



TO OFFICE: Contracts

ATTENTION Cesar Cintron
Districts 1, 2, 3

FROM: Matt Sharp

OFFICE: Property Management

SUBJECT: **PARCEL INSPECTION
REMOVAL OF IMPROVEMENTS**

DATE: 7/13/2026

COUNTY: Woodbury

ROW PHASE NO: NHSN-012-1(39)—2R-97

CONST. PHASE NO: NHSX-012-1(048)—3H-97

PARCEL NO: 30

POSSESSION DATE: 7/8/2026

FORMER OWNER: Mozak Commercial
Properties, LLC

ADDRESS: 2414 Gordon Drive. Sioux
City, Iowa 51106

The above referenced property was inspected to determine the feasibility to demolish, sell, or rent such property. The inspection also addressed pest or rodent control, property maintenance requirements, and hazardous waste concerns. A pest and rodent inspection was completed on this date.

ITEM (approx. size)	FOUNDATION	PREVIOUS USE	DEMOLISH, SELL, RENT
Retail/Office/Warehouse Building (18,978 sq. ft.)	Concrete	Retail/Office/Warehouse	Demolish
Paving for Parking (66,000 sq. ft.)	Asphalt	Parking	Demolish
Exterior Light Fixtures (4 qty.)	Concrete	Light	Demolish
Vinyl White Fencing	Wood into Concrete	Fence	Demolish
Signage Frame/Landscaping Brick	Concrete	Signage	Demolish
Canopy (1,072 sq. ft.)	Hanging off building	Canopy	Demolish

Approximate location of parcel

See address above – 2414 Gordon Drive. Sioux City, IA 51106

Comments

Note*-Water has been turned off at the building only. The water meter has been pulled by the City of Sioux City. The Demo Contractor shall provide two weeks' notice to the City Underground Utilities Division to coordinate the cutting and capping of the water service between the curb stop and the building. The cutting and capping of the water service shall be accomplished to allow the DOT to maintain traffic on the ramp from IA-376 to IA-12.

Electric and gas have been turned off and will be prepped for demolition by MidAmerican Energy.

Sioux City Requirements:

1. The contractor needs to have a Master Plumbers License in the state of Iowa or be a city-licensed utility contractor
2. Utility Disconnect Permit fees are \$175 .00 for each sewer, water, and storm
3. ROW permits are required through engineering for traffic impacts
4. Water service is disconnected at the corporation stop.
5. Sanitary sewer is disconnected within 5 ft of the property line
6. Storm sewer disconnects at the point of connection
7. An inspection from City Utilities is required before a demo permit is issued.

Leave the public sidewalk on the North, East, South and West sides of the property and remove all the rest of the pavement on the property.

Backfill, grade and seed the lot once demolition is complete.

Location of well (if known) ☒ N/A

City Utilities

Location of septic system (if known) ☒N/A

City Sewer, Will need capped at demolition

Utilities have been notified.

Yes ☒No ☐N/A ☐

There may be miscellaneous junk, debris, concrete and/or fencing located on this parcel.

Extermination of pest or rodent required?

Yes ☐No ☒

Buildings to be boarded or secured?

Yes ☒No ☐

Tanks were secure upon possession?

Yes ☐No ☐N/A ☒

By copy of this memo we are also requesting an asbestos inspection.

MDS

- cc: Don Johnson, Location and Environment Bureau
Eric Wright, Right of Way Design.
Brennan Dolan, Location and Environment Bureau
Jessica Felix, District 3 Engineer
Shane Tymkowicz, Assistant District 3 Engineer
Jason Klemme, District 3 Construction Engineer
Mat Gogerty, Property Manager
John Newell, Property Manager
Stacy Ryan, Contracts Bureau
Mustafa Qaisi, Contracts Bureau
Parcel File

