

SIouxTM
CITY

PROGRESS



HOUSING BOOM



SUX TAKES OFF



CREATIVE CULTURE

FALL 2018 - WINTER 2019

LEARNING FROM EXPERIENCE

More students are making job connections while still in high school, thanks to the Sioux City Career Academy offered by the Sioux City Community School District in two central locations.



Hundreds of students are benefitting from the Sioux City Career Academy's newly expanded downtown campus. Located in the Museum Plaza Building, this 75,000-sq. ft. facility features 24 classrooms, along with collaborative spaces and a dining area. Students enrolled in industrial pathways (auto body, welding, etc.) take courses at the Harry Hopkins Campus. Each center provides vibrant learning environments that mimic real-world settings.

Students choose from 30 pathways ranging from health science and graphic design to industrial design and cyber security. Each pathway includes a career-focused sequence of high school courses merging core academic knowledge with technical and occupational knowledge.

"Attracting workforce talent is a significant need for us," says Councilmember Alex Watters. "The Career Academy ties in well with Sioux City's economic development efforts because it prepares students who are 'work-ready' right out of high school."

"We understand today's students need knowledge and hands-on experiences to meet the demands of the ever-changing economy," shares Dr. Paul Gausman, SCCSD superintendent. "We created the Sioux City Career Academy to help students achieve greater success and gain adaptable skills that will serve them as they enter a highly competitive job market."

SCCSD has made the Sioux City Career Academy available to students from 15 area high schools.

Since last school year, enrollment has jumped from 1,700 participants to 2,300 attendees. Students can often earn dual high school and college credit, which means they can begin course work for college (and even earn an associate degree or program certification) at no extra cost to parents.



ROCKLIN RENOVATION

Rocklin Manufacturing has received a Growing Sioux City Award to honor its investment in the community. Founded in 1934, this Sioux City company has 10 employees and markets its industrial electronic equipment throughout the world.

Rocklin recently invested nearly \$1.4 million in renovations to its historic building on 110 S. Jennings St. Doubling its operational space, Rocklin refurbished the interior to expose beams and brick walls and restored an exterior mural depicting early Rocklin workers.

Constructed in 1912, the building became Rocklin's home in the 1940s. "We went through a lot to have the building work for us operationally, but also to have it appear the way it did historically," says Ross Rocklin, third generation owner and president of the company.

"Rocklin's story is one of innovation and entrepreneurship," notes Councilmember Pete Groetken. "We value the company's commitment to our community and its efforts to preserve the heritage of downtown Sioux City."



COMBINED GROWTH

Two Sioux City companies are getting together for growth. Interstate Mechanical Corp. purchased Interstate Metal Specialists in 2015 to expand the company's industrial sheet metal and custom fabrication offerings, but the companies remained in separate locations.

Now they're merging to renovate a 33,000 sq. ft. building at 1900 Fourth St. that will house both operations. This capital investment of about \$3.4 million is a win-win.

"Combining the companies under one roof creates a bigger footprint and offers management and operational efficiencies," notes Renae Billings, business development specialist.

City officials approved tax rebates for Interstate Mechanical, which has served Sioux City and the surrounding area for more than 100 years.

"We want to encourage growth for small businesses, as they're vital to the local economy," says Councilmember Rhonda Capron. "This development could also spur other investment in that part of town."

BIG AIRPORT NEWS

Sioux Gateway Airport and Brigadier General George "Bud" Day Field have big news to share: a renovated runway project, an added flight to Chicago, and the possibility of securing air service to the west.

RUNWAY REDO

Sioux Gateway Airport has garnered major grant funding to cover the costs of significant runway improvements. Runway reconstruction will enhance safety for planes, along with their pilots and passengers.

