

# SIouxLAND BusinessJournal

Vol. 24 No. 8  
PO Box 118,  
Sioux City, Iowa 51102

June 2019

RECREATION ISSUE

More miles to

**WALK,  
BIKE, RUN**

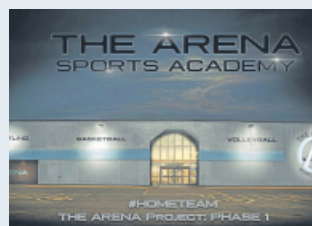
Sioux City grows network  
of recreational trails

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space home  
to sports  
academy**

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youth sports  
in ex-Hobby  
Lobby**

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## ON THE COVER

Tim Hynds, Sioux City Journal

A runner heads towards a pedestrian bridge that spans the Union Pacific tracks in Sioux City's Leeds neighborhood Tuesday. The bridge, directly links the Floyd River and Outer Drive trails, officially opened in July 2018. It's part of the city's expanded trail system.

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# Youth sports venue opens in ex-Gateway space

**NICK HYTREK**

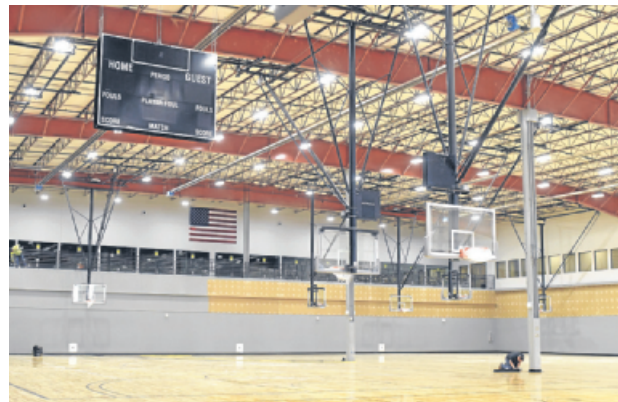
*Business Journal staff writer*

**NORTH SIOUX CITY** – During the winter months and basketball season, Don Craig settles for any time he can get on a court for his club volleyball teams.

His players often must wait until after high school basketball teams have finished practice before they can get on the court at Siouxland Christian School. If there's a game, forget it.

"We kind of get what's left. I think court space is at a premium in the Sioux City area and in surrounding schools," Craig, director of Assist Volleyball Club in Sioux City, said in March.

Craig and other club volleyball and basketball coaches have a spacious new option now, one that offers plenty of space, the ability to schedule regular practices



Justin Wan photos, Sioux City Journal

**The multi-purpose court at United Sports Academy in North Sioux City can be aligned to have eight youth-size basketball or volleyball courts or four college-size basketball or volleyball courts. There is room to expand to add more courts in the future, if necessary.**

and a chance to cut down on travel to out-of-town tournaments.

The United Sports Academy, located in the former Argentina building on the old Gateway computer

campus at 300 Centennial Drive in North Sioux City, is a 56,000-square-foot multi-sport facility can be set up for four college-size basketball or volleyball courts or eight youth-size basketball or volleyball courts. It opened in February and has already hosted several youth sports events.

"This is a place for club sports in the community to come together and share a facility," said Academy developer Bart Connelly, of Connelly Development, which has redeveloped numerous historic buildings in Sioux City among other projects.

Connelly and co-developer Doug Skinner have had children involved in club



**United Sports Academy partner Doug Skinner shares details about the new North Sioux City facility. The 56,000-square-foot academy also includes a concession stand, arcade, locker rooms and offices.**

sports and know first-hand how hard it can be to find practice space in the Sioux City area. They're also familiar with the hours of travel to tournaments across the Midwest. United Sports Academy will be able to host several tournaments, cutting down on the time Siouxland families spend on the road.

"I've been a coach for 13 years, in the club system for 10, and it's needed here," Connelly said. "We've spent a lot of money in a lot of cities and we'd like to keep some of that here."

In addition to the courts, the facility features a concession stand and adjacent cafeteria-style seating, changing and locker rooms, offices for coaches and referees and an arcade. A second phase to be completed later this year will add a health club and performance training center, two

golf simulators and corporate event space with a bar and food service.

Hundreds of parking spaces in the former Gateway employee parking lots surround the building, which still features the familiar black-and-white cow-spotted pattern and also houses VIP Gymnastics, Government Acquisition, Pella Windows and Connelly Development.

Connelly said he's been looking to develop a sports academy since 2010. He had identified possible locations in the metro area, but the Argentina building, which Connelly bought in January 2018, made the most sense.

