

### MAJOR EMPLOYERS

#### OVER 1000 Employees

Central Valley Ag  
MercyOne Siouxland Medical Center  
Seaboard Triumph Foods  
Sioux City Community Schools  
Tyson Fresh Meats  
UnityPoint Health —St. Luke’s  
Wells Enterprises

#### 500-999 Employees

185<sup>th</sup> Air Refueling Wing IANG  
City of Sioux City  
Curly’s Foods  
empirical foods  
Ho-Chunk, Inc.  
Hy-Vee Food Stores  
Interbake Foods  
MidAmerican Energy Co.  
Sabre Industries  
Western IA Tech Comm. College

#### 250-499 EMPLOYEES

1<sup>st</sup> Financial Bank USA/Credit Card  
Boys & Girls Home/Family Services  
CF Industries  
FIMCO Industries  
GELITA USA  
Goodwill of the Great Plains  
Great West Casualty Co.  
Hard Rock Hotel & Casino Sioux City  
K & B Transportation  
Mid-Step Services  
Morningside University  
Northeast Community College  
Northwest Area Education Agency  
PREMIER Bankcard  
Synergi Partners  
WestRock  
Wilson Trailer Company  
WinnaVegas Casino Resort  
Woodbury County



### ECONOMIC INCENTIVES\*

A wide variety of incentives are offered by our three states, the Siouxland region and our local communities. The following briefly summarizes the incentives that are available to companies locating or expanding in Siouxland.

*\*These economic incentives are generally based upon the number of jobs created, the average wage rate, and the overall capital investment.*

### BUSINESS TAXES/CREDITS

Tax	Iowa	Nebraska	South Dakota
Corporate Income Tax Rates	First \$100,000—5.5% Next \$150,000—9% Over \$250,000—9.8%	First \$100,000—5.58% Over \$100,000—7.50%	None
Federal Income Taxes Deductible on State Forms	Yes—50%	No	N/A
Apportionment Formula (Used to Determine % Total Business Income Attributed to the Taxing State)	Sales 100% (on profits from sales in state only)	Sales 100% (on profits from sales in state only)	N/A
Tax Incentive for Job Creation	Yes	Yes	N/A
Investment Tax Credits	Yes	Yes	N/A
R & D Tax Credits	Yes	No	N/A
Sales/Use Tax on Industrial Machinery & Equipment	No	No	Yes—4.5%
Inventory Tax on Goods in Transit	No	No	No
Tax on Manufacturers’ Inventories	No	No	No

### PERSONAL INCOME TAX RATES—2022

#### Iowa

\$0+	0.33%
\$1,743+	0.67%
\$3,486+	2.25%
\$6,972+	4.14%
\$15,687+	5.63%
\$26,145+	5.96%
\$34,860+	6.25%
\$52,290+	7.44%
\$78,435+	8.53%

#### Nebraska—Joint Return

\$0+	2.46%
\$6,860+	3.51%
\$41,190+	5.01%
\$66,360+	6.84%

#### South Dakota—None

#### State

Forgivable and low-interest loans, grants, tax credits and refunds, as well as job-training programs.

#### Local Communities

Low-interest and forgivable loans, tax abatements and tax increment financing.

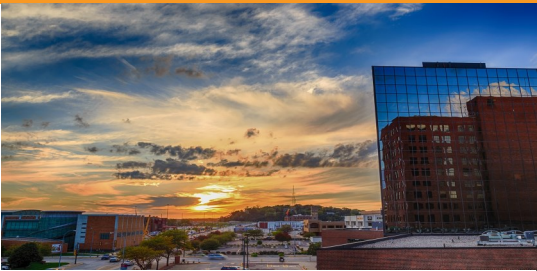
### COST OF LIVING\*

A score less than 100 means lower than the U.S. average. Above 100 means more expensive than the U.S. average.

Miscellaneous Goods & Services	97
Transportation	68
Housing	50
Health Care	100
Utilities	92
Food & Groceries	94
TOTAL (AVG)	75

*\*Compared to the national average of 100, the average cost of living was 75 according to Sperling’s Best Places.*

The trade area is comprised of 265,000 people within a 50-mile radius of Sioux City.

