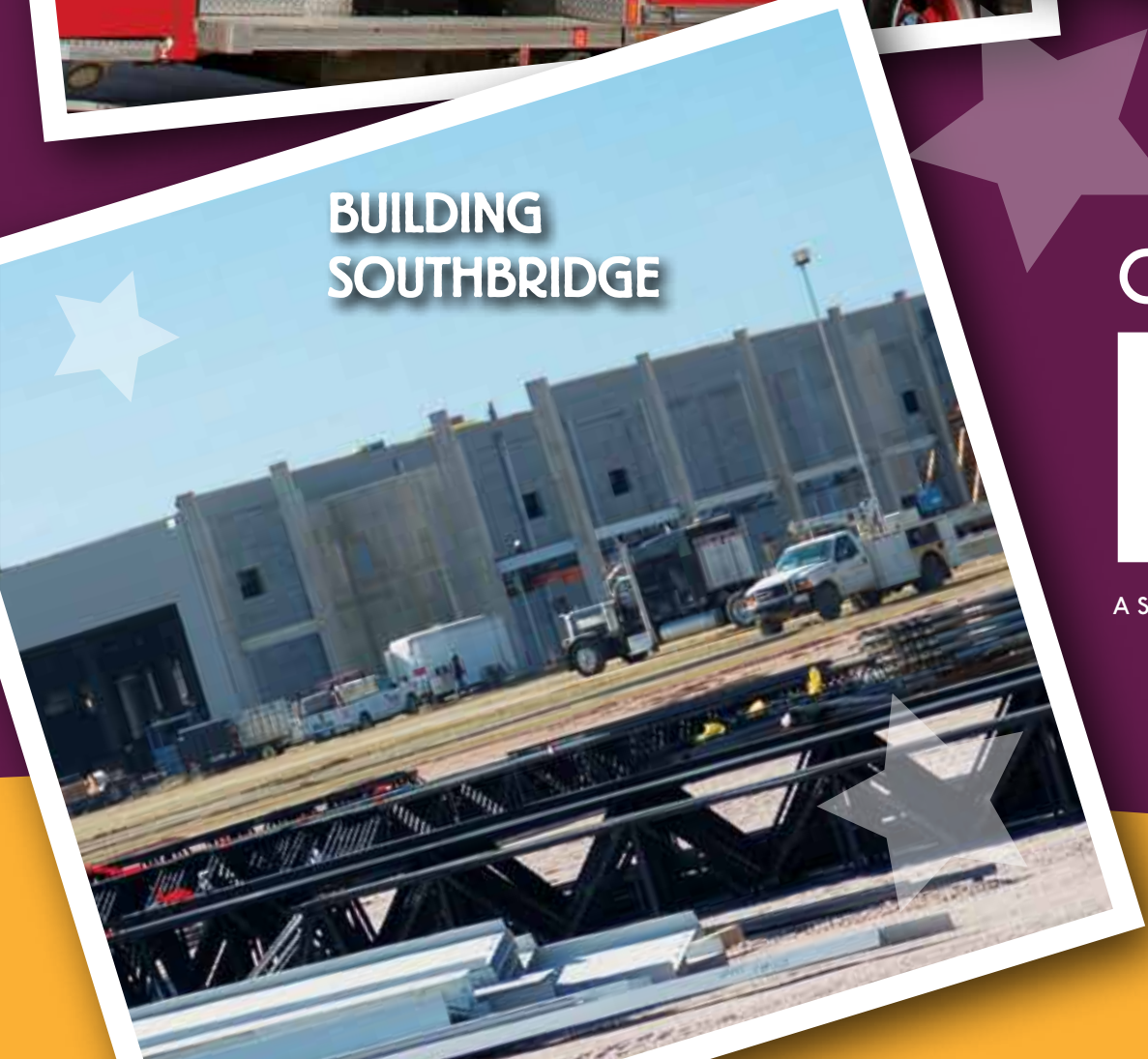


IMPROVING FIRE & RESCUE



GROWING DOWNTOWN

BUILDING SOUTHBRIDGE



CITY OF SIOUX CITY PROGRESS

A SEMIANNUAL PUBLICATION FOR CITIZENS OF SIOUX CITY, IOWA

ROAD TO SUCCESS

Completion of Southbridge Drive will put Sioux City's newest business park on a fast track to success. The new major north/south entry road to Southbridge Business Park improves interstate access and facilitates traffic flow for large trucks coming in and out of Southbridge.