"Until this building was purchased, all the pieces couldn't be put together," Connelly said. "The physical aspects of this property set this property apart."

Before construction could begin in May, workers removed dozens of cubicles from the call center that had previously been located in the building. Much of the second floor was removed, creating an open space two stories high to accommodate the playing courts.

Many of the 24 basketball hoops can be lowered to a height of 8 feet for youth practices and games. Skinner said the courts will be open for clubs to use for practice and skills training.

Many of those players are local kids who would otherwise be going to Sioux Falls, Omaha or elsewhere for tournaments and workouts, and it will be nice for them to be able to stay home to play and practice, Skinner said.

"The bigger piece is all those kids that we have come in here won't have to travel to get the same experience and training," Skinner said.

Four pickleball courts are marked on the wooden floors, and there is interest in having wrestling, indoor soccer, archery and many other sporting events in the building. There's room to expand and add more courts in the future.

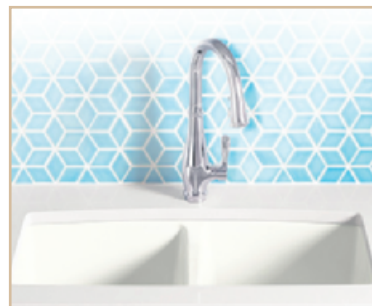
"It's a multi-use facility. It's not just to house a narrow focus. We're looking at the future and how we can expand this," Connelly said.

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# Youth sports complex advances

## Arena slated to open in former Hobby Lobby in the fall

**EARL HORLYK**

*Business Journal editor*

SIOUX CITY – A \$13 million project that will benefit young, up-and-coming Siouxland athletes is taking a major step forward.



**Carlson**

Developer Jeff Carlson recently announced plans to turn the Southern Square building that formerly housed Hobby Lobby, transforming it into a 60,000-square-foot youth sports complex that will include basketball and volleyball courts, weight rooms, wrestling and dance facilities in addition to classrooms and locker rooms.

Slated to open in the fall, it represents the first phase for The Arena project.

Phase two, spearheaded by business partners Jeff Carlson and Mike

Hesse, calls for construction of a 80,000-square-foot sports complex in the former stockyards, next to the Siouxland Expo Center. The site is near downtown and visible from Interstate 29.

Carlson did not offer a completion date for the later phase.

In 2017, the city entered into an agreement to provide The Arena developers a more than \$1.5 million economic development grant.



**Cooper**

Executive director Dustin Cooper said Thursday that The Arena has already been working with 1,500 to 2,000 kindergarten-through-college aged athletes by hosting wrestling, dance and basketball academies and tournaments.

"We've borrowed space at 4 or 5 different facilities, including

Morningside College and Western Iowa Tech Community College," he said. "Being able to have space dedicated strictly to The Arena will be huge for us."

Friends since childhood, Cooper and Carlson grew up playing sports together.

While Carlson went into business and stayed in the area, Cooper pursued a teaching and coaching career in Arizona for more than a decade.

"I came back home because Sioux City was such a great place to raise a family," Cooper said.

Carlson nodded his head in agreement.

"We got into this for somewhat selfish reasons," he said. "We wanted our kids to be on the same playing field as kids in other communities."

Indeed, he said The Arena will have a feel comparable to Council Bluffs' MidAmerican Center and



Sioux Falls' Sanford Pentagon.

Cooper said the venue also will serve local rec teams and youth tournaments, locally and throughout their tri-state region.

"We tend to be a bit fragmented when it comes to sports," Cooper said. "Kids from Sioux City don't hang with South Sioux City kids who don't hang out with Dakota Valley kids."

"When we recently held a basketball camp, we had athletes wearing t-shirts from Sioux City schools, Le Mars and, even, Cherokee. It was a beautiful sight."

In addition to grooming elite athletes, Carlson also wants young

people to become better people.

That's why he and Cooper founded the We Got Next Foundation in 2015, which works to provide a positive impact on Siouxland youth by providing free opportunities through sports camps, equipment, training and nutritional needs.

"We've been using the 'If you build it, they will come' analogy from 'Fields of Dreams' a lot when it comes to The Arena," he said. "However, I'm changing it to 'If you build it with the right people and the right plans in place, they will come.'"

"Things are suddenly falling into place for us," Carlson added.