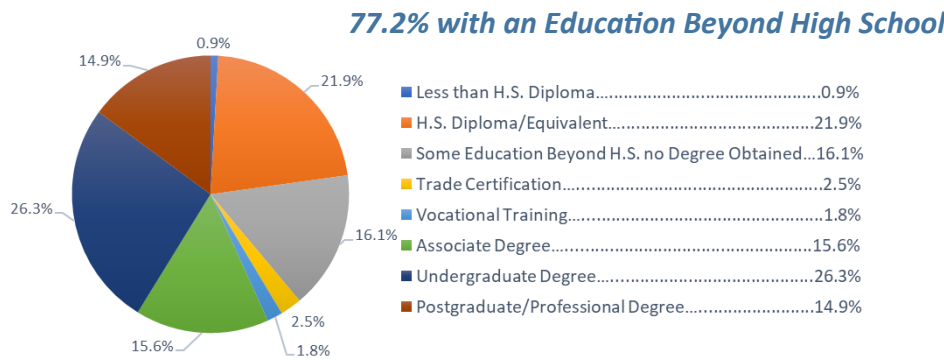


### LABOR FORCE

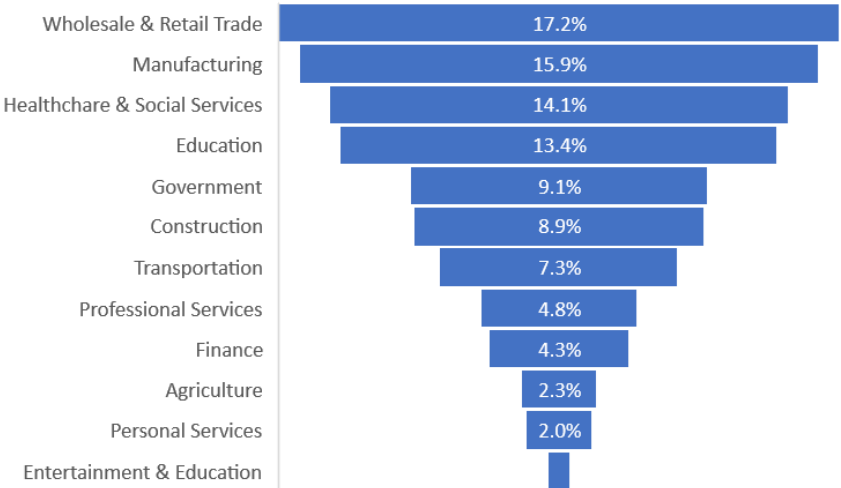
Sioux City MSA	July 2022	July 2021
Labor Force	93,800	93,056
Employment	91,200	89,339
Unemployment	2,600	3,717
Unemployment Rate	2.8%	4.0%

### 2022 LABORSHED STUDY

#### Highest Level of Education Attained (All Employed)



#### Breakout of the Employed by Industry (Estimated Total)



### TRANSPORTATION

With its centralized location, Siouxland cities have access to excellent air, rail, highway, Interstate, water and pipeline transportation networks. Unlike single state locations, the tri-state location provides extraordinary options, choices and ease of accessibility to economical transportation, linking the region to Midwest, U.S. and world destinations.

#### HIGHWAYS/TRUCKING

Interstate Highway	I-29
U.S. Highways	3 (US 20, 75 & 77)
Motor Freight Carriers	53
Local Terminals	31

#### AIR SERVICE

Airport Sioux Gateway Airport/Brigadier General Bud Day Field

Length of Runways	9,002 ft.
	6,600 ft.
Time to Downtown	7 minutes

#### RAIL SERVICE

Railroads BNSF  
Union Pacific

#### BARGE SERVICE

Barge Terminal Big Soo Terminal

### PROXIMITY TO MARKETS

City	Miles	Days by Railroad (Carload)	Days by Motor Freight (Truckload)
Atlanta	1,062	2.5	3.5
Chicago	494	1	1
Denver	600	2	2
Des Moines	200	1	1
Kansas City	298	1	1
Los Angeles	1,683	3	5
Milwaukee	491	2	1
Minneapolis	281	1	1
New Orleans	1,100	2.5	3.5
New York	1,309	3	4
Omaha	96	1	1
St. Louis	529	2	1.5



QUALITY OF LIFE



RIVERFRONT DEVELOPMENT

Construction began in June 2020 on Phase 1 of the Riverfront Project. The project will be completed in three phases over the next several years. Key pieces to the project include spaces for small and large family/ community gatherings, event spaces, active recreation areas, and enhancements to the recreational trail system. Completion of Phase 1 and Phase 2 is anticipated for Fall 2022.



HOUSING

A varied selection of residential development can be found throughout the Siouxland region. Homes, apartments, condos and townhomes are available in a wide array of price ranges.