A partnership between the City of Sioux City, the Iowa 185th Air National Guard, and the Iowa Department of Transportation, the road also provides improved security for the 185th—which demolished a building to accommodate the new Southbridge Drive and donated \$750,000 to the project.

"The new entrance improves accessibility to Southbridge Business Park, which will help attract potential business," says Councilmember John Fitch. "We appreciate assistance from the 185th Air National Guard and the Iowa DOT RISE program."

Southbridge Drive is the latest project completed within the city's new Southbridge Business Park, which offers large, shovel-ready sites with excellent transportation access and infrastructure.



Ribbon-cutting for the new Southbridge Drive

PROFITABLE PARTNERSHIP

With construction on the first of its buildings nearing completion, Sabre Industries, Inc. will soon anchor Southbridge Business Park—bringing an estimated \$28 million investment and up to 532 jobs.

Western Iowa Tech Community College is partnering to provide a customized welding program for many of those new jobs. Its four-week training features a seamless orientation plan that's strong in both blueprint reading and safety.

"Western Iowa Tech has accommodated us by fully preparing employees to be part of the Sabre team," notes Paula Peterson, director of human resources for Sabre Industries, which is among the nation's leading tower, pole, and shelter manufacturers.



Dr. Anup Sud (center) and his wife, Perul, join Mayor Bob Scott and Councilmembers John Fitch and Keith Radig at an event marking the growth and expansion of Quality Farm Drainage.

LOCAL AG COMPANY EXPANDS

Within less than two years in Sioux City, Quality Farm Drainage has more than doubled its facility size and tripled its workforce. The company began in 2010 with only 10 employees and an 8,000 sq. ft. building. As 2012 winds down, an investment of \$1.3 million has expanded business space to 18,000 sq. ft. and created 15 new jobs—increasing its workforce to 40.

Quality Farm Drainage manufactures and distributes drain tile products for agricultural use in the region. Committed to recycling for the greater good, the company takes plastic material from area grain elevators that would typically be taken to landfills. The plastic material is shredded, drained, and made into pellets that enhance local farming efforts. Tile drainage products raise the ground temperature, which allows for earlier planting and increases crop yield up to 25 percent.

"Buildings that now house production of the drain tile had been written off, so we were excited to be able to revitalize them," says Dr. Anup Sud, a Michigan surgeon who owns Quality Farm Drainage. As his home state faced economic crisis, Sud looked to Iowa for opportunity and saw Sioux City as a market with vast potential. His company now produces 40,000 pounds of drainage product per day in our community.

"Quality Farm Drainage has seen impressive growth," says Councilmember Keith Radig. "We're pleased this forward-thinking company has continued its investment in Sioux City."

HEALTH BENEFITS FIRM HONORED

The "Growing Sioux City Award" was recently awarded to First Administrators, Inc. in recognition of the company's job growth and investment in Sioux City. The honor was accepted by John Forsyth, chairman and CEO of Wellmark, Inc., and Phil Davis, FAI president and COO of Wellmark Blue Cross and Blue Shield of South Dakota.

A wholly owned subsidiary of Wellmark, Inc., FAI is a third-party administrator specializing in customized self-funded employee health benefit plans in Iowa and South Dakota. In the past year alone, FAI has added over 30 new jobs in Sioux City and remodeled the 34,000 sq. ft. office space it shares with Wellmark to include natural lighting, ergonomic furniture, and enhanced fitness space. FAI's 130+ employees provide sales, operations, and customer service for its health plan members.

"We're pleased First Administrators and Wellmark are investing in Sioux City and expanding their high-quality workforce here," says Mayor Bob Scott. "Their commitment to grow within Sioux City is bringing jobs in the insurance and financial industry that strengthen and diversify our local economy."

The Sioux City Economic Development Department's "Growing Sioux City Award" celebrates businesses that provide significant growth and investment in the community.

City and Wellmark/FAI officials celebrate grand re-opening of the Sioux City facility.



CAMP OFFERS HOPE & HELP



High Hopes guests have fun and realize self-confidence through games and interaction.

After years of planning and fundraising, Camp High Hopes welcomed its first guests this fall! A year-round respite care and recreational facility for individuals of all ages with disabilities, the camp spans 90 acres of woodlands near Correctionville Road. It features a beautiful lake and three new buildings completed this summer.