**Siouxland Business Journal**

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# Nearly 500 attend Small Business Expo

DAKOTA DUNES – The 2019 Small Business Expo attracted 51 vendors and nearly 500 attendees to the Holiday Inn Express and Suites Events Center in Dakota Dunes.

The vendors were comprised of Chamber members with 20 or fewer employees and a wide variety of industries. The Taste of the Siouxland Chamber, featuring Chamber foodies who provided complimentary tastings of their culinary delights, was a big hit against this year.

Attendees were able to visit with many of Siouxland's small businesses that they may not have known about and learn about their products and services while enjoying great food, drink and making contacts.

2019 Small Business Expo

vendors included: Aggies Inc.; BeYou Cosmetics & Skincare; Big Frig; Brightside Cafe & Deli; Buena Vista University; Buy Fresh Buy Local - Siouxland, Inc.; Chicoine Peterson Chiropractic and Nutrition Clinic; Delta Hotels by Marriott; Family Heritage; Full Effect Productions; Gunderson's Jewelers; Hilton Garden Inn; Isagenix; J&M Real Estate; Jumpy Monkey® Coffee Roasting Co.; Kinseth Hospitality, Sioux City Convention Center; Koated Kernels; Level Spine Chiropractic; Linda Sue Manor LLC; Little Red Embroidery Company; Lots of Love Pet Care; Louie's Cleaning and Disaster Restoration; Mary Kay - Shari Black; MedPharm Iowa; M's on 4th/UnCorked; Network Systems + Inc.; NextHome;



Great networking and great food were part of the recent Siouxland Chamber Small Business Expo at the Holiday Inn Express and Suites Events Center in Dakota Dunes.



It was a family affair at the 2019 Small Business Expo for vendors Emily Ross with Lots of Love Pet Care and her father, Rod Wellman with Full Effect Production and their mother/wife, Marilyn.

TriState Realty; Octapharma Plasma, Inc.; Old Chicago Pizza and Taproom; Olson's Pest Technicians; OsteoStrong - Morningside South; Profile by Sanford; Promenade Cinema 14;

Rooster's Harley Davidson; Salem Real Estate; Sandler Sales Training; Sedgwick Talley Abstract; Shirley Chic; Siouxland Chapter of the Society for Human Resource Management

(SHRM); Siouxland Signs & Printing; Smarter Spaces; Solve For Tech; Suing Studios; Thornton Flooring; Thrive Fitness; Time Management Systems; Triview Communications

Inc.; Union County Abstract & Title Company; Wall of Fame/Creative Embroidery; Ward Electric Company, Inc.; Williams & Company Communications Inc.

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# RushHourConnect

Photos courtesy of the Siouxland Chamber of Commerce



*Chamber of Commerce* RUSH HOUR CONNECT

The Holiday Inn Express and Suites Events Center in Dakota Dunes hosted the Siouxland Chamber's April Rush Hour Connect. The event was held jointly with the Chamber's Small Business Expo. Not yet having reached its one-year anniversary, the event center expertly managed the event providing excellent exhibit space, a great bar and chic outdoor space for networking.

## ChamberInvestors

### GALLERY 103

Mary Sterk  
Sioux City

### OSCAR CARL VINEYARD

Melanie Olsen  
Sioux City

### HIBU

Dyllan Guillermo  
Elk Point, South Dakota

### IT'S \$5

Zach Dahlgren  
Sioux City

## ChamberAnniversaries

The following businesses and organizations are celebrating milestone anniversaries as Siouxland Chamber of Commerce investors.

### 45 YEARS - 1974

#### HOLIDAY INN DOWNTOWN

Bruce Perone  
Sioux City

#### TOUCHSTONE HEALTHCARE COMMUNITY

Kaitlin Thomas  
Sioux City

### 25 YEARS - 1994

#### HOLIDAY INN EXPRESS

Lindsay Hacker  
Sioux City

### 20 YEARS - 1999

#### CENTRAL CATERING

Jake Fox  
Hawarden, Iowa

#### SIouxLAND CIVIC DANCE ASSN.

Shirley Dill  
Sioux City

#### SIouxLAND YOUTH FOR CHRIST

Karl Van Cura  
Sioux City

### 10 YEARS - 2009

#### BIG SOO TERMINAL

Kevin Knepper  
Sioux City

#### BIG SOO WAREHOUSE

Ed Kellogg  
Sioux City

#### KOLLARS AND LEWON PLC

Michele Lewon  
Sioux City

#### PERKINS FAMILY RESTAURANT

Nick Rahfaldt  
Sioux City

#### PERKINS RESTAURANT & BAKERY

Jim Rahfaldt  
Sioux City

#### SIouxLAND INVESTMENT GROUP

Kris Westergaard  
Sioux City

### 5 YEARS - 2014

#### BEYOND THE BELL

Allison Petersen  
Sioux City

#### LOHR FAMILY DENTISTRY P.C.

Julie Lohr  
Sioux City

#### MOD HOUSE INTERIORS

Lisa Kalaher  
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## OnTheMove

### Tri-State Drywall announces hires, promotions

SIOUX CITY – Tri-State Drywall, LLC recently announced new hires and a promotion at the firm.

