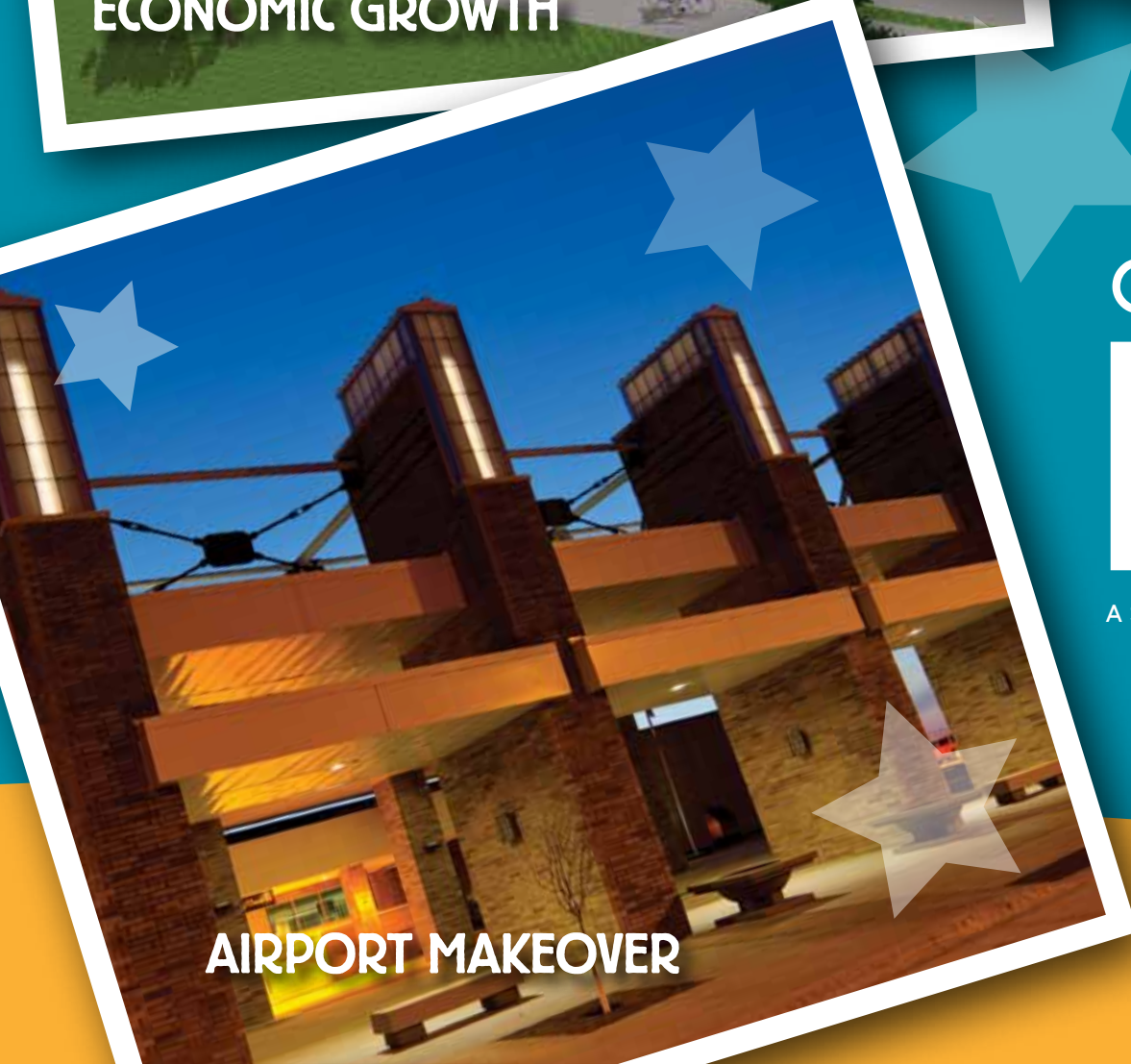




ECONOMIC GROWTH



MUSEUM OPENS



AIRPORT MAKEOVER

CITY OF SIOUX CITY PROGRESS

A SEMIANNUAL PUBLICATION FOR CITIZENS OF SIOUX CITY, IOWA



HISTORIC PEARL RENAISSANCE

Construction continues this summer on the 600 block of Pearl Street as part of the \$2.48 million project to revitalize the Historic Pearl District of downtown Sioux City.