Offering weekend and weeklong sessions for children and adults, this local not-for-profit organization began in 2004 when Gary Turbes, director of Mid-Step Services and founder of Camp Courageous, envisioned a year-round camp where those with special needs could participate in recreational programs.

The camp's eco-friendly structures include Cardinal Cabin, which houses up to 40 campers in comfortable suites, and Meadowlark Lodge, a multipurpose area for games, indoor sports, arts and crafts, dining, and more. Outdoor facilities feature a teepee, archery range, fire pit, and waterfront beach and dock.

"For individuals with special needs, adaptive recreation is a need—not a want," says Ali Langseth, the camp's executive director. "Being in this environment helps them grow and see how they can function in society. It also gives them confidence as they realize their independence. That's a little piece of magic that stays with them."

Beyond these magical moments, Camp High Hopes benefits the local economy by attracting guests and their families from as far away as Texas. The camp also offers volunteer options and plans to grow its six-person staff in years to come.

NORTH SIDE SEES BOOST

Pizza Ranch will be the first of several projects located in Northern Valley Crossing—the name given to 29 acres of city-owned property south of Outer Drive.

"This is the first of several significant projects," says City Manager Paul Eckert. "We anticipate more projects to complement this one, as there is a great deal of interest in investing within this growing part of the city." The city is prepping with construction of new streets and utilities in the new development.

This area's continued commercial and retail growth results from completion of the \$35.1 million Outer Drive Extension construction project, including the Irving F. Jensen Bridge in 2010. The major corridor connects Floyd Blvd. with the Hwy. 75 Bypass and carries an average of 13,150 vehicles each day.



Pizza Ranch joins several recent commercial projects in the area, including a new \$1.7 million CNOS satellite medical clinic that opened on Outer Drive earlier this year.



RAIL USE WILL RISE

From the time the community began, railroads have been a significant part of Sioux City's history. According to a grant-funded rail study, the rail will continue to be a vital part of Sioux City's future economic well being.

Sioux City is served by three Class-A railroads (Burlington Northern Santa Fe Railway Company, Canadian National, and Union Pacific Railroad) as well as D & I Railroad. "Efficient rail service is a growing factor in industry location decisions," states Marty Dougherty, city economic development director.

Three years ago, the city began a comprehensive study of existing rail conditions. Based on past growth and current trends, the study suggests a tremendous increase (as much as 176 percent) in the amount of freight rail that either starts from, ends in, or passes through Sioux City. For example, about 66.5 million rail tons went into, out of, or through Sioux City in 2006. That number will likely grow to 200 million rail tons by 2030.

"We're considering challenges and opportunities resulting from this projected increase," says Jill Wanderscheid, city transportation planner. "This will help us develop strategies to make us more efficient in how we move goods and materials, improve regional competitiveness, grow capacity, and add jobs."

Sioux City earned a \$100,000 grant from the Iowa Department of Transportation to help complete the second and final phase of the study.

SIoux CITY QUICK RAIL FACTS:

- 4 railroads
- 97.23 miles of rail track
- 6.2 feet of rail track per local resident
- 106 total rail crossings
- 83 active rail crossings

CITY PLANS FOR PROGRESS

The City of Sioux City is putting into action a brand new strategic plan—one that reflects the City Council's vision to enhance quality of life within Sioux City.

"These objectives will guide our efforts to make this community a better place to live," says Mayor Pro Tem John Fitch. "And our goals are not only aspirational...they're also achievable. As we follow up on each one, we'll clearly see how far we've come."

The 2012-2015 Strategic Plan's primary objectives include:

- Expanding development opportunities
- Positioning Sioux City as a destination of choice
- Enhancing public and private partnerships
- Growing pride in our community



GROWTH ANTICIPATED FOR DOWNTOWN



WHAT ARE THE ODDS?

As this newsletter went to press, city leaders indicated there were several impressive proposals for a land-based casino in downtown Sioux City. In a letter to the City Council, Downtown Partners noted: "locating the casino downtown will provide the greatest positive impact for the community by providing an economic engine that will support existing and future businesses and cultural opportunities."

Three groups are vying to build a new onshore casino to replace the Argosy Sioux City riverboat. Each proposal would cost \$100+ million and feature restaurants and entertainment venues.

