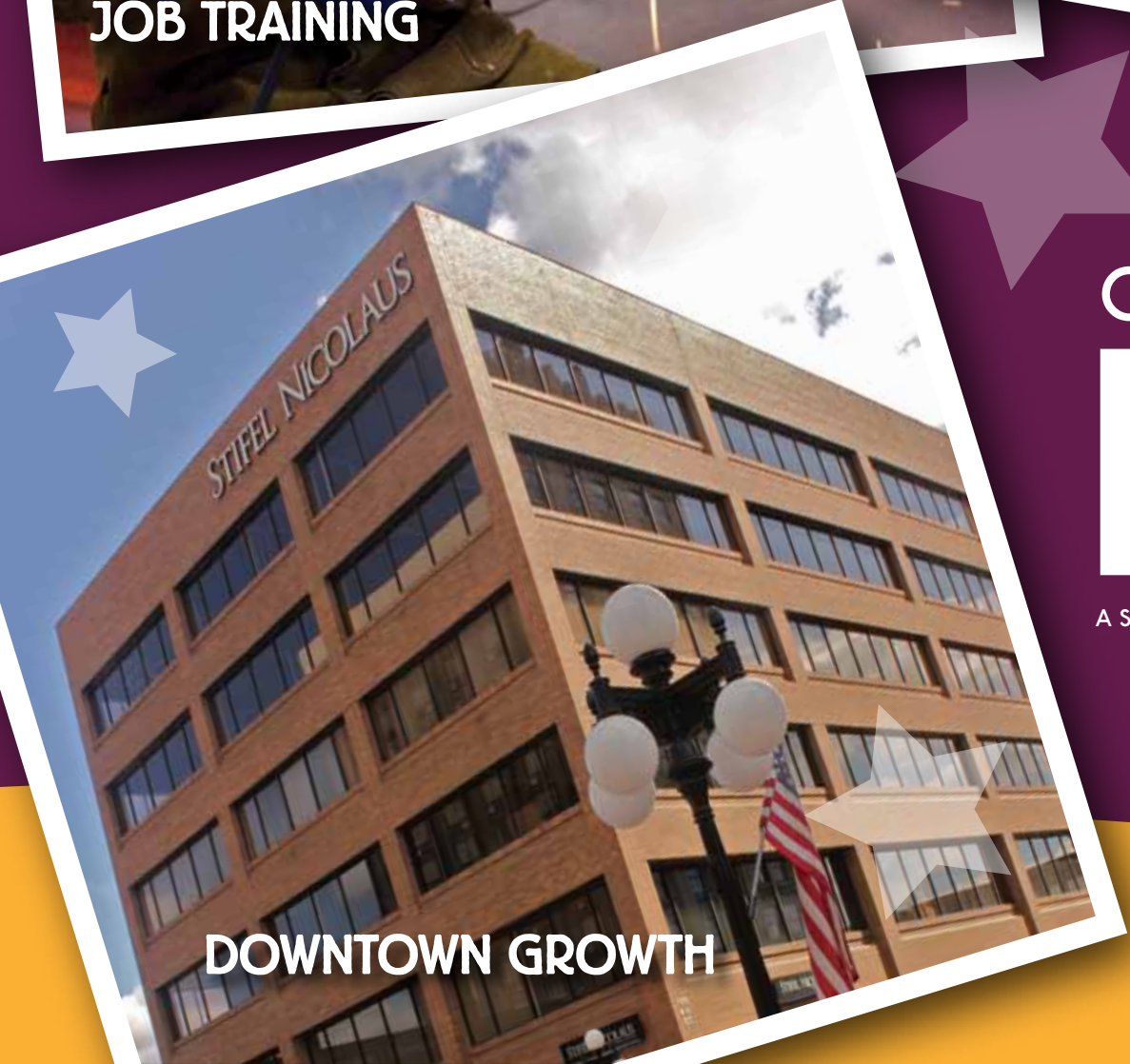




JOB TRAINING



REVITALIZATION



DOWNTOWN GROWTH

CITY OF SIOUX CITY PROGRESS

A SEMIANNUAL PUBLICATION FOR CITIZENS OF SIOUX CITY, IOWA



LOWER AIRFARES

Delta Airlines has lowered Sioux City airfares to better compete with Omaha fares – good news as high gas prices continue.

