

SIoux
CITY

PROGRESS



GREEN LIGHT FOR GROWTH



POWER OF PROCESSING



FUN FOR ALL SEASONS

FALL 2017 - WINTER 2018

DOWNTOWN HOUSING BOOM

Three new developments will use historic buildings to meet the growing demand for urban living in Sioux City.

Downtown renovation will create about 80 units in the Commerce Building and 30 apartments in what was formerly Hatch Furniture. The firm will also convert the St. Luke's Methodist Hospital building at 2825 Douglas St. into 69 upscale apartments. Total investment for all projects is estimated at \$34.6 million.



"Sioux City has so many great jobs and entertainment options, but housing is still rather limited," says Ryan Spellman of the Omaha-based J Development Company. "We are big believers in reinvigorating districts into places where folks can live, work, and play."

According to Chris Myres, economic development specialist, all three efforts will serve an untapped niche. "These projects will provide new opportunities for young professionals or others who are looking to enjoy the activities, amenities, and nightlife of an urban area," he says.

Interior demolition on the Commerce Building will begin by January 2018 at latest, Spellman shares, with the Hatch and hospital projects to follow. "Sioux City has a plethora of historic buildings ready to be given new life for the next 100 years," he adds.



NORTHERN VALLEY AREA GROWS

Sioux City's Northern Valley region is experiencing significant economic activity, and traffic counts are at an all-time high for Outer Drive and Floyd Boulevard.

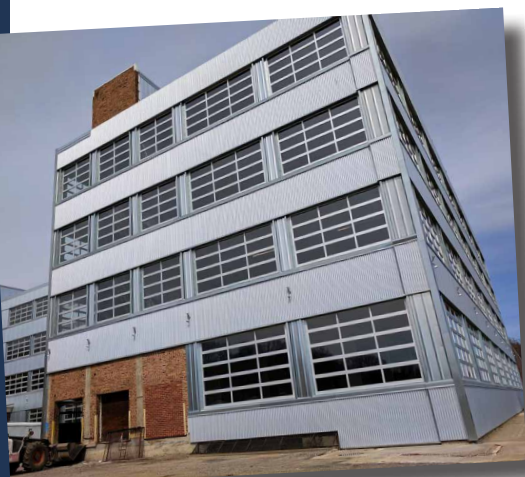
"When the Irving F. Jensen Jr. Bridge was completed, it connected the community in ways that are still being realized," says Councilmember Pete Groetken. "We are excited to see new residential and commercial development moving into the area."

A NEW RESTAURANT is coming to a 1.5-acre lot on Northern Valley Drive across from the Floyd Boulevard Walmart. Saltzman Management Co. plans to bring Burger King or Buffalo Wings & Rings, a sit-down restaurant, to the area. This \$1.1 million investment will bring about 35 full- and part-time jobs.

CHESTNUT HILL, an 88-lot housing community along Floyd Boulevard across from the 28th Street intersection, is under construction. Local developer Rick Bertrand says this \$20 million investment will feature modern townhomes and single-family living options with great views and trail access. The first homes should be available by July 2018.

OTHER RESIDENTIAL GROWTH in Northern Valley includes 14 new single-family lots at the Welte Subdivision just north of 41st Street, along with dozens of townhomes in separate developments at Apache Court, Indian Hills Drive, and Country Club View.

NATURAL TRANSITION



After years of vacancy, there's new life at the former Sioux Tools plant located at 2901 Floyd Blvd. American Natural Processors, Inc., one of the nation's largest processors of organic ingredients, is renovating the building to serve as its processing, packaging, distributing, and warehousing facility.

It is a substantial investment, but owner Mark Schuett wants to restore the 1914 structure to its original appearance, inside and out.

American Natural Processors already operates in three northwest Iowa towns, but Sioux City is an ideal expansion site. It offers a larger market for prospective workers, proximity to replacement parts, and better infrastructure, notes Schuett.

Without using chemicals or preservatives, the company processes soy, corn, canola, flax, rice, hemp, chia, peas, and algae for use in all kinds of organic foods.

"It's great to see such innovative things happening with this landmark building," says Mayor Bob Scott.

