

PROGRESS

SI[★]OUX
CITY™

PORK POWERHOUSE



CELEBRATING A CENTURY



HIGH MARKS FOR PARKS

FALL 2015 / WINTER 2016

A BOOST FOR SUNNYBROOK

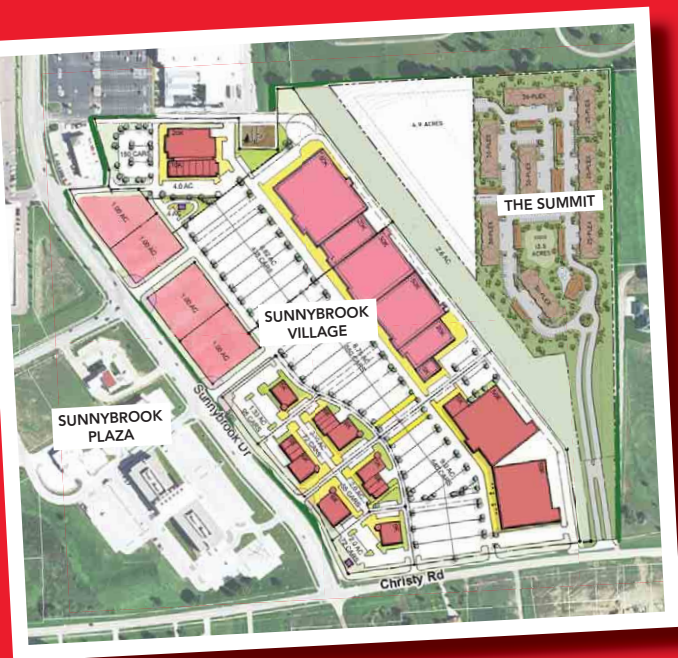
Sunnybrook's growth continues on the east side of Sioux City, as a new project will soon bring even more nationally recognized retail and commercial tenants to town. Sunnybrook Village will span 60+ acres and include The Summit, an upscale 225-apartment development announced in the spring.

The mixed-use project includes a capital investment of \$50+ million—including over \$30 million for the retail/commercial property and about \$20 million for the apartments.

Construction for Sunnybrook Village will begin in 2016. Interest has been strong from four potential anchor tenants along with several inquiries from additional businesses. This development complements other commercial investments made in the area.

Earlier this year in nearby Sunnybrook Plaza, several larger retailers opened as part of an \$8 million investment. A new Hampton Inn & Suites is also nearing completion.

"Major retail investment highlights the continued growth of our community as a regional shopping destination," notes Councilmember Keith Radig. "Sunnybrook Village will enhance the existing retail options in the area, offering expanded choices for local and out-of-town consumers."



The city's new spec building should attract businesses that are seeking a move-in ready location.

BUILDING FOR MORE BUSINESS

To bolster economic development efforts, the City of Sioux City is partnering with H&R Construction to develop a spec building in the Bridgeport West Industrial Park. The goal? Drawing new businesses that desire facilities of a specific size currently in high demand.

City leaders believe creating an industrial building "shell" will help successfully attract incoming business opportunities, expand existing companies in our community, and ultimately grow the workforce in our area.

"We routinely receive leads requesting 30,000 to 75,000 sq. ft. of industrial space, and many companies need that space to be available within 30 to 60 days," says Marty Dougherty, director of economic and community development. "Businesses often make location decisions based on whether there's a facility that is move-in ready or accessible in a short period of time, so adding a new spec building will benefit the community as well as potential companies."

