

SI[★]UX
CITY™

PROGRESS

FALL 2016 - WINTER 2017



HOUSE-BUILDING BOOM



STEM IN ACTION



FUN FOR ALL SEASONS

BEHIND THE SCENES

Every year, hundreds of community-minded volunteers work behind the scenes for the City of Sioux City. Whether serving on civic boards and commissions or lending a hand through the Mayor's Youth Commission, their efforts have tremendous impact.

"So many people donate their time to make Sioux City a better place to live," says Councilmember Dan Moore. "You can make a huge difference in our community by getting involved. Our volunteers are proof of that."

Positions are continually available on various boards and commissions. For openings, visit www.sioux-city.org/boards-and-commissions.



Volunteer!
YOU MAKE A DIFFERENCE.



BOARDS
& COMMISSIONS
20

41
MAYOR'S
YOUTH
COMMISSION
SERVICE
PROJECTS

307
VOLUNTEERS



Griselda Balmaceda and her family renovated an area home facing demolition.

NEW LIFE FOR CITY HOMES

Through the City of Sioux City's new housing rehab program, once red-tagged houses are now becoming family homes. The Phase 2 Home Investment Partnership Project offers a 10-year forgivable loan to people who buy and renovate homes that would otherwise be demolished.

"The project is designed to preserve neighborhoods, promote single family ownership, and provide safe and affordable housing options," says Neighborhood Services Manager Jill Wanderscheid.

This fall, Griselda Balmaceda and her family moved into the first house participating in the program. After upgrading electrical systems, plumbing, and exterior, they received \$25,000 through the city's loan program and have committed to living in the home for the next decade.

"The loans provide an incentive to improve existing houses in town, which also raises the residential tax base," says Councilmember Rhonda Capron. "But ultimately, this investment program helps families have affordable homes."

NEW COMPANY CLEANS UP



Many of today's farmers rely on mega-planters to cover ground efficiently, but the planter's seed boxes (which contain the seeds and deposit them into ground) can lead to cross-contamination if not properly cleaned.

Recognizing this need, a Midwest-based company called Tri Rinse has opened a seed bin wash operation and warehousing center in Sioux City. Farmers ship seed boxes to the new facility for cleaning, repair, and storage until the next planting season.

Tri Rinse, Inc. is an environmental contractor serving commercial, industrial, and agricultural markets nationwide. Its 146,000 sq. ft. location on Hawkeye Drive has 12 employees.

"Sioux City was the perfect location for Tri Rinse because of its proximity to potential customers," says Councilmember Keith Radig. "And since the former Soo Tractor facility was available, the company could start operations in a short period of time."

CLOVERLEAF EXPANDS

Cloverleaf Cold Storage is investing \$18 million to boost operations in the Bridgeport Industrial Park on the city's southern edge. A long-time Sioux City company, Cloverleaf is a nationwide leader in the public and contract cold storage industry. Its 140,000 sq. ft. expansion will also add jobs in the community.

Due to increased online traffic and growth in its Farmer's Produce division, the company has outgrown existing warehouse space at Harbor Drive and Murray Street.

Dan Kaplan, Cloverleaf co-owner, says the addition will feature the latest in refrigeration, lighting, material handling, and loading dock technologies.

"In addition to expanding in Bridgeport, Cloverleaf recently relocated its corporate offices to downtown Sioux City," says Mayor Bob Scott. "We're pleased to see its continued growth in our community."

SEABOARD TRIUMPH FOODS SUPPORTS COMMUNITY



As its construction progresses, Seaboard Triumph Foods is already making a positive impact.

Construction continues at Seaboard Triumph Foods, Sioux City's new food processing company that will be fully functioning by next summer and plans to employ a total of 1,100 people in its first phase.

"Our first scheduled commercial production is July 31," says Irving Jensen, communications and community relations director. "Things are progressing right on track."

As facilities take shape, Seaboard Triumph Foods is hard at work in its new hometown.