- A total of \$22 million in grants from the Federal Aviation Administration will fund the majority of runway reconstruction. Total cost of the project is expected to be \$24.5 million.
- The airport has received a \$367,500 grant from the Iowa Department of Transportation to refurbish the north ramp access lane north of the new T-Hangars. The grant covers a significant portion of the project, which is estimated to cost about \$500,000.
- A \$425,000 IDOT grant will rehabilitate the north general aviation island program. This funding, which covers at least 80 percent of the total work, will be used to remove pavement and create a grass island for drainage.

"The FAA and IDOT both recognized our pavement maintenance needs and secured funding for our projects," shares Mike Collett, assistant city manager.

FLIGHT PLANS

American Airlines has added a third daily flight to Chicago along with its once-a-day service to Dallas/Fort Worth.

"We have seen strong and consistent utilization of the current twice daily service to Chicago and this third flight helps to fill in the gap, making it easier for business travelers going to Chicago and back in the same day," says Sioux Gateway Airport Board President Darrell Jesse. "Paired with the daily flight to Dallas/Fort Worth, this expanded service offers multiple options."

The new flight departs at 3:25 p.m. daily. Visit flysux.com for additional information.



FLY
SUX

GOING WEST?

A \$650,000 grant could help Sioux Gateway Airport reestablish a connecting flight to the western United States.

Funding from the U.S. Department of Transportation's Small Community Air Service Development Grant could be used to guarantee revenue for a new airline, waive landing and other fees, and market the new route.

Airport officials are talking about the possibilities with various airlines.

"We will do everything in our power to secure service to the west," notes Barbara Sloniker, executive vice president of the Siouxland Chamber of Commerce, "and Denver would probably be our top pick."

USS SIOUX CITY SETS SAIL

The USS Sioux City has been officially commissioned at the United States Naval Academy in Annapolis, Md., as of Nov. 17.

"We have an exceptional crew, and we could not be prouder or more excited to take the USS Sioux City around the globe in defense of freedom," shared Commander Randy Malone.

Classified as a littoral combat ship, the USS Sioux City is a surface vessel intended for operations in the littoral zone (close to shore) and particularly adept in shallow contested areas like the Persian Gulf and the South China Sea.

"Now there is a U.S. Navy ship carrying the name of Sioux City," says Mayor Bob Scott. "The citizens of Sioux City are honored to be the namesake city for this great ship, and we look forward to following and supporting the crew and their families for decades to come."



SIoux CITY: A GREAT PLACE TO CALL HOME

HOUSING FOR ALL

City programs ensure everyone has access to safe and affordable housing.

DOWNPAYMENT ASSISTANCE

Ready to buy a home but struggling to cover the downpayment? Sioux City's MyPad Downpayment Assistance Program may be able to help. Designed for first-time homebuyers who meet certain income standards, MyPad provides up to \$14,999 in downpayment and closing cost assistance.

To learn more, visit siouxcitymypad.com.

TAX BENEFITS

Thanks to Sioux City's urban revitalization efforts, anyone who builds a house or improves their home can get a break from increased property taxes for up to 10 years.

"This program encourages families to invest in new construction and reinvest in existing neighborhoods," says Jeff Hanson, community development operations manager. "We've had 456 applicants for tax abatements already this year."

Visit sioux-city.org/urbanrevitalization for details.

SECURITY DEPOSITS

Sioux City wants to help qualifying families buy a home or lease an apartment.

In 2014, Sioux City Housing Authority launched the Security Deposit Assistance Program, which uses local grant funding to pay security deposits for Sioux City's low- to moderate-income households renting a house or apartment. The program has distributed \$204,000 and secured housing for 422 families since it began.

SCHA recently received the 2018 Award of Merit in Housing and Community Development from the National Association of Housing and Redevelopment Officials.

This award honors SCHA for the creative way it has helped low- and moderate-income households access housing.



HOUSING IS HAPPENING HERE

"Ready" is a word that comes to mind when I think of the Sioux City housing market," shares Jim Royer, principal with J Development, an Omaha-based firm converting two downtown buildings into new residential spaces.

