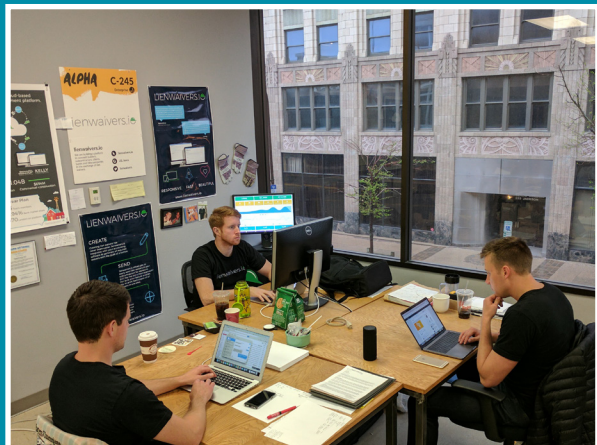


PROGRESS



STARTUP SUCCESS



SAFETY FIRST



NEW GREENSPACE ON THE WAY



CENTER PHOTO: Iowa Economic Development Authority Director Debi Durham, left, talks with Seaboard Triumph Foods' Vice President of Operations Brian DeSchepper.

BRIDGEPORT BOOM

Bridgeport Industrial Park has become an engine of growth for the Sioux City metro. Because it offers easy access to the interstate, rail, and airport, along with large-scale utilities, it has become the city's largest business park and is poised for further expansion in years to come.

"Recently, there have been major investments in the business park that will have a substantial impact on the development of our community," says Mayor Pro Tem Dan Moore.

SEABOARD TRIUMPH FOODS marks the grand opening of its multimillion-dollar facility this summer. A joint venture between Missouri-based Triumph Foods and Kansas-based Seaboard Foods, the company will employ more than 2,000 people and produce a full line of fresh pork products for markets worldwide. This spring, Seaboard Triumph Foods announced plans for a second phase of construction that is already underway and should finish next summer. Upon completion, the project will be the second largest pork processing facility in the United States.

CLOVERLEAF COLD STORAGE, a longtime Sioux City company and nationwide leader in the cold storage industry, has invested \$18 million to expand its facility on Harbor Drive by more than 140,000 sq. ft. The project creates new loading docks and increases warehouse space by 50 percent. Cloverleaf has also relocated its corporate offices to downtown Sioux City.

WESTROCK, a top provider of differentiated paper and packaging solutions, is growing its corrugated manufacturing plant in Bridgeport by nearly 82,000 sq. ft. This \$48 million investment will allow WestRock to modernize operations in Sioux City and be even more competitive in the industry.

BRAUNGER FOODS, a food distributor with a 125-year history in Sioux City, is growing its business in the Bridgeport area. Marking an investment of \$4 million, the company renovated and added 17,000 sq. ft. of space to an existing building that now features state-of-the-art technology. The site includes additional land for future development that will ensure the continued growth and success of the company.



For the second consecutive year and the sixth time since 2007, *Site Selection* magazine has ranked the Sioux City metro area number one in economic development for cities of its size within the U.S. The national trade publication applauded Sioux City for its exceptional growth among cities with populations under 200,000.

A BOOST FOR BUSINESS

The City of Sioux City partnered with H&R Construction to create a new spec building on a 21-acre site in Bridgeport Industrial Park. This highly successful venture has attracted even greater growth to the area.

TRITZ PALLET has purchased the spec building and will add on 140,000 sq. ft. to expand its pallet manufacturing business. This \$6 million project will add 25 new employees.

MONTEREY MANAGEMENT, LLC, has also acquired nearly 10 acres of city-owned land to build four new facilities that will service inbound and outbound trucks. This logistic company's \$11.7 million investment will create 38 jobs.

PAVING THE WAY

To meet the growing transportation needs of Bridgeport Industrial Park, the City of Sioux City has worked with the Iowa Department of Transportation and Seaboard Triumph Foods to plan a new road and related improvements.

A total of \$11.4 million will be allocated toward 13 different road-related projects, including intersection and traffic signal enhancements. The largest undertaking will be a new 7,000 ft. road that connects Seaboard Triumph Foods with the Aviation Boulevard/Interstate 29 interchange.

