

STREET

SI^{UX}
CITY

THE WARRIOR

MERGING HIP & HISTORIC



GOING WEST



FOSTERING DIVERSITY

WINTER 2020-2021

NEW CLINICAL SITE

The global pandemic has fast-tracked clinical trials for a COVID vaccine, and one local company—Meridian Clinical Research, LLC—has made the move (literally!) to keep up.

As Meridian was conducting investigative trials on a vaccine intended to protect against the novel coronavirus over the summer, it quickly outgrew its space in Dakota Dunes.

In short order, the clinic opted to lease and renovate an existing building at 4802 Sunnybrook Drive. The new location is four times larger, allowing Meridian to service more clinical research trials simultaneously, create an on-site lab, develop areas of specialization, and add a recruitment call center. As part of the \$2.4 million project, the site will employ 37 staff.

Meridian is administering vaccine trials for numerous pharmaceutical companies developing vaccines to control the COVID-19 virus.

Founded in 1999, this Omaha-based company includes 20 research sites and over 130 full-time employees located in seven states.



SABRE SUCCESS



Sabre Industries, one of the nation's largest suppliers of steel communication and electric transmission structures, is adding a \$25 million galvanizing plant at its 150-acre campus in Southbridge Business Park.

Expected to create nearly 80 new jobs, the site will support expansion of Sabre's line of towers and poles for the telecommunications and utilities industries, and it will be used by third party customers. With approximately 550 workers already, Sabre is one of Sioux City's largest employers.

"Sabre continues to grow because its products are in demand throughout the world," says Economic & Community Development Director Marty Dougherty. "And because this facility will also be available for other companies to use, that could attract additional development."

The project will receive nearly \$1.2 million in incentives through the Iowa Economic Development Authority. In addition, a \$675,000 RISE grant from the Iowa Department of Transportation will help with costs to pave Andrew Avenue and provide plant access.

Construction should be complete by November 2021.

BUILDING BUSINESS

Local small businesses and entrepreneurs, you have a new champion in your corner!

Iowa's West Coast Initiative [IWC] has added Stacy Orndorff to serve as its new entrepreneurial community navigator. Within this critical role, she will engage with early-stage small business owners, connect them with resources, and plan programs that help them start or grow their businesses.

A partnership between the economic development organizations in Plymouth, Monona, and Woodbury counties, IWC was created to bolster entrepreneurial activity in north-west Iowa and support small business growth.

Rena Billings, business development coordinator and also part of IWC's leadership team, applied for a grant through the Entrepreneurial Investment Awards Program, which is administered by the Iowa Economic Development Authority. That grant funding will support this important new Community Navigator position for at least two years.

"These past months have been a rollercoaster for small businesses, but I am inspired by the drive and determination owners have," says Orndorff. "I'm here to help them succeed."

For upcoming events visit:
iawestcoast.com



BIG PLANS FOR BADGEROW



The Badgerow Building, one of downtown Sioux City's most iconic structures, is seeing new life again. Built in 1933, the 12-story high-rise was listed on the National Register of Historic Places in 1982.

After purchasing the Badgerow in March, the City of Sioux City followed an RFP process and recently entered a development agreement with Clarity Development Company, an Omaha-based firm that will invest \$20+ million in the project. A "mixed use" plan features a high-end restaurant, cocktail lounge, and office space on the first two floors, 71 market-rate apartments on floors 3 through 11, and a top-floor health club for building tenants and the public.

"In many ways this building is the heart and soul of downtown Sioux City, with its classic beautiful exterior, historic qualities, architectural detail, and incredible views," says Councilmember Pete Groetken. "This is an exciting project that will not only promote and engage historic preservation within the community, but also provide a boost to the Sioux City economy."

Renovation is scheduled to be finished by October 2022.

RENEWABLE ENERGY

For the last two years, Sioux City's Wastewater Treatment Plant has been upgrading its facility to recover methane produced through the wastewater treatment process and convert it into a renewable, pipeline-quality natural gas.