Sioux City is ready. Local housing growth is at an all-time high. Last year brought record-breaking residential housing construction to Sioux City and was another banner year for housing sales, as well.

City Planner Chris Madsen says housing numbers are strong in much of the city, which indicates a healthy market. "We're experiencing development downtown and throughout the city."

It's happening at all price points. From market rate homes to more affordable options, Sioux City has all the bases covered. "Housing growth in Sioux City has taken many paths," notes Darrel Bullock, the city's code enforcement manager. "We are seeing new apartment complexes, redevelopment and conversion of historic structures, and construction of townhomes, along with single family dwellings."

It's happening in unexpected places. City leaders have seen interest in smaller projects, including those on in-fill lots that complete a section on a street or within a neighborhood. "Those can be just as important as the bigger projects because they can spur new life to different neighborhoods," Madsen explains.

"In-fill projects have expanded the variety and price range of the housing growth," states Bullock, who is also president of the Home Builders Association of Greater Siouxland.

It's happening on Sioux City's east side. The new Sulzbach development is bringing 49 new lots to a subdivision in Whispering Creek, while the 229-acre Eagle Ridge development has propelled growth there by creating 300 lots for single-family homes. The Summit at Sunnybrook Village was Sioux City's first new large-scale apartment community in 20 years when it brought 225+ units to the area. Now complete and fully leased, The Summit is building again. And developer Dan Hiserote has added 55 townhomes to the mix with The Overlook at Sunnybrook on eight acres along Christy Road. In addition, he's planning 48 South—a \$9.4 million project condo project at 4800 Southern Hills Dr. that encompasses 100 condos in nine buildings on 5.5 acres of land that will be annexed into Sioux City.

It's happening on Sioux City's north side. Chestnut Hill is bringing 88 modern townhomes and single-family living options to the landscape, and the Welte subdivision will construct 14 houses on seven acres near 41st Street and Indian Hills Drive. Northern Valley housing growth also includes dozens of townhomes in separate developments at Apache Court, Indian Hills Drive, and Country Club View. Elsewhere in the neighborhood, Broadmoor and Barrington apartment complexes are expanding to meet demand.

It's happening downtown. J Development is currently converting the Hatch Furniture Building and the Commerce Building into new residential spaces. "With the energy from the Hard Rock, the Orpheum Theatre and other venues, the new hotel and renovated convention center coming soon, and some nice bars and restaurants already in place," says Royer, "we feel the time is right."

Lance Morgan, Ho-Chunk president and CEO, agrees. "Sioux City is on the cusp of real growth, and we want to be there and participate in it." Ho-Chunk's Pearl Street and Virginia Square projects have transformed vacant or underutilized buildings to reenergize key parts of downtown.

Similarly, Sioux Falls developer Clint Stencil invested \$6.5 million to transform the former Bekins warehouse into 70 loft-style residences. "I love that this building is within walking distance to downtown, yet close to Interstate 29," he shares. "It's such a great combination."

Today there's increased demand for urban living space in the Call Terminal Apartments, Williges Lofts, Pearl Street Apartments, Virginia Square apartments and condos, and more.

"Sioux City is starting to see the culmination of what we've envisioned for years," states Jim Jung, local historic preservation expert. "Preserving so many of our historic buildings has provided a wonderful palette from which to create space for living, leisure, and life enrichment."

It's happening, and here's why: "It's all about creating connections and making spaces livable for people," Jung explains. "They need food...entertainment...a sense of community. We're providing many of those things already, and we'll continue to do even more as Sioux City offers diverse living options that cater to current and new residents."

Adds Economic and Community Development Director Marty Dougherty: "Sioux City is attracting residents, homebuilders, and developers into new and historic neighborhoods. Having so many housing choices makes this a great place to call home."