- Missouri River Historical Development, the current nonprofit license holder, has agreed to partner with a Las Vegas-based developer on a Hard Rock Casino & Hotel in the historic Battery Building and several adjacent blocks.
- Ho-Chunk Inc., the economic development arm of the Winnebago Tribe of Nebraska, has submitted a plan to renovate the historic Warrior Hotel and nearby Davidson Building into the Warrior Casino & Hotel.
- Penn, the nation's second-largest gaming company, is offering two proposals—one with a Hollywood theme in downtown Sioux City on Gordon Drive, and the other in rural Woodbury County.



DOWNTOWN STUDY SHOWS VAST POTENTIAL

A new economic study of downtown Sioux City is shaping a plan to increase investment downtown, add jobs, and enhance vitality. In a study funded by Downtown Partners, MidAmerican Energy, the City of Sioux City, and a federal grant from the Economic Development Administration, six panelists from the International Economic Development Council (IEDC) met with hundreds of local leaders in real estate, business, cultural organizations, tourism, and other areas.

"The goal of this study is to consider untapped potential, build employment, and ultimately boost investment in this key area of the community," says Downtown Partners Board President Jim Wharton. "It will help position Sioux City to realize vitality and growth well into the future."

Existing Strengths

The IEDC panel, along with real estate advisory firm Robert Charles Lesser & Co., gathered extensive data on downtown and identified multiple strengths in the area. Important assets include a strong real estate market, historic buildings with distinct architecture, and expanded attractions and entertainment venues. The team was also impressed by the commitment various stakeholders have for downtown and the way the community works together, particularly in times of crisis.



KEY RECOMMENDATIONS

Building on our downtown's many strengths, the IEDC offered four key recommendations that will provide a strong foundation for future progress:

- 1 Leverage strengths in retail, office, & residential growth.**
Team members were impressed with the recent successful transformations of space into upscale condos and apartments. They recommend continuing the conversion of available space into market-rate housing to help create a more vibrant downtown. This will meet an increasing need, as IEDC experts forecast a market for up to 100 units annually. They also recommend additional conversion of older Class B and C spaces to fill the growing demand for premiere Class A office space.

- 2 Make downtown Sioux City "a place."**

Panelists from the IEDC urge the city to consider key issues of connectivity, walkability,

Specific recommendations include:

- Improving green space
- Driving the decision for a land-based downtown casino location
- Building a stronger mass in its central core area and the Historic 4th and Historic Pearl districts
- Creating a downtown university
- Identifying priority retail sectors for attracting businesses—furniture, women's clothing, restaurant entrepreneurs, and independent or regional chains within a 100-mile radius

developing critical mass, and making continued progress in historic districts. They also suggest developing business attractions and livability enhancements that will create an environment appealing to young professionals—such as a new "Sioux City Market" that builds on the success of the local Farmer's Market.



- 3 Grow organically, from the ground up.**

Experts from the IEDC urge Sioux City to strengthen small business partnerships and encourage entrepreneurs by providing the resources and education they need to be successful. To start, the City of Sioux City is creating a "Fast Track" initiative to streamline the process of starting new businesses in our community. The city is reinventing its approach to attract local talent and assist entrepreneurs with a task force that will identify the most useful resources.

In addition, the city will increase entrepreneurial initiatives. Already, Sioux City Growth Organization (SCGO) sponsors an annual Innovation Market that invites community leaders and entrepreneurs to consider downtown Sioux City's many great business locations and cultivate ways to fill those spaces. Briar Cliff University's "Swimming with the Sharks" entrepreneurial grant competition also rewards local "outside the box" thinkers.

"We'd like to complement these programs that spark the innovative spirit of our community," says Mayor Bob Scott. "We hope to give far more opportunities to individuals who have good ideas and are willing to work."

- 4 Maximize partnerships.**

Sioux City's downtown currently benefits from strong partnerships among the city, Downtown Partners, the Siouxland Chamber of Commerce, and other groups. The IEDC team suggests enhanced collaborative efforts, especially with local arts-related organizations, educational institutions, and SCGO. The team also recommends augmenting downtown marketing opportunities and forming regional partnerships to promote unique downtown business advantages.

What's Next?

As the city builds upon success to drive economic activity and transition downtown into a premiere walkable and livable urban place, the IEDC's four recommendations play a vital role in shaping the future of downtown Sioux City.