Since the early 1960s, Sioux City's wastewater treatment plant has utilized a solids digestion process that has naturally created gases—but until recently, those gases were flared into the atmosphere. With the treatment plant's enhanced facility, this biogas can now be recovered, cleaned, compressed, and sold as vehicle fuel. Experts estimate the volume of natural gas produced will replace what is annually used by 2,000+ vehicles.

Mark Simms, utilities director, says the new process will provide a clean energy source using more sustainable practices. "In addition," he says, "the revenue generated can be used to keep utility rates lower for our customers, offset operating costs, or have other beneficial purposes."

Sioux City will be the second wastewater facility in Iowa to complete this renewable fuel initiative and could see full payback for the project in as little as four years.



Wastewater Treatment Plant Superintendent Joe Fontenot (left) and Utilities Program Manager Dr. Yang Oh Jin (right) stand in front of new equipment in the renewable fuels building.



- SNOW EMERGENCY
- WATER MAIN BREAK
- TRANSIT DELAY
- GARBAGE/RECYCLING UPDATE

TEXT ALERTSIOUXCITY
TO 99411

READY FOR ANYTHING

The City of Sioux City's free **CodeRED Mobile Alert** app sends critical, location-specific CodeRED alerts and late-breaking announcements (snow emergencies, water main breaks, etc.) right to your smartphone.

"We've offered this service for nearly a year," explains Anne Westra, communications and public engagement specialist, "and our team has used it to communicate weather-related Sioux City Transit delays, share info about mask use on buses, and alert specific neighborhoods about water main breaks or temporary street work."

"When we had a recent water issue, I saw the CodeRED notification before I knew there was even a problem," says resident Jennifer Gonzalez. "I like how the app provides important info in a timely manner."

The **CodeRED Mobile Alert** app is the best way to be ready for anything! Text AlertSiouxCity to 99411 to be prepared!

DIRECT TO DENVER

United Express, operated by SkyWest Airlines, is now operating non-stop service daily to/from Denver International Airport out of Sioux Gateway Airport/Brigadier General Bud Day Field!

"Service to Denver provides yet another reason for travelers to choose Sioux City as their airport," notes Dave Bernstein, president of the Sioux Gateway Airport Board of Trustees. "In these challenging times Sioux City is the ideal airport to travel to and from as it is small, clean, and not congested—making travel safer and less stressful."

Denver is a top destination for area leisure and business travelers and a great connecting hub for anyone going west. United provides 460 daily flights to 170+ destinations from Denver.



REINVESTMENT REALIZED!

Sioux City's new "Reinvestment District"—a \$150 million public and private effort spanning 25 acres—is now a reality!

"This would be impressive by any city's standard, but it's especially significant for a community of our size," shares Sioux City Mayor Bob Scott. "This district features exceptional developments that will contribute to economic growth and provide vast opportunities for residents as well as visitors."

The Iowa Reinvestment District program allows cities to use future hotel and sales tax dollars to fund big-ticket, unique ventures that will increase tourism and enhance quality of life. For Sioux City, this district involves an entertainment, cultural, and residential corridor that stretches strategically from its "front door" on Interstate 29 into the heart of downtown and encompasses a total of 10 buildings—including four signature projects.

WARRIOR/DAVIDSON: HIP + HISTORICAL

Sioux City's Warrior Hotel is back, and it's better than ever!

Built in 1930, the Warrior later fell on hard times and closed in 1976. The 10-story structure sat empty for nearly 40 years before Lew Weinberg partnered with Restoration St. Louis to redevelop this local treasure.

Amy and Amrit Gill, founders of Restoration St. Louis, wanted to bring the building back to life in a beautifully authentic way. The company and its partners have restored its grand two-story marble staircase, its Art Deco flair, original terra cotta ornamentation and brick exterior, and much more.

