

# SIouxLAND BusinessJournal

Vol. 26 No. 10

PO Box 118,  
Sioux City, Iowa 51102

September 2021

## Inspired by Sept. 11

U.S. veteran  
and Paralympian  
Melissa Stockwell



### INSIDE THIS MONTH'S ISSUE:



**Judge  
Hoffmeyer  
takes senior  
status**

PAGE 4



**Chamber  
honors 'Key  
Leaders'**

PAGE 11

PSRT STD  
U.S. POSTAGE  
PAID  
SIOUX CITY, IA  
PERMIT NO. 628



**We would like to congratulate  
and recognize these fabulous  
five team members who have all reached 30 years  
of service or more with L & L Builders Co.**



From left to right; Kenny Poulsen, 40 years, Kate Dunning, 37 years, Ron Clause, 35 years, Herb Lias, 34 years, and Dana Rand, 30 years.



**712-255-0657**  
**llbuilders.com**

Find us on: 



# BusinessJournal

**Chad Pauling**, publisher  
**Dave Dreeszen**, editor

Siouxland Business Journal is published monthly by Sioux City Newspapers Inc., in cooperation with the Siouxland Chamber of Commerce.

**Requests for a free subscription or address changes should be sent to:**

Tad Kelson  
Siouxland Business Journal  
Box 118  
Sioux City, Iowa 51102

**Editorial copy should be sent to:**

Dave Dreeszen  
Siouxland Business Journal editor  
Box 118  
Sioux City, Iowa 51102  
dave.dreeszen@lee.net

**For more information:**

**Editorial:** (712) 293-4211  
or 800-397-9820, ext. 4211

**Advertising:** (712) 293-4317  
or 800-397-3530

**Circulation:** (712) 293-4258  
or 800-397-2213, ext. 4257

**On the web:**

www.SiouxlandBusinessJournal.com

## Index

Rush Hour Connect .....	page 6	Chamber anniversaries .....	page 14
Ribbon cuttings .....	pages 6, 10, 12-15	New chamber investors .....	page 14



### 8 COVER STORY

**CHRIS BOOTH, VIA SIOUXLAND CHAMBER OF COMMERCE**

Triathlete Melissa Stockwell holds her bronze medal she won in the 2016 Paralympics Games. Stockwell, a decorated U.S. Army veteran who lost a leg in the Iraq War, will deliver the keynote address at the Siouxland Chamber of Commerce's annual dinner on Sept. 30.

## Sit, Sip, Success

Find the perfect place to meet clients and prospects. Engage with a cup of coffee and start the conversation!

*Sip Local at:*

### Hawks Coffee Shop

**We Serve:**

- Specialty Coffee Drinks
- Smoothies
- Frappuccinos
- Wine/Beer
- Fresh Baked Goods
- Delicious Desserts
- Lunch Wraps
- Panini/Soup specials

**110 Gaul Drive, Sergeant Bluff, IA  
712-271-2007**

## OFFICE SPACE FOR RENT

Stand Alone Office Space and Business Suites Available Immediately 350 sq. ft. to 10,000 sq. ft.

**600 Stevens Port Drive, Suite 100  
Dakota Dunes, SD 57049  
605-217-6000**



## 20 YEARS ON THE BENCH

Hoffmeyer  
stepping  
back

NICK HYTREK  
Business Journal staff writer

**S**IOUX CITY – Duane Hoffmeyer was well into his career as a general practice attorney in Sioux City when a member of the commission that interviews judge applicants told him he should consider putting his name in the mix for an open seat on the bench.

The application deadline was fast approaching, too soon to get an application in order, Hoffmeyer said, but it made him think.

“Being a judge was not a career goal of mine,” Hoffmeyer said. “Others had suggested I consider that. It was an admirable goal. I like trial work and being in the courtroom.”

Hoffmeyer listened to those suggestions and submitted his application the next time a judicial opening occurred in the 3rd Judicial District. He was a finalist, but not appointed. Weeks later, another opening occurred, and Hoffmeyer was appointed a district judge in late 2000 by then-Gov. Tom Vilsack.

Sworn in in January 2001, Hoffmeyer passed the 20-year mark on the bench earlier this year and decided it was time for his next career step. On Aug. 5, he retired as a district judge and became a senior judge, a part-time role in which he’ll work at least 13 weeks a year.

“That will be a nice way to stay involved,” Hoffmeyer said.

He’s been more than involved during much of his time on the bench. Since 2008, he’s been the 3rd District’s chief judge, working with the court administrator to oversee the 16-county district and its \$18 million budget and work force of nearly 200 people. He’s welcomed the chance to be at the forefront of discussions affecting the state’s judicial system, but said the time commitment could be a burden sometimes.

He faced a few burdens immediately in his judicial career.

When he was sworn in, Iowa’s court system was dealing with a budget crisis and layoffs. At

the same time, courts were just beginning to implement the civil no contact order petition procedure aimed at protecting domestic abuse victims. Judges began considering dozens of petitions of a type that were entirely new to the court system.

It was an eye-opener for a new judge.

