



Osceola County Welcome Package

Home Base Iowa's mission is to make Iowa the state of choice for military men and women as they transition to civilian careers. Home Base Iowa will provide veterans with resources that can open doors to job opportunities, welcoming communities, and on-going engagement with the military community.

For more information on the State of Iowa Home Base Iowa program go to:

www.homebaseiowa.gov

Osceola County Economic Development welcomes veterans to Osceola County and hopes you take the time to explore all we have to offer. It's a great place to live, work, play and raise a family! We want it to be the next place you call home!

Community Single Point of Contact – Your primary point of contact and boots on the ground for community, lifestyle and employment information:

Stephanie Neppi, Director

Osceola County Economic Development

sneppi@osceolacoia.org

712-754-2523

Your point of contact for Federal VA benefits and assistance:

Craig Sorensen, Director

Osceola County Veterans Affairs

csorensen@osceolacoia.org

712-754-2514 Cell 712-395-1052

Welcome Basket – Each veteran that visits Osceola County will receive a welcome basket/bag.

Community Tour – Osceola County Economic Development (OCEDC) will arrange for a community tour and facilitate arranging meetings with various service providers in their community.

Hotel Incentive – The following hotel incentives will be made available for each Home Base Iowa veteran visiting an employer in Osceola County. Please contact OCEDC to arrange for lodging and taking advantage of the incentive.

- Sibley Inn – Sibley, IA. - \$44.99 plus tax/night, subject to availability.
- AmericInn – Sibley, IA. - \$69.95 plus tax/night, subject to availability.

Closing Cost Incentive - The following programs are available to any Home Base Iowa veteran who relocates to Osceola County.

- Ashton State Bank (Ashton) - The Ashton State Bank provides a credit of up to \$500.00 off your origination fee and also participates in the Iowa Finance Authority's Military Homeownership Assistance Program.
- Melvin Savings Bank (Melvin & Sibley)- Will waive its \$500 origination fee on a new residential real estate mortgage loan for a veteran. The Melvin Savings Bank also participates in a VA long term residential real estate mortgage program.
- Sibley State Bank (Sibley) - In addition to friendly personalized service, the Sibley State Bank also participates in a VA long term mortgage program for residential real estate.
- United Community Bank (Ocheyedan)--Will waive \$500 origination fee for a residential real estate loan for a veteran. United Community Bank will also participate in VA long term mortgage loan program on residential real estate.
- US Bank – U.S. Bank has products especially for military service members, including VA loans and great checking benefits. For details visit <https://www.usbank.com/military.aspx>

Osceola County Veterans Affairs Office – Osceola County has a part-time veteran's affairs office in Sibley to assist veterans. The Sioux Falls Veterans Medical Center is located approximately 50 miles from Sibley.

Osceola County offers a wide range of other advantages including:

- Unique county assets include 47 county parks and recreation areas; Iowa's highest elevation--Hawkeye Point and the Hawkeye Point Campground; three county museums including Sibley's McCallum Museum, Ocheyedan's Tracy House, and Ashton's De Boer Grocery Museum; the Harris Mini Grotto; the Otter Valley Model Railroad; Willow Creek Park and Recreation Area; an Award Winning 9-hole Golf Course in Sibley, and the Osceola Trails Association walking and biking trail located in and around Sibley.
- Close proximity to Worthington, Minnesota (13,000 population) 18 miles north of Sibley on the Highway 60 Expressway; Sioux Falls, South Dakota, (approximately 50 miles away) a regional entertainment, health and retail center (169,000 population); Sioux City, Iowa, (85,600 population) also a regional entertainment, health and retail center (approximately 76 miles away)
- Four highly ranked high school systems (Sibley-Ocheyedan, Harris-Lake Park, Hartley-Melvin-Sanborn and Sheldon community schools).
- Northwest Iowa Community College, a CHAMP institution, in Sheldon serves the area. Education assistance available.

Entrepreneurs and business start-ups

- The Osceola County Economic Development Commission and Sibley Economic Development Corporation bring together key partners, including the Small Business Development Center, and Northwest Iowa Community College to serve our veterans that are aspiring entrepreneurs.
 - Several funding sources and help with your business plan.