INCOME ON THE RISE

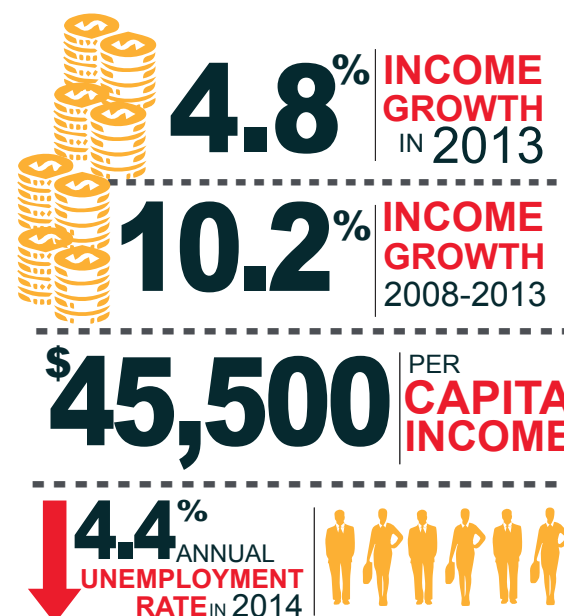
Personal income is growing faster in the Sioux City metro area than in any other part of the country. According to a study by the Bureau of Economic Analysis and 24/7 Wall St., the region generated \$7.7 billion of income in 2013—a jump of almost five percent from 2012. In just five years, Sioux City's metro area has seen income growth of more than 10 percent.

Besides being fast-growing, Sioux City incomes are also relatively high. The city's per capita income of \$45,500 was well above the national figure of \$41,706.

"Personal income growth is often strongly associated with economic development," says Councilmember Rhonda Capron, "so this study supports everything we've seen in our community for the last several years. Our goal now is to continue the momentum."

The same study indicated Sioux City's population is also booming. While the overall U.S. population has realized only nominal growth, Sioux City is seeing exceptional increases.

SIOUX CITY METRO AREA



UPSWING FOR DOWNTOWN



Virginia Square would renovate historic buildings on Virginia Street for mixed use.

Upward momentum continues for downtown Sioux City! The state of Iowa will support key projects with \$8 million in future state tax credits through the Iowa Economic Development Authority.

The IEDA supports work that will substantially benefit the community, region, and state. Funds will enhance Sioux City's planned "Reinvestment District," a highly visible 1.5-mile corridor between the Yards I-29 Business Park and Historic 4th Street, in three ways:

- Building a large hotel (150+ rooms) next to the Sioux City Convention Center.
- Constructing an Ag Expo and Learning Center and adjacent hotel at the site of the former stockyards area.
- Redeveloping Virginia Square, three 1910s-era industrial buildings in the 100 block of Virginia Street for commercial use by Ho-Chunk, Inc., the Winnebago Tribe's economic development corporation.

"We're grateful for the tremendous support to help realize the potential of downtown Sioux City" says Councilmember Dan Moore.

Each project requires private funds to augment the city's contribution. Ho-Chunk is already making sizable investments by renovating property on Pearl Street and leading the charge to redevelop the Virginia Street buildings, which comes with a \$16 million capital investment.

NEXT UP FOR NORTHERN VALLEY

Sioux City's north side will soon see even greater retail options, as construction is underway for The Shoppes at Northern Valley.

This collection of stores will be part of the new 29-acre Northern Valley Crossing development near Outer Drive and Floyd Boulevard—one of Sioux City's fastest-growing commercial markets. Traffic counts have steadily increased there over the last several years.

"Since the completion of the \$35 million Outer Drive Extension project provided a connection to the Highway 75/20 bypass, this area has seen perpetual development of restaurants, banks, and healthcare facilities," says Councilmember Pete Groetken. "We look forward to additional commercial development in this key corridor."

In Spring 2016, the city will complete the remainder of Northern Valley Drive, which will open up even more commercial lots.

SIoux CITY PRESENTS AWARD FOR GROWTH

Business is booming for Bomgaars Supply, Inc., a Sioux City-based farm and ranch supplier that's now grown to 77 stores and more than 2,000 employees.

The company was recently recognized with a Growing Sioux City Award for its significant commitment to the community.