Mozak Possession 7/8/26 – Parcel 30- Sioux City Gordon Drive



Keys for Property



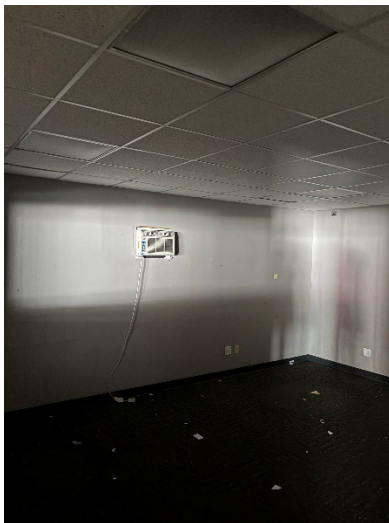
Furnace



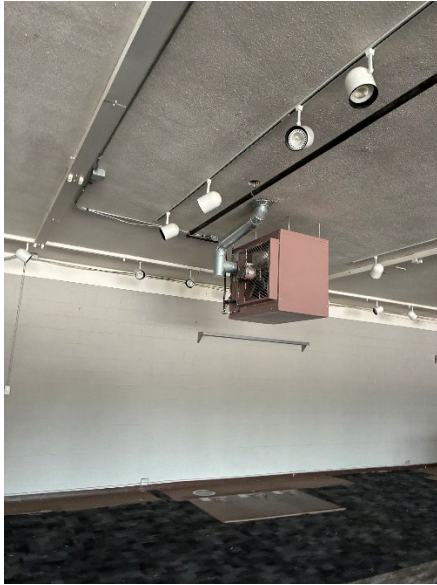
Water Heater



Electrical boxes



Small AC unit



Ceiling Unit



Show Room



Upstairs office and bathroom upstairs



Loading dock area



West outside wall



Meters



Parking lot looking East



Mini loading dock door



Old sign base and landscape



edge of parking lot looking north



Spare parking lot to south



White privacy fence



East sided windows



Main Entrance



north side windows

Legend

- Storm Sewer Inlets (12)
- Storm Sewer Manholes (2)
- Storm Sewer Pipe (22)
- Sanitary Manholes (2)
- Sanitary Permits (7)
- Vitrified Clay (2)
- Water Private Valve - Corporation (1)
- Water Private Valve - Other (3)
- Water Hydrant Valve (SDE) (2)
- Water Valves (1)
- Water Hydrant (SDE)**
- Owned By**
- Our Agency (2)
- Water Fire Hydrant Line (SDE) (3)
- Water Service (SDE) (3)
- Water Abandoned Line (SDE) (1)
- Water Main (SDE)**
- Water Type**
- Potable Water (4)