**Vamsi Krishna** joined Tri-State's estimating team in February.

He recently moved to Sioux City from Arlington, Texas, where he received his Master's degree in construction management at The University of Texas at Arlington. Krishna grew up in India, where he received his Bachelor's degree in Civil Engineering at Vellore Institute of Technology.

Krishna is experienced with On-Screen Take Off, Quick Bid Estimating programs and CAD drawings.

**Lucy Newburn**, assistant



Krishna



Newburn

Thompson

project manager, joined Tri-State's project management team in February. Lucy grew up in Sioux City and graduated from Bishop Heelan High School.

Newburn has a vast knowledge of construction. She received a Bachelor of Arts and Sciences degree in business administration from the University of South Dakota. She completed an internship with a local architect and is familiar with the CAD system. She is an assistance project manager on the Warrior Hotel project. She is also Tri-State's new safety director.

**Phillip Thompson** was recently promoted to senior Project Manager.

Thompson has been at Tri-State Drywall for two

years. He has 13 years of experience in the construction field and six years of experience in project management. Phil is has served 19 years in the U.S. Military. He is also a Scout Master in Elk Point, South Dakota, where he lives with his family.

### SNB employees recognized in IMA Winner's Circle

SIOUX CITY – The Iowa Mortgage Association has recognized Security National Bank's

**Julie Schmidt, Janelle Noreen and Holly June** as members of the 2018 IMA Winner's Circle for outstanding performance in the field.

The Winner's Circle distinguishes mortgage originators from across the state who meet an



Schmidt



Noreen

June

exceptional level of loan volume throughout the year. To qualify for the honor, lenders must help customers close at least 100 residential loans or \$15 million in total loan value. Schmidt, vice president of mortgage services for Security National Bank, has earned IMA recognition every year since 2004. This is the seventh year of IMA recognition for Noreen, mortgage originator and branch manager at SNB's Dakota Dunes location. June, mortgage originator at Security National Bank's downtown location, is now a six-time IMA honoree.

All three SNB mortgage lenders were recognized at the IMA's Annual Spring Conference on April 3 in Bettendorf, Iowa.

## BusinessPeople

### Acker reaches career milestone

SIOUX CITY – **Donald M. Acker**, a financial adviser with Ameriprise Financial Services Inc. in Sioux City, has reached a career milestone through the company's Circle of Success program by achieving years of consistently high performance.

Fewer than 8 percent of Ameriprise advisers have earned this distinction. Acker was one of 65 advisers to achieve this milestone and will be recognized at the company's 2020 National



Acker

Conference in Chicago. Acker has 26 years of experience with Ameriprise Financial.

### WITCC dean recognized

SIOUX CITY – A dean at Western Iowa Tech Community College was recognized in April at the Phi Theta Kappa Honor Society (PTK) in Orlando, Florida.

**Darin Moeller**, executive dean of instruction at WITCC, was recognized with a Distinguished College Administrator Award. More than two dozen officials at colleges from around the nation were also recognized.

These awards are presented to college vice presidents, deans or directors serving at post-secondary institutions

who have shown strong support of student success on their campus by recognizing academic achievement, leadership and service among high-achieving students, according to a news release.

### Kruse named to 'Top of the Table' of Million Dollar Round Table

DAKOTA DUNES – **Joseph Kruse** of New York Life in Dakota Dunes has qualified for the "Top of the Table" of the Million Dollar Round Table – The Premier Association of Financial Professionals.

In addition to his role as a New York Life agent since 1988, Kruse is a 22-year



Kruse

MDRT member and a six-time Top of the Table qualifier.

Top of the Table status is the highest level of

MDRT membership and places Kruse among the top professionals in the global life insurance and financial services industry. It recognizes him for demonstrating exceptional professional knowledge, client service, ethical conduct and production.

Kruse, president and owner of Kruse Financial Group in Dakota Dunes, has been a practicing Certified Financial Planner in Siouxland for over 30 years.