CULTURE & RECREATION

- MAJOR ANNUAL EVENTS**  
Artsplash, Awesome Biker Nights, Downtown for the Holidays, Downtown Live Concert Series, Farmers Market, Greek Fest, Mardi Gras Gala, Rivercade Celebration, Saturday in the Park, The Big Parade, Dakota/Plymouth/Woodbury County Fairs
- SPORTS**  
Sioux City Explorers (Minor League Baseball)  
Sioux City Bandits (CPIFL)  
Sioux City Musketeers (United States Hockey League Tier One)  
Park Jefferson Speedway (Auto Racing)
- PUBLIC RECREATION FACILITIES**  
1 Climbing Wall, 10 Golf Courses, 3 Disc Golf Courses, 1 Tubing Hill, 3 Swimming Pools, 5 Splash Pads, 42 Tennis Courts, 8 Pickleball Courts, 59 Parks, 50 + Miles of Bike Paths and Walking Trails
- COUNTRY CLUBS**  
Dakota Dunes Country Club, Sioux City Country Club
- BOATING & FISHING**  
Missouri River, Big Sioux River, Brown’s Lake, Snyder’s Bend
- HUNTING**  
Game is abundant on both private and public property.

HEALTHCARE

Siouxland is home to three hospitals and a surgical center: MercyOne-Siouxland, UnityPoint—St. Luke’s, Dunes Surgical Hospital and Riverview Surgical Center. MercyOne and St. Luke’s both are regional medical centers providing a Trauma Center, Cardiac Unit, Neonatal Intensive Care Unit, and Substance Abuse Center. The Dunes Surgical Hospital provides acute care for surgical patients, providing the only lithotripsy in Siouxland. The Riverview Surgical Center is a state of the art surgery center offering the latest technologies, biologic injections, minimally invasive procedures, and more.

The area is home to over 300 physicians and surgeons and 53 dentists. Other healthcare services include a same day surgery center, burn unit and advanced cardiovascular care, substance abuse and psychiatric services, as well as a cancer treatment center and pulmonary services.

EDUCATION

The Siouxland community is nationally recognized for its commitment to excellence at all levels. Siouxland residents—whatever their age or academic level—enjoy an impressive array of options for primary, secondary, post-secondary, and continuing education.

Area K-12	Sioux City	Sgt. Bluff	South Sioux City	North Sioux City	Total
High Schools	3	1	1	1	6
Middle/Jr. High	3	1	1	1	6
Elementary	13	2	6	1	22
Parochial (PK-8)	4	0	0	0	4
Parochial (9-12)	1	0	0	0	1

- EVENTS CENTER**  
Tyson Events Center/Fleet Farm Arena
- THEATRES**  
Orpheum Theatre, Sioux City Community Theatre, Lamb Productions
- MUSEUMS/ATTRACTIONS**  
Freedom Park, LaunchPAD Children’s Museum, Lewis & Clark Interpretive Center, MidAmerica Museum of Transportation & Aviation, Peirce Mansion, Sioux City Public Museum, Queen of Peace, Sioux City Railroad Museum, Sgt. Floyd River Museum & Welcome Center
- SYMPHONY**  
Sioux City Symphony
- ART**  
Sioux City Art Center



- The following are the colleges and universities in the Siouxland area:**
- |                             |                      |
|-----------------------------|----------------------|
| Briar Cliff University      | Sioux City, IA       |
| Morningside University      | Sioux City, IA       |
| Northeast Community College | South Sioux City, NE |
| St. Luke’s College          | Sioux City, IA       |
| University of South Dakota  | Vermillion, SD       |
| Western IA Tech             |                      |
| Community College           | Sioux City, IA       |



Sioux City Metro—Iowa, Nebraska, & South Dakota



COMMUNITY PROFILE

SIouxLAND AT A GLANCE

Metro Population –2020

Woodbury County, IA	105,941
Plymouth County, IA	25,698
Dakota County, NE	21,582
Dixon County, NE	5,606
Union County, SD	14,399
<b>Sioux City Metro</b>	<b>173,226</b>

Climate

	Avg. High	Avg. Low
January	31	10
April	62	37
July	85	63
October	63	38

Average Rainfall	27.74 inches
Average Snowfall	36 inches

Source: USClimateData.com

Households by Income

	2020
# of Households	56,113
Median Income	\$61,399
	2010
# of Households	54,012
Median Income	\$44,569



The tri-state region of Iowa, Nebraska and South Dakota has much to offer—abundant career opportunities, affordable cost of living, quality education, safe communities, and a wide variety of amenities and recreational opportunities.



The Siouxland region is energized with progress.

NATIONAL RECOGNITIONS

Sioux City ranked **#7**  
Most Livable Small City in the U.S.  
smartasset™

Sioux City Metro ranked **#1** for *Economic Development*  
Projects for populations under 200,000.



Sioux City, IA ranked **#5** in Most Affordable Trendy  
Cities Where You Can Still Buy A Home