To start, the City of Sioux City has woven each of the recommendations into its new strategic plan. Similarly, the Downtown Partners Board has used the recommendations to identify six priority action items and corresponding timelines.

Officials are also recruiting local residents to take ownership. Several new committees are being formed, and citizens can explore many ways to volunteer and make a difference.

"I became more involved when the city presented its strategic plan with SCGO and we received the IEDC downtown study report," says Laura Kuennen, SCGO member and Iowa State University Extension coordinator. "I'm happy to see new initiatives and look forward to rolling up my sleeves to dig in and make things happen!"

LANDMARK INVESTMENT

The most visible building in Sioux City's skyline has a new owner and will see extensive renovation in the near future.

The former Terra Centre will be renamed the Ho-Chunk Centre, reflecting the investment by developer Don Dunham of Dunham Co. and Ho-Chunk, Inc., the economic development arm of the Winnebago Tribe of Nebraska. Dunham Co. is aggressively marketing the building's prime office space to prospective businesses and preparing to sign several new tenants.

Constructed in 1983, the 155,486-square-foot office building is Sioux City's tallest structure.





SO MUCH TO DO

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ORPHEUM THEATRE

For tickets, call 800-745-3000

Sioux City Symphony:
Creation, Celebration, Culmination • Nov. 17

Lowly Worm & Huckle Cat's
Busytown Busy • Nov. 18

Jill Miller Holiday Concert
[Benefit for Sunrise Retirement] • Nov. 24

Sioux City Rocketra: The Christmas Show III • Dec. 1

Disney's Beauty & The Beast • Dec. 4

Sioux City Symphony: Christmas Spectacular • Dec. 15

Tonic Sol-fa • Dec. 16

Tony Bennett [Presented by Girls Inc.] • Jan. 18

Sioux City Rocketra: We Are Family • Feb. 2

Sioux City Symphony: Simply Sinatra • Feb. 9

Shrek The Musical • Feb. 20

The Pink Floyd Experience • Feb. 28

Sioux City Symphony:
Iowa Piano Competition • March 7-9

Dreamgirls • March 12

Sioux City Symphony: A Voyage to the Sea • April 13

Sioux City Rocketra: Wild Thing • April 20

Rock of Ages • April 25

TYSON EVENTS CENTER

Sioux City Bandits Arena Football • sbandits.com

Sioux City Musketeers Hockey • musketeershockey.com

Journey with Pat Benatar & Loverboy • Nov. 14

Batman Live • Nov. 16-18, 6 performances

NAIA Women's Volleyball
National Championship • Nov. 27-Dec. 1

Cirque du Soleil: Quidam • Dec. 18-20, 3 performances

CNOS Basketball Classic • Jan. 3-5

Rascal Flatts with The Band Perry • Jan. 17

Rawhide Bull Riding Challenge • Jan. 25-26

Luke Bryan with Thompson Square &
Florida Georgia Line • March 1

NAIA Women's Basketball Division II National
Championship • March 6-12

Lucas Oil Monster Truck Nationals • March 23-24

Harlem Globetrotters • April 3

DOWNTOWN

Downtown for the Holidays • Nov. 19

Small Business Saturday • Nov. 24

SCGO Innovation Market • Feb. 26

5th Annual St. Patrick's Day Parade • March 17

CONVENTION CENTER

Holiday Collections Craft Fair • Nov. 17-18

NAIA Volleyball Banquet of Champions • Nov. 26

Home Show • Feb. 20-24

NAIA Women's Basketball Banquet of Champions
March 5

Spring Collections Craft Fair • March 16-17

PARKS & RECREATION

sioux-city.org/parks • 279-6126

Breakfast with Santa at Ho-Chunk Centre Atrium
Nov. 24, 8:30 or 10 am

Daddy/Daughter Date Night • Feb. 12

Youth Basketball (4-7 yrs.)

Games begin Jan. 5 • Register by Dec. 21

Youth Soccer (4-7 yrs.)