When it's completed the district will feature newly built streets and attractive sidewalks with decorative street lamps, colored concrete and trees. A façade improvement program will help business owners upgrade their storefronts.

The City is working with some 45 property owners to bring new life to the district. One of them, local businessman Rick Bertrand, has led efforts to invest in the area with a \$1.5 million redevelopment project that is transforming eight aging buildings with new fronts and major interior renovation. His Irish pub is set to open this summer.

"With the Tyson Events Center and Stoney Creek Inn and Conference Center anchoring our district, we're breathing new life into this historical segment of our downtown," says Councilman Keith Radig.

ROAD EXTENDS DEVELOPMENT

The recent extension of Sunnybrook Drive has opened up more than 60 acres of vacant land to development in Morningside.

St. Luke's Health System has announced plans to build a medical campus there to provide outpatient services. Other retail and commercial growth is expected.

The City annexed 17 acres of land to provide space for additional residential development and a detention pond to benefit commercial growth. The City partnered with Homes Inc. on the \$1.65 million Sunnybrook project to fund construction of underground sanitary sewer and water lines, and provide for the future extension of the utilities.



City Council members recently honored American Pop Corn Company's President Garry Smith and Chairman Carlton Smith, middle, for expanding their company and growing Sioux City.

JOLLY TIME RECOGNITION

The American Pop Corn Company is the latest recipient of the City's "Growing Sioux City Business" award for its recent expansion.

The makers of Jolly Time popcorn are building a second microwave plant on the south side of their existing plant near 41st Street to meet increasing demand for popcorn. A lower fat microwave popcorn, Jolly Time Healthy Pop, has been officially endorsed by Weight Watchers which has dramatically increased sales.

The project has added nearly 43,000 square feet and is expected to create 21 new jobs. The long-time Sioux City company is a global leader in microwave and other popcorn products. Jolly Time is sold in all 50 states and 45 countries around the world.

City staff members worked with the company on applications for tax credits, the extension of a water line and other needs to support the firm's expansion.

AWARD WINNING WINERY

Sioux City's Hannel Cellars Winery, was the grand prize winner in the recent Innovation Market, the first annual special event to nurture future business growth in Sioux City.

The Innovation Market awarded \$5,000 to Joe Hannel to support the development of his winery near Stone State Park. The funds will be used to help purchase land for a vineyard to enable the boutique winery, Sioux City's only winery, to expand its business of wine made with locally grown organic fruit.

Hannel hopes to build a facility for wine tastings and private events such as weddings, birthday or anniversary parties, and corporate outings. Hannel says that the positive feedback he received from the Innovation Market was the catalyst he needed to jumpstart a dream to help make it a reality.

The Innovation Market – developed to inject new energy to ideas for local businesses – attracted hundreds of interested citizens and drew 40 ideas for new business ventures.



The Sioux Gateway Airport terminal's \$5.5 million renovation includes an updated entrance and a redesigned interior.

AIRPORT TRANSFORMED

Passengers flying Sioux Gateway Airport are enjoying the terminal's airy and shiny new look following \$5.5 million in upgrades that were recently completed.

The combined additions of an all new front canopy, lighted columns, a new entry and glass front, flower pots and benches have created a more welcoming entrance.

The remodel continues inside with reconfigured space, brightened lighting, new flooring and new restrooms. A new restaurant, gift area and ticket gates were created. Passengers claiming baggage will use a new luggage carousel in a more spacious area.

