\$550,000
				Total
				\$1,575,000



Feature Key

Earth	Gravel	Seal Coat	County Pavement
State Pavement	Divided Hwy	Water	City
Township	Railroad	Bridge	County Hwy
State Hwy	US Hwy		



O'BRIEN COUNTY FIVE YEAR PLAN

2022 (3)

44966	H-0 Bridge Floor Overlay - Clay	L-B6806s4--73-71		\$60,000
45607	I-24 Arlene Sampson	BROS-SWAP-C071(88)--FE-71	\$1,000,000	
49804	K-11 Nelson-Oliver	L-B5116s8--73-71		\$575,000
			Total	Total
			\$1,000,000	\$635,000

2023 (6)

18864	P-20 Guthridge-IDNR	L-C4934s9--73-71		\$300,000
18870	B-5 Remmers-VanMeeteren	L-C7011s1--73-71		\$85,000
45606	L-M22--73-71 Moneta - Clay County	LFM-C071(M22)--7X-21		\$200,000
49805	K-22 Rohwer Pit	L-B5127s2--73-71		\$500,000
49808	I-30 Shriver	L-C5931e3--73-71		\$150,000
49809	B-9 Solsma	LFM-(C7015s6)--7X-71		\$200,000
			Total	\$1,435,000

2024 (7)

18857	C-12 Norton	L-C7114e3--73-71		\$150,000
39074	M-12 Hartley to B-40	STBG-SWAP-C071()--SG-71	\$672,000	\$1,008,000
38516	B-20 Prairie View	LFM-Prairie View--7X-71		\$480,000
37502	L-38 North Germantown	LFM-L38--7X-71		\$425,000

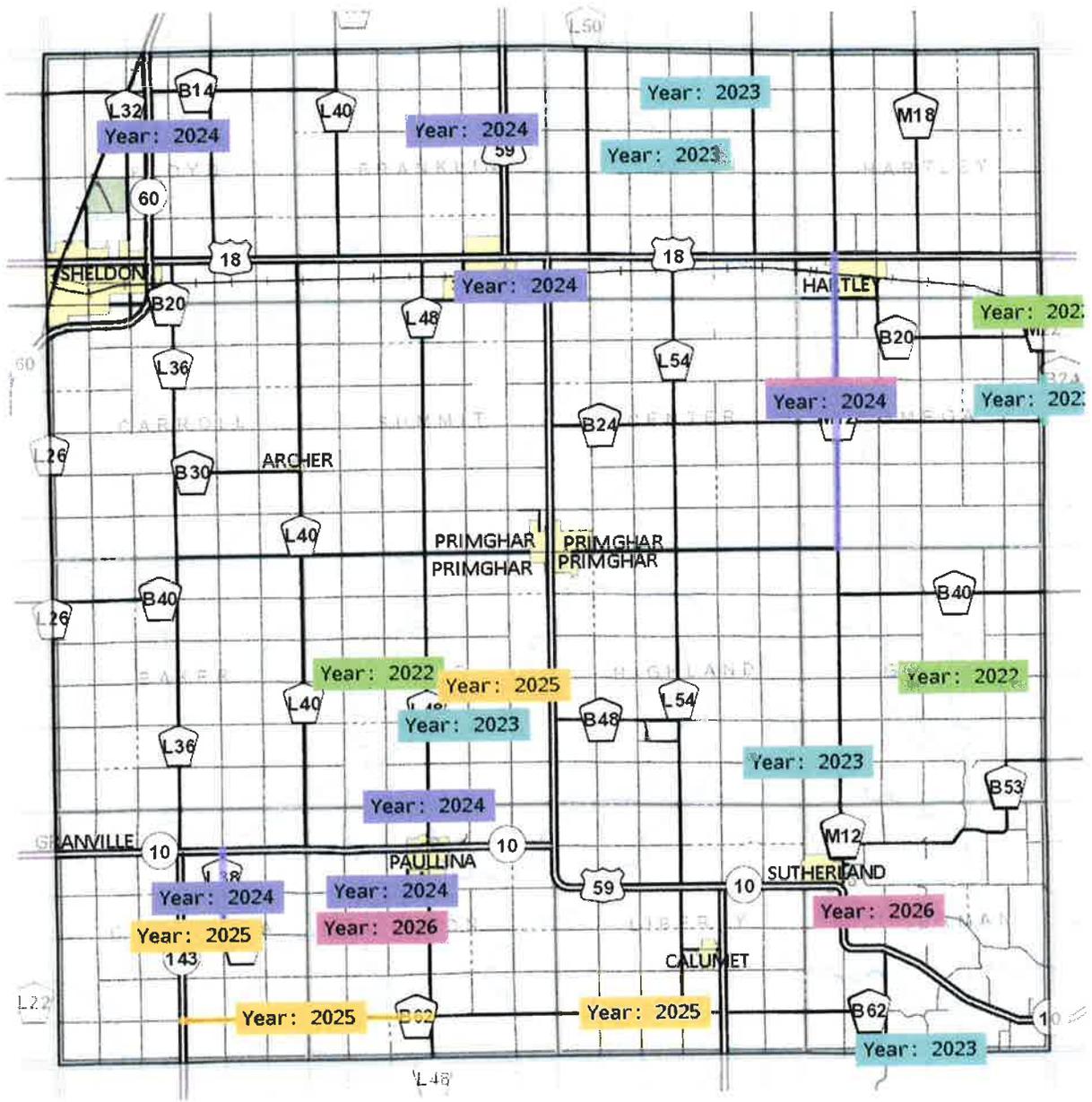
37503	Paullina Cemetery	LFM-Paullina Cemetery-- 7X-71		\$300,000
49810	D-9 Honkomp	L-B7215s1-- 73-71		\$200,000
49811	N-3 Burmakow	L-B4103e2-- 73-71		\$1,000,000
			Total	Total
			\$672,000	\$1,008,000

2025 (4)

37504	B-62 Calumet Cemetery to L-54	LFM-B62-- 7X-71		\$300,000
37500	B62 from 143 East	FM- C071(B62)-- 55-71	\$1,200,000	
37501	B-60 IA 143 to Germantown	FM- C071(B60)-- 55-71	\$200,000	
34547	K-20 Gillespie	L-B5124s2--- 73-71		\$500,000
			Total	Total
			\$1,400,000	\$800,000

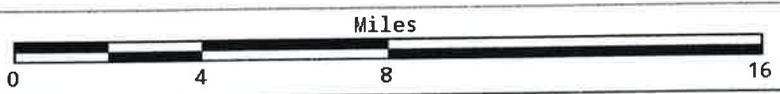
2026 (3)

13634	H-11 Hartley Golf BFO	LFM- B6917s3--7X- 71		\$150,000
36104	P-13 Jalas Bridge	L-B4916s6-- 73-71		\$390,000
49812	N-10 Mad Cow	STBG- SWAP- C071(N-10)-- SK-71		\$1,300,000
			Total	Total
			\$1,300,000	\$540,000



Feature Key

- | | | | |
|----------------|-------------|-----------|-----------------|
| Earth | Gravel | Seal Coat | County Pavement |
| State Pavement | Divided Hwy | Water | City |
| Township | Railroad | Bridge | County Hwy |
| State Hwy | US Hwy | | |



OSCEOLA COUNTY FIVE YEAR PLAN

2022 (1)

45636	Harrison Bridge L-16	BROS-SWAP-C072(77)--SE-72	\$825,000	\$225,000
			Total	Total
			\$825,000	\$225,000

2023 (1)

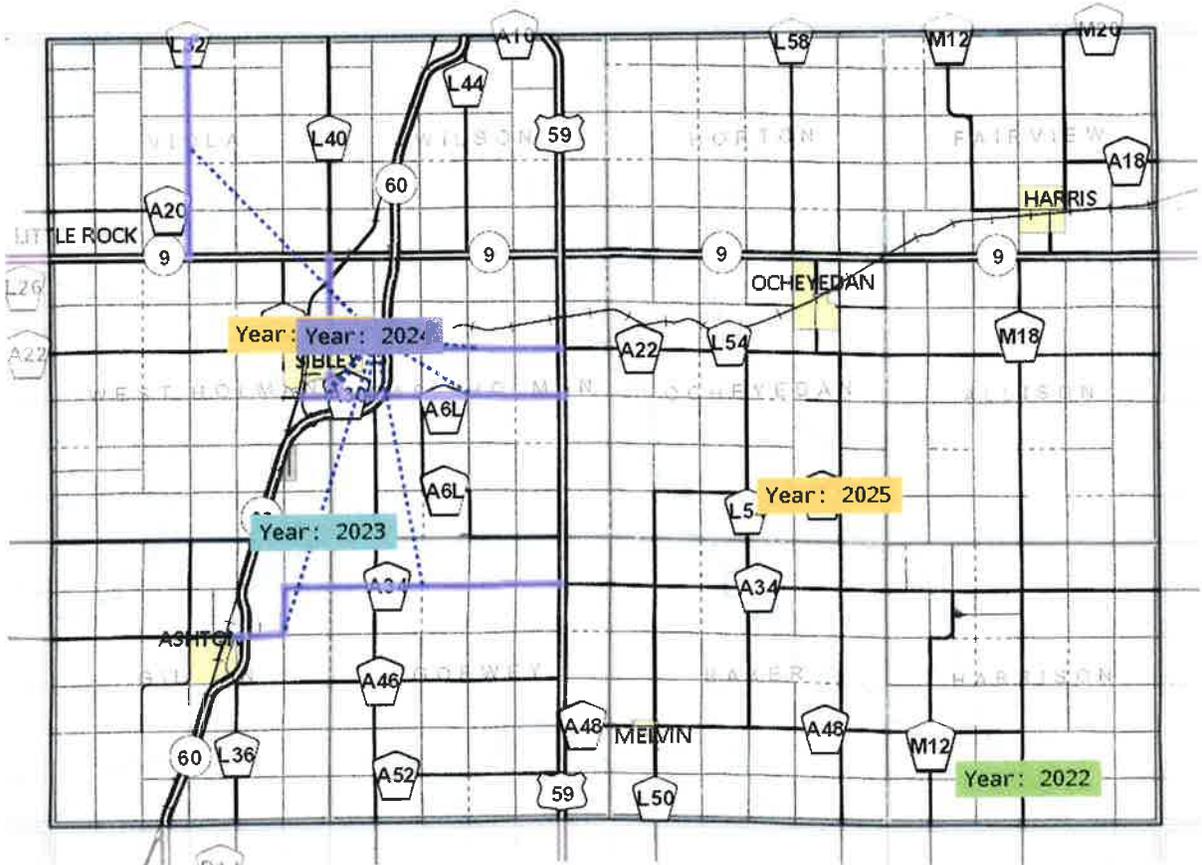
44839	Osceola County Bridge F-15	BROS-SWAP-C072()-SE-72	\$750,000	
			Total	
			\$750,000	

