



February 16, 2021

Woodbury County Board of Supervisors
620 Douglas Street, Room 104
Sioux City, Iowa 51102

Sioux City City Council
405 6th Street, PO Box 447
Sioux City, Iowa 51102

RE: Letter of Understanding - Current Law Enforcement Center -
407 7th Street, Sioux City, Iowa 51101

Dear Chairperson DeWitt:

The City of Sioux City ("City") and Woodbury County ("County"), Iowa are important partners in our mutual efforts to work together in the spirit of cooperation in developing each other's interests in meeting the greater public good.

On June 8, 2020 the County and the City entered into a 28E Agreement governing the development of real estate located in the vicinity of 3701 28th Street, Sioux City, Iowa, for the proposed Woodbury County Jail Site Improvements Project. A new Law Enforcement Center is to be constructed as part of this project. With the construction of the new facility, it has been determined that a plan must be made for the current Law Enforcement Center location.

This letter is to serve as a "Letter of Understanding" to establish the additional commitments made by each party regarding the construction of the proposed Woodbury County Jail Site Improvements Project, the redevelopment of the Law Enforcement Center location at 407 7th Street, Sioux City, Iowa which is further described on **Exhibit A** attached hereto, and the Elk Creek Road Development. This Letter of Understanding is intended to provide clarification of the terms and parameters between the County to the City and to ensure that both parties are proceeding according to a mutually-agreed set of

expectations to avoid any miscommunication and maintain a transfer process free from delays.

Under the terms of this Letter of Understanding, the County agrees to the following:

1. Within eighteen (18) months of the occupancy of the new Woodbury County Jail, the County agrees at the County's sole cost and expense to have demolished the existing Law Enforcement Center and remediated the site of contaminants and pollutants to a level which would allow construction and new development to occur at that location without further remediation required by the Iowa Department of Natural Resources.
2. At the County's sole cost and expense, the County shall consult with a qualified expert to ensure compliance with all federal, state, and local laws in the demolition and remediation of the site.
3. At the County's sole cost and expense, all necessary Closure Reports shall be obtained from DNR, EPA, and other necessary regulatory bodies to ensure that the site meets required environmental standards under federal, state, and local laws and regulations.
4. At the County's sole cost and expense, the County shall provide the City with all environmental reports for examination.
5. Upon receiving notification from the City that it is satisfied with the condition of the site, the County shall transfer the property located at 407 7th Street, Sioux City, Iowa 51101 via county deed free of all liens and encumbrances to the City for \$1.00 and other good and valuable consideration, subject to the requirements of Iowa Code Section 331.361.
6. At the County's sole cost and expense, the County will complete engineering design of Elk Creek Road within six months from the date of this letter.
7. The County shall provide up to a maximum amount \$133,300 of the costs of paving Elk Creek Road. Said paving shall begin at the intersection of Old Lakeport Road and end at a point approximately 3,840 feet to the southeast.

Under the terms of this Letter of Understanding, the City shall:

1. The City shall agree to take title to the property located at 407 7th Street, Sioux City, Iowa 51101 upon successful completion of the terms and conditions noted above.
2. The City will use its best efforts to cause the site to be developed in a manner fitting for its downtown location.
3. Via separate agreement with the Law Enforcement Authority, the City will provide up to an additional \$375,000 toward the expense of the construction of the Woodbury County Jail Site Improvements Project. The City may reduce this additional amount based upon actual bid costs.

Robert E. Scott
Mayor
City of Sioux City

Rocky DeWitt
Chairperson
Woodbury County Board of Supervisors

Attachments:

Exhibit A - Legal Description of 407 7th Street, Sioux City, Iowa

REI1002 PID 8947 28 166 007 00 Tax Dist 184 000 Class C INQUIRY C N
2019 097 Map# 021886 GIS#

Property 002784116 DED WOODBURY COUNTY
Ownership 620 DOUGLAS ST
SIOUX CITY

IA 51101-0000

0000000000

Location 401 Street 7TH ST

City SIOUX CITY

Recorded

000/00/00

Documents

000/00/00

Misc 504 NEW Exempt Code 002

Area 47,400.00 SQFT

Sec-Twp-Rng 000 000 000 Cty-Adm-Blk 1 00045 038 Lot#

Legal Desc SIOUX CITY EAST LOT 1, 2, 3, 4, 5, 6, & VAC E-W ALLEY BE +

Applications Typ 1 Ovr Amt

Typ 2 Ovr Amt

Typ 3 Ovr Amt

Typ 4 Ovr Amt

Not Certified Value Acres Typ

Value Acres

CSR DU B1

Gross

Exempt

PtExmt

Drain

Net

F3=Exit F10=Owners

F12=Prev F13=Rec Doc F14=Image F15=Legal F16=Notes

F17=IE F18=TaxHist F19=Aplc F20=Value F21=Print F22=ViewImage F23=Index

184 8947 28 166 007 Legal Descriptions

SIoux CITY EAST LOT 1, 2, 3, 4, 5, 6 , & VAC E-W ALLEY BE
TWN LOT 3 & 4 BLK 38

F3=Exit F12=Previous

**Lots 1, 2, 3, 4, 5, & 6; and the vacated East/West
alley lying between Lots 3 & 4 all in Block 38, Sioux
City East Addition to Sioux City, Woodbury County,
Iowa**