“With our improved terminal, lower air fares, affordable parking and convenience, it’s a great time to use the Sioux Gateway Airport,” says Curt Miller, airport director.

The new rates vary depending on reservation timing and seat availability. Check out airline rates at www.flysux.com.



GROWING HEALTHCARE

Siouxland Women’s Health Care physicians have expanded their clinic at 1000 Jackson St., and received a “Growing Sioux City Business” award in recognition of their efforts.

The nearly \$1 million expansion and renovation includes additional exams rooms, office space and an increase in staff. Siouxland Women’s Health Care provides medical services to thousands of area women with a team of 30 nurses and support staff, six physicians and a nurse practitioner.

“Quality healthcare is a vital industry in Sioux City,” says Mayor Mike Hobart. “We are pleased to support the growth of this busy medical clinic.”

The project was assisted by the Targeted Jobs program which continues to positively impact Sioux City. It has retained or created 1,123 jobs at 25 companies and produced nearly \$55 million in economic impact.



POLISHING PEARL STREET

Downtown’s new Irish pub is proving to be a signature business in attracting thousands of patrons to Historic Pearl District.

The distinctive exterior of McCarthy and Bailey’s Irish Pub at 423 Pearl St., provides a focal point of the new district which recently received \$2.4 million in improvements to its streets and streetscape between 5th and 7th streets. Local businessman Rick Bertrand is leading efforts to invest in the area with his million dollar redevelopment project involving a number of historic properties, including the pub.

“We’re seeing impressive changes on Historic Pearl,” says Councilman Keith Radig. “Buildings are being updated inside and out. We look forward to the opening of more new businesses in the next few months.”

BUSINESS PARK EXPANSIONS

Construction is underway on two local businesses: Lift Solutions and Titan Machinery are planning to build new facilities and increase their workforce in the Expedition Airport Business Park, located near Sioux Gateway Airport in Sioux City.

Titan Machinery is building a new 25,000 sq. foot Sioux City Case CE Dealership, representing a \$1.5 million investment. The publicly-traded company is one of the fastest growing agricultural and construction equipment dealers in the United States. It will employ up to 20 people in its second Sioux City location.



Lift Solutions is planning to invest nearly \$1 million in the construction of a 10,000 sq. foot building. The company, which currently employs 11 people, installs and distributes forklifts. When the new facility is complete, Lift Solutions will expand its sales, service and distribution center and add several new employees over the next few years.

Additionally, a 13,000 sq. foot federal office building was recently completed in Expedition Airport Business Park for use by the General Services Administration.

HIGH MARKS AGAIN

Metro Sioux City is listed on Forbes 2011 list of “Best Small Places for Businesses and Careers.”

Forbes placed Sioux City as No. 15 among smaller cities in the nation for cost of doing business, projected job growth and education. Sioux City’s metro area is ranked in several national publications highlighting housing and industry growth.



This downtown building will soon offer top floor lofts and high quality work space.

NEW LOFTS OFFER SCENIC VIEWS

A local developer with expertise in restoring older structures is converting a downtown office building at 4th and Jackson streets to offer 18 living lofts and new professional office space.

The Stifel Nicolaus building, formerly known as the Piper Jaffrey or UBS building, is being re-developed and renamed 4th & Jackson. Bart Connelly, president of Connelly Tiehen & Sons, is leading the \$4 million redevelopment of the six-story, 50,000 sq. ft. structure.

The first six lofts on the top floor are expected to be completed by January. They feature impressive skyline views, granite countertops, hardwood floors, high ceilings and direct connections into the adjacent Heritage Parking Ramp.

The office space on the first three floors will be upgraded to class “A” professional office space with room for up to 82 new employees.