"These are major infrastructure enhancements that will have significant long-term benefits," says Councilmember Pete Groetken.

Iowa's DOT will fund \$9.1 million of the project costs. Seaboard Triumph Foods has committed to pay half of the local 20 percent match up to \$1 million, and the City of Sioux City will pay \$1.2 million.

TIME TO EXPAND



Time Management Systems recently broke ground for a new building at 4050 Stadium Dr. that will double the size of its current facility! Representing a capital investment of \$500,000, the project has been aided by tax abatement from the City of Sioux City and assistance through the State of Iowa's Targeted Jobs program.

A family-owned business for over 30 years, TMS began as Midwest Typewriter Co. on Nebraska Street in 1975. The company now provides employee time tracking, labor tracking, and door access security systems for 6,000+ customers nationwide. Its Sioux City office has 10 staff members but will add seven workers with the new building.

"This expanded space will allow us to grow our team and offer even better service to our customers," says Jen Vanderloo, TMS co-owner and vice president.

SUNNYBROOK GROWTH



Sunnybrook Center will expand the medical campus in this growing segment of Sioux City.

As additional medical, residential, and retail opportunities take shape, Sunnybrook remains one of the most popular areas of Sioux City.

• Bruening Eye Specialists is constructing Sunnybrook Center near UnityPoint-St. Luke's medical plaza and urgent care facility. This 27,000 sq. ft. office building represents a capital investment of \$1.6 million and will create 13 jobs. "This will be a great alternative for many of our patients," says Dr. Beth Bruening. "We look forward to having full-service locations in Dakota Dunes and now Sunnybrook." The eye center will occupy about 6,000 sq. ft. and plans to secure additional medical tenants to share the remaining space.

• The Overlook at Sunnybrook is a new residential development that's also changing the landscape of Sunnybrook. Developer Dan Hiserote is building 55 townhomes on eight acres along Christy Road, all with ideal access to the bypass and nearby shopping, restaurants, and healthcare providers. "This development is going to be a strong addition to Sunnybrook's residential options," states Mayor Bob Scott.

"As medical offerings and residential choices continue to increase in Sunnybrook, we anticipate additional opportunities for retail growth in that area, as well," shares Jeff Hanson, community development operations manager.

ALL ABOUT ART

The Sioux City Art Center is growing in two big ways!

1 A groundbreaking ceremony for the Gilchrist Learning Center, a new 11,400 sq. ft. facility adjacent to the Sioux City Art Center, will happen yet this year. "This wonderful new space will increase public access to education programs," explains Al Harris-Fernandez, Sioux City Art Center director. "It will also facilitate a partnership with the Sioux City Community School District and serve as a resource for students and teachers." Planners must still secure about \$400,000 needed for the project, but they expect the facility to open in 2018.

2 After the Gilchrist Learning Center opens, the existing Sioux City Art Center will undergo extensive remodeling and renovation to expand exhibition areas and enhance the Junior League's Hands-On! Gallery with new interactive stations.

These projects ensure that the Sioux City Art Center continues to fulfill its mission and vision, and they also enhance its role as a significant regional destination and attraction.



Expected to open next year, the Gilchrist Learning Center will foster even more hands-on experiences at the Sioux City Art Center.

DOWNTOWN REVIVAL: A NEW URBAN CULTURE



STARTUP SUCCESS



ABOVE: Geoff Arnold and his wife, Melanie, discuss strategy.



RIGHT: Springboard Coworking has been an ideal workspace for lienwaivers.io.

lienwaivers.io, an up-and-coming technology startup, is building quite a name for itself in Sioux City and beyond.

Launched by Geoff Arnold and business partners Sean Richardson and Luis Trejo, this innovative company has created software that allows builders to electronically exchange payments and paperwork with their subcontractors.

"We were really fortunate to get together at the right time," Arnold says. When Trejo, the controller of a regional construction firm, realized the need for a better lien waiver process, he went to Arnold and Richardson.

"I met Sean within a month after moving here in 2013," Arnold recalls. "At first we were just doing our own thing, but knew we'd work together down the road."

The trio collaborated to create lienwaivers.io just last year. "When we started, two builders bought into the concept right away. Feedback from Brown Wegher and Kelly Construction really shaped how we approached this," explains Arnold. "Before long, we were extending beyond the local market."