A new passenger boarding bridge, which can be adjusted for more convenience, has been added along with an x-ray machine for luggage checks. The renovation also included extensive repair work to fix long-time problems with building supports and construction that dated back more than 50 years.

Additional behind-the-scenes improvements will result in less maintenance, lower utility bills and fewer repairs. Federal funds paid for some 95 percent of the project.

The impressive makeover is providing passengers with better service and could help attract a second carrier to join Delta Airlines, says Mayor Mike Hobart. "Area residents should always check air fares using the Sioux City airport," says Hobart. "Rates are often competitive when looking at gas prices and costs of flying from other cities."

SOUTHBRIDGE PROGRESS

The City is constructing 2.4 miles of new roads this year in the new Southbridge Business Park – Harbor Drive and 225th street – using funds from a \$4.8 million state grant and assistance from the Air National Guard. The roads will provide access into the park and to I-29.

A \$3 million grant from the Iowa Department of Transportation will also support construction of a rail yard to help attract large scale industry to the new Southbridge Business Park. A drop and pull rail yard with connecting lead tracks in the Business Park will accommodate longer "unit" trains, a benefit for larger scale industries, such as wind energy manufacturing. In hauling one kind of freight from one destination to another, unit trains can reduce shipping costs, and inconvenient train car switching at junctions.

"The award demonstrates the state's confidence in Sioux City's ability to develop Southbridge as a major industrial park," says Councilman John Fitch. "The rail line will further set it apart from other parks in the country."

Sioux City has received substantial grant funding for the 400-acre Southbridge Business Park being developed to house industries and create new jobs. Other support includes two grants for the water treatment plant, \$8 million in state I-JOBS funds and \$24 million in state revolving loan funds.



NEW MUSEUM FEEDBACK: "REMARKABLE"

The newly opened Sioux City Public Museum has ignited excitement among thousands of visitors that have already streamed through the doors.

The spacious two-story atrium, new freestanding "disaster" wall, meatpacking exhibit, interactive displays, audio-visually, corn palace theater and hands-on areas have all been made possible by a public-private partnership that guided the \$13.5 million project.

The building's 55,000 square feet of space is allowing the museum to significantly expand its classroom space and showcase traveling exhibits and most of its permanent collections.

The Siouland Heritage Foundation drove the process meeting regularly for years to create a vision, address design, review plans, discuss fund-raising activities, weigh feedback and seek support.

"Our foundation team did an incredible job of fund-raising from top to bottom," says Councilman Keith Radig. "The fund-raising leadership team of campaign chair Mike Bennett and honorary co-chairs Irv Jensen, Jr. and Joan Waitt set an example for dozens of volunteers working hard to raise the necessary funds."

The campaign recorded 600 donors and continues to welcome gifts on a regular basis. For information on youth summer classes see page 6.



Students of all ages are enjoying hands-on history exhibits at the new Sioux City Public Museum which opened in downtown Sioux City in April.

YARDS RENOVATION BRINGS NEW DEVELOPMENT

YARDS BUSINESS PARK GROWS

With the closing of the Sioux City Stockyards and its associated businesses some 10 years ago, the City went to work renaming the prime 80-acre area The Yards, and designated it as an urban renewal project.

Looking back over the past decade the City's extensive efforts have successfully eliminated dilapidated and obsolete facilities, replaced aging infrastructure, removed hazardous materials and redeveloped the area into a promising new business park.

"The Yards proves to be very attractive for new commercial development for its easy accessibility from I-29 and Hwy 75," says Councilman Keith Radig. "The state is also making a significant investment in the area with the \$400 million reconstruction of I-29 through Sioux City, directly adjacent to the Yards."