The company recently sponsored "Baconfest," Habitat for Humanity's signature fundraiser. Along with providing generous support to key local organizations such as Sioux City Community Schools and the United Way, Seaboard Triumph Foods also contributed to the 2016 Sioux City Jefferson Awards, which celebrate local volunteers. And in March, the company will once again sponsor the NAIA Women's Division II Basketball National Championship in Sioux City.

"Seaboard Triumph Foods is the largest project we've ever brought to the community," notes Councilmember Pete Groetken. "The company has shown generosity and commitment right from the start."

"We hope to set the tone early that it's important for us to be a partner in the community," explains Jensen. "Sioux City is a great place to live; we want to make it even better."

LAUNCHING BIG IDEAS

Sioux City is a great place for entrepreneurs and small businesses to bring their dreams to life!

"Sioux City is an active entrepreneurial community," says Councilmember Dan Moore. "By providing business and technical assistance, networking opportunities, and access to capital, we encourage startups and small businesses to grow in our community and create local jobs."

Set for Nov. 3-10, Launch Week is just one example of how the city is cultivating its innovative culture. Now in its 4th year, this annual week is filled with speakers, socials, and ways for entrepreneurs and small business owners to connect with the community. Nick Taranto, founder and CEO of Plated.com, will kick off the week as the Business for Breakfast speaker. Plated has raised over \$50 million in venture capital and shipped millions of meals nationwide.

Launch Week also features the Iowa Startup Games, which bring college students together to start a business in a weekend. With coaching from local business owners and community members, students begin to think like entrepreneurs. Teams tailor final pitches, present to a panel of judges, and vie for substantial cash prizes.

SEE WHAT'S HAPPENING!

launch week
www.siouxcitylaunchweek.com

TOP HONORS

Sioux City's economic development efforts have earned impressive recognition!

The International Economic Development Council has presented an "Excellence in Economic Development Silver Award" to Startup Sioux City. "IEDC honors groups for creating positive change in their communities," says Economic Development Director Marty Dougherty, who accepted the award this fall. "Startup Sioux City is doing exactly that."

In addition, the Sioux City Growth Organization recently named its 2016 Ripple Awards, which recognize those making a significant "ripple" in the community. The City of Sioux City received SCGO's business award, while the individual award went to Renae Billings, an economic development specialist with the City of Sioux City.



CITY SEES RESIDENTIAL AND EDUCATIONAL GROWTH

DISTRICT DEVELOPMENT

It's the ultimate win-win. Sioux City's residential upturn is sparking growth for area schools, while new schools are bolstering the economy.

"Companies seek cities where the districts are strong," says Dr. Paul Gausman, Sioux City Community School District superintendent.

The district is undeniably strong. One of the town's top employers, it welcomes 14,000+ students from preschool through 12th grade.

"We've always been very forward-thinking in terms of education," says Alison Benson, director of communications. "Sioux City was the first community in Iowa to lobby for the first one-cent sales tax increase in 1998, and Woodbury County was the first county to pass it."

Sioux City had Iowa's oldest operating elementary buildings—with two in use for over 100 years. The tax option has since funded three middle schools, eight elementaries, additions to each high school, and an early childhood center and preschool.

Safe, air conditioned, technology-ready, and fully accessible, newer schools are built for the way today's students learn. For example, Perry Creek Elementary was created with classroom pods and open areas for collaboration. "This will transition students to middle and eventually high school," says Principal Amy Denney.

The best education involves more than bricks and mortar, explains Gausman. "We're proud of how we've diversified our offerings for what students and parents want."

Specialty schools benefit elementary students by focusing on key areas. For Hunt, it's arts integration, while it's computer programming at Loess Hills and environmental sciences at Spalding Park. Irving is a dual language school, and Morningside stresses STEM.

In high school, students can explore career-focused learning tracks in business/marketing, family/consumer sciences, health sciences, and industrial technology, along with JROTC.

"These programs reduce drop-outs and increase our graduation rate to almost 90 percent," Benson shares. "That's probably our greatest indicator of success."



Sioux City has seen growth in all facets of the housing market, including single-family homes, upscale condos, affordable townhomes, and apartment rentals.

HOUSING BOOM INDICATES HEALTHY MARKET

The numbers just keep going up.