Founded in Sioux City in 1952, Bomgaars has expanded its Zenith Drive warehouse and distribution center in Sioux City. This \$17 million project is leading to additional stores in Colorado, Wyoming, Idaho, and beyond. Renovation and construction have retained 177 jobs and added 40 new positions so far.

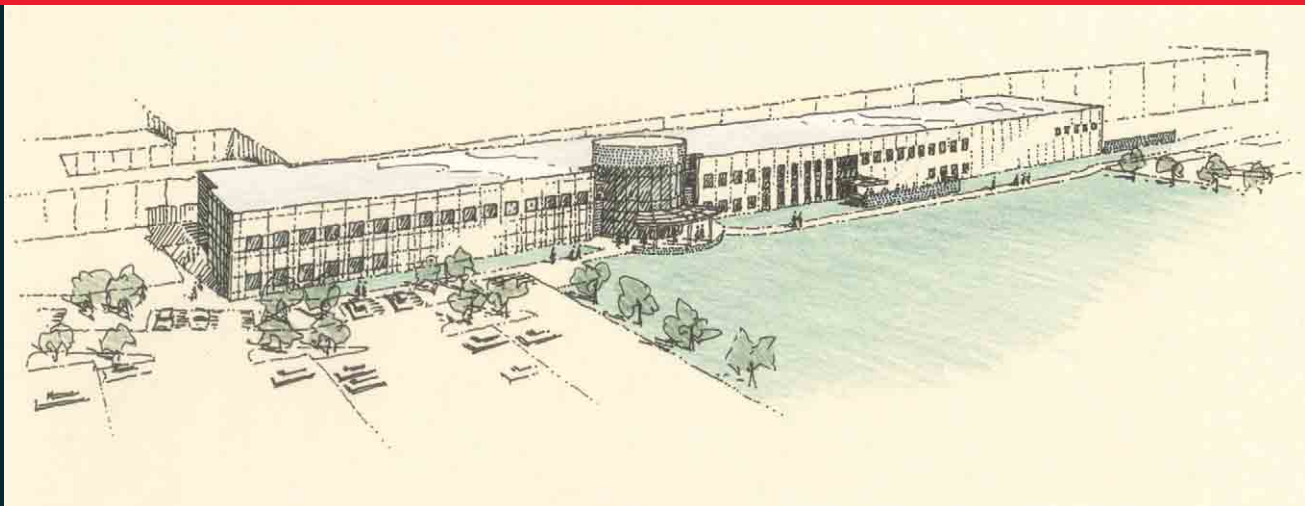
"This is one of the largest investments our company has ever made, and we are pleased to make it in the place we have called home for over 60 years," says Torrey Wingert, Bomgaars' vice president and chief financial officer.

City officials played a key role in Bomgaars' expansion by securing grant funding from the Iowa Economic Development Authority and the Iowa Department of Transportation. The city also worked closely with the IDOT on the design and reconstruction of Zenith Drive and related infrastructure as it relates to the Interstate 29 project. For these efforts, the city's economic development team received the Business Retention and Expansion Award from Professional Developers of Iowa earlier this year.



City leaders presented a Growing Sioux City Award to executives of Bomgaars Supply, Inc. The company has completed a \$17 million expansion to its Zenith Drive warehouse and distribution center in Sioux City.

SIoux CITY: HELPING



FOOD SECTOR SEES SUCCESS

Success has led to growth for Braunger Foods, LLC, a long-time Sioux City company that distributes food and related products to approximately 1,000 restaurants, schools, and healthcare facilities within a 180-mile radius of Sioux City.

"We need to expand our footprint," says Tony Wald, chief executive officer at Braunger Foods, "and we look forward to doing so in Sioux City."

Now located at 900 Clark St., the company will move to property acquired by the city through the Sabre Industries expansion. Along with a sizable building at 2101 Murray Street, Braunger Foods has purchased 16 acres of adjacent land to allow for future growth.