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# TRAILS OF DREAMS

A runner moves along a new section of trail heading towards a pedestrian bridge that spans the Union Pacific tracks in Sioux City's Leeds neighborhood May 13. The bridge directly links the Floyd River and Outer Drive trails and officially opened in July 2018.

Tim Hynds, Sioux City Journal

## MASON DOCKTER

Business Journal staff writer

**T**he system of recreational trails will continue to expand in Sioux City through this summer and into next.

Meanwhile, bicycle lanes, a popular amenity in other metro areas which have yet to come to Sioux City, remain a tantalizing possibility for City officials.

Matt Salvatore, the city's parks and recreation director, said a trail project to connect segments of the Missouri riverfront trail, from the city's most-southern trail, in Chautauqua Park, to Chris Larsen Park, will go out for bids tentatively in August.

"Construction would start soon thereafter if there aren't any additional delays," he said. He expects the project would be completed roughly in the fall of 2020 if all goes well, at a budgeted cost of about \$2.6 million.

That project, which involves two bridges over the Floyd Channel and Floyd River, will close the 1.5-mile gap between the Chautauqua Park and Chris Larsen Park trails. Both are adjacent to Interstate 29 and construction timing was linked to

## Sioux City expands network of recreational trails



Jim Lee, Sioux City Journal file

**Two people walk a dog along the riverfront trail in Chris Larsen Park in Sioux City in May 2017. A long-awaited project will connect segments of the Missouri riverfront trail, from the city's most-southern trail, in Chautauqua Park, to Chris Larsen Park. If all goes well, the project will be completed in the fall of 2020.**

the 10-year project by the Iowa Department of Transportation to expand I-29 in Sioux City to six lanes.

"The riverfront trail is the most crucial connection to not only Sioux City's trail system but all of Siouxland's," Salvatore

said in March. "When this trail is completed, bikers, runners and walkers will be able to enjoy over 12 miles of continuous

trail along the Missouri and Big Sioux Rivers."

City officials are also looking into adding the first biking lanes onto city streets, something most medium- or large-sized cities already have. Currently Sioux City has zero miles of bike lanes.

A public meeting is scheduled for June 25 to discuss a bike lane "project in design," Salvatore said, though he added there are "no plans to actually construct anything in the near future."

"I think the community is ready for it," he said of bike lanes. "Sioux City is one of the largest communities in the state and possibly even the nation not to have a bike lane."

Local advocates for bike lanes say the number of commuters will increase once that infrastructure is in place, not before.

Siouxland District Health Department health planner Angela Drent frames it by using a modified line from "Field of Dreams": If you build more trails and bicycle lanes, the users will come.

The research into adding bike lanes is being done because Sioux City ranks low on various metrics that judge cities'

**PLEASE SEE TRAILS, PAGE 10**



# Trails

FROM 9

bicycle-friendliness, and leaders say lack of infrastructure has contributed to a low number of people commuting to work by bicycle.

Rec trails were first built in Sioux City in the early 1990s, with the Floyd River Trail being added about the same time as the Missouri riverfront trail. The most recent development in the system came in July 2018, with the opening of a new railroad bridge that connects two recreation trails in Sioux City's Leeds neighborhood.

Built at a cost of \$1.2 million, the nearly half-mile connection provided a direct link between the Floyd River and Outer Drive trails.

Bill DuBois lives closest to the new railroad bridge, which sits about 40 yards southeast of his home in the 3800 block of Jefferson Street, and he said he likes the trail extension.

"It is safer, obviously. Ease of access – you don't have to drag your bike over these tracks," he



Tim Hynds, Sioux City Journal

**A pedestrian bridge that spans the Union Pacific tracks in Sioux City's Leeds neighborhood is shown May 13. The bridge directly links the Floyd River and Outer Drive trails and officially opened in July 2018.**

said.

The Floyd River Trail was touted as a way for residents of Leeds and the north side to take a south-bound route. The trail was built on top of a Floyd River control dike built by the U.S. Army Corps of Engineers, and it runs along the west side of the Floyd River.

The northern trailhead, a poorly

marked dirt area to begin with, was all but obliterated when Union Pacific Railroad tracks were moved 100 yards east in 2009 as part of the Outer Drive extension project.

After that, the three-mile Floyd River Trail could be reached on the north end only by those determined enough to navigate an often-muddy area east of Jefferson

Street – walking up a slope to a railway bed, across the tracks and down an embankment to reach the paved trail.