"I've seen the bar graph from one year to the next, and I've thought there's no way we could make the housing projections," says City Planner Chris Madsen, "but then we have."

This wave of residential growth has created a wonderful ripple effect for the City of Sioux City, notes Economic Development Director Marty Dougherty. "One of the best ways to help attract new residents and boost our community is to provide a variety of housing choices."

CITYWIDE SURGE

Housing development has been on the rise for the last several years. On the city's east side, Eagle Ridge boasts 294 available lots, including 72 that are construction-ready. Nearby in Whispering Creek Estates, 27 new lots were recently opened for new homes.

These aren't the only success stories in town. Home construction is up citywide.

"The housing numbers aren't just being pushed by one area, and that shows a healthy market," says Madsen. "Along with development in Whispering Creek and Eagle Ridge, we're seeing construction on the north side and downtown...plus infill development throughout town. That should also help alleviate overload on schools in specific neighborhoods."

DIVERSE OPTIONS

Beyond the sheer quantity of new homes, there's also diversity. Dwellings span affordable apartments, upscale condos, and traditional homes citywide.

"It's healthy to have various options," says Mayor Bob Scott. "To grow our community, we want to offer different amenities—good schools, access to recreation and culture, plenty of restaurants and shopping. Housing options are a key part of that package."

Along with single-family homes, there is increasing demand for rental choices. In response, Perry Reid Properties recently celebrated the ribbon-cutting for The Summit at Sunnybrook Village. With 225 units, this large-scale apartment complex is one of the largest Sioux City has seen in 20 years. It's also ideally situated within a growing retail and medical hub.

"The support from the city has been instrumental in making this project a reality, and we're excited to bring this new living option to Sioux City," says Alex Perry, developer of The Summit. "They're very nice apartments that are ideal for anyone."

Elsewhere in town, Old School Properties is renovating Sioux City's historic 104-year-old Joy Elementary into 21 rental properties and the former Whittier Elementary into 30 apartments.

Condominiums and townhomes have also become a hot commodity in Sioux City's housing market mix. Ho-Chunk features condos on Pearl Street and Virginia Square, while other developers are offering different options at Lakeport View, Fremar Drive, and elsewhere.

REVITALIZED COMMUNITY

Accompanying residential growth, Sioux City has also seen increases in commercial and industrial activity. "All three areas are active right now, and that's another indicator of a healthy market," says Scott.

And along with the success of large-scale developments, Madsen points to the value of projects on smaller, infill lots. "Those can be just as important as the bigger projects because they can spur new life to different neighborhoods," he notes. "Ho-Chunk, for example, is taking buildings that have been vacant or underutilized for years and re-energizing key parts of downtown."

"Sioux City is on the cusp of real growth," says Lance Morgan, Ho-Chunk president and CEO. "We want to be there and participate in it, and now is the time."



New construction is popping up all over the community, including The Summit at Sunnybrook Village on Sioux City's east side.

PRIVATE SCHOOLS BUILD FOR FUTURE

Increasing numbers have led area private schools to seek more space.

BISHOP HEELAN HIGH SCHOOL



Heelan is undergoing a facilities transformation. First came a \$15 million fine arts building that opened in 2014. Next up? A \$10 million connecting academic wing that replaces an aging high school in use since 1949.

For the 530 students who attend grades 9-12 at Heelan, the wing will provide classrooms, labs, a media center, a career center, and collaborative work space, plus air conditioning, faster internet, energy efficiency, and improved accessibility. It should be ready by 2018.

To create Heelan's 13-acre construction site, dozens of aging homes were demolished.

"We helped transform a declining neighborhood," says Janet Flanagan, director of special gifts and communications. "In turn, the city's development of Wesley Parkway has further enhanced our school area."

SIouxLAND CHRISTIAN SCHOOL



Rising enrollments have encouraged Siouxland Christian School to spread its wings and create its new "Eagle's Nest" from an existing facility at 6000 Gordon Dr.

