

SERGEANT BLUFF SITE RECOGNIZED AS AN IOWA CERTIFIED SITE

For more information contact:

Tina Hoffman, Iowa Economic Development Authority
Phone: 515.725.3150, mobile 515.783.8225
tina.hoffman@iowaeda.com

Sergeant Bluff site recognized as an Iowa Certified Site

August 22, 2017 – (*DES MOINES*) The Iowa Economic Development Authority (IEDA) announced that Sergeant Bluff Park is the latest industrial site to achieve certification through the Iowa Certified Site Program. It joins 16 other sites in the state that have been designated as project-ready.

“Certified sites are a must-have to compete these days,” said Debi Durham, director of the IEDA. “I congratulate Sergeant Bluff for their foresight in investing in their community this way. Now, the hard work begins as we market the park and look for a project that is the right fit.”

The Sergeant Bluff Park in Woodbury County is located at the south end of Sergeant Bluff along the newly developed Dogwood Trail roadway allowing for easy access to the Southbridge Industrial Area in Sioux City, Interstate 29 and the Sioux Gateway Airport. The site, made up of 125 acres, is certified ready for development in light manufacturing and industry and offers the ability to tailor lot sizes ranging from 2-5 acres to 20+ acres to meet the needs of specific businesses, including green friendly construction and operations.

“We are proud to earn this designation of site certification and leverage this development-ready status as a way to bring more opportunities to Sergeant Bluff,” said Jon Winkel, mayor of Sergeant Bluff. “I want to thank the local land owners, city staff, the Sergeant Bluff Community Development Corporation, the Woodbury County Board of Supervisors and Rural Economic Development Department, The Siouxland Initiative (TSI), MidAmerican Energy Business and Community Development Department, the Siouxland Interstate Metropolitan Planning Council (SIMPCO), and the Iowa Department of Transportation (Iowa DOT) for their role in making this a reality.”

In an effort to address the lack of project-ready industrial sites in the state, the IEDA rolled out the Iowa Certified Site Program in May 2012. It is an independent, third-party certification program that uses the nationally recognized site selection firm of McCallum Sweeney Consulting (MSC) as the sole certifying agent. The Iowa Certified Site Program is designed to consider a combination of national site location standards as well as Iowa’s natural assets and industry needs of the state’s targeted sectors.

Site certification is one of the fastest growing trends in the site selection business and by introducing certified sites to the market, Iowa is better able to compete for large scale projects. By going through this rigorous process, developers -- working closely with their local officials, utility partners and consultants -- are better prepared to market their sites with specific site-related information and community data. All site due diligence is completed and resulting issues are mitigated, making the site “risk-free” and, thus, accelerating the development schedule.

Nine subsequent application rounds have been opened since the program was established and seven additional sites are currently working their way through various phases of the program. The next round of applications will be accepted in January 2018 for the following categories:

General Industrial Site: 50 - 249 contiguous acres

Large Site: 250 – 499 contiguous acres

Super Site: 500 – 999 contiguous acres

Mega Site: 1,000+ contiguous acres

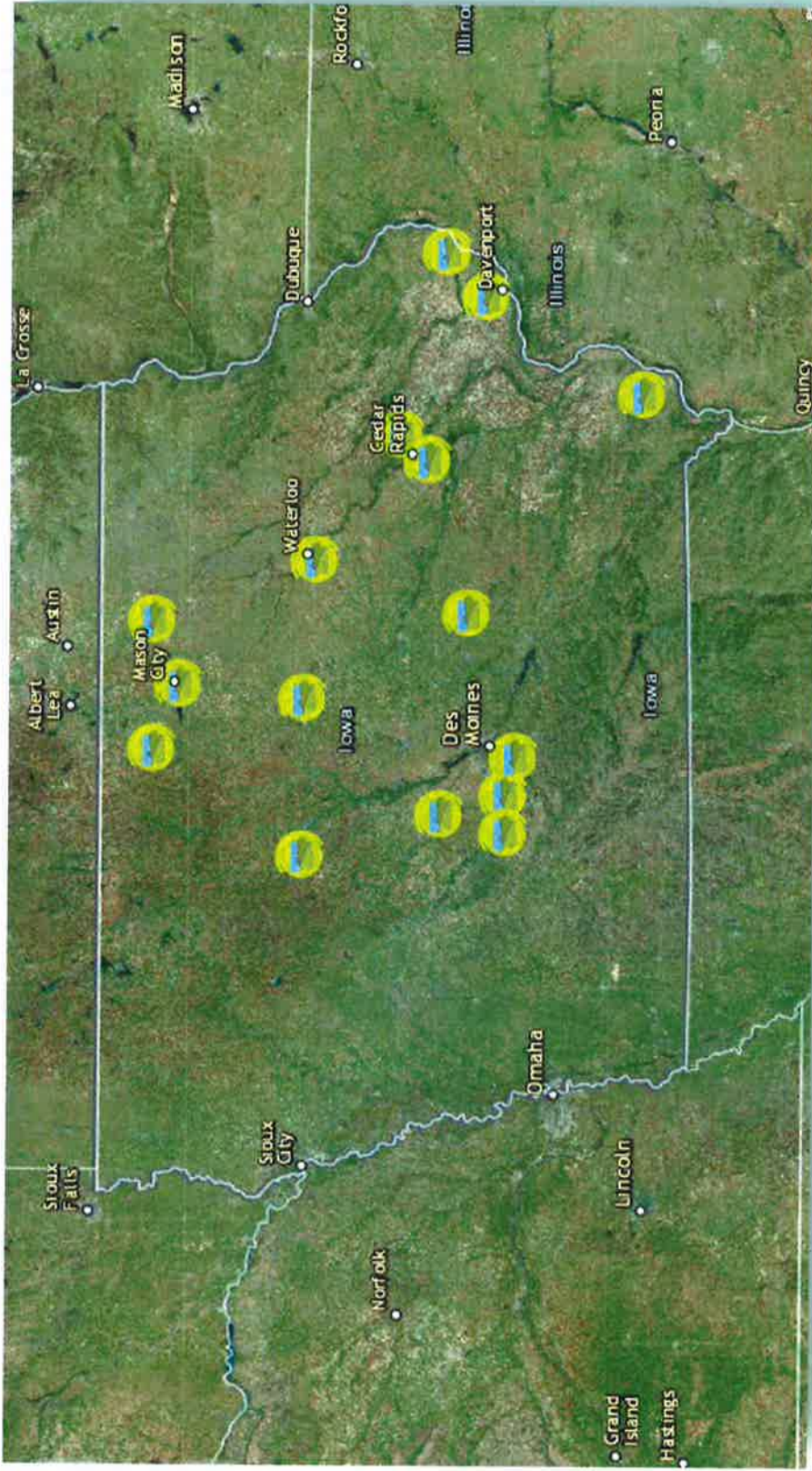
General Industrial Park: 100+ acres with one site \geq 20 acres

Super Park: 500+ acres with one site \geq 100 acres

For more information about the Iowa Certified Site Program, visit lowaeconomicdevelopment.com/SiteLocation/CertifiedSite.



ATTACHMENT 4 - AERIAL PHOTOGRAPH



EXISTING IEDA CERTIFIED SITES