The Warrior is now Sioux City's most "hipstoric" hotel. Gorgeous historic spaces mesh with high-tech updates like mirror TVs, state-of-the-art lighting, and geothermal heating and cooling.

Part of the Marriott Autograph Collection and Iowa's only five-star hotel, the Warrior Hotel offers 148 guest rooms, 11 suites, and 22 luxury apartments along with a ballroom, pre-function space, business space, and exercise center.

Several hotel attractions are available to locals, including Woodbury's American Steakhouse (open for dinner and Sunday brunch by reservation) and War Eagle Lanes, an eclectic six-lane bowling alley. Two Finches Spa and The Crown, a rooftop bar and restaurant, will be ready by spring.

"These are all things people can come and enjoy," says Amrit Gill, who believes the project will spur even more development in Sioux City's downtown by his firm and others.

The neighboring six-story Davidson Building has an additional 56 rooms, 20 luxury apartments, two one-bedroom lofts, and street-level commercial space. Originally constructed in 1913, the Davidson Building was Sioux City's first office building.

Reflecting an investment of more than \$73 million, the combined renovation of the Warrior Hotel and Davidson Building is the Reinvestment District's largest project. Both are on the National Register of Historic Places.

"The goal was to give Sioux City a premiere downtown historic hotel that will be the heartbeat of the community," adds Gill. "Now there will be new stories that will be written here."

thewarriorhotel.com [@thewarriorhotel](https://www.facebook.com/thewarriorhotel)



CONVENTION COMPLEX

Located in downtown's Historic Fourth Street district, the Sioux City Convention Center has undergone a \$6 million renovation and expansion that features a new entrance, flexible pre-function and ballroom spaces, improved technology, and two-story parking deck. Best of all, the convention center now connects to a new \$21 million, five-story, 150-room Courtyard by Marriott.

"The city really needed a convention center hotel to attract conferences, larger meetings, and special events, and Courtyard by Marriott fills this void," says Bruce Kinseth, executive vice president of Kinseth Hospitality Companies, which developed and now manages the convention center and hotel.

For visitors and locals alike, the new hotel and convention center improvements add to the overall experience of the Promenade plaza and Historic Fourth Street district.

siouxcityconventioncenter.com

[@siouxcityconventioncenter](https://www.facebook.com/siouxcityconventioncenter)



VIRGINIA SQUARE

Developed by Ho-Chunk Inc., this \$35 million downtown housing and commercial development project features a total of four buildings, including two renovated historic warehouses (100 and 103 Virginia) with residential and commercial tenants that have been leasing since 2017.

Construction is nearly complete on 101 Virginia Square, a new four-story building on the west side of Virginia Street. The first floor features retail space and parking, while remaining levels house a total of 45 market-rate apartments. A new \$8 million, 87-room Avid Hotel completes the development. Affiliated with the InterContinental Hotels Group, this four-story hotel opened in mid-November.

hochunkcapital.com/virginia_square.html

[@HoChunkVirginiaSquare](https://www.facebook.com/HoChunkVirginiaSquare)



EXPO CENTER

The Siouxland Expo Center, an innovative \$15 million multi-purpose venue, opened in September.

Providing an impressive welcome to Sioux City from Interstate 29, this new facility features 100,000+ sq. ft. of flexible, temperature-controlled space that is ideal for hosting regional events, trade shows, and more. Inside its lobby, the building showcases large murals with historic photographs of sporting events held at the Sioux City stockyards, where the Expo Center is now located.

With an arena that is the size of a football field and flooring that easily converts from concrete to artificial turf, the Siouxland Expo Center can host all kinds of recreational activities year-round.

"Not only does this building change the landscape of Sioux City," says Councilmember Alex Watters, "but it also allows us to compete with larger cities for events and sports tournaments."

The Expo Center is also the new home for Sioux City's Parks & Recreation Department.

siouxlandexpoctr.com [@siouxlandexpoctr](https://www.facebook.com/siouxlandexpoctr)



WHAT'S GOING ON?