“I believe the amenities created by cultural and entertainment districts, coupled with buildings like these, create vibrant areas that help us retain and attract our graduates and young professionals,” Connelly says.

“The City of Sioux City values the long and successful partnership we have enjoyed with Bart Connelly,” says Paul Eckert, City Manager. “His vision has created jobs and preserved historic Sioux City landmark buildings. This project will significantly add tax value, add jobs and provide additional downtown living space – all necessary to the continuing economic success of downtown Sioux City.”

The new, multi-million dollar project marks Connelly’s fifth re-development project in downtown. He has restored the historic Evans Block for Heidman Law at 1128 Historic 4th St., the Williges Building for Vriezelaar Law at 613 Pierce St., and the 100 year old United Center at 302 Jones St. Connelly also developed the MacBehr’s building on Historic Fourth.

For more information on the 4th and Jackson building visit www.locatesiouxcity.com

LOFTY DEMAND

All of the 21 units in the United Center, downtown’s first condominium project, have sold; and there is now high interest in the 4th & Jackson lofts.



The John Morrell plant demolition is producing nearly 400,000 in recycled materials.

GRANT FUNDS BOOST YARDS PROGRESS

Progress continues on overhauling the former 23-acre John Morrell site to make way for exciting new construction and the impressive \$10 million business expansion of Global Foods Processing.

The City received federal and state grants to support the important project, including a \$2 million federal grant from the Economic Development Administration (EDA) to cover demolition costs and assist with new infrastructure on the former John Morrell site.

Additionally a \$665,677 grant from the Iowa Department of Transportation (IDOT), will help fund moving and reconstructing S. Lafayette Street in the Yards to improve access to the site.

A third IDOT grant for \$72,000 will assist with reconstructing a key railroad spur to be used in transporting products from Global Foods.

The demolition of buildings on site, to be completed in 90 days, has produced 23,000 tons of recycled materials.

This spring, Global Foods plans to begin construction of a 82,000 sq. ft. facility on the site, a development that will add 175 new jobs to the Yards I-29 Business Park.

“We appreciate the support of the EDA and our Congressional delegation to secure funding that is critical to the transformation of the former Morrell site,” says Mayor Pro Tem Tom Padgett. “Redevelopment of this area at our community’s front door demonstrates our shared commitment to job creation and economic growth.”

Global Foods operates a food processing business that is meeting an increased global demand for pork exports.

The City’s renovation plans for the area – including a new road and attractive green space – will significantly enhance its appeal to passing motorists on I-29.

The City will be able to recycle 23,000 tons of crushed concrete. The \$390,000 in rock captured during demolition will be used for other City construction projects in the future, reducing the costs of those projects.

PARTNERSHIPS PAY OFF



Regional leaders worked together during the summer flood.

SUPPORTING NEIGHBORS

In recent years relationships with metro area communities and agencies have saved area taxpayers millions of dollars by sharing services for water, sewer, purchasing, fleet, mass transit, library services, law enforcement, the 911 Call Center, emergency management through the Security Institute and more.

"Our recent flooding exemplifies the benefits of our historically strong collaborations," says Councilman John Fitch. "We worked in partnership with others to quickly address issues."

Facing the serious flooding threat, all area communities switched to the Sioux City water system. When the flooding situation led to greater demand on the City's water system, Jade Dundas, city utilities director, immediately asked Sioux City residents to conserve water by eliminating nonessential lawn and garden water.