At one point in 2014, a tunnel under the railway was discussed. Eventually, city officials came up with a way to finance a bridge. A railing and safety fence are also part of the bridge. A new curving

trail section was added to the west side, eventually connecting to the intersection of Floyd Boulevard and Outer Drive, where an existing trail runs west up a hill to North High School and beyond.

*The Business Journal's  
Bret Hayworth contributed  
to this story.*

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# RibbonCuttings

Photos courtesy of the Siouxland Chamber of Commerce



Siouxland  
Chamber  
of Commerce

NEW IMPROVEMENTS

The Mary Treglia Community House celebrated recent renovations to its preschool, kitchen and gym. The improvements are in hopes of getting the facility licensed by the Department of Human Services for childcare services. The project was funded with contributions from Women United, Tyson Foods, and Missouri River Historical Development.



Siouxland  
Chamber  
of Commerce

NEW IMPROVEMENTS

Security National Investments Services recently completed a beautiful renovation to its offices, as part of the new updated branding for Security National Bank. Pictured representing Security National Bank Security National Investment Services are David Harris, Jim Forey, Lance Heimsoth, Nancy Edwards, Patty Mohning, Stephanie Hirsch, Tim Van Peursem, Brian Johnson and Emily Jones.

IN CONCERT



**Jill Miller & Band**

PLUS  
Singer  
Kemi Brown



**BBQ • Auction • Concert**  
**5 pm doors open**  
**BBQ and silent auction begin**  
**7 pm Jill Miller Concert**

**SATURDAY, JUNE 1, 2019 • 5:00 PM - 9:00 PM**

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# RibbonCuttings

Photos courtesy of the Siouxland Chamber of Commerce



**Chamber of Commerce** WELCOME NEW MEMBER

Lots of Love Pet Care recently celebrated its opening in Siouxland. Pictured cutting the ribbon are Kalynn Manker, Kati Brewer, Owner Emily Ross and Mikaela Livengood. The new business is ready to provide whatever services your pets need in your absence. Following an initial consultation to meet your pets, you can arrange for Lots of Love Pet Care to travel to your home and lovingly provide pet sitting, pet walking, pet taxi service and other services.



**Chamber of Commerce** WELCOME NEW MEMBER

Hop-A-Lot Playground recently celebrated its opening in the former Younker's space at Southern Hills Mall as Chamber Ambassadors tested different inflatables. Pictured cutting the ribbon are owner Jennifer Dunham; manager Tarah Sopoci, and Brian McNaughton. The indoor playground is full of fun and unique inflatables for all ages. Open play is available daily, and the business also offers private party rooms and rentals.

## NEW/FOR SALE



### 4209 Denice Court

1.86 acre multi-family building lot on the corner of Outer Drive and Denice Court. Private cul-de-sac street with sewer and water at the site. Zoned RG20. Can be combined with the 1.24 acre and 1.35 acre lots adjacent.

## NEW/FOR LEASE



### 2912 Hamilton, Ste 105

Plaza Professional Center is a signature property located just off Hamilton Blvd w/20,000 VPD. Suite 105 has 1,826 sf of professional space & is ready to move-in w/offices, break room, conference room & restrooms. It also offers convenient front door parking--no ramps, stairs or elevators.

## NEW/FOR SALE



### 419 Nebraska Street

Owner/Investment opportunity for 2-story commercial bldg in downtown Sioux City. First floor may be used as retail/office space or divided into 2 smaller spaces. Owner replaced roof w/15-year thermoplastic polyolefin (TPO) membrane roof. The second floor offers opportunities to renovate or redesign. Located within blocks of the Tyson Event Center, Hard Rock Casino, Aalfs Library, MLK Parking Ramp & the \$71 million Warrior/Davidson Project. 8,300 VPD.



## Commercial Real Estate Services

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**Todd Nashleanas**  
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## NEW/FOR LEASE



### 5780 Sunnybrook

1,500 sf end cap space in the premier location of Sunnybrook & Sergeant Road--the hottest commercial area in Siouxland. Ideally set up for a financial branch office or restaurant w/drive-up lanes & ATM pad. Great signage & off-street parking for customers. Can be enlarged. Available by the end of 2019.

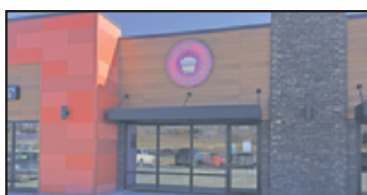
## NEW/FOR LEASE



### 508 Pierce Street

Prime retail space with glass atrium & street level exposure located in the Professional Frances Office Building. Nice office suite with company signage & open floor plan attached to the Martin Luther King Parking Garage. Utilities included. Tenant pays internet & telephone.