\$13.4 MILLION IN GRANTS FUND YARDS BUSINESS PARK PROGRESS

- 1 Removal of former "hog hotel" structure
- 2 Opening of Home Depot retail store
- 3 Reconstruction and expansion of Cunningham Drive
- 4 Construction of New Stockyards Place Street
- 5 Opening of Johnstone Supply, a wholesaler of HVAC equipment
- 6 Opening of Van Meter Industrial, a wholesale distributor of electrical supplies
- 7 Removal and cleanup of the former Livestock Exchange
- 8 Removal and clean-up of KD Stockyards Station
- 9 Brownfields land revitalization/hazardous waste clean-up



Transformation of Sioux City's former stockyards district received a major boost when city leaders announced plans to redevelop the 23-acre former Morrell site. After construction is completed, motorists will view a redeveloped site that includes a newly constructed road next to I-29 and the addition of attractive green space and trees.

CITY TAKES HISTORIC ACTION ON MORRELL SITE

The Sioux City Council took historic action this spring by taking ownership of the 23-acre John Morrell site in The Yards and announcing exciting development plans that will transform the area and boost new business growth.

The City has received approval for a \$2 million federal grant from the Economic Development Administration (EDA) to help fund demolition of the vacant structures and assist with site clean-up, based on completing award requirements. The EDA recognized Sioux City's need for funding following the closure of Morrell last spring.

In recent years, the City has successfully secured similar funding to aggressively rebuild infrastructure and create new jobs in the Yards.

DEMOLITION AND RENEWAL

This spring the City received additional positive financial news. It will save more than \$100,000 in demolition costs using private contractors.

The contractors will flush tanks, conduct asbestos surveys and remove several smaller buildings. Two onsite wells will be closed. Two environmental reports confirmed the site is free of any serious environmental issues.

As part of the area's clean-up, the familiar brown wall next to the interstate will be removed. The large fence was constructed nearly 20 years ago to block the full view of the Morrell plant from I-29.

The City's renovation plans for the area around the Morrell site will dramatically enhance its appeal to motorists driving by.

A new road will be constructed parallel to I-29 and other streets at the site will be repaved. Attractive green space areas and rows of trees will be added. Current utility lines will be relocated underground. The City will save \$463,000 in utility

work which was required for upcoming I-29 reconstruction.

The City will create three shovel-ready sites to enable redevelopment of the 23-acre site for future light industry. The location, adjacent to the United Pacific rail line and I-29, should be attractive to prospective businesses, says Councilman Tom Padgett.

"The City Council is committed to creating economic vitality and an attractive, welcoming community," Padgett says. "This redevelopment will help support our goal to help create new jobs and investment to the Yards area and the City."

"City staff has worked hard to be proactive in land acquisition, demolition of vacant structures, and improving infrastructure in the Yards," said Councilman John Fitch. "By acquiring this land the City can now offer a clean site for companies looking to relocate their business and jobs. We have an exciting opportunity to improve our business community and the City's front door approach from the south."

THE YARDS 
I-29 BUSINESS PARK

GLOBAL FOODS EXPANDS

Global Foods, Inc., a value-added food processing business, has announced it will expand and build a \$10 million plant on the former Morrell site and double the number of employees.

Global Foods, which currently operates a plant off of Cunningham Drive in The Yards, produces high quality ham products. The firm exports its products to many countries, including Canada, Mexico, Japan, Australia, and New Zealand. Global Foods currently employs 175 people.

The planned 67,000 square foot plant will use about 10 acres of the 23-acre John Morrell site. It will allow Global Foods to produce more of its ham products and diversify, adding other cuts of fresh pork, including loins and butts. It also will allow Global to have its own refrigerated warehouse space. The property will easily accommodate the plant while also giving it access to the Union Pacific rail service that runs through the site.

"We are excited that Global has chosen to locate a second facility in Sioux City after looking at locations in several other states," says Councilman Aaron Rochester. "They are an excellent fit for The Yards and will greatly enhance future business development. We are extremely proud that Global Foods again turned to the City for support based on its track record. The City previously assisted Global Foods to promote its development after the firm moved into The Yards area 17 years ago."