2024 (1)

38876	L32, L40, A22, A30, A34	STBG-SWAP-C072(2024)--FG-72	\$3,741,000	\$1,419,000
			Total	Total
			\$3,741,000	\$1,419,000

2025 (2)

20201	VFW Bridge	BRS-SWAP-C072(61)--FF-72		\$500,000
45746	G-20 Ocheyedan TWP	BHOS-SWAP-C072()-FB-72		\$800,000
			Total	Total
				\$1,300,000



Feature Key

Earth	Gravel	Seal Coat	County Pavement
State Pavement	Divided Hwy	Water	City
Township	Railroad	Bridge	County Hwy
State Hwy	US Hwy		



PALO ALTO COUNTY FIVE YEAR PLAN

2022 (3)

44962 L-1019	LFM- C074()--7X- 74			\$3,500,000
35938 L-1011	STBG- SWAP- C074(108)-- FG-74	\$512,000	\$768,000	
45962 L-1027	BROS- SWAP- C074(110)-- SE-74		\$200,000	
		Total \$512,000	Total \$968,000	Total \$3,500,000

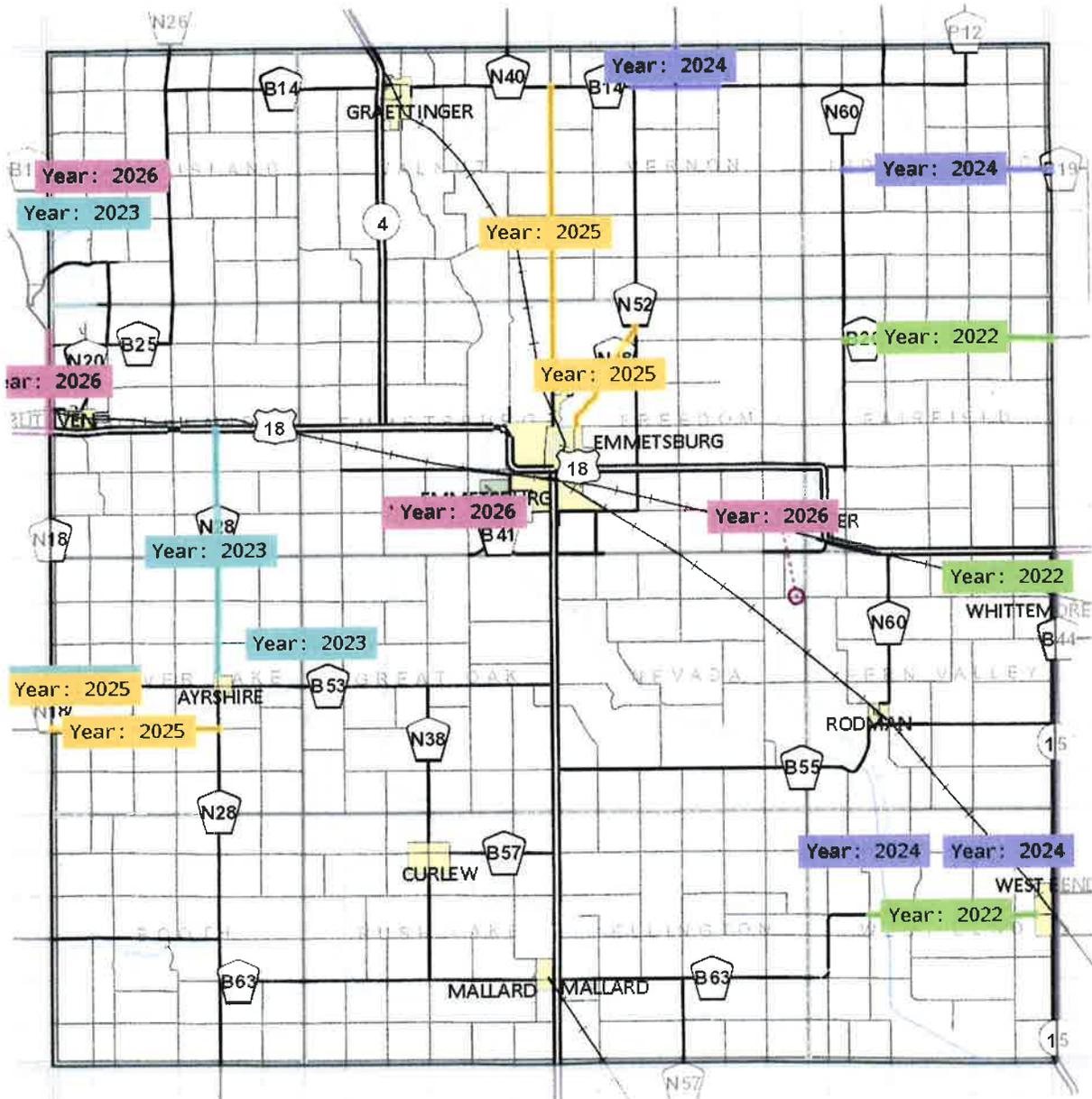
2023 (4)

21256 L-1006	L-G(420th St)--73-74			\$1,500,000
38631 L-1015	STBG- SWAP- C074()--FG- 74	\$900,000	\$900,000	
45972 L-1030	L-C074()-- 73-74			\$480,000
45974 L-1032	BROS- SWAP- C074()--SE- 74		\$340,000	
		Total \$900,000	Total \$1,240,000	Total \$1,980,000

2024 (4)

45938 L-1023	LFM- C074()--7X- 74			\$2,100,000
45954 L-1022	FM-C074()-- 55-74	\$3,500,000		
45968 L-1034	BROS- SWAP- C074()--FE- 74		\$575,000	

45975 L-1033	BROS-SWAP-C074()--FE-74		\$500,000		
		Total		Total	Total
		\$3,500,000		\$1,075,000	\$2,100,000
2025 (4)					
22369 L-1010	L-P(P-1504)--73-74			\$20,000	\$1,000,000
44965 L-1020	LFM-C074()--7X-74				\$2,000,000
45943 L-1024	FM-C074()--55-74	\$2,800,000			
47205 L-1036	STBG-SWAP-C074()--FG-74	\$1,020,000	\$1,020,000		
		Total	Total	Total	Total
		\$3,820,000	\$1,020,000	\$20,000	\$3,000,000
2026 (5)					
45956 L-1025	FM-C074()--55-74	\$350,000			
45957 L-1026	FM-C074()--55-74	\$735,000			
45967 L-1028	L-C074()--73-74				\$720,000
45971 L-1029	L-C074()--73-74				\$480,000
45973 L-1031	L-C074()--73-74				\$480,000
		Total			Total
		\$1,085,000			\$1,680,000



Feature Key

- | | | | |
|----------------|-------------|-----------|-----------------|
| Earth | Gravel | Seal Coat | County Pavement |
| State Pavement | Divided Hwy | Water | City |
| Township | Railroad | Bridge | County Hwy |
| State Hwy | US Hwy | | |



SIoux COUNTY FIVE YEAR PLAN

2022 (18)

4352	L-8-97--73-84-BR	L-8-97--73-84				\$532,000
38999	L-1-2024--7X-84-GR	L-1-2024--73-84				\$904,000
34996	FM-C084()--55-84	LFM-5-2018--7X-84				\$1,232,000
34997	FM-C084()--55-84	FM-C084()--55-84	\$900,000			\$3,000
23490	L-4-2018--73-84-BR	LFM-4-2018--7X-84				\$383,000
14370	L-2-2011--73-84	L-2-2011--73-84				\$202,000
26986	L-2-2019--73-84	L-2-2019--73-84				\$119,000
35253	LFM-3-2021--73-84-BR	LFM-3-2021--7X-84				\$376,000
26985	L-1-2019--73-84	L-1-2019--73-84				\$119,000
32322	L-6-2020--73-84-BR	L-6-2020--73-84				\$140,000
36066	FM-CO84()--55-84	STBG-SWAP-C084(173)--FG-84	\$680,000	\$800,000	\$4,000	
19547	L-5-2015--73-84-BR	LFM-C084(161)--7X-84				\$382,000
17864	L-4-2014--73-84	L-4-2014--73-84				\$363,000
8687	L-5-2008--73-84-BR/CULV	L-5-2008--73-84				\$213,000
35000	L-1-2021--73-84-CULV	L-1-2021--73-84				\$144,000
45811	B56, Jackson to 3rd	LFM-C084()--7X-84				\$708,000
47179	Jefferson, 450th S 0.6 mi	L-1-2022-73-84				\$127,000
51075	LFM-2-2022--7X-84	LFM-2-2022--7X-84				\$245,000