## FOR LEASE



### 3132 Floyd Boulevard

Attractive newer strip center across the street from Walmart with traffic (18,400 VPD) and exposure. 1,200 sf former bakery space available at \$14/sf NNN. 1.58 acre lot w/63 parking spaces. Join Scooters, State Farm Ins., Hair Salon, Nail Salon, Vape Shop & Massage and anchored by Jimmy John's.





Promenade Cinema 14 recently celebrated the completion of \$1 million in upgrades to the downtown Sioux City theater, which include luxury reclining seating, new paint and flooring in the lobby, furniture, and menu boards. Pictured are Scott Rhoads (General Manager), Bill Barstow (Owner), Shawn Metzler (Regional Operations Manager) and Andrea Barstow-Olson (Director of Brand Management & Marketing). The theater also recently expanded its concessions and added alcoholic beverages, including craft and draught beers and a Jack-and Coke Icee machine.



Eighteen local artists recently celebrated joining together to open Gallery 103 on the first floor of the Ho-Chunk Centre. Pictured holding the scissors are artists Susie Rodriguez and Mary Sterk. Other artists in the space include Rick Baker, Frank Salazar, Ann McTaggart, Austin Rodriguez, Mike Frizzel, Brian Damon, Meghan O'Connor, Terri McGaffin, Susan McCulley, Debra Knealing, Jean Guy Richard, Pauline Sensenig, Karen Emenhiser Harris, Paula Crandell, Paige DeGroot and Shannon Sargent. The art gallery and studio space, which features artwork in many different mediums including acrylic, oil, mixed media, alcohol ink, digital, graphite, ink printmaking, sculpture and jewelry, will exhibit and sell Saturday from 10 a.m. to 1 p.m., as well as in conjunction with Downtown Live during its Fridays On the Promenade events this summer.



**Darrel Bullock**  
President  
Sioux City Building Inspections

## DON'T BE AFRAID OF TODAY'S MORTGAGE RATES



June is National Home Ownership Month and if you've been considering the purchase of a new home, we would like to remind you that it's still a great time to buy. And owning a home is still one of the best investments you will make in your lifetime. Buying a home is not for the squeamish, so we would like to share some mortgage information to put your mind at ease.

Mortgage interest rates have been inching up, and although rates dropped at the beginning of 2019, most experts predict that rates will continue to rise throughout the year. With the average 30-year-fixed rate nearing 5%, some would-be home buyers may begin to reconsider their purchase plans. However, it's important to keep today's rates in perspective and be confident that it's still a good time to buy.

For one thing, beyond minor short-term fluctuations, rates are not expected to significantly decrease any time soon. Only a decade ago, a mortgage rate as low as 5% would have been a better-than-average deal. Go back a little further, when

average rates were mostly between 7% and 9%, and it's quite a bargain. So if you're ready to buy, go ahead and lock in today's rate.

It's not just interest rates that are rising. If you're considering renting because of higher mortgage rates, take a good look at rent prices, too. When more people rent, rents tend to go up. Consider the cost of higher rent, and take another look to see how much interest those extra dollars per month might cover.

Either way, if you're thinking of buying, run the numbers and see where you stand. Many factors influence the cost of a home purchase. Does the difference in payments between an interest rate around 5% and one a couple tenths of a point lower put it out of reach? Can you tweak other factors to balance the costs and keep the purchase affordable? Consider whether you might:

- Put a bit more down so you can finance less. Is there somewhere you can dig down and find a bit more for a downpayment? Maybe look into using some of that IRA savings which you can use penalty-free if you're a first-time buyer.

- Consider a shorter-term mortgage. If you can afford the monthly payments, a 15-year mortgage will cost a lot less in interest over the life of the mortgage than a 30-year mortgage.
- Weigh your "must have" factors for a house — are there any that you're willing to let go of for a lower asking price? Would a smaller house, or the next neighborhood over from your favorite, or one fewer half bath still work for you?
- Shop and compare mortgage rates, fees and terms. Whatever the going rates, there will be differences in rates and fees with different lenders.

Throughout the upcoming year, housing markets should expect rates to resume their ascent, heading near 5% by the end of 2019.

The Home Builders Association of Greater Siouxland has several realtor members to help you with your new home purchase.