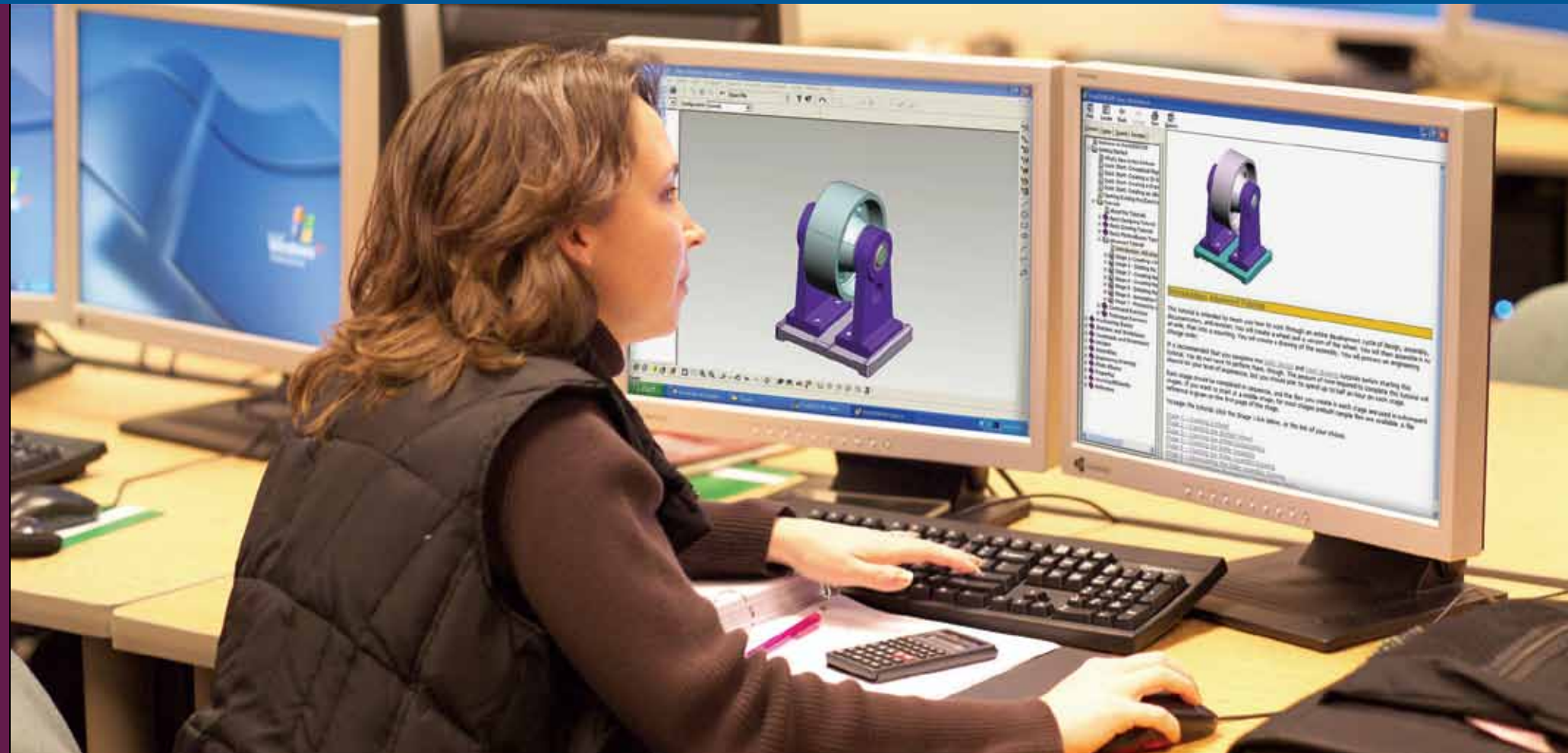
"We had good compliance when we asked people to reduce extra watering so we would have enough treated water for all who need it," says Dundas. "I think that also demonstrates partnerships between citizens as well as Sioux City and Dakota Dunes."

Sioux City's wastewater treatment was tested dramatically by the flooding water, which also encouraged more interaction, Dundas adds. Flows at the wastewater treatment plant increased three to four times the normal capacity. Vast amounts of water were entering the system through open manholes and sewer connections.

"We brought together people from all the major industrial users and sister cities and explained what was happening with the flood waters," Dundas says. "We involved our neighboring communities as well as the industrial users and kept them updated throughout the event."

The increased water inflows tested the wastewater treatment plant and its abilities. "It confirmed our highest expectations of the hydraulic capacity of the plant," Dundas adds.