SCHOOLS TO APARTMENTS

Some of Sioux City's oldest schools are now serving the community in different ways. Central High School, built in 1893 and long known as Castle on the Hill, was one of the city's first "school to apartments" projects in 2003 when it became 75 low-rent, affordable, and fair market value apartments. In recent years, several school buildings have transitioned to comfortable living spaces.

Joy Elementary was built in 1912. After just over a century, it closed in 2013 and has been converted into 14 loft-like apartments.

Whittier Elementary was constructed in 1902 and closed its doors in 2015. It was recently transitioned into a 30-unit apartment complex.

Everett Elementary opened in 1888 and served Sioux City until 2011. This school will soon feature 20 one- to four-bedroom apartments.

Sioux City Central High School Annex was built in 1952 and will be transformed into Aberdeen Apartments. Featuring 46 one- to four-bedroom units, the project is an \$11 million investment by Arch Icon Development Corp. of Woodbine, Iowa. The company was recently awarded nearly \$700,000 in tax credits from the Iowa Finance Authority Board. "There's a huge demand for affordable housing in Sioux City," notes Darin Smith, Arch Icon co-principal. "We would like to do more in Sioux City."



SNOW MUCH FUN!

Recently named "Best New Tourist Attraction in Iowa" by MSN, Cone Park is back for its second season! You can enjoy snow tubing and outdoor ice skating, and then warm up by the fire or enjoy a snack in the lodge. Check it out...there's SNOW much fun to be had! Visit sioux-city.org/conepark for hours and info.



ARE YOU RECYCLING?

Sioux City is ramping up recycling efforts...and IT STARTS WITH YOU!

"Residents who recycle are putting less material in their garbage and saving landfill space," says Melissa Campbell, environmental services analyst. "Currently 51% of households that use city garbage service have at least one recycling container, but our goal is to boost that number and also help people understand what can and can't be recycled curbside."

To promote more recycling, the city has launched new marketing efforts, and Downtown Partners has provided new dual trash/recycling containers (black for trash, blue for recycling). The City of Sioux City will add similar bins to parks routes in coming months.

"We are really excited about this," shares Ragen Cote, executive director of Downtown Partners Sioux City. "Having dual containers in high-traffic areas will create community awareness and support the city's campaign."



WHERE THERE'S ALWAYS SOMETHING TO DO! VISIT SIOUXCITY.ORG



CULTIVATING CREATIVITY

Our community has a new center of creativity at 220 Pierce St., as the Sioux City Art Center's Gilchrist Learning Center is now open!

Named after the foundation that contributed \$1 million to kick-start the \$3.3 million project, the Gilchrist Learning Center was designed with art creation in mind. This 11,000-sq. ft. facility features four studios, a ceramic area, and classroom space for the Art Center to expand its educational programs.

Until now, art instruction was limited to second-floor space in the Sioux City Art Center, where classes were provided only at certain times due to security concerns.



"We wanted to increase access to art education, and this new space makes that possible," says Al Harris-Fernandez, executive director of the Sioux City Art Center. "We can provide a larger number of classes and a greater variety of classes—extended workshops, preschool sessions, after-school instruction, and even Advanced Placement art courses offered by Sioux City's high schools."

With education now housed next door, the Art Center gains space for permanent collection and traveling exhibits.

SCFR HAS HEART

Sioux City Fire Rescue is battling cardiac arrests with HEART—its new High Efficiency Arrest Resuscitation Tasks program.

"This effort really has been a win-win for our EMS crews and for the community," shares EMS Training Officer Terry Ragaller.

For EMS responders, the HEART program has decreased the interruptions in chest compressions, streamlined cardiac arrest resuscitation efforts using the "pit-crew" model.

HEART has also improved interaction between EMS workers and patients and with the public. The program has placed SCFR in the community more and more, helping the public recognize cardiac arrest, stressing the need to call 911, and providing hands-only CPR instruction to adults and children.

"We've provided cardiac arrest survival tips and hands-only CPR training to 500 citizens so far," says EMS Director Jim Haden. "We'll continue community education, because citizens are the true 'first-responders' in many emergencies."