FOOD & BEVERAGE LEADER



Sioux City has been ranked North America's fourth most competitive market in the food and beverage industry. That's impressive...especially in light of other cities that came in high on the list.

"Small but powerful Sioux City is standing among giants such as Chicago, Cincinnati and Dallas-Fort Worth," shares *Site Selection* magazine, which is the leading economic development trade publication in America.

Consistently viewed as a leader in food production, Sioux City's metro area is home to a growing number of nationally recognized brands, including JollyTime Popcorn, Sue Bee Honey, Palmer Candy, and others.

POWER OF PROCESSING

In one of Sioux City's most substantial economic development projects, Seaboard Triumph Foods is up and running! The company hired about 1,100 people for its first shift and will add a second shift next spring for a total of 2,000+ employees.

This fall Seaboard Triumph began operation of its state-of-the-art facility, a \$300 million plant in the works since late 2015. The second largest pork processing facility in the nation, this 925,000-sq. ft. facility produces a full line of products for markets worldwide.

"This project has been such a tremendous boost to the community," says Councilmember Dan Moore. "It has created employment, expanded our needs for housing, contributed to retail growth, spurred new industrial projects in Bridgeport, and led to \$11 million in road improvements."

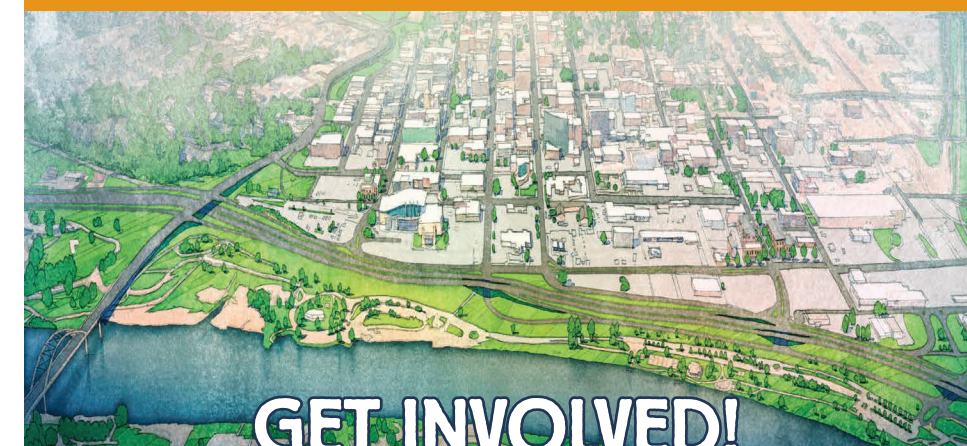


FUTURE OF SIOUX CITY

Community-wide events, workshops, surveys, and meetings are underway to develop a new comprehensive plan for Sioux City. This plan is intended to help effectively guide city leaders as they make substantive and thoughtful decisions for the community's next 20 years.

"A 'comp plan' identifies growth opportunities and sets the framework for how our city will develop," shares Jeff Hanson, community development operations manager. "More importantly, it allows citizens to get involved in shaping the future of our community."

Since much of this civic blueprint involves land use (housing and residential neighborhoods, commercial and industrial areas, transportation, parks and recreation, historic preservation, environmental features, and more), it is important to gain as much public feedback as possible.



GET INVOLVED!

Complete the Community Survey at www.sioux-city.org

CITY AT YOUR SERVICE...

Committed to providing better-than-ever customer service, the City of Sioux City wants residents to connect with its enhanced website and several social media platforms, including Facebook, Twitter, Instagram, and LinkedIn.

"It's always our goal to encourage public interaction with city offices and officials," says Anne Westra, communications & public engagement specialist. "Thanks to technology, residents can reach out to us at times and in ways that are most convenient for them."

The improved website features a fresh design along with fillable forms, a calendar of events, e-notifications for project updates and agendas, and a more responsive design for mobile devices.