It's been a pleasant surprise for Arnold and his wife, Melanie, who left the East Coast to be near family. He had launched a successful tech startup in New York City; she had been a financial analyst in Boston. Now he's the lienwaivers.io CEO and she does the firm's financial modeling.

"The opportunity to build this business in Sioux City has been exciting," he says. Using LinkedIn, other social channels, and networks along Interstate 29, the startup has grown quickly to work with contractors in 11 states.

The company recently earned an award from NACHA, the National Automated Clearing House Association, which oversees the electronic movement of money and data in the U.S. In addition, lienwaivers.io was a finalist in Iowa's Annual Prometheus Awards for Outstanding Startup of the Year. And Arnold was one of six finalists up for the Technologist of the Year Award given by *Silicon Prairie News*.

"The City of Sioux City has been incredibly supportive," notes Arnold, who also plugged his company's first home base. "We've operated out of Springboard Coworking from the very start. People work in different areas, but everyone pulls for one another. For us, there was no other place offering that vibe."

Springboard has provided a solid foundation for this growing startup.

"For us, the biggest win is helping to (re)create a sustainable technology community here," states its CEO. "Over the next five years, our goal is to have a building with our logo on the outside and 50 people inside employed in tech-related jobs."

True to its roots, Arnold predicts the new lienwaivers.io headquarters will feature a coworking space. "We won't leave that behind."

Good idea. Who knows what might start next?

NEW GREENSPACE ON THE WAY



Construction has begun on a beautiful new downtown park that will appeal to residents of all ages.

A first-of-its-kind greenspace in downtown Sioux City is in the works! Located at 620 Pearl St. behind the former KCAU Channel 9 building, Pearl Street Park promises trees, a sensory garden, seating areas, a shade structure, interactive play features, and more.

Most of the park costs will be covered by a \$500,000 donation by local community leader and philanthropist Regina Roth.

"This greenspace will make a tremendous difference in our downtown," says Mayor Pro Tem Dan Moore. "It's an amenity that ties in perfectly with our goals to create an increasingly vibrant community."

Parks and Recreation Director Matt Salvatore agrees. "It should be a popular destination for people to take their lunch breaks, for families to take their kids after playing at the LaunchPAD Children's Museum, or for just enjoying the outdoors in downtown Sioux City."

Preliminary work is underway on the half-acre park and should be complete by Sept. 30.

FOOD TRUCK FRIDAYS

Food Truck Fridays are back in downtown Sioux City! Operating from 4th Street between Jackson and Jones Streets this summer, vendors will be available from 11 a.m.–1 p.m. every Friday from June 2 to Aug. 25.

Providing a festival-like atmosphere, Food Truck Fridays allow everyone to enjoy the summer weather, explore the local surroundings, and sample eclectic cuisine ranging from tacos to Thai and funnel cakes to fried Oreos.

"There is such a variety of food, so people tend to try an item or two from multiple trucks each week to experience what each vendor has to offer," says Renae Billings, event organizer. "You really see a cross-section of the community—young families with kids in strollers, grandparents, business professionals on their lunch breaks, and even visitors just passing through town."

"Food Truck Fridays attract people to our downtown and make it a vibrant place to be," adds Councilmember Alex Watters. "With so much going on, this area has become a unique entertainment and cultural center that serves the tri-state region."



Weekly Menus! Food Truck Fridays



Sioux City's outdoor concert series formerly known as "Fridays on the Promenade" will have a new location this summer, along with a new night and even a new name.

Starting June 1, the series will be held on Thursday nights at 4th and Jackson Streets on the lawn of the Sioux City Public Museum. Its new name? Downtown Live!

Changes are prompted by major greenspace improvements near the Promenade Cinema 14.

"The plaza renovations give downtown Sioux City another urban greenspace with informal seating, additional lighting, and other functional features," says Melissa Campbell, environmental services analyst. "The changes will also have a positive impact on water quality by reducing water pollutants going into our city storm systems and educating people on why that's important."