			Total	Total	Total
			\$1,580,000	\$800,000	\$6,196,000
2023	(17)				
4422	L-7-93--73-84-GR	L-7-93--73-84			\$120,000
37771	L-2-RRP-2024--73-84	L-2-RRP--2024--73-84			\$40,000
37784	LFM-2-2023--7x-84	FM-C084()--55-84	\$1,173,000		\$4,000
37593	L-1-RRP-2024--73-84-GR CROSSING	L-1-RRP-2024--73-84			\$40,000
35254	L-4-2021--73-84	L-4-2021--73-84			\$100,000
20569	LFM-1-2016--73-84-CULV	FM-C084()--55-84	\$198,000		\$3,000
15619	L14-08PAV--73-84	L-14-08PA--73-84			\$310,000
15700	L-4-2012--73-84-CULV	L-4-2012--73-84			\$100,000
6075	FM-84()--55-84	FM-C084()--55-84	\$313,000		\$3,000
8695	L-8-2008--73-84-GR	L-8-2008--73-84			\$203,000
12558	FM-CO84()--55-84	BROS-SWAP-C084()--FE-84		\$448,000	\$2,000
36065	BRS-SWAP-C084(170)--FF-84	BRS-SWAP-C084(170)--FF-84	\$1,502,000	\$2,058,000	\$5,000
26988	BE01N2450 BR	BROS-SWAP-C084()--SE-84		\$449,000	\$2,000
32321	L-5-2020--73-84-BR	BROS-SWAP-C084()--FE-84		\$373,000	\$2,000
17855	FM-CO84()--55-84	BROS-SWAP-C084()--FE-84		\$448,000	\$2,000

8684	L-3-2008--73-84- BR	BROS- SWAP- 6550()--SE-84		\$470,000	\$5,000
37582	FM-C084()--55-84	STBG- SWAP- C084()--FG- 84	\$917,000	\$1,080,000	\$4,000
			Total	Total	Total
			\$4,103,000	\$5,326,000	\$945,000

2024 (15)

4234	L-2-96--73-84-GR	L-2-96--73-84			\$145,000
4265	L-4-92--73-84-GR	L-4-92--73-84			\$160,000
39001	L-2-2024--7X-84- GR	L-2-2024--73- 84			\$240,000
37772	L-1-2023--73-84- PAV	L-1-2023--73- 84			\$600,000
38997	B40 shoulders	LFM-5-2021- -7X-84			\$375,000
23489	L-3-2018--73-84- CULV	LFM-3-2018- -7X-84			\$95,000
14366	L-1-2011--73-84- BR	L-1-2011--73- 84			\$450,000
32318	BB12N2700 overlay	FM-C084()-- 55-84	\$108,000		\$2,000
35252	L-2-2021--73-84- BR	BROS- SWAP- C084()--FE- 84		\$447,000	\$3,000
32320	L-4-2020--73-84- BR	BROS- SWAP- C084()--FE- 84		\$360,000	\$2,000
12560	FM-CO84()--55-84	BROS- SWAP- C084()--FE- 84		\$419,000	\$3,000
38998	FM-C084()--55-84	FM-C084()-- 55-84	\$1,546,000		\$4,000
39102	FM-C084()--55-84	STBG- SWAP- C084()--FG- 84	\$391,000	\$533,000	\$3,000

45806	410th, Garfield G&P	L-3-2024--73- 84		\$120,000
45847	Eagle, B40 G&P	L-4-2024--73- 84		\$1,040,000
			Total	
			\$2,045,000	
			Total	Total
			\$1,759,000	\$3,242,000

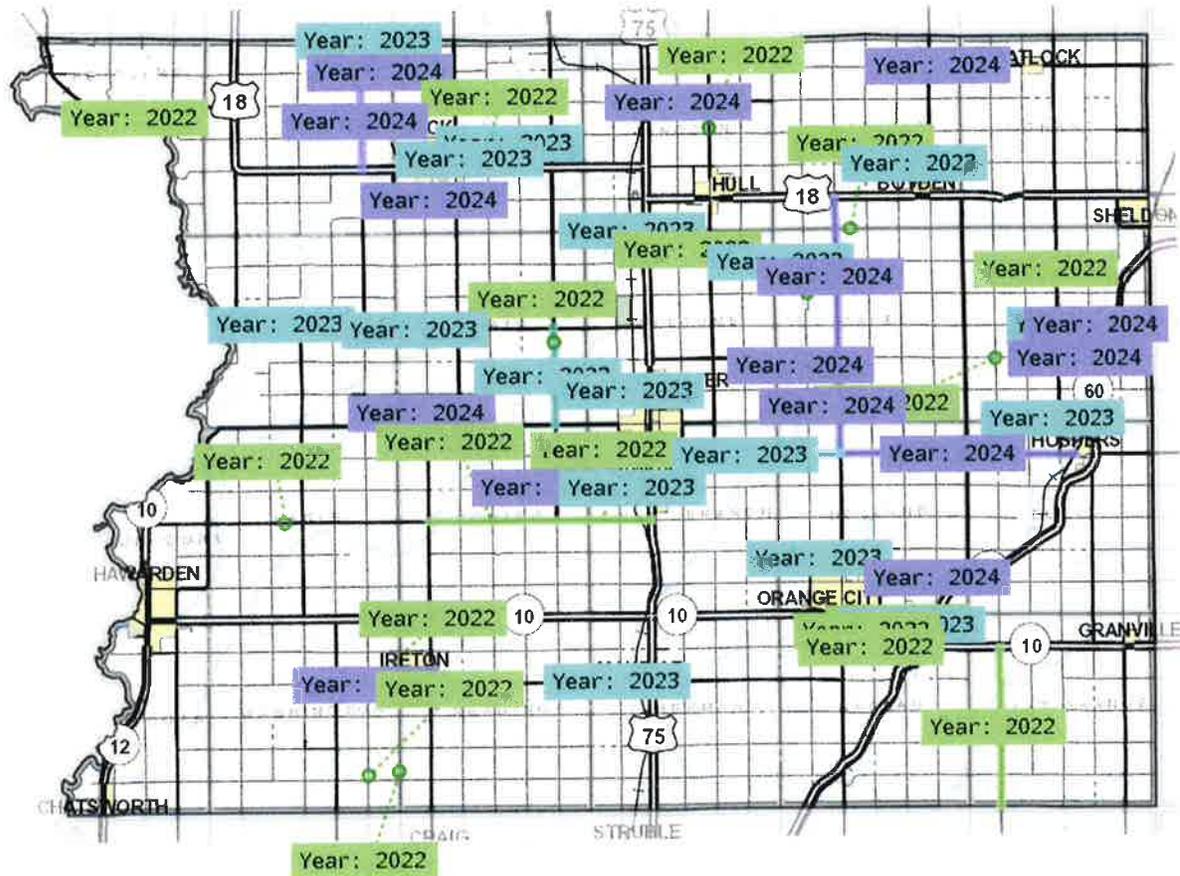
2025 (7)

4337	Jackson, 280th- 270th gr	L-6-05--73-84		\$65,000
4382	L-6-93--73-84-GR	L-6-93--73-84		\$90,000
4423	L-3-96--73-84-GR	LFM-3-96-- 7X-84		\$115,000
45018	LFM-1-2025--73- 84	LFM-1-2025- -73-84		\$175,000
45020	L-2-RRP-2025--73- 84	L-2-RRP- 2025--73-84		\$17,000
45030	FM-C084()--55-84	FM-C084()-- 55-84	\$806,000	\$3,000
45035	FM-C084()--55-84	FM-C084()-- 55-84	\$2,491,000	\$5,000
			Total	Total
			\$3,297,000	\$470,000

2026 (11)

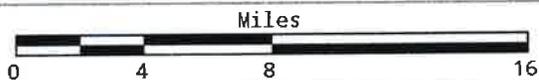
45803	K30, RV to cnty ln	STBG- SWAP- C084()--FG- 84	\$569,000	\$380,000	\$3,000
45808	Harrison, 410th G&P	L-1-2026--73- 84			\$733,000
45809	K64, OC to B40	STBG- SWAP- C084()--FG- 84	\$991,000	\$650,000	\$4,000
45848	K52, Hull to cnty ln	FM-C084()-- 55-84	\$1,407,000		\$4,000
45866	CA01W1320 SP	L-2-2026--73- 84			\$119,000
45867	CK05N2250 SP	L-3-2026--73- 84			\$119,000
45922	BV11N4675	BRS-SWAP- 0130()--FF-84		\$1,556,000	\$4,000