"The Missouri River flood validated the benefits of our joining forces, sharing information, communicating and working together," Fitch says. "We're very proud of the role Sioux City continues to play in assisting our neighboring communities."



Industrial design skills taught at Western Iowa Tech Community College are increasingly used by local companies.

PARTNERS SUPPORT NEW SIOUX CITY BUSINESS

Collaboration between economic development partners helped attract Industrial Design Fabrication and Installation, Inc. (IDFI) to Bridgeport Industrial Park in Sioux City.

The business recently relocated from Merville to its new site with support from the City, the state of Iowa and Western Iowa Tech Community College. The City recruited IDFI to the former Aalf's Manufacturing building space, which enables the company to expand and gives it access to a larger pool of employees to support its growth.

IDFI manufactures custom conveyance systems for the food processing industry. It designs and fabricates custom boning tables, trim fat conveyors, overhead chain systems, catwalks, work platforms and more. These systems are utilized by major food processors across the U.S. and Canada, including Tyson, Cargill, Wells Enterprises and JBS Swift.

The firm employs a team of 70 designers, drafters, project managers, machinists and welder/fabricators and plans to increase its workforce in the next five years. The Sioux City location and the quality of the local workforce were key factors in IDFI leaders' decision to move to Bridgeport.

The owners worked with City staff members on applications for tax credits, job training tuition reimbursement and other needs. The City specifically offered IDFI

tax credits through the Targeted Jobs Withholding Tax Credit program, a program that has created and retained more than 1,100 jobs and leveraged nearly \$55 million in new non-retail investment since 2006.

As part of the aggressive incentive package offered to IDFI, job training assistance through the Iowa 260E program was made available to the growing company. The program reimburses the tuition of employees who graduate from WITTCC's welding program. (See right sidebar.)

City staff members in the Economic Development Office were incredibly helpful in identifying programs to support the move to a new site, according to Todd Jager, company president.

"The new Sioux City location has been a perfect fit for our company," Jager says. "The additional space has supported our continued increase in business, given us the opportunity to substantially add to our workforce, and positioned us for future growth."

The additional jobs and tax base growth resulting from the location of IDFI in Sioux City will help boost the local economy, according to Mayor Pro Tem Tom Padgett.

"Innovative food processing companies are major employers in Sioux City and are critical to our tax base," Padgett says. "It's exciting to work with a new company like IDFI that is anticipating significant growth potential in the future."

SKILLED TRAINING TURNS INTO JOBS

As part of their move and expansion to a new site in Sioux City, company officials of IDFI also turned to Western Iowa Tech Community College (WITCC) for help.

The 260 E program is a successful program that uses payroll tax savings to offer a range of job training options to businesses in Iowa.

"At WIT we work very closely with the City to help them with the 260E Iowa job training program," says Angie Lawson, economic development director. "It's really a win-win for employees, the company and the City."

Scores of employees at the Delta Reservations Call Center in Sioux City also received job training under the state jobs program. The City worked with the state for \$545,000 in training for Delta workers, first employed by Northwest Airlines.

"The City has been very responsive to our needs supporting our success," Westphal says. Delta, in turn, has engaged its employees to help give back to the community through involvement in local fundraising events and volunteerism.

"IDFI and Delta are ideal examples of the collaboration that occurs between the City, state, WIT and a growing business looking to locate or expand in Sioux City," says Councilman John Fitch.

IDFI EARNS AWARD

A "Growing Sioux City Award" was presented in October to Industrial Design Fabrication and Installation, Inc. (IDFI) at the company's new location, 2501 Murray Street, in the Bridgeport Industrial Park.

The recognition highlights businesses that provide significant growth and commitment in Sioux City.

"The success of this project highlights the commitment we have made to innovative growing companies and job creation within the community," says City Councilman Aaron Rochester. "We're proud to offer economic development tools that now allow IDFI to call Sioux City home."



Assistance from the City and other partners has enabled IDFI to hire more welders.

SO MUCH TO DO VISITSIOUXCITY.ORG

ORPHEUM THEATRE

For tickets call 800-745-3000

Rockestra: The Fab Four & More • November 5, 8 p.m.