REDEFINING THE LIBRARY

An impressive \$1.2 million renovation is making the Morningside Branch Library better than ever!

Located at 4005 Morningside Ave., the Sioux City library system's oldest original location opened in 1968. And while today's building is structurally sound, it is not energy efficient and lacks amenities library users expect.

Outside, the facility will feature a new roof and updated windows. Interior reconstruction will ensure comfortable seating, enhanced lighting, and ample charging stations. The floor plan promises a new computer area, a community meeting space with kitchenette, an engaging children's area, and patrons' top request: a small group study room to collaborate on projects.



"To offer people what they want, we're really redefining what the public library can be," explains Library Director Helen Rigdon. "With the changes we're planning, this new space will be more efficient and more cost-effective for the library to run. Those savings will go into collections and services we'll offer down the road."

The updated library should reopen in May. Until then, the Perry Creek location will be open on Saturdays, and weekly story times will be held at the Perry Creek and downtown sites.

"Morningside is such a vibrant part of the city," says Mayor Pro Tem Dan Moore. "This library will enhance the area even more."

DOWNTOWN
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SIOUX CITY ART CENTER
siouxcityartcenter.org • 279.6272

SIOUX CITY MUSEUM
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SIOUX CITY PUBLIC LIBRARY
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PARKS & RECREATION
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PRAIRIE PARK

Sioux City's newest park is like no other. Located at 3500 South Lewis Blvd., this 63-acre green space features a nine-acre pond, 35 acres of natural grassland, and a trail for walking, running, and cross-country skiing. The pond is stocked for fishing, and three acres are seeded to attract butterflies and bees.

"Prairie Park was designed to be a learning environment that offers interaction with natural resources," says Kelly Bach, parks maintenance field supervisor. "Visitors can connect with a variety of plants and animals."

Guests learn about conservation, too, as wind/solar power, storm-water management, and alternative building materials are key park components. The space also boasts the area's first "green roof" shelter covered in plants that filter water, clean the air, and create wildlife habitat.

"Prairie Park is a community resource and a community investment," notes Mayor Bob Scott. The City of Sioux City provided two-thirds of the funding, while one-third was funded through other sources: Gilchrist Foundation, Iowa Department of Natural Resources, Prairie Partners, Rockwell Collins, and U.S. Federal Wildlife Service.



POSITIVELY POWERFUL

The Sioux City Public Museum features "The Power of Children," a compelling exhibit that shares the extraordinary stories of Anne Frank, Ruby Bridges, and Ryan White—three children whose lives teach about overcoming obstacles to make a positive difference in the world. This traveling exhibit has been adapted and toured nationally by Mid-America Arts Alliance and is made possible through NEH on the Road, a special initiative of the National Endowment for the Humanities. "The Power of Children" runs Nov. 10–Jan. 6.

SIoux CITY CITY COUNCIL



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

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

Robert Padmore, City Manager

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FOOD TRUCK FUN

In just three years, Food Truck Fridays have become a downtown Sioux City phenomenon. After another successful summer, organizers Sam Burrish and David Brockshus are gearing up to make next season even better.

"We averaged 10 trucks a week last year and hope to see the same great vendors but with the addition of a few more," predicts Brockshus. "People can choose from taco trucks to fusion, American fare, desserts, BBQ...there's something for everyone."



And Food Truck Fridays definitely bring everyone out! People of all ages and from all walks of life have been enjoying this new tradition.

"Partnering with LaunchPAD Children's Museum was a natural fit, as staff organized free kids activities that added a great element," Burrish shares. "We also had live music to finish out the season. For next year, we've already had interest from people wanting to sponsor and get involved...maybe adding more live music. I'm excited to see how the event evolves!"

When warmer weather returns, Food Truck Fridays will be back at Pearl Street Park from the first Friday in June through second to last Friday in August.