The food service leader is already planning expansion and renovations to the new space, with a total project investment of \$4 million.

Along with selling Braunger Foods the building and land, the City of Sioux City will provide additional assistance through state and local programs that support economic development.



Construction is underway on the Seaboard Triumph plant, which should open by mid-2017. City leaders

LANDMARK PROJECT COMING TO SIOUX CITY

In one of the largest economic development projects in Sioux City history, two of America's biggest pork producing companies are partnering to build a \$264 million state-of-the-art pork processing facility in Sioux City.

Operating as Seaboard Triumph LLC, Seaboard Foods and Triumph Foods have teamed up to create at least 1,110 new jobs ranging from line workers to meat scientists. A landmark project for the community, the 600,000 sq. ft. plant will be constructed on 250 acres in the Bridgeport West Industrial Park, which is located north of the Sioux Gateway Airport along the Missouri River.

The project is a 50/50 venture between Missouri-based Triumph Foods and Kansas-based Seaboard Foods. If considered as a single combined entity, the companies rate as one of the nation's top five pork processors, the second largest hog producer, and a leading exporter U.S. pork.

Construction for the new state-of-the-art facility began recently, with completion anticipated by mid-2017.

WHY SIOUX CITY?

Company leaders chose Sioux City because it offered a construction-ready site, transportation infrastructure, pro-business environment, and easy access to hog producers.

Notes Mark Campbell, Triumph Foods CEO: "We recognized the strong commitment and willingness to welcome [us] to the city. Local leaders have built a business environment poised for growth."

"We look forward to the new opportunities the plant will bring to our customers as well as the Sioux City region," adds Terry Holton, Seaboard Foods president and CEO.

PROJECT INVESTMENTS

To attract Seaboard Triumph, Sioux City offered various business assistance options through state and local programs. To address the anticipated increase in area road usage, for example, the city is facilitating a traffic study and will work

FEED THE WORLD



ers joined CEOs from Triumph Foods and Seaboard Foods when they announced the project in May.

closely with the Iowa Department of Transportation to make improvements to the Bridgeport area street system.

The enticements, notes Sioux City Mayor Bob Scott, are worth it. "With a minimum assessment of \$100 million for property alone, this is a tremendous opportunity," he shares. "It's one of the largest projects in the history of Sioux City's economic development and will boost further growth in our region."

There should be numerous benefits for the city. Along with overall economic impact and increased property tax and utility revenues, this venture will promote regional job growth, overall earnings, and industry sales in other sectors like manufacturing, transportation, warehousing, healthcare, and retail.

Scott says efforts will involve more than careers and capital. "We believe Seaboard Triumph will be an active and positive member of our community. We've already seen demonstrated commitment to support area schools and non-profits."

WHAT TO EXPECT

According to Seaboard Triumph representatives, the facility will feature the latest technology and a green design. The plant will mirror the current Triumph Foods processing facility in St. Joseph, Mo., while incorporating modern odor abatement technologies that have greatly improved over the last decade.

Until now, no other all-new pork harvesting facility has been built in the U.S. since the one in St. Joseph opened in 2006. Sioux City's production plant will produce a full line of fresh pork products for international, retail, food service, and further processing markets by 2017.

CAPACITY FOR GROWTH

Initially, the new facility plans to process 10,000 to 12,000 hogs per day—or three million annually. Under joint partnership, Seaboard and Triumph will supply a large number of hogs purchased on the open market from area farmers.

"This plant is good economic news for northwest Iowa hog farmers and the industry overall," says Ron Birkenholz of the Iowa Pork Producers Association. "The additional packing capacity will create increased competition for hogs and should be a good deal all the way around."

Pork producers and commodities experts say the facility brings a new competitor and added harvesting capacity to an industry in the midst of major growth.