Firebird: Sioux City Symphony • November 12, 7:30 pm

Sioux City Conservatory of Music Benefit Concert
November 13, 7 p.m.

Fiddler On The Roof • November 16, 7:30 p.m.

Holiday Movie - It's A Wonderful Life
November 26, 7 p.m.

Disney Live! • December 4, 1 & 4 p.m.

Garrison Keillor • December 8, 7:30 pm

Christmas Spectacular
Brule & Airo with Sioux City Symphony
December 10, 7:30 p.m.

Rockestra: Christmas Show • December 16, 8 p.m.

The Gift of Christmas
Jill Miller & Mount Zion Baptist Choir
Benefit for Sunrise Retirement
December 17, 7 p.m.

Tonic Sol-fa • December 18, 7:30 p.m.

New Mel Brooks Musical: Young Frankenstein
January 17, 7:30 p.m.

Rockestra: Planes, Trains & Automobiles
February 4, 8 p.m.

Elvis Lives! • February 6, 7:30 p.m.

Sioux City Symphony: Discovery and Sibelius
February 18, 7:30 p.m.

Blue Man Group • March 13, 7:30 p.m.

Sioux City Symphony: Cirque de la Symphonie
March 17, 7:30 p.m.

The Homestead Pickers Branson Missouri Show
March 26, Group Sales

The Color Purple • April 1, 7 p.m.

Sioux City Symphony: American Celebrations
April 14, 7:30 p.m.

Straight No Chaser • April 15, 7 p.m.

Rockestra: Countdown! The Best of Rockestra
April 21, 8 p.m.

TYSON EVENTS CENTER

For tickets call 800-745-3000

Sioux City Musketeers
Visit www.tysoncenter.com

NAIA Volleyball Championship
November 29 - December 3

Lady Antebellum • December 9, 8 p.m.

CNOS Foundation Basketball Classic • January 5-7

Monster Trucks
January 13, 7:30 p.m. • January 14, 1 p.m. and 7:30 p.m.

Mickey & Minnie's Magical Journey
February 16-18, 7 p.m. • February 18, 11 am, 3 p.m.
February 19, 1 p.m.

NAIA Women's Division II Basketball Championship
March 7-13

Harlem Globetrotters
March 30, 7 p.m.

DOWNTOWN

Holiday Parade/Treelighting • November 21

Breakfast with Santa • November 26 • Terra Centre
Register 279-6162

CONVENTION CENTER

Call 279-4800

Holiday Collections Craft Fair
November 19-20, Sat. 9-5, Sun. 10-4

Bixby's Inflatable Rainforest
Bounce, play, and explore the rainforest
November 25 - November 27

Friday, November 25 5-9 p.m.
Saturday, November 26, 10 a.m. - 8 p.m.
Sunday, November 27, 12 noon - 6 p.m.

Hairball: A tribute to 1980's rock • December 2

Bridal Spectacular • January 8, 11 a.m. - 4 p.m.

"Gonna Get Wed" Black Tie Bridal Show
January 29, 2012

Siouxland Home Show • February 23-26

Bridal Spectacular • January 8, 11 a.m. - 4 p.m.

Spring Collections Craft Fair
March 17-18, Sat. 9-5, Sun. 10-4

SIoux CITY MUSEUM

Register at 279-6174 or scpm@sioux-city.org

Sioux City Sleuths: Thanksgiving
November 16, 10 a.m. pre-k.

Exhibits thru Nov. 16: Crittenton Center:
115th Anniversary (founded as Women's
and Babies' Home)

Navajo Rugs 1900-1977

Indians of Iowa • November 15, 6 p.m.

IBP ICE CENTER

Register 279-4800 or ibpicecenter@sioux-city.org
Learn to Skate

Sundays Jan. 8-Feb. 12 & April 1-May 6

SIoux CITY ART CENTER

Call 279-6272 • siouxcityartcenter.org

Saturday Art Lesson, 10:30 a.m.