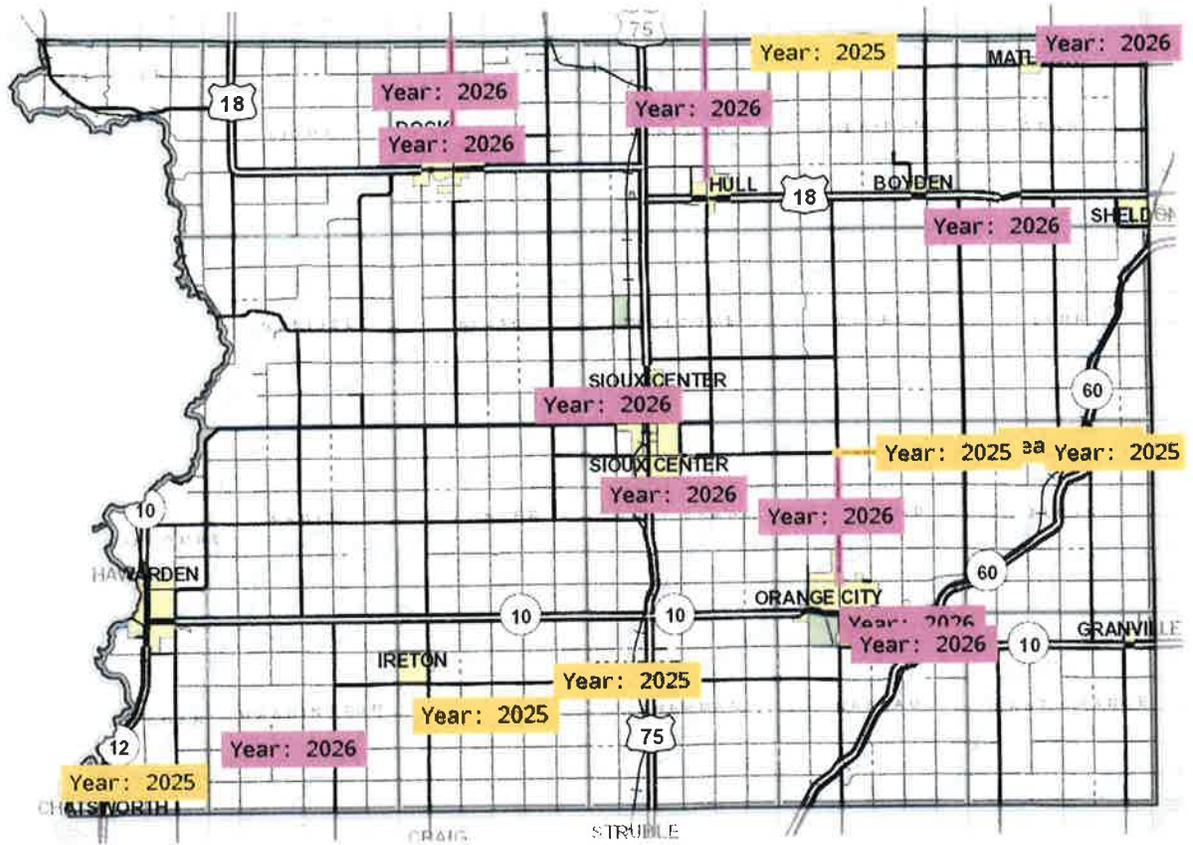
45923	BV02M2000	BRM-SWAP- 0130)--SD- 84	\$1,301,000	\$4,000
45925	CS28N4905 SP	L-5-2026--73- 84		\$119,000
45927	CI32W2130 SP	L-4-2026--73- 84		\$127,000
47177	RV 20th St, S Winterfeld	L-C084)--73- 84		\$74,000
		Total	Total	Total
		\$2,967,000	\$3,887,000	\$1,310,000



Feature Key

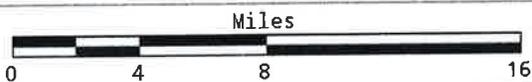
Earth	Gravel	Seal Coat	County Pavement
State Pavement	Divided Hwy	Water	City
Township	Railroad	Bridge	E27 County Hwy
175 State Hwy	6 US Hwy		





Feature Key

Earth	Gravel	Seal Coat	County Pavement
State Pavement	Divided Hwy	Water	City
Township	Railroad	Bridge	County Hwy
State Hwy	US Hwy		



APPENDIX B

TRANSPORTATION IMPROVEMENT PROGRAM 2023-2026

Region III Regional Planning Affiliation



The preparation of this document has been financed in part through grants from the FHWA and FTA, U.S. Department of Transportation. The contents of this document do not necessarily reflect the official view of policy of the U.S. Department of Transportation.

HBP

Project ID Sponsor STIP ID	Project Number Location Work Codes	Approval Level Letting Date	2023	2024	2025	2026	Totals
39314 Iowa Department of Transportation	BRF-590--38-71 US59: Dry Run 0.4 mi N of N Jct IA 10 Bridge Deck Overlay	TIP Approved	Total Federal Aid Regional Swap \$374,000 \$299,200				\$374,000 \$299,200
19653 Lyon County	BROS-C0600--5F-60 On K-52, Over Kanaranzi Creek, S22 T100 R45 Bridge Replacement	TIP Approved	Total Federal Aid Regional Swap \$1,296,000 \$1,296,000				\$1,296,000 \$1,296,000
45973 Palo Alto County	BROS-C074(112)--8J-74 On 400TH ST, Over DD 80, S12 T95 R32 Bridge Replacement	TIP Approved 2/21/2023	Total Federal Aid Regional Swap \$540,000 \$540,000				\$540,000 \$540,000
45974 Palo Alto County	BROS-C074(113)--8J-74 On 350TH AVE, Over STREAM Bridge Replacement	TIP Approved 2/21/2023	Total Federal Aid Regional Swap \$360,000 \$360,000				\$360,000 \$360,000
45132 Lyon County	BHS-C060(39W)--63-60 On K 30, Over MUD CREEK, S4 T98 R46	TIP Approved	Total Federal Aid Regional Swap \$150,000 \$120,000	\$150,000 \$120,000			\$150,000 \$120,000
45131 Lyon County	BHS-C060(51W)--63-60 On K 42, Over ROCK RIVER, S23 T98 R46	TIP Approved	Total Federal Aid Regional Swap \$200,000 \$160,000	\$200,000 \$160,000			\$200,000 \$160,000
45746 Osceola County	BROS-C0720--5F-72 On A 30, Over OCHEYEDAN RIVER, S35 T99 R40	TIP Approved	Total Federal Aid Regional Swap \$775,000 \$775,000	\$775,000 \$775,000			\$775,000 \$775,000
45975 Palo Alto County	BROS-C0740--5F-74 On 460TH ST, Over DD Bridge Replacement	TIP Approved	Total Federal Aid Regional Swap \$540,000 \$540,000	\$540,000 \$540,000			\$540,000 \$540,000
44919 Lyon County	BRS-C0600--60-60 On L 26, Over TAFT CREEK, S24 T99 R43	TIP Approved	Total Federal Aid Regional Swap \$300,000 \$240,000	\$300,000 \$240,000			\$300,000 \$240,000

HBP

Project ID Sponsor STIP ID	Project Number Location Work Codes	Approval Level Letting Date	2023	2024	2025	2026	Totals
44923 Lyon County	BRS-C060(65Y)--60-60 On L 26, Over WEST RAT CREEK, S1 T98 R43	TIP Approved		\$300,000 \$240,000			\$300,000 \$240,000
21407 Buena Vista County	BROS-C011()--8J-11 On 520TH ST, Over BR RACCOON RIVER, S27 T92 R35 Bridge Replacement	TIP Approved			\$400,000 \$400,000		\$400,000 \$400,000
34901 Dickinson County	BROS-C030(66)--8J-30 On 180th Street , Over Little Sioux River, S20 T99 R37 Bridge Replacement	TIP Approved 9/16/2025			\$1,500,000 \$1,500,000		\$1,500,000 \$1,500,000
26988 Sioux County	BROS-C084()--8J-84 On 270th St, from Dogwood Ave E 0.5 mile, S1 T97 R47 Bridge Replacement	TIP Approved			\$517,000 \$517,000		\$517,000 \$517,000
36201 Emmet County	BRS-C032()--60-32 On A 17, Over EF DES MOINES RIVER, S13 T100 R32 Bridge Replacement	TIP Approved			\$735,000 \$588,000		\$735,000 \$588,000
52505 Iowa Department of Transportation	BRF-18()--38-21 US18: Stony Creek 5.3 mi W of W Jct US 71 Bridge New, Right of Way	TIP Approved				\$1,375,000 \$1,100,000	\$1,375,000 \$1,100,000
52504 Iowa Department of Transportation	BRF-60()--38-84 IA60: Floyd River Tributary 0.5 mi S of Co Rd K64 (NB) Bridge New, Right of Way	TIP Approved				\$1,375,000 \$1,100,000	\$1,375,000 \$1,100,000
52502 Iowa Department of Transportation	BRF-71()--38-21 US71: Willow Creek 3.4 mi N of N Jct IA 10 Bridge New, Right of Way	TIP Approved				\$1,074,000 \$859,200	\$1,074,000 \$859,200
52503 Iowa Department of Transportation	BRF-9()--38-30 IA9: W Fork Little Sioux River 4.9 mi W of IA 86 Bridge New, Right of Way	TIP Approved				\$985,000 \$788,000	\$985,000 \$788,000