Connect with us:    
www.sioux-city.org

MEGA-INVESTMENT BOLSTERS SIOUX CITY



EXPO CENTER

The new \$16 million Bomgaars Expo Center is an innovative venue that will highlight the rich agricultural heritage of Sioux City and the former stockyards. This 200,000+ sq. ft. multi-use venue will provide:

- An arena to showcase quality equestrian, livestock, and ag-related events and attractions
- Safe, fun, and flexible spaces for indoor sports, recreation, and family-friendly activities
- A versatile and accessible venue for trade shows and community events
- Educational programming through Western Iowa Tech Community College
- Convenient accessibility to Interstate 29 and riverfront trail system

VIRGINIA SQUARE

With an anticipated investment of \$36 million, Ho-Chunk, Inc. has given life to Virginia Square—an impressive venture along the new Virginia Street entrance off Interstate 29.

“Located at the front door of the city, these projects will have a transformational impact on the image of our community,” says Marty Dougherty, director of economic and community development. “They’ll also more than double the current number of market-rate residential units in downtown Sioux City.”

The Virginia Square project involves redevelopment of two historic industrial buildings, creation of a five-story extended stay hotel (open in the summer of 2019), and construction of another new building for residential, commercial, and retail opportunities.



GREEN LIGHT FOR GROWTH

The Iowa Economic Development Authority Board has voted unanimously to approve \$13.5 million in state financial assistance toward four destination projects totaling \$134 million and spanning 25 acres in downtown Sioux City.

Here’s how it works: The Iowa Reinvestment District program allows cities to create zones where future state hotel/motel and sales tax dollars can be diverted to big-ticket, unique ventures designed to increase tourism and quality of life.

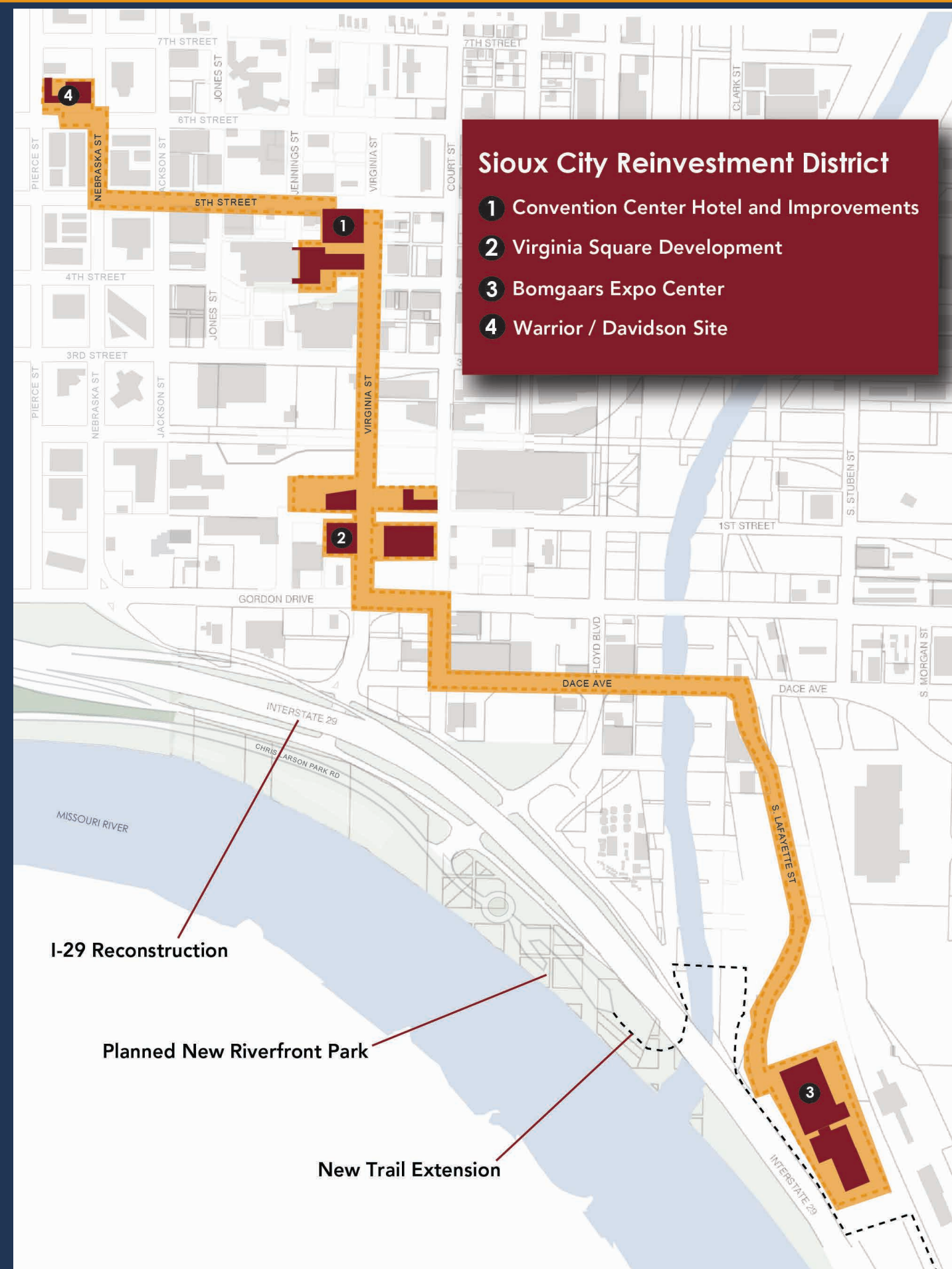
For Sioux City, it’s a green light for four major undertakings:

1. A new Sioux City Convention Center hotel complex
2. Extensive development at Virginia Square
3. Bomgaars Expo Center
4. Renovations at the Warrior Hotel and Davidson Building

“We will receive up to \$13.5 million in state hotel/motel tax and state sales tax generated from these projects and reinvest those tax dollars back into the district,” says Renae Billings, economic development specialist for the City of Sioux City.

“You’ll see a lot of momentum in the near future,” Billings predicts. “These changes should have a long-term benefit for the downtown and the entire community.”

Efforts will occur simultaneously over the next two years, with anticipated completion by late 2019 or before.



Sioux City Reinvestment District

- 1 Convention Center Hotel and Improvements
- 2 Virginia Square Development
- 3 Bomgaars Expo Center
- 4 Warrior / Davidson Site

WARRIOR HOTEL & DAVIDSON BUILDING

Redevelopment of the historic Warrior Hotel and Davidson Building is both unique and significant for downtown Sioux City.

The Davidson Building opened in 1913 as a business center for the growing community. The Warrior first welcomed guests in 1930 and was once Sioux City’s premier hotel but closed permanently in 1976. Although listed on the National Register of Historic Places in 1985, it has been vacant for decades.

With expected completion by mid-2019, the Warrior and Davidson renovations will transform these buildings into boutique hotel accommodations, luxury apartments, and commercial and retail development.



CONVENTION COMPLEX

The new and improved Sioux City Convention Center complex will feature construction of a Courtyard by Marriott hotel that adjoins the existing convention center. Developed and operated by Kineth Hospitality Corporation, the project is estimated at \$20.5 million and will begin by early 2018.

- 150 luxury rooms
- Full-service amenities including bistro, bar, business center, and exercise space
- A beautiful and versatile 5,800 sq. ft. pre-function space
- Sioux City Convention Center upgrades, including a new 7,500 sq. ft. ballroom
- 140-space two-level parking deck
- An ideal complement to the existing Historic Fourth Street District





WHERE THERE'S ALWAYS SOMETHING TO DO!

VISITSIOUXCITY.ORG



Mayor Bob Scott recognized Ainsley Sealine, Hudson Clabaugh, and Jacob and Zachary Todd for completing the "1,000 Books Before Kindergarten" challenge.

READING READY

The Sioux City Public Library welcomes Helen Rigdon as its new director. "I'm excited to learn about all things Sioux City, and I'm thrilled to be helping the library meet its goals and move into the future," says Rigdon, who most recently worked in Wichita, Kan., and has 15+ years of library experience.

"Programming is highly important," she adds, "and one of the biggest challenges is forging partnerships to bring new programs to the library."

For example, the Sioux City Public Library's "1,000 Books Before Kindergarten" campaign has realized tremendous success since its launch last spring.