Games begin March 8 • Register by Feb. 15

Men's Basketball (18 yrs.+):

Games begin Feb. 10 • Register by Jan. 25

Co-Ed Dodgeball (18 yrs.+):

Games begin Feb. 19 • Register by Jan. 25

SIoux CITY ART CENTER

siouxcityartcenter.org • 279-6272

City Art Quilts Exhibition • Now-Dec. 2

Larry Roots: On the Surface Exhibition • Now-Feb. 3

Pianist Richard Steinbach Concert • Nov. 25, 3-5 pm

Project SOAR Exhibition • Dec. 1-Jan. 6

Holiday Gift-Making Workshops (free, registration
required) • Dec. 8, 10:30 & 11:30 am, 1:30 & 2:30 pm

The Values of Drawing Exhibition • Dec. 15-April 14

Youth Art Month Exhibition • Feb. 16-April 7

Briar Cliff University Choir Concert • March 7

Spring Break Art Camp (registration required)
March 26-28

Briar Cliff Review Exhibition • April 18-June 30

ARTcetera Spring Fundraiser • April 27

ARTcetera Exhibition • April 27-July 28

SIoux CITY MUSEUM

siouxcitymuseum.org • 279-6174

Collecting Sioux City Exhibit • Now-March 24

History at High Noon: Sioux City's Corn Palace Festivals
Nov. 15, 12:05 pm

"American's Darling: The Story of Jay N. 'Ding'
Darling" Screening • Nov. 17, 1 pm

Exhibit of 4th Grade Sioux City History Projects
April 6-May 19



Jeff Paulsen, property/evidence clerk, prints barcode details for a new piece of evidence.

BARCODES TRACK EVIDENCE

Scannable barcodes are no longer just for shopping purchases. Through the new Barcoding Evidence Analysis Statistical Tracking (BEAST) system, the Sioux City Police Department (SCPD) is using barcodes to track all items of evidence.

With a single scan, the BEAST provides specific evidence information and tracking—including date, location, case number, and officers involved, along with a complete record of who has inquired about the evidence and when.

The BEAST offers instant access to complete details of each piece of evidence without anyone actually removing it from SCPD custody. And since the state crime laboratory also uses the BEAST and Iowa's courts have gone to electronic filing, the process is streamlined for all involved.

"We can literally track the evidence all the way through the process," adds Zach Chwirka, identification supervisor. "Plus the BEAST was purchased with asset forfeiture funds, so it didn't cost the city anything. It's definitely saving us time and money, though."

"Ultimately, the BEAST makes officers more accountable," says Jeff Paulsen, property/evidence clerk, "and it makes the Sioux City Police Department more accountable to the public."

With 76,000 specific items of evidence already coded and more added each day, it's Paulsen's job to make sure evidence is logged and tracked properly. Barcoded items include everything from fingernails, body fluids, and knocked-out teeth to forged checks, holiday decorations, antique jewelry, and lawnmowers.

NEW DOWNTOWN CONNECTIONS OPEN

Following construction efforts for the last two years, Hamilton Boulevard and Wesley Way are now open. Linking to downtown Sioux City and Interstate 29, these arterial connectors facilitate access in and out of Sioux City without being obstructed by rail traffic. They also serve countless businesses and large residential areas.

While construction efforts on Hamilton and Wesley have spanned only the last two years, the city has been working on property acquisition for nearly six years and has completed efforts on additional areas of Wesley from Interstate 29 for the past decade.

All these efforts are part of the city's vision to redevelop the west end of downtown Sioux City by allowing for increased property values and improved access.

"Everything is in place for redevelopment, and it's starting to happen," says Chris Payer, city engineer. "We're seeing significant steps in the right direction."



CITY CLEANS UP, GREENS UP

Last year alone, Sioux City taxpayers spent about \$70,000 on litter removal. In an effort to promote awareness on the issue of littering and associated costs, the Environmental Services Division has created the "We All Pay" campaign. This series of billboards, ads, radio spots, bus signs, and other messaging in English and Spanish reminds residents of the high costs involved with littering in our community.

"The campaign is letting people know there are visual and financial costs involved with cleaning up our community," says Derek Carmona, environmental analyst for Sioux City. "It's money we wouldn't have to spend... money we could use for other things."

A new website (www.SiouxCityGrowingGreen.com) invites residents to pledge not to litter and receive e-mails about upcoming city-sponsored cleanup events.

EVEN BETTER FIRE & RESCUE

There's more than meets the eye at Station #4, Sioux City's newest and largest fire station on the corner of Stone Park and Hamilton Boulevards.

To start, Station #4 is a "green" building, with solar windows, automatic light sensors, and geothermal energy. It's also safer for firefighters, since it features a dedicated hazardous materials (HazMat) lab with high-tech equipment and a separate ventilation system. Firefighters previously transported HazMat substances through their living quarters to a separate testing area.