PORK PROCESSING POWERHOUSE

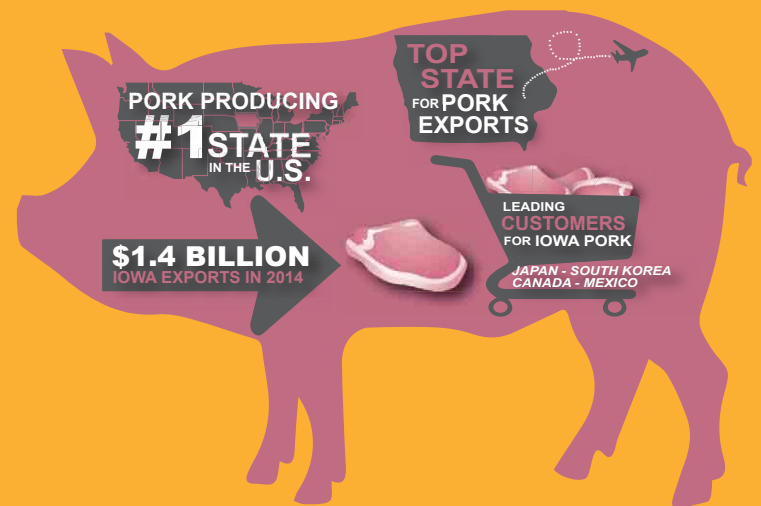
Consistently ranked as a leading destination for the food processing industry, Sioux City is home to a number of nationally recognized food brands, including Jolly Time Popcorn, Sue Bee Honey, and Palmer Candy's Twin Bing candy bars.

Equally important is this area's penchant for pork production. The National Pork Producers Council names western Iowa as America's number one hog producing region. What's more, the United States Department of Agriculture indicates Iowa's farmers produce over 32 percent of the nation's pork supply.

It stands to reason that Iowa is the top-ranking state in the nation for pork production and pork exports. The Iowa Economic Development Authority reports that more than 42 million hogs are marketed annually in Iowa. According to the IEDA, the largest export market for Iowa pork is Japan.

Across the board, hog farming represents at least \$7.5 billion in economic activity for the state of Iowa. This could increase even more, as the latest World Agricultural Supply and Demand Estimates Report forecasts overall pork production to climb 1.2 percent higher in 2016, beyond the 6.8 percent growth predicted for this year.

IOWA PORK EXPORTS



SOURCE: Iowa Pork Producers Association



WHERE THERE'S ALWAYS SOMETHING GOING ON

Learn More
VISITSIouxCITY.ORG  



DOWNTOWN

downtownsiouxcity.com • 252.0014

Fall Fest • Oct. 10

Zombie Walk • Oct. 24

Downtown for the Holidays Lighted Parade •

Nov. 23 • 6:15 p.m.

Festival of Trees Kick-off • Ho-Chunk Centre Atrium •

Nov. 23 • 6:30 p.m.

Santa's House Kick-off • Nov. 23 • 7 p.m.

Shop Small Business Saturday • Nov. 29

St. Patrick's Day Parade • March 17 • 6:30 p.m.

Open
February 2016

CHILDREN'S MUSEUM OF SIOUXLAND
childrensmuseumofsiouxland.org • 224.2542

SIOUX CITY PUBLIC LIBRARY

siouxcitylibrary.org • 255.2933, ext. 231

Storytime • Perry Creek Branch • Tues. • 11-11:30 a.m.

Storytime • Morningside Branch • Wed. • 10:30-11 a.m.

1st Saturday Family Storytime • Wilbur Aalfs (Main) Library

• 11 a.m. • Nov. 7 • Dec. 5 • Jan. 2 • Feb. 6 •

March 5 • April 2 • May 7

Read to Me Story Dogs • Wilbur Aalfs (Main) Library •

Sat. • Oct. 17-Nov. 28 • 2-3 p.m.

Frankentoy's • Wilbur Aalfs (Main) Library • Grades 6-10 •

Oct. 24 • 2-3 p.m.