The commitment to expand is evidence that Sioux City offers an ideal place for growing a successful food processing business, according to City Manager Paul Eckert. "We are thrilled about the expansion of a local company that is export-oriented in value-added agriculture," says Eckert.

Known for its cleanliness and sterile environment inside the plant, the pork processing company will initially occupy one of three sites in the Yards I-29 Business Park.

"The Global Foods expansion will be a state-of-the-art facility and is proof that Sioux City is moving past the days of slaughterhouses and into its future as a growing worldwide leader in export agricultural products," says Councilman Tom Padgett.

Construction of the new facility is expected to begin by 2012. Global will be ready to start building following the demolition of existing structures and site preparation.



Global Foods, a local pork processor with a growing export business, plans to build an attractive \$10 million plant at the former John Morrell site.



SO MUCH TO DO

TYSON EVENTS CENTER

For tickets call 800-745-3000
For Sioux City Bandits schedule, visit scbandits.com
Visit www.tysoncenter.com

WWE Raw World Tour
May 28 • 7:30 pm

ORPHEUM THEATRE

For tickets call 800-745-3000
For complete Sioux City Symphony schedule
Visit www.siouxcitysymphony.org

The Guy Fieri Food Show
May 27 • 7:30 p.m.

John Prine
June 15 • 8 p.m.

Sheryl Crow
June 29 • 7:30 p.m.

Mardi Gras Festivale
June 30 • 7 p.m.

DOWNTOWN

Visit www.downtownsiouxcity.com

Sioux City Farmers Market
Wed & Sat., May 4 -Oct. 29, 8 a.m. - 1 p.m.
TriView Ave. and Pearl St.

Fridays on the Promenade
May 27 • June 10 & 24 • July 8 & 22 • Aug 5 & 19

June Jam
June 3 • 4th & Water Street

Awesome Biker Nights
June 16-18 • Historic Fourth Street

Gus Macker Basketball Tournament
June 24-26 • 4th Street Promenade

The Big Parade
July 1 • 7 p.m. • Historic Fourth Street

RockN Rods
July 15-17 • Downtown

River-Cade
July 20-24

Art Center's ArtSplash
Sioux City Riverfront
September 3-4 • Sat. 10-6 & Sun. 10-5

GRANDVIEW PARK

Saturday Movies in the Park at dusk
June 11 • June 18 • June 25 • July 9
July 16 • July 23 • July 30 • August 6

Municipal Band Concerts
Sundays • 7:30 p.m. • June 12- July 31

Saturday in the Park Festival
July 2 • 12 noon-10:30 p.m. • Grandview Park
Ben Harper, Cee Lo Green, Grace Potter & the Nocturnals, Los Lonely Boys

*Registration fee required for select classes.

PARKS AND RECREATION

Call 279-6126 or visit www.sioux-city.org

Pools Fantastic Fridays
June 10 - Riverside July 15 - Cook
June 17 - Leif July 22 - Leif
June 24 - Lewis July 29 - Lewis
July 8 - Leeds August 5 - Riverside

SIoux CITY ART CENTER*

Call 279-6272 • ext. 200 • www.siouxcityartcenter.org

Drop-in Art • Saturdays, 10:30 a.m., Sundays, 1:30 p.m.
Art Camp (2 week sessions) • June 7-Aug. 11

SIoux CITY MUSEUM*

607 Fourth Street • Register at 279-6174 or
e-mail museumeducation@sioux-city.org

Tea Party • Ages 4-5 • Bring your teddy bear or doll
Tuesday, June 14 • 10 a.m. or 1 p.m.

Kids Thursdays Hands-on Learning • Ages 5 & under
The Farm: Thursday, June 9 • 10 a.m.
Water: Thursday, July 14 • 10 a.m.

Firefighter for a Day • Ages 6-8
Tuesday, June 7 • 10 a.m.

Prairie Picnic • Tuesday, July 12 • 10 a.m.

Dinosaurs! • Wednesday, July 20 • 10 a.m.