Earlier in the year, Sioux City Mayor Bob Scott honored the first four youngsters to mark the 1,000-book milestone. "This makes our students and families stronger," he states. "That strengthens our community, too."

SIOUX CITY FOODIE

Meet Adrian Kolbo, Sioux City Foodie. His mission? Highlighting time-tested local food favorites through web visits.

With the increasing popularity of food tourism, Kolbo launched Sioux City Foodie to inform visitors to the community about culinary experiences awaiting them in the tri-state area. However, local citizens reap equal benefits.

"The metro offers 200+ restaurants and places to eat," notes Kolbo, "and we want to promote not only the long-standing places in Sioux City that are killin' it, but also the food trucks and innovators."

"Not only is Sioux City Foodie inviting visitors to town, but he's also reminding residents about options in their own backyard," says Councilmember Alex Watters.



View Episodes:
www.visitsiouxcity.com



FUN FOR ALL SEASONS

After two years in the making, Cone Park is open as of December! This highly anticipated recreation area features tubing hills, an ice skating rink, four seasons day lodge, fire pit, and recreational trail, along with a splash pad for summer use.

"Through the efforts of a lot of people, we've created something really special that will be enjoyed for many generations," says Matt Salvatore, parks and recreation director. "Overwhelming support from the community has made this project possible."

Assistance has come at every level. Mayor's Youth Commission raised about \$2,000 through popcorn sales, while Missouri River Historical Development has given two \$200,000 grants to park efforts since 2015. Private donations have also been key, Salvatore reminds. The vision of Cone Park began with a gift from the family of Ruth Cone, whose bequest grew to nearly \$3 million to establish a new park in Sioux City.



HOULIHAN RUN

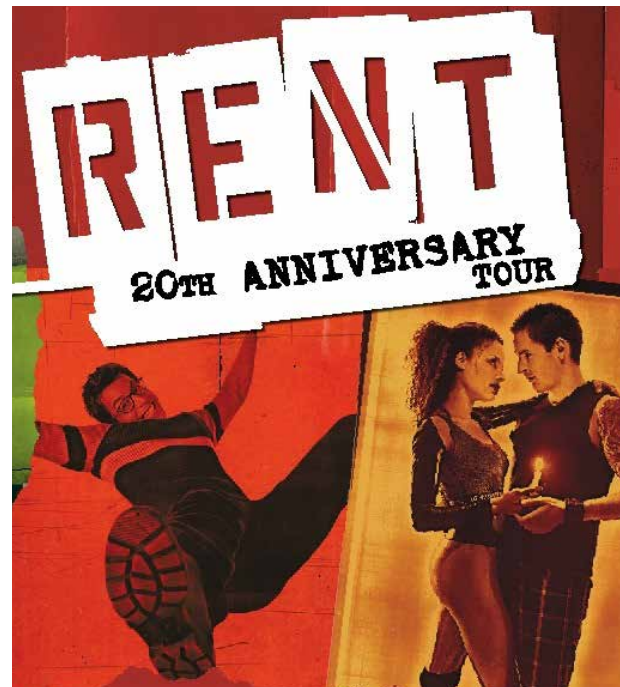
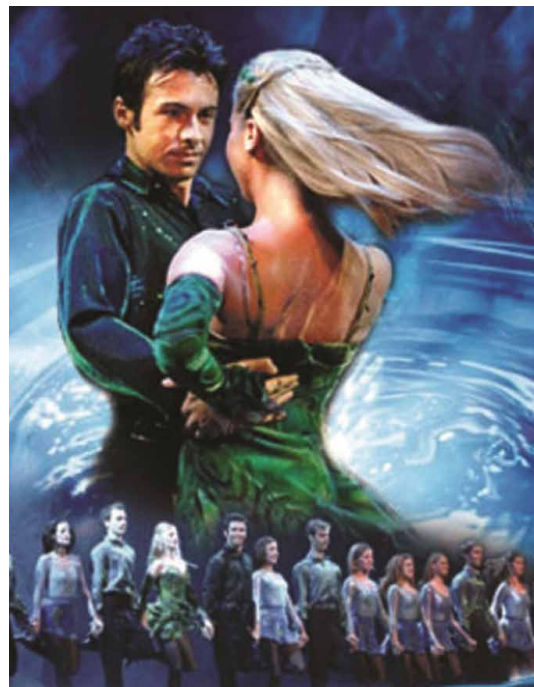
Sioux City recently recognized Shelby Houlihan, a 2016 Olympian and hometown hero, by naming a street in her honor! The Sioux City native placed 11th in the 5,000 meters at the 2016 Summer Olympic Games in Rio de Janeiro.