Sunday Family Fun Day, Sundays, 1:30 p.m.

PUBLIC LIBRARY

Main Library is closed for renovation until January
For event info call Morningside Branch 255-2924
Perry Creek Northside Branch 255-2926



The new Wesley Parkway will smoothly connect I-29 and downtown to Hamilton Boulevard.

WESLEY RENEWAL SPURS BUSINESS

Major construction is converting an aging area and extending Wesley Parkway to create a sleek and attractive thoroughfare to smoothly connect I-29 and downtown to Hamilton Boulevard.

Businesses along the route will gain new exposure to thousands of drivers traveling a spacious four-lane route with turning lanes.

The new corridor will be enhanced by new green space, more than 200 trees, seven fully landscaped medians with flowering shrubs and tall black lighting fixtures. There will also be connections for citizens to easily access the popular Perry Creek Trail.

The federally funded \$4.6 million project – covering nearly one mile – will be completed next summer. Its final phase calls for reconstruction around 14th Street and Hamilton Boulevard where an extra southbound lane, a new traffic signal and median will be added.

Routing southbound Hamilton traffic to I-29 through Wesley Parkway more efficiently is expected to increase traffic significantly and open the corridor to increased commercial development. City estimates predict that 10,000 vehicles will be traveling the thoroughfare when it's completed, and the number is expected to increase to 15,000 over the next decade.

The new route "creates excellent opportunities for new commercial development," according to Chris Bogenrief, president of United Commercial. "We've seen interest in the connector, as clients are realizing that the traffic counts in the area will increase substantially," he says.

George Tsiobanos, owner of Sioux Body Shop, located on the parkway, also anticipates increased traffic.

"This project cleaned up the neighborhood and took care of flooding issues," Tsiobanos says. "I just got a letter from FEMA that this neighborhood is no longer in the flood zone. With the restrictions lifted, we can move forward. This road will tie us more directly into downtown, the interstate and the region."

The recent completion of the Perry Creek project eliminated flood plain restrictions for all businesses along the corridor, which boosts potential development, according to Mayor Pro Tem Tom Padgett. To further encourage existing new business, the City is extending commercial urban revitalization benefits which offer tax abatements up to 10 years.

"Wesley Parkway is an excellent example of renewing an older area of Sioux City to benefit our citizens," Padgett says. "People will see business growth and be impressed with the convenience of the route."

"... traffic counts in the area will increase substantially."

Chris Bogenrief
United Commercial



Historic Pearl was one of many 2011 street projects.

TAKING IT TO THE STREETS

The City's substantial investment of \$22 million into infrastructure projects in the past six months is improving City streets, thoroughfares, bridges and neighborhoods throughout the community.

The 2011 construction season was one of the most productive in years, according to Councilman John Fitch. Workers installed new sewer and water lines, mounted new light poles, poured tons of concrete and asphalt, planted trees and rebuilt sidewalks.

"The number of projects and the scope of the work have been remarkable," Fitch says. "It was all accomplished with sound planning and hard work, and took place despite weeks of extra labor caused by the summer flood."

MAJOR STREET PROJECTS	COST	COMPLETE
1 Wesley Parkway Reconstruction <i>See story this page</i>	\$4.6 million	June
2 Heights Reconstruction Project	\$5.7 million	November
3 West 23rd Street Bridge Project	\$1.1 million	November
4 Kings Highway Bridge Project	\$1.1 million	December
5 Pierce Street (14th-18th) Project	\$1.1 million	December
6 Fairmount (4th - Gordon) Project	\$1.7 million	Complete
7 225th Street Paving Project	\$927,351	Complete
8 Pearl Street Project	\$2 million	Complete
9 S. Lewis Blvd Reconstruction Project	\$285,731	Complete
10 Hamilton Blvd Resurfacing Project	\$915,229	Complete
11 Downtown Resurfacing Project	\$279,632	Complete
12 West 19th Street Reconstruction	\$659,966	Complete
13 Villa Ave. Resurfacing Project	\$451,264	Complete

Another 17 other projects were also completed - updating and improving Sioux City streets and neighborhoods, and making the City a better place to live and work.