Machines • Ages 8 & up • Thursday, June 16 • 10 a.m.

Adventures of Laura Ingalls Wilder
Tuesday, July 19 • 10 a.m. or 1 p.m.

Would You Eat DNA? • Ages 10 & up
Wednesday, June 15 • 9:30 a.m.

Sioux City Sleuths • Wednesday, June 8 and
July 13 • 10 a.m., Wednesday, August 10 • 10 a.m.

Architecture Camp
Tuesday-Thursday, June 28-30 • 9 a.m.

SIoux CITY PUBLIC LIBRARY

Call 255-2933 ext. 231 • www.siouxcitylibrary.org

Sioux City Explorers Meet and Greet
Morningside Branch - June 1 • 10 a.m.
Wilbur Aalfs Library - June 6 • 11 a.m.

Pockets Full of Fun Puppets
Morningside Branch • Wed, June 15 • 1:30 & 3 p.m.

The Iowa School Beauty
Wilbur Aalfs Library • Friday, June 17 • 2 p.m.

Magician Ken Marlin
Morningside Branch • Wed., June 22 • 1:30 & 3 p.m.

Fonziba Drums
Thursday, June 23 • 10:30 a.m. & 1:30 p.m.

ZooMobile (Great Plains Zoo Sioux Falls)
Wednesday, June 29 • 1:30 & 3 p.m.

Family Storytime
Wednesdays & Fridays in June • 10:30 a.m.

Read to Me Story Dogs
Tuesdays, 2 p.m. • June 7- July 26



Pierce Street will receive a \$1.5 million renovation to enhance the neighborhood.

PIERCE STREET RENEWAL UNDERWAY

After gaining positive feedback from business and home owners, the City is beginning work to refresh the streets and streetscape of Pierce Street Corridor in Sioux City between 14th and 18th streets.

Utility poles will be removed and power lines will be buried underground. The streets will be completely reconstructed. Attractive amenities will be added, including a "bulb-out" design at intersections to calm traffic and promote pedestrian safety.

New street lighting will also be added along with 21 ornamental trees to add more attractive green space to the neighborhood and further enhance the \$1.5 million project.

The area has already received a boost with the opening of the Kum and Go, Select Food Market grocery store, (see below) Siouland Community Health and Prairie Pediatrics and Paul Davis Restoration.

MID-TOWN GROCERY STORE OPENS

The much-anticipated new grocery store, Select Food Market, is now serving area residents and families at 1730 Nebraska Street.

The \$1.8 million renovation has enabled the store to benefit the near Northside neighborhood and add to the quality of life, according to Councilman Tom Padgett.

"We are pleased the store is within walking distance for many of its customers," says Padgett.



City investment strengthens wastewater treatment plant.

TREATMENT PROGRESS

Progress in treatment operations and data provide a promising outlook for the City regarding long-term compliance at the wastewater treatment plant and stable sewer rates for taxpayers.

The new wastewater treatment process, using the modified Ludzack Ettinger (MLE) process, has been operating for three months and "the results are outstanding" for City staff members, according to Jade Dundas, utilities director. Data on the City's request for a capacity re-rate was collected throughout March. Cleaner water is now entering the Missouri River, thanks to the new environmentally-friendly process in place.

"The data demonstrates that the plant is exceeding expectations of the staff and producing incredibly high quality water," says Dundas. "All of this is very encouraging because only 50 percent of the process is currently in operation."

Dundas adds he is confident that additional capacity will become available when the treatment plant is completed in July because the City is currently operating only half the treatment processes.

"Having reserve capacity allows the City to support economic development and industrial expansion, while complying with all state of Iowa water quality requirements," says Councilman John Fitch. "Local industries will benefit for years from the City's investment."

Recent analysis indicates that the plant's treatment process is also reducing nitrogen – a standard expected by the state in future years. Because Sioux City already has the process to achieve reductions, Dundas says, future plant upgrades may be completed at a lower cost or be avoided entirely.