Construction will take place this summer, so concert series organizers had to think creatively. Since Friday nights were often overbooked, they opted for Thursday evenings. Festivities will kick off earlier (with music starting as early as 4:30 p.m.), area businesses will stay open later on those nights, and vendors from Food Truck Fridays will be on hand.

"It's great to see this kind of thing happening in downtown Sioux City," shares Councilmember Rhonda Capron.

Next summer the concert series will return to its former location by the Promenade Cinema 14.

Summer Schedule!
downtownLIVEsc.com

WAREHOUSE APARTMENTS

One of Sioux City's oldest buildings will soon house its newest apartments, as the historic Bekins warehouse is transformed into a five-story complex with at least 70 loft-style residences yet this year. Located at the corner of Wesley Parkway and West 4th Street, the building was constructed in 1906 and long owned by Bekins Moving and Storage Co., which was founded by brothers John and Martin Bekins in 1891.

Sioux Falls developer Clint Stencil is now investing more than \$6.5 million to renovate this 65,000 sq. ft. landmark. "The building has so much potential," he states. "It's within walking distance to downtown areas and it's close to Interstate 29. There's no reason it can't work."

"It's great to see historic buildings repurposed to create more residential choices downtown," says Economic Development Director Marty Dougherty. "This project continues the trend in downtown Sioux City of providing the kind of urban living experience that many are looking for."

The complex will feature parking, a workout facility, game room, lounge areas, and plans for a patio overlooking Hard Rock Hotel & Casino, which is adding a \$6.5-million expansion that should be complete this summer.





READING = REWARDS

The Sioux City Public Library's "1,000 Books Before Kindergarten" campaign is off to a great start! The initiative challenges families with infants, toddlers, and preschoolers to read a wealth of books before the youngsters start school.

Families can visit any local library location to receive their first card and begin logging books they've read. "Bring in your completed card and we'll celebrate each 200-book milestone with you," says Adrienne Jansen, Sioux City Public Library's youth services manager. "Sharing books together is one of the best ways for parents and caregivers to help children build early literacy skills, and we make it fun."

There is tremendous need for this outreach effort, organizers explain. Research proves children who hear at least 1,000 books before kindergarten develop broader vocabularies, become stronger readers, and are significantly more successful in school.

"This campaign is just one of the many important resources our libraries offer Sioux City residents," states Councilmember Pete Groetken. "It's all about providing kids in our community every possible advantage."



Learn More! siouxcitylibrary.org



WHERE THERE'S ALWAYS SOMETHING GOING ON!

VISIT SIouxCITY.ORG



NAIA MEMORIES

Playing host to the National Association of Intercollegiate Athletics (NAIA) Division II Women's Basketball Championship for 20 years has given Sioux City a wealth of memories. Here are 10 highlights that really stand out.



Walsh University took home first-place honors when our community first hosted the NAIA Women's Division II National Championship at the Sioux City Auditorium in 1998.

- 10 RETURN TRIPS:** Julie Vanni was a player for the University of Puget Sound in 1999 and returned to the tournament as an official in 2012.
- 9 STUDENT-ATHLETE EXPERIENCE:** The tournament has brought 9,600 student-athletes to Sioux City!
- 8 20 YEARS/FOUR COURTS:** With Sioux City as host, the national championship has seen four different courts—two in the Sioux City Auditorium and two since moving to the Tyson Events Center (including the 2003 Final Four court that Kirk Heinrich played on while at Kansas).
- 7 TV TIME:** NAIA's national championship game had its first national television audience in 1998. The semi-finals and finals have been on ESPN3 since 2015.
- 6 RECORDS GALORE:** Northwestern College's Deb Remmerde has made NAIA's tournament record book six times! She had 177 points in the 2008 tourney, ending her career atop the NAIA Division II All-Time Scoring Chart with 3,854 total points.
- 5 LAST IN & LAST OUT:** The final team named to the tournament in 1998 was Walsh University. After the school received an at-large berth, players were called back from spring break and went on to win it all!
- 4 BIG MOVE:** With the move to the Tyson Events Center in 2004, crowds soared to a record-breaking 6,000 fans for the championship game!