HBP

Project ID Sponsor STIP ID	Project Number Location Work Codes	Approval Level Letting Date	2023	2024	2025	2026	Totals
8684 Sioux County	BRM-6550)--8N-84 In the city of Rock Valley, On 14TH ST, Over Creamery Creek, S21 T97 R46 Bridge Replacement	TIP Approved				\$569,000 \$569,000	\$569,000 \$569,000
32321 Sioux County	BROS-C084)--5F-84 On Lily Ave.(L22) NW of Hospers, IA, Over NO NAME CREEK, from 380th St S approx .90 miles SW-SW 1/4 S34 T96 R43 Bridge Replacement	TIP Approved				\$471,000 \$471,000	\$471,000 \$471,000
12560 Sioux County	BROS-C084)--5F-84 On 290th Street, North of Hull, IA, from Harrison Ave E approx 1/4 mile NW 1/4 S15 T97 R45 Bridge Replacement	TIP Approved				\$520,000 \$520,000	\$520,000 \$520,000
45922 Sioux County	BRS-0130)--60-84 In the city of Alton, On E Division St, Over Floyd River, S2 T94 R44 Bridge Replacement	TIP Approved				\$1,566,000 \$1,249,600	\$1,566,000 \$1,249,600
51068 Clay County	BRS-C021)--60-21 On B 63, Over LITTLE SIOUX RIVER, S20 T94 R36 Bridge Replacement	TIP Approved				\$2,500,000 \$2,000,000	\$2,500,000 \$2,000,000
50903 Osceola County	BRS-C072(79)--60-72 On L 40, Over CLOVERDALE CREEK, S29 T99 R41 Bridge Replacement	TIP Approved				\$750,000 \$600,000	\$750,000 \$600,000
52259 Sioux County	BRS-C084)--60-84 On K 22, Over Indian Creek, from 490th St. S approx. 0.2 miles, S26 T94 R47 Bridge Replacement	TIP Approved				\$503,000 \$400,000	\$503,000 \$400,000

HSIP

Project ID Sponsor STIP ID	Project Number Location Work Codes	Approval Level Letting Date	2023	2024	2025	2026	Totals
52596 Iowa Department of Transportation	HSIPX-00--3L-0 10: Various Routes in District 1 Pavement Rehab	TIP Approved	Total Federal Aid Regional Swap \$150,000 \$135,000				\$150,000 \$135,000
52625 Iowa Department of Transportation	HSIPX-10--3L-84 IA10: Jay Ave Intersection in Orange City Lighting, Traffic Signs	TIP Approved	Total Federal Aid Regional Swap \$1,480,000 \$1,332,000				\$1,480,000 \$1,332,000

NHPP

Project ID Sponsor STIP ID	Project Number Location Work Codes	Approval Level Letting Date	2023	2024	2025	2026	Totals
52634 Iowa Department of Transportation	NHSX-710--3H-30 US71: Okoboji Grove Rd in Arnolds Park to East View Ave in Okoboji Pave	TIP Approved	Total Federal Aid Regional Swap \$12,865,000 \$10,292,000				\$12,865,000 \$10,292,000
39356 Iowa Department of Transportation	NHSX-750--3H-84 US75: In Sioux Center (state share) Pavement Rehab/Widen	TIP Approved 8/15/2023	Total Federal Aid Regional Swap \$25,959,898 \$20,118,898 \$1,654,898 \$980,000				\$25,959,898 \$20,118,898 \$1,654,898 \$980,000
52491 Iowa Department of Transportation	NHSX-750--3H-84 US75: S of 12th St NE in Sioux Center to S Jct US 18 Right of Way	TIP Approved	Total Federal Aid Regional Swap \$50,000 \$40,000				\$50,000 \$40,000

PRF

Project ID Sponsor STIP ID	Project Number Location Work Codes	Approval Level Letting Date	2023	2024	2025	2026	Totals
45359 Iowa Department of Transportation	BRFN-18)--39-74 US18: Prairie Creek 2.8 mi W of W Jct IA 15 Culvert Replacement, Right of Way	TIP Approved	Total Federal Aid Regional Swap \$5,000		\$1,447,000		\$1,452,000
52614 Iowa Department of Transportation	STPN-0)--2J-0 I0: Statewide ITS Equipment - Various Locations Traffic Signs	TIP Approved	Total Federal Aid Regional Swap \$500,000	\$500,000	\$500,000	\$500,000	\$2,000,000
52615 Iowa Department of Transportation	STPN-0)--2J-0 I0: Install Additional Traffic Sensors - Various Locations Statewide Traffic Signs	TIP Approved	Total Federal Aid Regional Swap \$84,000				\$84,000
52616 Iowa Department of Transportation	STPN-0)--2J-0 I0: DMS Replacements - Various Locations Statewide Traffic Signs	TIP Approved	Total Federal Aid Regional Swap \$250,000				\$250,000
52635 Iowa Department of Transportation	STPN-0)--2J-0 I0: Traffic Sensor Replacements - Various Locations Statewide Traffic Signs	TIP Approved	Total Federal Aid Regional Swap \$250,000				\$250,000
52567 Iowa Department of Transportation	STPN-9)--2J-72 IA9: IA 60 Interchange to Co Rd L58 Patching	TIP Approved	Total Federal Aid Regional Swap \$1,574,000				\$1,574,000
45312 Iowa Department of Transportation	BRFN-10)--39-84 IA10: Big Sioux River at South Dakota (state share) Bridge Deck Overlay	TIP Approved	Total Federal Aid Regional Swap \$986,000	\$986,000			\$986,000
45435 Iowa Department of Transportation	BRFN-3)--39-11 IA3: Maple Creek 0.2 mi W of Co Rd M27 Bridge Deck Overlay	TIP Approved	Total Federal Aid Regional Swap \$491,000	\$491,000			\$491,000
45322 Iowa Department of Transportation	BRFN-3)--39-11 IA3: Stream 1.2 mi W of US 71 Bridge Deck Overlay	TIP Approved	Total Federal Aid Regional Swap \$229,000	\$229,000			\$229,000

PRF

Project ID Sponsor STIP ID	Project Number Location Work Codes	Approval Level Letting Date	2023	2024	2025	2026	Totals
45299 Iowa Department of Transportation	BRFN-40--39-74 IA4: Ditch 3.0 mi N of N Jct US 18 Bridge Deck Overlay	TIP Approved		\$303,000			\$303,000
48453 Iowa Department of Transportation	BRFN-100--39-84 IA10: Orange City Slough 4.5 mi E of US 75 Bridge Deck Overlay	TIP Approved			\$694,000		\$694,000
48444 Iowa Department of Transportation	BRFN-180--39-60 US18: Big Sioux River at South Dakota (State Share) Bridge Deck Overlay	TIP Approved			\$1,911,000		\$1,911,000
48468 Iowa Department of Transportation	BRFN-590--39-71 US59: Branch Floyd River 1.9 mi N of N Jct US 18 Bridge Deck Overlay	TIP Approved			\$515,000		\$515,000
48456 Iowa Department of Transportation	BRFN-710--39-30 US71: East Okoboji Lake 1.7 mi N of S Jct IA 9 Bridge Deck Overlay	TIP Approved			\$522,000		\$522,000
38284 Iowa Department of Transportation	STPN-90--2J-60 IA9: South Dakota east 0.5 mi	TIP Approved			\$512,000		\$512,000
52669 Iowa Department of Transportation	BRFN-100--39-71 IA10: Dry Run 0.2 mi W of W Jct US 59 Bridge Deck Overlay	TIP Approved				\$460,000	\$460,000
52667 Iowa Department of Transportation	BRFN-590--39-72 US59: Drainage Ditch 1.1 mi N of Co Rd A46 Bridge Deck Overlay	TIP Approved				\$140,000	\$140,000
52501 Iowa Department of Transportation	BRFN-600--39-72 IA60: Drainage Ditch 1.1 mi S of Co Rd L36 (SB) Bridge New, Right of Way	TIP Approved				\$755,000	\$755,000

PRF

Project ID Sponsor STIP ID	Project Number Location Work Codes	Approval Level Letting Date	2023	2024	2025	2026	Totals
52668 Iowa Department of Transportation	BRFN-710--39-21 US71: Branch of Little Meadow Creek 0.8 mi N of N Jct US 18 Bridge Deck Overlay	TIP Approved	Total Federal Aid Regional Swap			\$280,000	\$280,000
52693 Iowa Department of Transportation	BRFN-750--39-60 US75: Little Rock River 0.4 mi S of Co Rd A44 Bridge Rehabilitation	TIP Approved	Total Federal Aid Regional Swap			\$330,000	\$330,000

RTP

Project ID Sponsor STIP ID	Project Number Location Work Codes	Approval Level Letting Date	2023	2024	2025	2026	Totals
52759 RPA 3	NRT-C0300--9G-30 On 230TH ST, 1.25 miles Ped/Bike Grade & Pave	TIP Approved	Total Federal Aid Regional Swap	\$680,220 \$285,690			\$680,220 \$285,690
52760 RPA 3	NRT-C0300--9G-30 On from 170th St, E 2.5 miles along abandoned RR ROW to Montgomery, IA Ped/Bike Grade & Pave	TIP Approved	Total Federal Aid Regional Swap	\$1,425,230 \$395,000			\$1,425,230 \$395,000