Even when life looks a little different, our community is here for you! Local cultural and recreational outlets offer plenty of diversions and distractions to help you make the most of your days.



DOWNTOWN SIOUX CITY

Explore the downtown's growing permanent collection of outdoor sculptures or discover hidden gems in local historic structures. [Click on "Walking Tours" under the "What's Happening" tab.] Cold outside? Explore the skywalks!
downtownsiouxcity.com • 252.0014

SIOUX CITY ART CENTER

"Magnetic West: The Enduring Allure of the American West" runs through Jan. 17 and offers virtual activities to engage children and adults. The Gilchrist Learning Center also has in-person and online art classes available!
siouxcityartcenter.org • 279.6272

DOROTHY PECAUT NATURE CENTER

Programming updates available on Dorothy Pecaut Nature Center Facebook page. Capacity limited to 24 people; social distancing required and masks recommended. Trails are open for hiking and snowshoeing.
woodburyparks.org • 258.0838

TYSON EVENTS CENTER

Sioux City Musketeers hockey is back, and socially distanced events are in the works. Staff members look forward to welcoming visitors and will provide a new "Together Again" strategy online.
tysoncenter.com • 279.4850

SIOUX CITY PUBLIC LIBRARY

Contactless curbside deliveries and visits by appointment. Weekly Library Storytime, 1st Saturday Family Storytime, and take-home activities are also available along with countless resources on the website!
siouxcitylibrary.org • 255.2933

CONE PARK

Cone Park opens mid-December for tubing, ice skating, and more! Lower capacity means less waiting and allows for social distancing. Reserve by phone or online.

coneparksiouxcity.com
279.6126



SIOUX CITY TRAILS

The City of Sioux City features 27 miles of trails. To get started, search "trails" on the City of Sioux City website for a detailed map.
sioux-city.org • 279.6126

LAUNCHPAD CHILDREN'S MUSEUM

Visits available by appointment. LaunchPAD Learners Live is also offered weekdays at 10 a.m., 1 p.m., and 4 p.m. Holiday take-home programming is also planned, contact LaunchPAD for details.
launchpadmuseum.com
224.2542

SIOUX CITY PUBLIC MUSEUM

The museum maintains an extensive collection catalog online and offers its monthly "History at High Noon" program on YouTube. In addition, experience two special exhibitions: *The Women's Suffrage Campaign in Sioux City* runs now-Dec. 31. *1968: A Folsom Redemption*, a collection from historic Johnny Cash concerts at Folsom Prison, runs now-Jan. 10.
siouxcitymuseum.org • 279.6174

FUTURE LEADERS

The Sioux City Mayor's Youth Commission (MYC) recently honored 25 local students from grades 4-7 as its newest Young Ambassadors. Nominated by teachers, family, or other mentors, these students demonstrate the six pillars of character—trustworthiness, respect, responsibility, fairness, caring and citizenship—and come from public and private schools in our community.

"Students in Mayor's Youth Commission spend considerable time volunteering in the community and will mentor these Young Ambassadors in the 2020-21 school year," states Mary Koster, MYC's adult adviser. The goal? To prepare young leaders for a lifetime of service.

The Young Ambassadors program is a partnership between the City of Sioux City, Sioux City Mayor's Youth Commission, and Siouxland CARES.



PET POLICIES

Pet ownership is on the rise, and the City of Sioux City requires all pets to be licensed.

"We ask residents to be safe and responsible pet owners and register their pets," says Lisa McCardle, city clerk. "Ultimately it's the law, but it's also just good practical advice. If a pet is lost, that license tag can help get them back home."

Pet licenses are valid for one year and expire Dec. 31, with renewals due March 1. Pets must be vaccinated for rabies and licensed before a permit can be issued.

Pet owners may apply for pet license renewals starting Dec. 1. For details, call 712-224-7387 or visit sioux-city.org/petlicensing.