LEGO Day • Wilbur Aalfs (Main) Library • Grades K-5 •

Dec. 5 • 2-3:30 p.m.

SIOUX CITY ART CENTER

siouxcityartcenter.org • 279.6272

Saturdays: The Art Lesson • 10:30 a.m.-12 p.m.

Sundays: Family Fun Day Workshop • 1:30-2:30 p.m.

John Bowitz & Bill Welu Exhibitions • Through Oct. 25

Another Look at Landscapes Exhibition • Through Oct. 25

The Legacy of T.S. Martin Exhibition • Nov. 7-Jan. 31

Holiday Workshop* • Dec. 5 • 10:30 & 11:45 a.m. •

1:30 & 2:45 p.m.

Winter Classes Begin • Jan. 5

Youth Art: Middle School Exhibition • Feb. 13-April 10

The Art of the Brick Exhibition • Feb. 20

Spring Fling Workshop* • March 19 • 10:30 & 11:45 a.m.

Spring Classes Begin • March 22

The Briar Cliff Review Exhibition • Starts April 21

ORPHEUM THEATRE

orpheumlive.com • 800.514.ETIX

SC Symphony Orchestra • Oct. 17 • Nov. 14 • Dec 12 •

Feb. 13 • March 19 • April 16 • May 14 • 7:30 p.m.

Rob Thomas • Nov. 1 • 7:30 p.m.

Disney's Beauty & The Beast • Nov. 4 • 7:30 p.m.

Sioux City Conservatory of Music Student Show

with Sublime • Nov. 6

The Avett Brothers • Nov. 12 • 8 p.m.

Jackson Browne • Nov. 23 • 7:30 p.m.

Jill Miller Christmas Concert • Nov. 28 • 7 p.m.

ThePianoGuys • Dec. 2 • 7:30 p.m.

SC Rockestra: Christmas Show • Dec. 5 • 7:30 p.m.

Brian Regan • Dec. 6 • 7 p.m.

Tonic Sol-fa • Dec. 20 • 7:30 p.m.

Million Dollar Quartet • Jan. 27 • 7:30 p.m.

Ragtime The Musical • Feb. 16 • 7:30 p.m.

R5 • March 17 • 7 p.m.

Peppa Pig's Big Splash • March 22 • 6 p.m.

Jersey Boys • March 29-April 3 • Times Vary

SC Rockestra: Anatomy of Rock • April 9 • 7:30 p.m.

A Cowboy, Comedian & Country Music • April 18 • 2 p.m.

Disney in Concert • May 19 • 7:30 p.m.

SIOUX CITY MUSEUM

siouxcitymuseum.org • 279.6174

Civil Rights Exhibit • Through Oct. 18

History at High Noon [Various Topics] • 12:05-12:45 p.m.

• Oct. 15 • Nov. 19 • Dec. 17

Floyd Cemetery Tour • Oct. 24 • 10 a.m.

Day of the Dead Celebration • Oct. 31 • 1-3 p.m.

TYSON EVENTS CENTER

tysoncenter.com • 800.514.ETIX

SC Bandits Arena Football • scbandits.com

SC Musketeers • musketeershockey.com

Darius Rucker with David Nail & A Thousand Horses •

Oct. 17 • 7:30 p.m.

CMT on Tour: Brett Eldredge & Thomas Rhett

with Danielle Bradbery • Nov. 14 • 7:30 p.m.

NAIA Volleyball Championship • Dec. 1-5

Monster Truck Nationals • Jan. 15-16

Rawhide Bull Riding • Jan. 22-23

NAIA Division II Women's Basketball Championship •

March 9-15

Abu Bekr Shrine Circus • April 12-17 • Times Vary

CONVENTION CENTER

visitsiouxcity.org/convention-center • 279.4800

Holiday Craft Fair • Nov. 20-22

I-Heart Bridal Spectacular • Jan. 10 • 10 a.m.-4 p.m.