Station #4 has allowed Sioux City Fire Rescue (SCFR) to completely centralize its HazMat response equipment, reducing transportation costs and improving response times for HazMat calls to a 13-county area. "Potential for creating weapons of mass destruction is very real, and we don't always know the long-term impact of certain substances," notes Jesse Pedersen, public education/information officer, "so improving the efficiency of our HazMat team has never been more important."

SCFR's newest building also features traditional fire poles and houses important historical displays in the George Kellogg Atrium, which contrast with its more contemporary exterior.

"Station #4's modern architecture provides a nice transition from the residential part of the community to the retail sector on Hamilton," says Councilmember Rhonda Capron. "Above all, it allows us to better serve our residents. That's the bottom line."



Garret Soldati (left) and PhilLipe Marchland respond from Station #4.



Members of the Morningside College track team talk with Mary Lou Vaughn (left) and Jane Dodd during a recent visit to the new health center at Sunrise.

COMMUNITY SEES A NEW SUNRISE

There's a new Sunrise on the horizon, as Sunrise Retirement Community recently replaced the former "Sunrise Manor" with a state-of-the-art health center.

Representing an investment of \$14 million—including \$3 million raised through friend notes and a capital campaign—the new health center features two 18-room nursing neighborhoods and 46 assisted living apartments for seniors, including a specialized memory care neighborhood. It also has an indoor park, outdoor gardens, chapel, community life center, and Medicare outpatient therapy.

The health center is the second major construction project at Sunrise in three years. It complements The Pointe at Sunrise, a 62-unit apartment building for active seniors that Sunrise introduced in 2009 as the first step of its master plan.

"Our campus expansions total \$26 million—the largest senior housing and services endeavor in Sioux City's history," says Councilmember Tom Padgett, who also serves on the Sunrise board. "This investment in the community renews our mission to serve seniors for generations to come."

With 185 employees and 350 residents, Sunrise is a community-based nonprofit that also serves Siouland. Last year it shared nearly \$1 million in charity care and logged 70,000+ days of care and services.

SIoux CITY COUNCIL



Keith Radig • Tom Padgett • Bob Scott • Rhonda Capron • John Fitch

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

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



Secretary of the Navy Ray Mabus named Sioux City ship.

SIOUX CITY IS SHIP-SHAPE

The USS Sioux City and USS Omaha will be among the five newest ships in the U.S. Navy.

"I named these ships after Midwestern cities from America's heartland to honor their patriotic, hardworking citizens for their support of...and contributions to...the military," says U.S. Secretary of the Navy Ray Mabus.

The USS Sioux City and USS Omaha are both littoral combat ships—seacraft central to the Navy's future because of their speed, agility, and functionality in both shallow and deep waters.

Constructed in Marinette, Wis., the USS Sioux City will be 378 feet long, displace approximately 3,000 tons of water, and travel over 40 knots. It will be outfitted with reconfigurable payloads, or mission packages, that interchange quickly as combat needs demand.

"We are extremely honored by this designation from the U.S. Navy," says Mayor Pro Tem John Fitch. "The USS Sioux City truly reflects our community's dedication to military efforts in our nation."

* Photo courtesy of GR Lindblade & Co.

REVITALIZATION CHANGES LIVES

A city partnership is reviving a local neighborhood and helping more residents realize the dream of home ownership.

Using federal dollars to subsidize construction costs and partner with local developers, City Council approved the Moos Meadows development last year—creating five new houses at 27th and Chambers Streets. Houses were sold at a lower cost to residents who may not have qualified for a mortgage otherwise.

John and Coty Bolles are among the new owners. It was difficult for them to settle down during John's Air Force career, but they now have a place to call home in Sioux City...something they never imagined due to financial circumstances.

"At my age, I wondered if I'd ever own a home," says 49-year-old John.

"I drove by those new houses each day, picturing myself there," Coty admits. "After our rent increased for the third time, I discovered our house payment could be less than our rent. We were elated to be approved."

Four more homes are underway in Moos Meadows. They will be completed in late March and occupied by early summer.

"John and I sit on the porch, visit with neighbors, and share how much we love it here," says Coty. "We're excited to see the houses going up next to us. It's a great place to be."



John & Coty Bolles love their new home.