More than 220 students now attend Siouxland Christian—a school that's seen its numbers nearly double since 2011. In response, the new building will be twice the size of its former location and allow for 400+ in grades K-12. Along with classrooms and labs, the facility will feature space for the arts and a gym with four locker rooms.

Renovation and construction for this \$10 million project are underway, with completion expected by next spring.

WHERE THERE'S ALWAYS SOMETHING GOING ON!

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FOR A COMPLETE LISTING OF EVENTS, VISIT THE VENUE WEBSITES:

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SIOUX CITY PUBLIC LIBRARY
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ORPHEUM THEATRE
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SIOUX CITY ART CENTER
siouxcityartcenter.org • 279.6272

CONVENTION CENTER
siouxcityconventioncenter.com • 279.4800

PARKS & RECREATION
sioux-city.org/parks • 279.6126

SIOUX CITY MUSEUM
siouxcitymuseum.org • 279.6174

TYSON EVENTS CENTER
tysoncenter.com • 800.514.ETIX



RESCUE READY

Sioux City's law enforcement and fire rescue crews have partnered to create a "rescue task force," cross training in a variety of situations to learn new ways to treat victims faster in active shooter situations.

"The Sioux City Police Department and Sioux City Fire Rescue are well ahead of most of the nation in advancing the rescue task force concept," says Councilmember Pete Groetken. "The cooperation between these two teams will ensure the safety of our residents, especially in high-intensity situations."

Their efforts recently culminated in a live-scenario training day. "This allowed us to test the effectiveness of our collective response efforts and new training concepts," explains Lt. Rex Mueller of the SCPD. "We're really working as a team."

BUSINESS BEAUTIFICATION

Congrats to Hard Rock Hotel & Casino Sioux City and Sunrise Retirement Community—recent recipients of the Pride of Sioux City: Business Beautification Award!

Sunrise has created a new community park with a walking trail, gazebo, picnic tables, play area, rose garden, putting green, and plenty of landscaping. The park neighbors a state-of-the-art health center and was developed where the former "Sunrise Manor" once stood.

Hard Rock Hotel & Casino Sioux City has enhanced downtown's Historic Pearl District since opening in August 2014. Neatly trimmed lawns and bushes, beautiful flowers, lush landscaping, and easy-to-read signage create outstanding curb appeal for this local hot spot.

"Hard Rock is a newer business in town, while Sunrise has been here for decades," says Councilmember Rhonda Capron. "Both have demonstrated great pride in their surroundings and in their city."



The playground at Sunrise prompts intergenerational ties.

FUN FOR ALL SEASONS

Sioux City's newest park is in the works! Cone Park, located east of the ibp Ice Center, kicked off construction with groundbreaking ceremonies in late summer.

"We had a great turnout and a lot of public support for the park," says Parks and Recreation Director Matt Salvatore, "and by the next week, they were moving dirt."

Opening December 2017, Cone Park will feature snow-making equipment to create a large tubing hill with magic carpets for getting to the top. The park will also include a day lodge, a 1.5-mile recreational trail, and an ice skating rink that will double as a splash pad in summer months.

"People are excited," Salvatore shares. "This park will be the first of its kind in the tri-state area, and it really should offer something for everyone throughout the year."



Cone Park construction began late last summer and should finish by next winter.

HOMETOWN HERO

Sioux City saw one of its own at the 2016 Summer Olympics, as former resident Shelby Houlihan competed in the women's 5,000 meter race in Rio de Janeiro, Brazil.

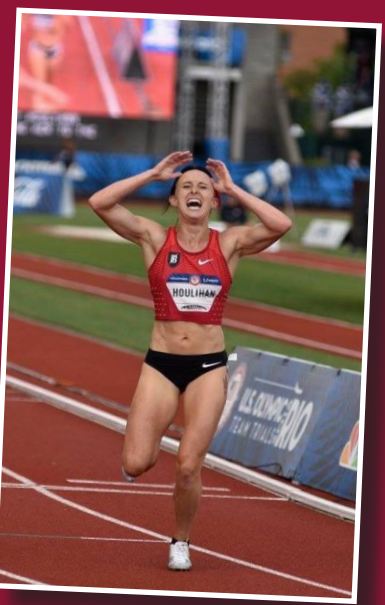
"Shelby's appearance in the Olympics really energized this community," says Mayor Bob Scott.