INCLUSIVE SIOUX CITY

To help unite our community at a time when many areas are being divided, the city has created a new "Inclusive Sioux City" advisory committee and added a Community Engagement Specialist position.

"Our hope is to create economic development opportunities, employment opportunities, and cooperation among communities," shares Bob Padmore, city manager. "This is an effort to make sure everyone who lives in Sioux City feels like a valued member of our community in work, play, and social activities. We want to enhance the quality of life for all who live in the city."

The new committee and staff position are the direct result of Padmore's conversations with community leaders that began in early summer. "Through numerous meetings with the NAACP," he explains, "we learned that inclusiveness and diversity needed to be addressed in our community."

"We want to foster equity, diversity and inclusiveness—not only in city government, but in our community—and these are steps in the right direction," adds Mayor Pro Tem Dan Moore.

Along with city staff, the new committee will include appointed voting members representing a broad mix of the community and including representatives from the NAACP and Unity in the Community, two residents-at-large from Sioux City, and members from the Native American, Latino, Asian, LGBTQ, and faith communities.



FINDING YOUR WAY AROUND DOWNTOWN

There's a fun new "wayfinding" project in downtown Sioux City encouraging foot traffic along pedestrian corridors and helping residents, commuters, and visitors to navigate our community.

"Colorful signage and maps will identify local attractions and drive people to entertainment areas, museums, parks, residential living units, city services, the riverfront, and hundreds of downtown small businesses," explains Ragen Cote, executive director with Downtown Partners.

Brightly colored vinyl wraps have been placed on existing signal cabinets—all designed in a way that can be easily updated. Each traffic signal box features an image of how that intersection once looked and a map that shows the current location and identifies businesses within a two-block radius.

"We are seeing a lot more development downtown, and that is going to inspire even greater walkability," states Councilmember Julie Schoenherr. "These signs provide direction for people in motion...that's what 'wayfinding' really means."

An effort uniting the City of Sioux City, Downtown Partners, and the Siouxland Chamber of Commerce, the project also received a grant from Missouri River Historical Development. Pedestrian signage was the first part of the project; vehicular signage will be installed by next spring.



HEART HEROES

Sioux City Fire Rescue has earned highest honors for implementing quality improvement measures for the treatment of patients who experience severe heart attacks.

The American Heart Association's Mission: Lifeline initiative recently recognized SCFR with the EMS Gold Plus Award—the highest level of achievement. Since the Mission: Lifeline goal is to advance the system of care for patients with strokes, cardiac arrests, and other acute life-threatening situations, the program honors EMS responders for excellence. Three cities and one private provider in Iowa received recognition. SCFR was the only fire-based ambulance service to earn the EMS Gold Plus Award.

"SCFR and both Sioux City hospitals are Gold Standard providers for heart attack care," shares Terry Ragaller, Emergency Medical Services training officer. Adds Jim Haden, EMS director: "If you have a heart issue in Sioux City, we will take terrific care of you."



SCFR: WHAT DOES IT TAKE?

Did you know that Sioux City's fire fighters must first pass a written exam and then go on to complete eight separate challenges similar to an obstacle course, within just over 10 minutes? SCFR also requires fire fighters to obtain Emergency Medical Technician, or EMT, certification.

Visit sioux-city.org to learn more about becoming a fire fighter or joining our award-winning EMS team.



SIOUX CITY CITY COUNCIL



Pete Groetken • Julie Schoenherr • Alex Watters • Bob Scott • Dan Moore
 CONTACT A COUNCILMEMBER: 279.6102 • ccouncil@sioux-city.org
 Robert Padmore, City Manager
 City Hall • 405 6th St. • Sioux City, IA 51101 • An EEO employer

PHOTO CREDITS — Page 1: The Warrior Hotel, Britton Hacke Photography | Page 2: The Badgerow Building, Aurora Photography | Page 5: Courtyard by Marriott, Britton Hacke Photography | Page 6: LaunchPAD Children's Museum, Britton Hacke Photography