HIGH SAFETY RATING

A high safety rating of Sioux City by a national insurance risk company sends a positive message to businesses and citizens about community safety and the City's emergency response systems.

The Insurance Services Office (ISO) – a national company that accesses risks – has rated Sioux City Class 2 for insurance based on the Sioux City Fire Rescue Department, the City's water system and the 911 Call Center.

"A Class 2 rating should make doing business in Sioux City more attractive," says Fire Chief Tom Everett. "It certainly reinforces our sense of safety and tells businesses the community ranks high in its fire protection and emergency response."

The rating makes Sioux City the highest rated city in Iowa and ranks the City in the top one percent of cities in the nation.

ISO provides information on property/casualty insurance risk to insurers, agents, insurance regulators and risk managers across the country.



SIoux CITY COLLEGE PARTNERS WITH IOWA

Students attending Western Iowa Tech Community College (WITCC) in Sioux City can now earn bachelor's degrees in liberal studies, business, applied studies and nursing from the University of Iowa (UI) through an exciting new partnership that brings the university to western Iowa for the first time.

To earn an Iowa degree local students attend classes at WITCC campus for two years and earn the remaining credit through UI. The historic partnership was made possible under the leadership of City Manager Paul Eckert and community leaders Marv Berenstein and Bob Rasmus of Sioux City.

"We've been working on this for years," says WITCC President Dr. Bob Dunker. "It's the first opportunity for area residents to obtain a baccalaureate degree from the University of Iowa without having to leave Sioux City. An associate's degree opens a lot of doors. But if you want to move up, you want to continue your education."

"It is a tribute to our elected officials and the foresight they have in promoting public/private partnerships," says Eckert.

LIBRARY OFFERS E-BOOKS

Hundreds of local citizens with Kindles, iPads, Nooks or other e-readers are now downloading books for their e-reading pleasure from the Sioux City Public Library.

Patrons immediately began signing up for the new service when it began last December. It's the newest media service available for area residents. Audiobook downloads on i-Pods and MP3 players have been growing in use for the past two years. There is also a music download service.

Don't have a library card to obtain free books for e-reading? Visit the downtown, Morningside or Northside branch libraries with your I.D.

SIoux CITY COUNCIL



John Fitch • Keith Radig • Michael Hobart • Aaron Rochester • Tom Padgett

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 EOE employer

MYPAD HELPS HOMEBUYERS

The City is now offering MyPad, a down payment assistance program that provides \$5,000 to help low and moderate income residents buy an affordable home.

Persons buying in the Sioux City's Rose Hill and Jones Street neighborhoods may receive \$10,000 in down payment/closing cost help.

Applicants must receive homebuyer education and credit counseling to determine mortgage readiness from housing counselors of the Center for Siouxland, a program partner.

"This is an exciting opportunity for homebuyers in Sioux City," says Councilman Aaron Rochester. "We hope to help a number of citizens."

Applicants should call 279-6256 or e-mail bmiller@sioux-city.org.



HOME IMPROVEMENTS

Nearly 475 property owners have invested more than \$76 million in new construction and improvements in the City's tax exempt urban revitalization program.

The program was introduced in 2007 to encourage homeowners to improve their homes and enhance their neighborhoods.

It also has generated new housing starts in Whispering Creek, Singing Hills, Woodbury Heights, Stone Ridge and other areas. Details can be found at sioux-city.org.

SPRUCING UP OUR COMMUNITY

Neighborhood groups and other community organizations will receive up to \$3,500 for projects to improve their neighborhoods.

The first annual Sioux City Spruce Grant Program is awarding \$10,000 from the Redflex camera program to help City areas.

The program, co-sponsored by Neighborhood Network, will provide \$500 to \$3,500 for projects completed by Dec. 31.

"This is an example of how camera funds are reinvested into the community to increase safety, enhance beautification efforts and enlist community involvement," says Councilman John Fitch.