- 3 3s ARE WILD:** In 20 years, three teams have won back-to-back titles: Hastings College in 2002/2003, Morningside College in 2004/2005, and Marian University in 2016/2017. Northwestern College has seen a three-fecta, winning back-to-back-to-back titles in 2010/2011/2012.
- 2 39-0:** Sioux City's own Morningside College capped a perfect season as NAIA national champions in 2009.
- 1 600+ GAMES & COUNTING:** Sioux City is now the longest current continuous host of championship tournaments for the NAIA!



FOR A COMPLETE LISTING OF EVENTS, VISIT THE VENUE WEBSITES:

DOWNTOWN
downtownsiouxcity.com • 252.0014

SIoux CITY PUBLIC LIBRARY
siouxcitylibrary.org • 255.2933

ORPHEUM THEATRE
orpheumlive.com • 800.514.ETIX

SIoux CITY ART CENTER
siouxcityartcenter.org • 279.6272

CONVENTION CENTER
siouxcityconventioncenter.com • 279.4800

PARKS & RECREATION
sioux-city.org/parks • 279.6126

SIoux CITY MUSEUM
siouxcitymuseum.org • 279.6174

TYSON EVENTS CENTER
tysoncenter.com • 800.514.ETIX



SAFETY FIRST



It's been a record year for Sioux City Fire Rescue's "Smoke Alarm For Every Home" program. SAFE Home is a three-part effort that includes a fire and safety guide book, a voluntary fire safety inspection, and smoke detectors for every home that needs them.

"In 2016 alone, we did 150 SAFE Home inspections and installed 219 smoke detectors," shares Fire Chief Tom Everett. Crews also installed 254 smoke detectors and checked another 788 more while responding to incidents over the last year. "Fire prevention is a huge part of our mission," he adds, "and we hope to repeat or increase these numbers in 2017."

The SAFE Home guide book covers portable fire extinguishers, exit drills in the home, disaster supply kits, and several other important safety topics.

Sioux City residents can get information or schedule a SAFE Home inspection by calling 712-279-6377.

BACK IN TIME: ONLINE!

You can now experience the Sioux City Public Museum's collections in a whole new way!

A gift from the Gilchrist Foundation has funded the creation of a virtual collections site that provides exciting ways to explore history and discover museum artifacts. Along with in-person visits to the Sioux City Public Museum, you can also scroll through 200+ objects, documents, and photographs. For example, you can learn about a handmade arrow from the 1876 battlefield of Little Bighorn, see what Fourth Street looked like 1899, or look inside the *Sioux City Journal's* printing room from the 1940s.

"The virtual collection is a great way to showcase what the Sioux City Public Museum has to offer. People can access these stories in a way they couldn't before," says Haley Aguirre, archival records clerk. "And since about half of the items shown online are in storage, this collection also highlights memorabilia that may never see the light of day."

•••••▶ For Sioux City History: siouxcitymuseum.org

NEW MEMBER ON BOARD

City Council welcomes Alex Watters, who was appointed in March and will serve through the remainder of the year. As a young professional involved in many area organizations, he brings a millennial perspective and fills the vacancy created when Keith Radig transitioned to the Woodbury County Board of Supervisors.

SIoux CITY CITY COUNCIL



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

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HAPPY TRAILS



There will soon be even more ways to enjoy continuous hiking and biking in Sioux City, thanks to five major trail projects planned throughout the community:

- Linking Sertoma Park with Cone Park through a 1.5 mile trail loop
- Creating a quarter-mile connector behind Clark School to the trail by Outer Drive
- Connecting the Floyd and Outer Drive trails with a bridge over the railroad tracks
- Completing Big Sioux Phase I, a three-quarter mile project that finalizes a trail from Chris Larsen Park through Riverside Park and continues all the way to River Drive
- Developing a 1.5-mile riverfront trail with two bike/pedestrian bridges to connect Chautauqua Park with Chris Larsen Park

"With 24 miles of trails already, Sioux City's existing system is already very popular," says Parks and Recreation Director Matt Salvatore. "These additions will make a big impact on connectivity and should all be complete later next year."

"Much of the trail funding has come from grants and alternative sources, so we're not using many tax dollars to pay for these improvements," explains Mayor Bob Scott. The projects are largely covered by a \$1.25 million grant from Missouri River Historical Development and a \$650,000 State of Iowa grant for recreation trails.