Sioux City Utilities

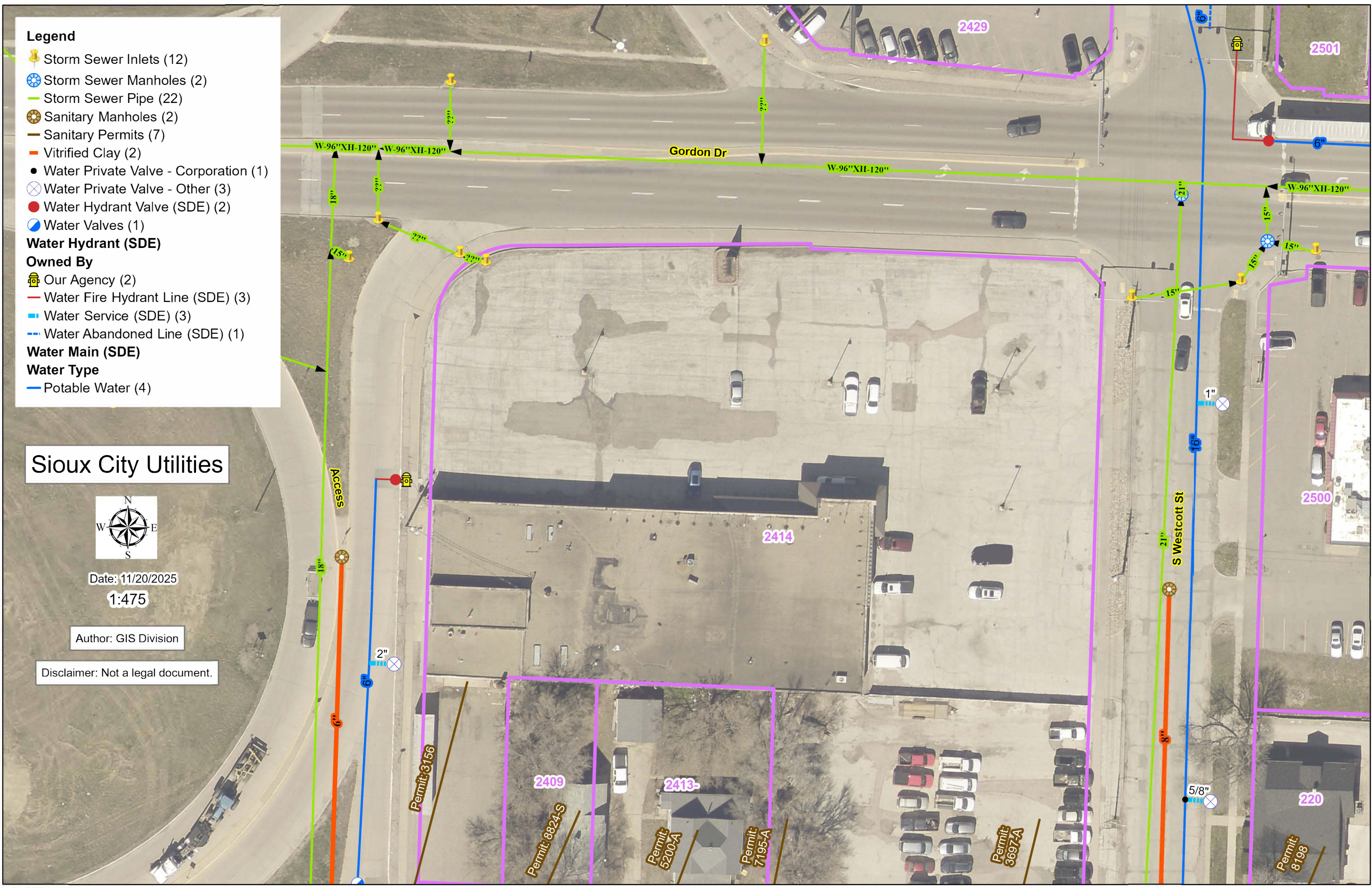


Date: 11/20/2025

1:475

Author: GIS Division

Disclaimer: Not a legal document.



CMD 1 to Exit; CMD 3 to Add; Cmd 5 to Update; CMD 9 House Number Search
STOP AND TAP LOCATIONS

House	Street	Apt
2414	GORDON DR	

Split Line From:

Stop

Tap

	Size	Type of Tap	Date	
Original:	2	COPPER		
Replacement:				

Size of Main: Condition of Stop Box: ☐

County & Project No. Woodbury NHSN-012-1(39)--2R-97

Parcel No. 30

Date of Possession 7/8/26

Seller Mozak Commercial Properties LLC

☒ Possession Warrant delivered in person on this date.

☐ Possession Warrant to be mailed directly to payee.

SIGNED Matt Shays

SIGNED [Signature]

SEWER PERMIT

3156

OFFICE OF
CITY ENGINEER

Sioux City, Iowa,

1910

Mr. Tom Beggs having complied with section 6, of an ordinance passed May 10, 1886, entitled, "An ordinance providing for making of sewer, gas and water connections, permission is hereby given him to excavate and make a connection with the Dace

street sewer, under the terms and conditions of said ordinance, and in accordance with the plans and specifications on file in the office of the City Engineer. Said connections to be located on the

North side of Dace street, On lot feet
line East side line of College Ave street.

No. 3156



R. C. Daynor
City Engineer

43