You can find them at [www.sioxlandhba.com/members](http://www.sioxlandhba.com/members).



# RibbonCuttings

Photos courtesy of the Siouxland Chamber of Commerce



StoneyBrook Suites Assisted Living in Dakota Dunes recently celebrated its 10th anniversary serving Siouxland. Pictured are Erica Fenske, marketing director; Beth Reynolds, vice president of medical operations; Nancy Jarman, RN since StoneyBrook opened; Angie Lewis, administrator; and Bruce Burckhardt, president and CEO. StoneyBrook recently completed renovations to both private living areas and common areas at the Dakota Dunes site, one of six locations in South Dakota.



Camilla-Jean recently celebrated becoming a Siouxland Chamber member. Camilla-Jean Ringkob, shown cutting the ribbon, is a "mompreneur," coach and teacher who works with other moms with big dreams but want to design a life that lets them and their families thrive. She offers one-on-one coaching and online courses with lots of support and accountability as well as a blog that can be found at [camilla-jean.com](http://camilla-jean.com)

SEARCH EVENTS |

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## Online Community Events Calendar

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Leadership Siouxland partnered with the CSADV to completely renovate their children's playroom and family room. The project includes new paint, art, furniture, toys, games, electronics and more all done in a fun and welcoming way. Representing CSADV are Rachelle Rawson, Jane Griessel and Denys Azpeitia. Leadership Siouxland representatives include Jessica Uhlenkmp, Kristin Martin, Prakriti Rajbhandari, Andrew Nilges, Ashley Lorimer, Brent Heald and Peggy Smith.



Empty Nest Gift Shop recently celebrated its season opening and membership in the Siouxland Chamber. Owner Camille Liudahl is pictured with staff and friends cutting the ribbon. The business is a must see if you're in the market for gorgeous accessories (personal and home), trendy clothing, or great gifts for kids and adults. New items arrive daily.



# Hop-A-Lot

has added to our services! You can now rent our inflatables!! Give us a call and reserve yours today! Limited availability

## Open Hours

Monday – Thursday: 10am – 8pm  
Friday – Saturday: 10am – 10pm  
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4400 Sergeant Rd Suite 001, Sioux City, IA 51106 (Southern Hill Mall)  
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### GET TO KNOW NATHAN...



#### PERSONALLY

Nathan and his wife, Heidi have been married for five years. They met at Morningside College where it took Nathan the entire four years to win her over. They enjoy watching their 13-month-old son, Cooper, learn and discover new things. Nathan enjoys spending time with family and friends, coaching basketball, golfing, and cheering on the Dallas Cowboys.

#### PROFESSIONALLY

Nathan has been working with NAI United for over 5 years. He covers all facets of commercial real estate including office, retail, industrial, multi-family, and investment. He has been NAI's top producing commercial broker 2 out of the last 3 years. He was also named Time Magazine's Person of the Year in 2006.



#### PHILANTHROPICALLY



Nathan has a huge commitment to faith, community, and family. In 2018, Nathan joined the board at Opportunities Unlimited. He is also very active in his church, Hopesprings which he helped start five years ago. Nathan also spends most of his winter months coaching high school basketball at Dakota Valley High School. He has been coaching at DV for 6 years.

#### NEW



**117 Nebraska St, Ponca, NE**  
8,576 SF, 16 unit motel for sale. Recent updates: new steel roof, new furnace, new water heater, lots of interior and exterior painting has been done. Comes with 2 BR / 2 BA house. Some long term leases in place. Units could easily be converted to apartments.

#### NEW



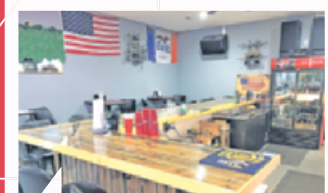
**4242 Gordon Dr**  
This unique office space is ready for you. This gem sees over 17,000 VPD. Space includes private parking & entrance for you and your clients. A total of 1,400 SF in 5 spaces available.

#### REDUCED



**545 Chambers St**  
5,400 SF steel framed building for sale. 1.1 acre, fenced lot. Two 20' x 12' OH doors, one 20' x 10', floor drains, large storerooms, waiting/reception area, private office, & restrooms. Businesses for sale at this location too.

#### REDUCED



**103 Pine St, Bronson, IA**  
Turnkey bar/restaurant for sale. Property consists of 2 separate buildings including covered outdoor patio bar and beer garden. Completely renovated in 2017.

## Buying · Selling · Leasing Property Management

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