STBG

Project ID Sponsor STIP ID	Project Number Location Work Codes	Approval Level Letting Date	2023	2024	2025	2026	Totals
141 RPA 3	RGPL-PA03)--ST-00 NWIPDC - RPA 3: RPA 3 FHWA PLANNING Trans Planning	TIP Approved	Total Federal Aid Regional Swap \$47,500 \$38,000 \$38,000	\$47,500 \$38,000 \$38,000	\$47,500 \$38,000 \$38,000	\$47,500 \$38,000 \$38,000	\$190,000 \$152,000 \$152,000
52492 Iowa Department of Transportation	STP-4)--2C-32 IA4: 5th Ave N in Estherville to the Minnesota State Line Pavement Rehab, Right of Way	TIP Approved	Total Federal Aid Regional Swap \$2,093,000 \$1,734,400 \$300,000	\$2,093,000 \$1,734,400 \$300,000			\$2,093,000 \$1,734,400 \$300,000
DOT Note: Project includes RPA STBG contribution of \$300,000.							
52622 Iowa Department of Transportation	STP-4)--2C-32 IA4: 0.2 mi S of SCL Estherville to 5th Ave N Pave	TIP Approved	Total Federal Aid Regional Swap \$2,679,000 \$2,143,200				\$2,679,000 \$2,143,200
26809 Buena Vista County	STP-S-C011(BV61)--5E-11 On C49, from US 71 E 6 miles to 190th Ave HMA Resurfacing/Cold-in-Place Recycling	TIP Approved	Total Federal Aid Regional Swap \$2,500,000 \$570,000 \$570,000				\$2,500,000 \$570,000 \$570,000
38904 Clay County	STP-S-C021(153)--5E-21 On M27, from B40 North 6.0 Miles to City of Everyly	TIP Approved 11/15/2022	Total Federal Aid Regional Swap \$1,800,000 \$900,000 \$900,000				\$1,800,000 \$900,000 \$900,000
52724 Emmet County	STP-S-C032)--5E-32 On A17, from N32 E 4 miles to N40 Pave	TIP Approved 1/18/2023	Total Federal Aid Regional Swap \$1,120,000 \$472,000 \$472,000				\$1,120,000 \$472,000 \$472,000
20702 Lyon County	STP-S-C060(126)--5E-60 On A18, from Big Sioux River East to Int of IA 9 Pavement Rehab	TIP Approved 2/21/2023	Total Federal Aid Regional Swap \$2,640,000 \$445,000 \$445,000				\$2,640,000 \$445,000 \$445,000
38631 Palo Alto County	STP-S-C074(111)--5E-74 On N28, from Highway 18 S to City of Ayrshire Pavement Rehab	TIP Approved 2/21/2023	Total Federal Aid Regional Swap \$2,200,000 \$900,000 \$900,000				\$2,200,000 \$900,000 \$900,000

STBG

Project ID Sponsor STIP ID	Project Number Location Work Codes	Approval Level Letting Date	2023	2024	2025	2026	Totals
37582 Sioux County	STP-S-C084(177)--5E-84 On 400th St. (B40), from near 7th Ave. SE in Sioux Center east approximately 5.5 miles to Jefferson Ave. (K64) Pavement Rehab/Widen	TIP Approved 2/21/2023	Total Federal Aid Regional Swap \$2,504,000 \$1,080,000 \$1,080,000				\$2,504,000 \$1,080,000 \$1,080,000
44830 Dickinson County	STP-S-C0300--5E-30 On M-27, from North of Highway #9 N 1.4 miles to Old RR in Lake Park Pavement Rehab/Widen	TIP Approved	Total Federal Aid Regional Swap \$1,500,000 \$900,000 \$900,000				\$1,500,000 \$900,000 \$900,000
45027 Lyon County	STP-S-C060(127)--5E-60 On K16, from IA 9 N 3 miles to MN State Ln	TIP Approved 2/21/2023	Total Federal Aid Regional Swap \$1,050,000 \$500,000 \$500,000				\$1,050,000 \$500,000 \$500,000
39074 Obrien County	STP-S-C0710--5E-71 On M-12 Vine Ave., from 320th Street S Approx. 6.9 miles to 390th Street Pavement Rehab	TIP Approved	Total Federal Aid Regional Swap \$1,750,000 \$1,008,000 \$1,008,000				\$1,750,000 \$1,008,000 \$1,008,000
38876 Osceola County	STP-S-C072(78)--5E-72 L32:HWY9-MNLINE; L40:NW Blvd-A30; A22:SIBLEY-HWY59; A34:ASHTON-HWY59 Pavement Rehab, Granular Shoulders	TIP Approved	Total Federal Aid Regional Swap \$5,160,000 \$1,419,000 \$1,419,000				\$5,160,000 \$1,419,000 \$1,419,000
39102 Sioux County	STP-S-C0840--5E-84 On Jackson Avenue (K64), from 400th Street (B40) N 3 miles to 370th Street (B30) Pavement Rehab	TIP Approved	Total Federal Aid Regional Swap \$1,156,000 \$533,000 \$533,000				\$1,156,000 \$533,000 \$533,000
37714 Lyon County	STP-S-C0600--5E-60 On L14, from the South George City Limits south 5 Miles to the Sioux County Line Pavement Rehab	TIP Approved	Total Federal Aid Regional Swap \$1,650,000 \$825,000 \$825,000				\$1,650,000 \$825,000 \$825,000
9098 Buena Vista County	STP-S-C011(68)--5E-11 On M 44, from 105th Ave & 550th St N 2.8 miles to Hwy 3 HMA Resurfacing/Cold-in-Place Recycling	TIP Approved 1/19/2022	Total Federal Aid Regional Swap \$1,000,000 \$500,000 \$500,000				\$1,000,000 \$500,000 \$500,000
45938 Palo Alto County	STP-S-C0740--5E-74 On B14, from 480th Ave E 2 miles to 500th Ave and On NE2, from B14 to Emmet County Line Pave	TIP Approved	Total Federal Aid Regional Swap \$1,500,000 \$900,000 \$900,000				\$1,500,000 \$900,000 \$900,000

STBG

Project ID Sponsor STIP ID	Project Number Location Work Codes	Approval Level Letting Date	2023	2024	2025	2026	Totals
47205 Palo Alto County	STP-S-C074)--5E-74 On N40, North of 350th St. to B14 Pave	TIP Approved				\$2,040,000 \$1,020,000 \$1,020,000	\$2,040,000 \$1,020,000 \$1,020,000
45803 Sioux County	STP-S-C084)--5E-84 On Elmwood Ave. (K30), from approx. 1/3 miles south of 300th St. N 3.1 miles to Sioux/Lyon County Line Pavement Rehab	TIP Approved				\$1,074,000 \$380,000 \$380,000	\$1,074,000 \$380,000 \$380,000
45809 Sioux County	STP-S-C084)--5E-84 On Jackson Ave (K64), from 440th St N 4 miles to 400th St (B40) Pavement Rehab	TIP Approved				\$1,833,000 \$650,000 \$650,000	\$1,833,000 \$650,000 \$650,000

STBG-TAP

Project ID Sponsor STIP ID	Project Number Location Work Codes	Approval Level Letting Date	2023	2024	2025	2026	Totals
39446 Clay County Board of Supervisors	TAP-U-C021)--8I-21 Along US Highway 71 ROW, from 300th St. N 1.5 Miles to SCL of City of Fostoria Ped/Bike Grade &Pave	TIP Approved	\$729,000 \$583,000 \$583,000				\$729,000 \$583,000 \$583,000
48701 Clay County Board of Supervisors	TAP-U-C021)--8I-21 On US 71 N from City of Fostoria N .71 miles to 270th St. Ped/Bike Grade &Pave	TIP Approved		\$458,394 \$272,000 \$272,000			\$458,394 \$272,000 \$272,000
48700 Dickinson County Board of Supervisors	TAP-U-C030)--8I-30 Along US 71 ROW from Clay/Dickinson County line N 1.5 miles Ped/Bike Grade &Pave	TIP Approved			\$762,480 \$272,000 \$272,000		\$762,480 \$272,000 \$272,000
52763 RPA 3	TAP-U-C030)--8I-30 From junction of Iowa Great Lakes Spine Trail, E along abandoned RR ROW 2.2 mi. to 270th Ave., 2.2 miles Ped/Bike Grade &Pave	TIP Approved				\$1,065,290 \$272,000 \$272,000	\$1,065,290 \$272,000 \$272,000

SWAP-HBP

Project ID	Project Number	Approval Level	2023	2024	2025	2026	Totals
Sponsor	Location	Letting Date					
STIP ID	Work Codes						
22229	BRS-SWAP-C011(100)--FF-11	TIP Approved	\$1,200,000				\$1,200,000
Buena Vista County	M36: Over Bluebird Creek NW1/4 S5 T93N R37W	10/18/2022					
	Culvert Replacement		\$1,200,000				\$1,200,000

SWAP-STBG

Project ID	Project Number	Approval Level	2023	2024	2025	2026	Totals
Sponsor	Location	Letting Date					
STIP ID	Work Codes						
38377	STBG-SWAP-5057(601)--SG-30	TIP Approved	\$4,737,000				\$4,737,000
Millford	In the city of Millford, On 13th St., from US Highway 71 west .75 Miles to 213th Ave.	1/18/2023	\$1,657,800				\$1,657,800
	Pavement Rehab/Widen		\$1,657,800				\$1,657,800
39445	STBG-SWAP-7170(631)--SG-21	TIP Approved	\$1,821,000				\$1,821,000
Spencer	In the city of Spencer, On E 4th St from 5th Ave E to 10th Ave E	12/20/2022	\$453,000				\$453,000
	Grade and Pave		\$453,000				\$453,000
48695	STBG-SWAP-2395)--SG-74	TIP Approved			\$550,000		\$550,000
Emmetsburg	In the city of Emmetsburg, On N Huron St from int US 18 N 1,916 ft to County Rd N48				\$330,000		\$330,000
					\$330,000		\$330,000
38376	STBG-SWAP-2417)--SG-32	TIP Approved			\$300,000		\$300,000
Estherville	In the city of Estherville, On S. 1st St., from IA 9 SE.74 Miles to IA 4				\$208,000		\$208,000
	Pavement Rehab				\$208,000		\$208,000
48697	STBG-SWAP-6950)--SG-84	TIP Approved			\$2,400,000		\$2,400,000
Sheldon	In the city of Sheldon, On WESTERN AVE from int o 16th St., N .72 miles to int of US HWY 18				\$748,000		\$748,000
	Patching				\$748,000		\$748,000
48696	STBG-SWAP-7055)--SG-84	TIP Approved			\$957,000		\$957,000
Sioux Center	In the city of Sioux Center, 23 block overlay project on 4th Ave., 2nd St SE, 3rd St. NW anbd 2nd Ave.				\$478,500		\$478,500
					\$478,500		\$478,500
52757	STBG-SWAP-5732)--SG-84	TIP Approved				\$883,500	\$883,500
RPA 3	In the city of Orange City, On 7th St. N, Over SMALL STREAM, from Ohio Ave N 1.3 miles					\$883,500	\$883,500
	HMA Pavement - Grade and Replace					\$883,500	\$883,500