CITY LOWERS TAXES AGAIN

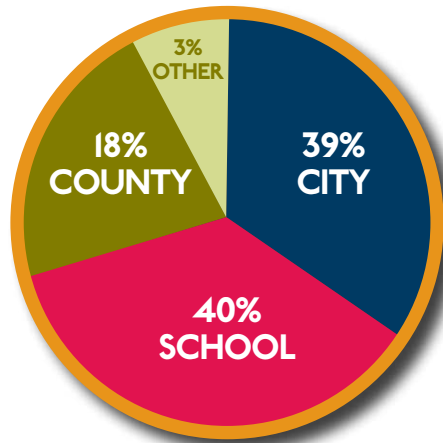
The City Council worked diligently to reduce the City's property tax rate for 2011-2012. It marks the third consecutive year the City has held to zero or reduced its share of the property tax burden.

For the second straight year, the City share of your tax bill has decreased. The City's tax rate since 2005 has decreased \$1.13 per thousand of taxable valuation, a 6.35% decrease.

"We made tough budget cuts and further streamlined our operations," says Councilman Aaron Rochester. "We're telling taxpayers that we are serious about reducing the City's portion of property taxes."

Your property tax bill supports many different taxing authorities: the City, School City Community Schools, Woodbury County, Western Iowa Tech Community College, Agricultural Extension, the State of Iowa and the City Assessor. Each portion of the bill is approved by the individual taxing body.

The City's tax levy decreased from \$17.30 in 2010-2011 to \$16.66 in 2011-2012. 62.85% of the City tax bill directly supports public safety.



SCORING WITH NAIA

The economic boost of hosting the NAIA Women's Division II National Basketball Championship in Sioux City will continue to benefit the community through 2014.

Sioux City's contract at the Tyson Events Center has been officially extended by the NAIA national office for two more years. This spring's tournament March 7-13, 2012 will mark the 15th anniversary of hosting the popular tournament.



SIoux CITY COUNCIL



John Fitch • Keith Radig • Michael Hobart • Aaron Rochester • Tom Padgett

To contact a Council Member
CALL 279.6102 • CCOUNCIL@SIOUX-CITY.ORG

Paul Eckert, City Manager
City Hall • 405 6th St. • Sioux City, IA 51101
An EO employer



REFRESHED RIVERFRONT

With most of the Sioux City riverfront now cleared of sand and debris from the Missouri River flood, City crews are focusing on restoring beauty and color to the grounds.

Landscaping around the walkways, pavilion and playground equipment is expected to be fully restored. New grass has been planted and more will be added in spring. Dozens of trees will be planted on the west end of the park to replace trees damaged by standing flood waters. City workers will return stored perennials and plantings to flower beds.

A long-time service organization, the Sioux City Rotary Club, has pledged \$20,000 to help the City with recovery costs on the riverfront, also known as Chris Larsen Park. The riverfront is named after Larsen, a community leader who left his mark in Sioux City during the 1950s and 60s.

RECYCLING TRIBUTE

Sioux City has been recognized nationally for its promotion efforts to encourage more citizens to recycle.

The City-County Communications and Marketing Association recently presented the City with its 2011 Savvy Award of Excellence for communication in the "Go Green" category.

The national award recognizes the City's recycling campaign to persuade homeowners to convert carts for garbage collection to recycling containers or obtain a new 65-gallon covered cart to replace a smaller bin.

The efforts have paid off. Recycling has increased 68 percent from January through June 2011 compared to the same six month period in 2010, according to Jade Dundas, City utilities director. Some 200 tons of material are being recycled each month.

"We are thrilled with our progress," says Dundas. "The cart conversion campaign has persuaded many residents to increase their recycling of paper, light plastic, cans and other materials, resulting in a cleaner landfill."

The City is working to further increase participation throughout the community.

Do your part. Call Gill Hauling at 279-0151 to obtain a new designated recycling container.