“I’ve told many people that the job I applied for and the job I got were not the same,” said Hoffmeyer, an Emmet County native who grew up in Gruver, Iowa, before graduating from the University of Northern Iowa in 1979 and receiving his law degree from Creighton University in 1982.

Hoffmeyer had a hand in the 3rd District’s leading role in piloting and implementing the statewide electronic records system that allows for filing and viewing of court documents from a computer anywhere, a system that has been vital to the system’s continuing operations during the COVID pandemic. With electronic filing and the use of technology to conduct hearings via video, the court system was able to carry on, though trials had to be delayed.

That might have been the hardest part for Hoffmeyer, who prefers to be in the courtroom seeing the variety of cases that come before him.

“I enjoy the courtroom,” he said. “I enjoy hearing people’s tales and testimony.”

The courtroom, Hoffmeyer said, is where the best and the hardest parts of being a judge take place.

“Certainly the most pleasant experience is adoption hearings. It is the one case where everyone leaves happy,” he said.

On the other hand, he said, it’s hard to see an 18-year-old standing alone before him facing a potential prison sentence, no family or friends there for support. It’s one reason why he’s apt to give offenders a second chance.

“You can always take the easy way out and sentence them to prison, but that’s not the best decision oftentimes,” Hoffmeyer said. “I think an individual typically had a better chance to get probation from me than others.”

Hoffmeyer was known not to take it as easy on certain lawyers who appeared before him.

“I can be a little hard on attorneys who are not prepared or want to make arguments not allowed by law,” he said. “I don’t think people will say I’ve mellowed out.”

As a senior judge, he’ll have time for a more mellow lifestyle. There will be more time for travel to visit grandchildren, go on family skiing trips and take in Iowa State football and Sioux City Musketeers hockey games. There will be fewer instances of waking in the middle of the night when contemplating a tough ruling.

Hoffmeyer said he enters his senior judge role satisfied with his 20-year career as a district judge.

“I think the job met my expectations,” he said.

Even if it was a job he didn’t expect to pursue.



JESSE BROTHERS PHOTOS, SIOUX CITY JOURNAL

District Judge Duane Hoffmeyer will step down Thursday as a district court judge and chief judge of Iowa’s 3rd Judicial District after 20 years on the bench. Pictured in the Woodbury County Courthouse, Hoffmeyer will remain working in a part-time role as a senior judge.



Judge Duane Hoffmeyer speaks during a retirement program held in his honor at the Woodbury County Courthouse in Sioux City on Aug. 5. Hoffmeyer will continue to serve as a senior judge in District 3.





Judge Duane Hoffmeyer speaks during a retirement program at the Woodbury County Courthouse on Aug. 5. Hoffmeyer will continue to serve as a senior judge in District 3.



Iowa Supreme Court Chief Justice Susan Christensen, right, listens to remarks during a retirement program for 3rd Judicial District Chief Judge Duane Hoffmeyer at the Woodbury County Courthouse in Sioux City.



Mike Clausen  
HBA President  
Contractors Supply

## WOMEN EMERGING AS LEADERS IN THE SKILLED TRADES



The pandemic caused many individuals to reevaluate their careers and job prospects. The desire for jobs with stability, solid pay and career advancement has increased. The residential construction industry offers these types of opportunities with no shortage of job openings. More women are entering the residential construction industry to embark on a promising career path and achieve a level of personal fulfillment.

Recently, women in all aspects of the home building industry came together for what is believed to be the nation's first home built by an all-female skilled labor team in Utah. Skilled tradeswomen from the building industry, including women-owned construction companies, engineers, designers, architects and skilled labor teams provided and installed all the materials and labor needed for "The House That SHE Built." Proceeds from the sale of the home will go to scholarships for women pursuing construction management or trade

programs, women-run charities, and educational events to help teach young girls about opportunities in the home building industry.

Not only are women employed in all aspects of residential construction, but they are also reaping the industry's compensation benefits. In general, a pay gap exists between men and women across most industries in the United States, where women earn 80 cents for every dollar a man earns. However, the gap is much smaller in the construction trades. According to the Bureau of Labor Statistics, women in the construction industry earn 97 cents for every dollar a man earns.

Climbing the career ladder in any industry can be a challenge without a strong network of support. NAHB's PWB (Professional Women in Building) offers access to professional development resources, forums that hone leadership skills, and national recognition within the largest network of residential construction industry professionals.

A career in the trades brings a sense of satisfaction for all those seeking out opportunities to help fulfill the American Dream. Locally, the **2021 Build My Future** event is being hosted by the Home Builders Association of Greater Siouxland and Siouxland Construction Alliance on October 19, 2021. Build My Future gives Siouxland students from grades 9 -12 the opportunity to have a day to work in the Construction Industry through an interactive showcase. Participating schools will send students between the hours of 9:00am to 2:00pm we will provide hands on learning labs by our industry partners. The student activities will include educational displays, equipment operations, scissors lifts, boom trucks, cranes, excavators. Some of the learning labs may include things like learning to sheet rock, bricklaying, painting, working with construction equipment and much more. This event is being held at the Siouxland Expo Center, 550 So. Lafayette St., Sioux City, IA. For more information or to register students, visit [www.siouxlandhba.com/build-my-future](http://www.siouxlandhba.com/build-my-future) or contact the HBA office at 712-255-3852.