2023 Transit Projects

RPA 3

Project ID Sponsor	Funds Approval Level	Project Type	Description Options Vehicle Unit Number		2023	2024	2025	2026	Totals
4884 Regional Transit Authority (RIDES)	5339 In Prep	Capital	Light Duty Bus (158" wb) VSS Unit # 0926	Total	\$96,500				\$96,500
				FA	\$82,025				\$82,025
				DOT					
4885 Regional Transit Authority (RIDES)	5339 In Prep	Capital	Light Duty Bus (176" wb) VSS Unit # 0917	Total	\$103,500				\$103,500
				FA	\$87,975				\$87,975
				DOT					
4886 Regional Transit Authority (RIDES)	5339 In Prep	Capital	Light Duty Bus (158" wb) VSS Unit # 0931	Total	\$96,500				\$96,500
				FA	\$82,025				\$82,025
				DOT					
4887 Regional Transit Authority (RIDES)	5339 In Prep	Capital	Minivan VSS Unit # 1201	Total	\$58,000				\$58,000
				FA	\$49,300				\$49,300
				DOT					
4888 Regional Transit Authority (RIDES)	5339 In Prep	Capital	Light Duty Bus (176" wb) VSS Unit # 0915	Total	\$103,500				\$103,500
				FA	\$87,975				\$87,975
				DOT					
2890 Regional Transit Authority (RIDES)	5311, STA In Prep	Operations	General Operations/Maintenance/Administration	Total	\$3,495,997	\$3,400,000			\$6,895,997
				FA	\$904,340	\$900,000			\$1,804,340
				DOT	\$591,657	\$500,000			\$1,091,657
5420 Regional Transit Authority (RIDES)	5339 In Prep	Capital	Minivan VSS Unit # 1501	Total		\$55,000			\$55,000
				FA		\$46,750			\$46,750
				DOT					
5421 Regional Transit Authority (RIDES)	5339 In Prep	Capital	Light Duty Bus (158" wb) VSS Unit # 1602	Total		\$91,100			\$91,100
				FA		\$77,435			\$77,435
				DOT					
5422 Regional Transit Authority (RIDES)	5339 In Prep	Capital	Minivan VSS Unit # 1704	Total		\$55,000			\$55,000
				FA		\$46,750			\$46,750
				DOT					
5423 Regional Transit Authority (RIDES)	5339 In Prep	Capital	Minivan VSS Unit # 1703	Total		\$55,000			\$55,000
				FA		\$46,750			\$46,750
				DOT					
5424 Regional Transit Authority (RIDES)	5339 In Prep	Capital	Minivan VSS Unit # 1702	Total		\$55,000			\$55,000
				FA		\$46,750			\$46,750
				DOT					
5425 Regional Transit Authority (RIDES)	5339 In Prep	Capital	Minivan VSS Unit # 1701	Total		\$55,000			\$55,000
				FA		\$46,750			\$46,750
				DOT					
5426 Regional Transit Authority (RIDES)	5339 In Prep	Capital	Minivan VSS Unit # 1700	Total		\$55,000			\$55,000
				FA		\$46,750			\$46,750
				DOT					

RPA 3 (Cont.)

Project ID Sponsor	Funds Approval Level	Project Type	Description Options Vehicle Unit Number	2023	2024	2025	2026	Totals
5427 Regional Transit Authority (RIDES)	5339 In Prep	Capital	Minivan VSS Unit # 1801	Total	\$55,000			\$55,000
				FA	\$46,750			\$46,750
				DOT				
6337 Regional Transit Authority (RIDES)	5311, STA In Prep	Operations	Operations/Maintenance/Administration	Total		\$3,900,000		\$3,900,000
				FA		\$900,000		\$900,000
				DOT		\$500,000		\$500,000
6338 Regional Transit Authority (RIDES)	5339 In Prep	Capital	Light Duty Bus (158" wb) VSS Unit # 1802	Total		\$96,280		\$96,280
				FA		\$81,838		\$81,838
				DOT				
6339 Regional Transit Authority (RIDES)	5339 In Prep	Capital	Light Duty Bus (158" wb) VSS Unit # 1805	Total		\$96,280		\$96,280
				FA		\$81,838		\$81,838
				DOT				
6340 Regional Transit Authority (RIDES)	5339 In Prep	Capital	Light Duty Bus (158" wb) VSS Unit # 1807	Total		\$96,280		\$96,280
				FA		\$81,838		\$81,838
				DOT				
6341 Regional Transit Authority (RIDES)	5339 In Prep	Capital	Light Duty Bus (176" wb) VSS Unit # 1806	Total		\$102,000		\$102,000
				FA		\$86,700		\$86,700
				DOT				
6342 Regional Transit Authority (RIDES)	5339 In Prep	Capital	Light Duty Bus (176" wb) VSS Unit # 1808	Total		\$102,000		\$102,000
				FA		\$86,700		\$86,700
				DOT				
6343 Regional Transit Authority (RIDES)	5339 In Prep	Capital	Light Duty Bus (176" wb) VSS Unit # 1813	Total		\$102,000		\$102,000
				FA		\$86,700		\$86,700
				DOT				
9962 Regional Transit Authority (RIDES)	5311, STA In Prep	Operations		Total			\$3,900,000	\$3,900,000
				FA			\$900,000	\$900,000
				DOT			\$500,000	\$500,000

Project ID	Sponsor	Sponsor Type	Approval	LI Funding Programs	Years	Funding Total	DOT Funding	FA Funding	FTA Funding	FHWA Funding	Local Funding	Special Fur	Description	Exceeds Guidance
6343	Regional Transit Authority (RIDES)	Transit Agency	In Prep	5339	2025	\$102,000	\$86,700	\$86,700	\$86,700		\$15,300		Light Duty Bus (176" wb)	FALSE
4888	Regional Transit Authority (RIDES)	Transit Agency	In Prep	5339	2023	\$103,500	\$87,975	\$87,975	\$87,975		\$15,525		Light Duty Bus (176" wb)	FALSE
5427	Regional Transit Authority (RIDES)	Transit Agency	In Prep	5339	2024	\$55,000	\$46,750	\$46,750	\$46,750		\$8,250		Minivan	FALSE
4886	Regional Transit Authority (RIDES)	Transit Agency	In Prep	5339	2023	\$96,500	\$82,025	\$82,025	\$82,025		\$14,475		Light Duty Bus (158" wb)	FALSE
6337	Regional Transit Authority (RIDES)	Transit Agency	In Prep	5311,STA	2025	\$3,900,000	\$500,000	\$900,000	\$900,000		\$2,500,000		Operations/Maintenance/Administration	FALSE
5423	Regional Transit Authority (RIDES)	Transit Agency	In Prep	5339	2024	\$55,000	\$46,750	\$46,750	\$46,750		\$8,250		Minivan	FALSE
5424	Regional Transit Authority (RIDES)	Transit Agency	In Prep	5339	2024	\$55,000	\$46,750	\$46,750	\$46,750		\$8,250		Minivan	FALSE
5426	Regional Transit Authority (RIDES)	Transit Agency	In Prep	5339	2024	\$55,000	\$46,750	\$46,750	\$46,750		\$8,250		Minivan	FALSE
6342	Regional Transit Authority (RIDES)	Transit Agency	In Prep	5339	2025	\$102,000	\$86,700	\$86,700	\$86,700		\$14,442		Light Duty Bus (176" wb)	FALSE
6338	Regional Transit Authority (RIDES)	Transit Agency	In Prep	5339	2025	\$96,280	\$81,838	\$81,838	\$81,838		\$14,442		Light Duty Bus (158" wb)	FALSE
4884	Regional Transit Authority (RIDES)	Transit Agency	In Prep	5339	2023	\$96,500	\$82,025	\$82,025	\$82,025		\$14,475		Light Duty Bus (158" wb)	FALSE
5425	Regional Transit Authority (RIDES)	Transit Agency	In Prep	5339	2024	\$55,000	\$46,750	\$46,750	\$46,750		\$8,250		Minivan	FALSE
9962	Regional Transit Authority (RIDES)	Transit Agency	In Prep	5311,STA	2026	\$3,900,000	\$500,000	\$900,000	\$900,000		\$2,500,000		Light Duty Bus (176" wb)	FALSE
4885	Regional Transit Authority (RIDES)	Transit Agency	In Prep	5339	2023	\$103,500	\$87,975	\$87,975	\$87,975		\$15,525		Light Duty Bus (158" wb)	FALSE
5421	Regional Transit Authority (RIDES)	Transit Agency	In Prep	5339	2024	\$91,100	\$77,435	\$77,435	\$77,435		\$13,665		Light Duty Bus (158" wb)	FALSE
5422	Regional Transit Authority (RIDES)	Transit Agency	In Prep	5339	2024	\$55,000	\$46,750	\$46,750	\$46,750		\$8,250		Minivan	FALSE
5420	Regional Transit Authority (RIDES)	Transit Agency	In Prep	5339	2024	\$55,000	\$46,750	\$46,750	\$46,750		\$8,250		Minivan	FALSE
6340	Regional Transit Authority (RIDES)	Transit Agency	In Prep	5339	2025	\$96,280	\$81,838	\$81,838	\$81,838		\$14,442		Light Duty Bus (158" wb)	FALSE
2890	Regional Transit Authority (RIDES)	Transit Agency	In Prep	5311,STA	2023, 2024	\$6,895,987	\$1,091,657	\$1,804,340	\$1,804,340		\$4,000,000		General Operations/Maintenance/Administration	FALSE
					2023, 2024		\$591,657	\$904,340	\$904,340		\$2,000,000			
					2024		\$500,000	\$900,000	\$900,000		\$2,000,000			
4887	Regional Transit Authority (RIDES)	Transit Agency	In Prep	5339	2023	\$58,000	\$49,300	\$49,300	\$49,300		\$8,700		Minivan	FALSE
6339	Regional Transit Authority (RIDES)	Transit Agency	In Prep	5339	2025	\$96,280	\$81,838	\$81,838	\$81,838		\$14,442		Light Duty Bus (158" wb)	FALSE
6341	Regional Transit Authority (RIDES)	Transit Agency	In Prep	5339	2025	\$102,000	\$86,700	\$86,700	\$86,700		\$15,300		Light Duty Bus (176" wb)	FALSE