Houlihan Run spans about two-fifths of a mile between South Lakeport Street and Sergeant Road, traveling to the north of Lakeport Commons and to the south of Nodland Elementary and East High School.

"It's not every day you name a street after a resident, but the city's first female Olympic runner deserves this recognition," shares Mayor Bob Scott, who first proposed the idea. "Our community rallied around her, and our community has supported this."



Second grade Nodland Elementary students received high fives from Shelby Houlihan as she came back to celebrate the street named in her honor this fall.



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

DOWNTOWN
downtownsiouxcity.com • 252.0014

SIOUX CITY PUBLIC LIBRARY
siouxcitylibrary.org • 255.2933, ext. 231

ORPHEUM THEATRE
orpheumlive.com • 800.514.ETIX

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



HOST WITH THE MOST

Way to go, Sioux City! The community has earned the first-ever “Best Host” award from the National Association of Intercollegiate Athletics.

“We know how much work goes into hosting these championships, so we want to honor that,” explains Jim Carr, NAIA president and CEO. “This award recognizes the city that displays excellence in all aspects of hosting a national championship and produces an excellent student athlete experience.”

Sioux City has held the NAIA’s Division II Women’s Basketball Championship for 20 years and welcomed its Women’s Volleyball Championship more than a decade ago.

“Kudos to the organizers who first connected with the NAIA, as well as the volunteers, sponsors, and city staff who give so much to these tournaments,” says Councilmember Rhonda Capron. “It’s been a tremendous team effort.”

“Sioux City has had a great relationship with the NAIA, and this just validates it,” adds Corey Westra, Great Plains Athletic Conference commissioner. “We’re doing what they expect of us, and in turn we’re giving a quality event to the student athletes of the NAIA. At the end of the day, that’s what it’s all about.”



Unity in the Community co-founders (L to R) Cliff J and Monica De Scarlett work with Chief Rex Mueller and the SCPD to connect citizens and law enforcement.

COMMUNITY TIES

Meet Capt. Rex Mueller, Sioux City’s new police chief, who began his work on Sept. 1 following the retirement of Doug Young.

“As city staff and community stakeholders conducted a national search for this position, Capt. Mueller rose to the top,” says City Manager Bob Padmore. “His Sioux City Police Department experience spans 21+ years, with work in every possible division.”

Q: What are your goals for the SCPD?

A: I hope we’ll continue to function as a progressive agency, to embrace community involvement, to seek training and equipment that keeps officers safe and ensures the highest level of service, and to constantly respond to the needs of our citizens.

Q: The SCPD is all about outreach. Why is that important?

A: Getting out of our police cars and meeting those we serve is essential to maintaining a connection with citizens. Officers also get a great deal of satisfaction interacting with people in situations other than calls for service where people may be in crisis.

Q: Out of all events, do you have a favorite?

A: I enjoy every event, but connecting with the kids is an investment in the future. I want children to know police are their friends and always ready to help. I also love the reaction that we get from kids; they look at officers almost like superheroes.

Q: What is the best part about being Chief of Police in Sioux City?

A: I appreciate the opportunity to give back to the community that has given me so much AND the opportunity to serve an amazing group of officers and staff who care deeply about the city they serve. Law enforcement is a rewarding and honorable profession, and I can’t imagine doing anything else, anywhere else.

SIoux CITY COUNCIL



Pete Groetken • Rhonda Capron • Alex Watters • Bob Scott • Dan Moore

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Robert Padmore, City Manager
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OUTREACH EXAMPLES

- Pop-Up Park Events
- National Night Out
- Rx Take Back
- Coffee with a Cop
- Join Hands Event
- Color Blind Forum