Martial Arts Regional Tournament • Jan. 15-16

KOOL Outdoors Show • Jan. 22-24

Midwest Dart Tournament • Feb. 5-7

RV Central Show • Feb. 12-14

59th Annual Home Show • Feb. 25-28

Children's Good News Spectacular • March 12

Spring Craft Fair • March 18-19

Siouxland Garden Show • April 1-3

Hy-Vee Health Fair • April 9 • 9 a.m.-4 p.m.

PARKS & RECREATION

sioux-city.org/parks • 279.6126

Open Skate • IBP Ice Center • Fri. & Sat. • 7-9 p.m.

\$4 Student Nights • Long Lines Climbing Wall • Wed.

\$4 Hero Nights • Long Lines Climbing Wall • Fri.

Breakfast with Santa* • Nov. 28 • 9-11 a.m.

Adult Men's Basketball* • Jan. 10-April 3

Women's Volleyball* • Jan. 13-April 6

Youth Basketball* • Jan. 9-Feb. 13

Daddy Daughter Date Night* • Feb. 2 & 3 • 5:30-8 p.m.

Youth Soccer* • March 5-April 16

*Registration required
Contact hosting venue for additional information





Civic leaders and Wellmark officials recently teamed up to celebrate Sioux City's designation as a certified Blue Zones Community.

BEYOND THE BLUE

It's official! Sioux City has become a certified Blue Zones Community. This recognizes the community's collective efforts to get moving, connect with others, volunteer, and make the healthy choice the easy choice.

In February 2013, the city was announced as a Blue Zones demonstration site, and a kick-off event was held by September of that year. Since then, community leaders, volunteers, and organizations have worked diligently to achieve certification status.

The city met key milestones towards specific goals for improvement, such as having certain percentages of schools, workplaces, restaurants, and grocery stores meet requirements to become designated as Blue Zones partners. What's more, 20 percent of Sioux City residents—more than 13,360 people—have committed to Blue Zones actions.

"This project has brought new ideas and passion toward well-being within our community," says Mayor Bob Scott. "Blue Zones has fostered positive changes for our city and bolstered so many efforts already in place."

What's next? Looking forward, residents are encouraged to continue making progress as they incorporate Blue Zones practices into their everyday lives.

HIGH MARKS FOR PARKS

Since Matt Salvatore became the parks and recreation director (a new role in a revived department) last year, he and his staff have been busy.

Highlights included adding online registration for all programs and hiring a full-time coordinator at the Long Lines Family Recreation Center to enhance services. Here are a few other accomplishments:

- Applied for almost \$2 million in trail grants and added 1.25 miles of route along the Big Sioux River.
- Received approval on the Cone Park recommendation for a comprehensive winter park on Sioux City's southeast side.
- Expanded summer programs and added Yoga in the Park.
- Enhanced Graceland Cemetery and arranged a well-attended Memorial Day celebration.
- Launched adult bean bag leagues in summer and fall.

"Sioux City offers a wonderful community and a great place to work," says Salvatore. "Everyone here has supported the goals our team wants to achieve."

MIRACLE FIELD: DREAM COME TRUE

Miracle Field, a barrier free baseball diamond allowing those with disabilities to play without fear of injury, is now a reality in Sioux City's Riverside Park.

The project has been on a fast track to success after receiving unanimous support from City Council. Construction began in May, and Sept. 12 marked completion of the state-of-the-art ball field, concessions, restrooms, and fully inclusive playground. Planners promise a splash pad by Spring 2016.

"We wanted something that was designed just for them but could also include everyone," says Kevin Negaard, Miracle League of Sioux City executive director.

"Thankfully there's been a smooth road of support," he adds, crediting city leaders, the Siouxland Chamber of Commerce, and countless donors.

The City of Sioux City paid about \$300,000 of the project's \$1.5 million cost, which is a wise investment according to Councilmember Rhonda Capron. "We have a great city, and we want to accommodate as many people as possible," she says. "That's always our goal."