ATTACHMENT 2

**REGION 3 TRANSPORTATION POLICY COUNCIL MEETING MINUTES
ADOPTING
FY 2023-2026 TRANSPORTATION IMPROVEMENT PROGRAM**



NORTHWEST IOWA PLANNING & DEVELOPMENT COMMISSION

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Minutes of the July 21, 2022
Transportation Policy Committee
Northwest Iowa Planning and Development Commission
217 West 5th Street,
Spencer, Iowa

- I. The Transportation Policy Council of Region 3 was officially and virtually called to order at 9:30 a.m. on July 21, 2022. The following Policy Council members were in attendance:

Buena Vista County: Dave Derragon, Kelly Snyder
Clay County:
Dickinson County: W.C. Leupold
Emmet County: Penny Clayton
Lyon County: Steve Simons, Jordan Kordahl
O'Brien County: John Steensma
Osceola County: Mike Schulte, Stephanie Neppel
Palo Alto County:
Sioux County: Al Bloemendaal

Also, in attendance were Jackie Huckfelt, Ted Kourousis, Cara Elbert, Planning staff

- II. Approval of Previous Minutes

Minutes from the previous meeting were reviewed. Motion to approve the minutes was made by Clayton, seconded by Steensma. The motion carried

- III. New Business

1. Discussion and Adoption: FY 2023-FY2026 Draft Transportation Improvement Program

Kourousis explained two changes to the final version from the draft. The first was the increase in annual target values to both the STBG and TAP regional amounts by about 25-30 percent over the amounts shown in the draft. The second was the US 75 project in Sioux Center. The State of Iowa shows the regional amount twice in the project budget and current methodology doesn't allow the RPA staff to edit the state projects. So, a note was made as to the particulars of

the regional funding and Kourousis mentioned that he will watch it closely to ensure that no double dipping occurs.

Motion was made to approve the draft by Bloemendaal, seconded by Schulte. The motion carried.

VI. Open discussion

There was no open discussion.

VII. Motion to Adjourn

Motion to adjourn was made by Leupold, seconded by Bloemendaal. The meeting was officially adjourned at 9:40 a.m.

Respectfully submitted,



Ted Kourousis

APPENDIX C
ADOPTION MINUTES

Minutes of the NWIPDC Policy Council Meeting
September 15, 2022

The meeting was called to order by Chairman Kelly Snyder at 9:35AM. Present at the meeting were:

Buena Vista County:	Dave Derragon, Dale Arends and Kelly Snyder
Clay County:	Art Hamrick
Dickinson County:	W.C. Leupold
Emmet County:	Tim Schumacher
Lyon County:	Steve Simons
O'Brien County:	John Steensma
Osceola County:	
Palo Alto County:	Roger Faulstick
Sioux County:	Al Bloemendaal

Others attending were: Ted Kourousis, Executive Director, Staci Kleinhesselink, Darren Bumgarner, Kristin Larsen and Jackie Huckfelt NWIPDC staff.

A motion was made by Hamrick, seconded by Schumacher to approve the agenda.

The minutes of the August meeting were presented for approval. A motion was made by Schumacher, seconded by Simons to approve the minutes. Motion carried.

Communications: Kourousis spoke to the board on the approval of COG assistance by the State Legislature but for a lesser amount than it has been recently. He also mentioned that through the state association, ICOG, training funding in the amount of \$1,200 had been authorized for use to send staff to any training over the course of the next fiscal year. This was the first time this type of program has been offered.

The Treasurer's report through August was presented by Huckfelt. It reflected a cash balance of \$275,702.32. A motion was made by Bloemendaal, seconded by Leupold to approve the report as read. Motion carried.

The bills, paid since the last meeting, were presented for approval. Schumacher asked if the bill for Iowa Association of Regional Councils was a yearly amount and also the bills for United States Liability Insurance. Huckfelt stated that both were paid annually. A motion was then made by Schumacher, seconded by Arends to approve the bills as written. Motion carried.

Old Business:

1. Planning Division Reports:

Staci reported the following:

- TTW-Currently have 39 tickets assigned and had a phone appointment with a new referral from Fort Dodge this week. I have sent her the paperwork to sign and send back so should be at 40 assigned tickets by next week.
- I am meeting monthly by Zoom with Waterloo to track payments so nothing is getting missed. This allows me to review all of the assigned tickets with Waterloo and where they are at with earnings so they can request the appropriate ticket payments for our area.
- I continue to be a part of the Iowa Benefits Planning Network which meets monthly by Zoom to discuss benefits planning issues, provide training, and share ideas.
- Attended the CDBG Applications Workshop on August 30 by Zoom.
- Rock Valley Water Improvements Project-Construction has started and I should begin receiving certified payrolls this week and will be looking ahead to schedule wage interviews when more of the subs begin work. Working to complete the Section 3 requirements as well for this project.
- Osceola Rural Water Project-I will be doing the Davis Bacon Administration for this SRF project. Certified payrolls have started coming in and will work with the contractor on the best time to go out and do wage interviews.
- BV County Career Link project is temporarily on hold due to layoffs at the Rembrandt plant associated with Bird Flu.
- Hospers sanitary sewer improvements project hasn't yet been funded.
- Working to close out the Rodman CDBG and working with Rodman to get their UEI# set up so we can correct the final claim.

Darren reported the following: Ted read the following report in Bumgarner's absence.

- Submitting CDBG Application for Primghar for Wastewater Treatment Project. Also, working on Environmental Assessment for this project and the CDBG application.
- Zoning Administration has kept really steady. Still reviewing a good number of Zoning Permit applications.
- Nuisance Abatement activities for Calumet, Royal and Rossie are continuing.
- Inwood CDBG water project is proceeding in a timely manner.

- Ruthven CDBG well project should be under construction within a couple of weeks.

Kristin reported the following.

- Hawarden is ready to submit a claim, then the status hearing will be scheduled.
- Ruthven, Newell, and Armstrong have held their status hearings and monitoring will take place in the next few months before closing out.
- Migrant Housing is going to pick up shortly. There are four inspections to be held the following week.
- Housing Trust Fund will hold their annual meeting today with the FY23 grant being submitted by weeks end.

3. Contract Status Report: There was 1 contract presented for informational purposes only.

New Business

1. Personnel Committee Report. Schumacher reported that the Personnel Committee met prior to the Policy Council meeting. Kourousis talked to them about moving Bumgarner to the Planning Director position with an adjustment to his salary. Also, would like to move Huckfelt off the merit scale and give an extra 2% increase. Schumacher stated that it was their recommendation to promote Darren to Planning Director at the salary level discussed and to move Huckfelt off the merit scale and provide the 2% increase to her salary. A motion was made by Leupold, seconded by Hamrick to approve the recommendations. Motion carried.
2. Resolution to Defederalize EDA-RLF. Kourousis read the letter from EDA to the Policy Council that would request the de-federalization of the EDA-RLF. A motion was made by Arends, seconded by Bloemendaal to approve. A roll call vote was done with all members present voting yes.
3. Vice Chair Position. Kourousis stated that he got an email from Stephanie Neppel stating that she had taken another job and wouldn't be able to continue on the Policy Council, therefore leaving the Vice-Chair position on the Policy Council open. Schumacher being on the Nominating Committee nominated Art Hamrick, with a

second from Bloemendaal. Following, there was a motion from Arends, seconded by Leupold for nominations to cease. Motion carried. Hamrick was selected as the Vice-Chairman of the Policy Council for the remainder of her term through February 2023.

4. New Hire. Kourousis stated that we only received 3 applications for this job opening. One was from Pakistan, one from Spencer (he wasn't qualified) and the other from West Virginia. He offered the job to the applicant from West Virginia and she has accepted. She isn't able to start until the first of October so her first official day will be October 3rd.
5. Miscellaneous.

Adoption of 2022 CEDS Plan. Kourousis presented the draft CEDS plan. He stated the plan had been on the website for review and that no comments had been received by the general public. Motion to adopt was made by Steensma, seconded by Bloemendaal. The motion carried.

Kourousis stated that he had a request from a member to move the meetings back to 9 AM. After some discussion, it was decided to leave the meetings at 9:30 AM.

With there being no more discussion, the next meeting was scheduled for October 20, 2022 at 9:30 AM. A motion was made by Schumacher, seconded by Leupold to adjourn. Motion carried. The meeting adjourned at 10:08 AM.

Respectfully submitted,

Jackie Huckfelt