To cheer on Houlihan, the City of Sioux City and the Siouxland Chamber of Commerce hosted a "Watch Party" at the Sioux City Convention Center.

"I am just blown away by their support," says Houlihan of her local friends and family.

A 2011 East High grad, she attended Arizona State University. Winning the NCAA 1,500 as a junior, nearly repeating as a senior, and also placing 7th in the 5,000, she qualified for the Olympic finals in her first year out of college.

Houlihan landed an impressive 11th at the 2016 Summer Olympics and looks forward to competing at the Olympic Games in 2020.



BLUE ZONES: A HEALTHY VISION



Officially named a Blue Zones Community in 2015, Sioux City is continuing its health-minded efforts with direction from Denise Salem, Blue Zones community coordinator.

To become certified, Blue Zones leaders educated the community on various aspects of well-being. Dozens of schools, restaurants, and worksites earned a Blue Zones designation, and nearly 13,000 residents committed to living healthier lives.

Going forward, Blue Zones will continue to advocate policies and programs that promote health and wellness.

For example, Blue Zones hopes to see more trails and green spaces in the community. "We saw possibilities at our Park(ing) Day in the fall, which invited groups to transform downtown parking stalls into mini-parks," notes Salem.

Blue Zones also strongly supports Sioux City's active transportation efforts to develop complete streets and improve areas for walking and biking.

"Certification was not the end," Salem shares. "So many people want to see health and well-being continue and grow in our community. Blue Zones is helping accomplish our goal: to make the healthy choice the easy choice."

#1 RATING FOR FIRE RESCUE

Sioux City Fire Rescue has earned the state's highest possible rating from the Insurance Services Office. SCFR was the first unit in the state to be given this honor, which is awarded to less than one percent of fire departments nationwide.

The ISO rating considers a department's training, personnel, equipment, data, statistics, ability to respond, fire prevention efforts, and more. ISO's Public Protection Classification System is key in the underwriting process at insurance companies. Most U.S. insurers use it to determine coverage and pricing for personal or commercial property insurance.

"This top rating confirms how we operate every day, and it reinforces how Sioux City Fire Rescue is always working hard to improve," says Fire Chief Tom Everett.

SIoux CITY CITY COUNCIL



Dan Moore • Rhonda Capron • Keith Radig • Bob Scott • Pete Groetken

CONTACT A COUNCILMEMBER:
279.6102 • ccouncil@sioux-city.org

Robert Padmore, City Manager
City Hall • 405 6th St. • Sioux City, IA 51101

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STEM IN ACTION

At the 4th annual "River"ification STEM Outreach Day held this fall, over 1,500 local sixth graders saw science, technology, engineering, and math coming to life in new and exciting ways.

Co-sponsored by the City of Sioux City, the event invited students to explore 44 educational booths covering topics like water treatment, garbage/recycling, ecology, agriculture, chemistry, and industrial sustainability.

"We wanted to give students and teachers experiences that aren't always possible in the classroom," says Desiree McCaslen of the Sioux City Waste Water Treatment Plant. "We hope they gained an appreciation for the impact each of us plays on the environment...and then took that message home."

Another goal of the program was to expose attendees to STEM-related careers.

"We want students to know important job opportunities exist for them right here in Sioux City," says Councilmember Keith Radig.



Area students explored science, technology, engineering, and math through hands-on experiences at a city-sponsored event this fall.

PHOTO CREDITS:

Page 2, Tri Rinse: John Deere. Page 3, Seaboard Triumph Foods: Epstein. Page 5, Residential Growth (Joy Apartments): *Sioux City Journal*; Heelan: DLR Group; Siouxland Christian: Joe Nelson/Rebekah Speight. Page 6, Holiday Lighted Parade: *Sioux City Journal*; Page 7, Sunrise: Doug Burg; Shelby Houlihan: Connie Prince Houlihan. Page 8, Blue Zones: Healthways.