There are 250 or so Miracle Fields globally, but Negaard assures Sioux City's is unique. "We're the only one—maybe in the world—with a \$50,000 donated video board to show the kids playing."

"Miracle Field is such a great thing for Riverside Park and an amazing resource for the community in general," says Matt Salvatore, Sioux City parks and recreation director. "We'll definitely partner in programming that will supplement efforts of the local Miracle League."



Kevin Negaard, Miracle League of Sioux City executive director, poses for a photo with sister Heather at the field's ribbon cutting event held Sept. 12.

TECH TOOLS

Two apps are making life easier for area residents and visitors.

FORGET THE CHANGE!

"Parkmobile" is a new smartphone app that allows individuals to plug city meters from a smartphone or computer. The app alerts users if the meter is expiring and allows them to add time remotely. Except for startup costs in buying tablets for parking enforcement, the program cost the city nothing. To get started, register online at www.parkmobile.com or download from your smartphone's app store.

GET GOING!

Visit Sioux City has partnered with the Sioux City Journal to create "Go Siouxland"—a user-friendly app highlighting things to do, hotels, restaurants, shopping, special events, and more. "This is another way to reach people interested in Sioux City," says Erika Newton, executive director of the city's Events Facilities Department. "It will be great for first-time visitors and also help Siouxland residents who wonder what's going on this weekend or where they can get the best deal for dinner."

SIoux CITY'S SHIP COMES IN

The USS Sioux City will soon set out to sea! The vessel is nearing completion at a shipyard in Marinette, Wis., with plans to launch in December—about three and one-half years after U.S. Secretary of the Navy Ray Mabus came to Sioux City for a ship-naming event.

Once in the water, crews will put the Sioux City through months of test trials before delivering the ship to the United States Navy in early 2017. The ship will be based in Mayport, Fla., and will likely operate on the Atlantic Ocean and Mediterranean Sea, as well as in the Middle East. As it does, the Navy will strive to ensure that some of its 50 sailors assigned are from the city after which it was named.

Among the Navy's newer class of littoral combat ships, the Sioux City is designed to sail nearer the coast (in the littoral zone) and into shallower waters than other naval vessels. Littoral ships assist with mine detection plus anti-submarine and surface warfare.

"We are extremely honored by this designation from the U.S. Navy," says City Manager Bob Padmore. "The USS Sioux City is sure to make the city proud."

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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CITY PROGRESS IS A SEMI-ANNUAL PUBLICATION OF SIOUX CITY ECONOMIC DEVELOPMENT



The Sioux City Symphony Orchestra marks its 100th anniversary with special performances throughout the year. Visit www.siouxcitysymphony.org for a complete listing of concerts and outreach events.

CELEBRATING A CENTURY

The Sioux City Symphony Orchestra is celebrating a century of making beautiful music!

Marking its first public performance on Feb. 27, 1916, the symphony will recognize the 100th anniversary of this performance throughout its current season.

A dominant and enduring force in the cultural life of Sioux City, the symphony has evolved from a 30-piece college ensemble to a 90-member professional orchestra.

"We're so fortunate to have a symphony of this caliber in our community," says Councilmember Dan Moore, "and it's special to have an extraordinary venue where these talented musicians can perform."

The symphony first played in the Orpheum Theatre as it opened in 1927. When the Orpheum was repurposed in the 1970s and 1980s, however, the symphony's concerts were moved to Epley Auditorium at Morningside College.

As the refurbished Orpheum Theatre reopened in 2001, the Sioux City Symphony Orchestra returned to the historic downtown setting. This beautiful theatre serves as the ensemble's permanent home.

PHOTO CREDITS:

Front Cover & Page 8, Sioux City Symphony Orchestra: G.R. Lindblade. Page 3, Virginia Square: PLaN Architecture. Page 7, Blue Zones: Pulse.