## RushHourConnect

SIoux CITY PUBLIC SCHOOLS FOUNDATION



Guests from education and industry networked at the Siouxland Chamber's July Rush Hour Connect, hosted by Sioux City Public Schools Foundation. The Foundation announced it will hold "Building Siouxland's Future" in November. This event, sponsored in part by a grant from US Bank, will provide the district's 5,500, 8-12th grade students the opportunity to network with 150 local businesses and foster their entrepreneurial spirit. An additional goal of the foundation is to place 120 students participating in one of over 300 career pathways offered in the Sioux City Community Schools' Career Academy with local internships by the spring of 2022.

## RibbonCutting

Siouxland COMMUNITY HEALTH NE



The Siouxland Community Health Center of Nebraska recently celebrated its purchase of a facility at 3410 Futures Drive in South Sioux City. Pictured are Mari Kaptain-Dahlen, Siouxland Community Health Center CEO; Andrea Buckley, board chair; and previous owners Larry Book and Howard Reinsch, along with several employees. The purchase allows the Community Health Center to expand its strategic presence in Siouxland and provide broader services to patients.

Siouxland  
**BusinessJournal**



**CERTIFIED TESTING  
SERVICES, INC.**

- Geotechnical • Construction QC
- Materials Testing
- Construction Observation

Sioux City  
**712-252-5132**

Storm Lake  
**712-213-8378**

[www.certifiedtestingservices.com](http://www.certifiedtestingservices.com)

**Call Ethan Lear to have your business card featured here: 712-293-4324**



# RibbonCuttings

## ROOTED BOUTIQUE



Rooted Boutique, the first retail store in the renovated Davidson building, recently opened. Pictured cutting the ribbon are owner Emily Vollmar and manager Afton Wulf, along with their staff and family members. The boutique, 505 Sixth St., carries quality and unique women's and men's clothing, shoes and accessories, along with one-on-one personalized styling services.

## BLUEBIRD FLATS



A ribbon cutting marketed the long-awaited grand opening of Bluebird Flats, located in the renovated historic Motor Mart building. Pictured are Matt Bagwell, historic tax credit investor; Ryan Spellman, developer; Jim Royer, principal; and Julie Stavneak, principal. Bluebird Flats, 520 Nebraska St., offers modern apartments and commercial space in the growing downtown arts area. Original character and contemporary updates make for a charming place to call home.

### NEW/FOR SALE



#### 1015 Court Street

Very nice metal building built in 2009 in downtown Sioux City. 2,990 SF of double insulated space. Warehouse has 12-foot overhead garage door and restroom. 16x18 reception area at the front of building. Alley/Parking Lot walk in door.

### FOR LEASE



#### 1125 Pierce St, Ste 200

Midtown office space in the Prairie Pediatrics Building. 1,892 sq. with several offices, Reception and waiting room. Second level with entrance and office. Street parking at the door off alley. Available now with new flooring covering allowance.

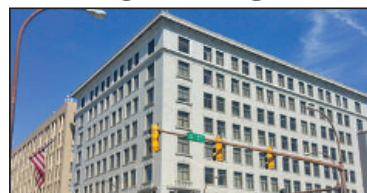
### REDUCED/FOR SALE



#### 5001 Sergeant Road #365 (Peachwave)

PROFITABLE frozen yogurt business in popular Lakeport Commons Power Center in Sioux City, IA. Includes inventory, furniture, equipment, signs and business. Income starts the day you close!

### FOR LEASE



#### 505 5th Street (Frances Bldg)

Professional Office Building 7,500 sf prime office spaces available. Attached to Skywalk & Martin Luther King Parking Garage. Conference Room available compliments of the Frances Building. On-site maintenance staff, security. Utilities included.

### FOR SALE



#### 508-512 5th Street

Available now! Asbestos has been abated, demolition is complete & 9,810 sf space is readily available for retail, restaurant or office space! Located between Pierce (7900 VPD) & Nebraska Streets (8300 VPD). Building for sale but 1st floor could be demised into three 1,600 sf bays for lease. Local workforce in place to provide for success.

### FOR SALE



#### 2451 Expedition Court

Over 2.7 Acres of Industrial Development Ground in the Bridgeport Addition. Ground is shovel ready with rail on the back of the parcel & brand new road in the front. Close to the new Seaboard Triumph facility. Can be combined with TBD 1 Expedition Ct & TBD 2 Expedition Ct for a total of over 7.2 Acres.

## RE/MAX COMMERCIAL

### Commercial Real Estate Services

SALES - LEASING - PROPERTY MANAGEMENT - INVESTMENTS

[saalemrealestate.biz](http://saalemrealestate.biz) | 712-224-4100

701 Pierce Street Suite #100, Sioux City, IA

#### Dick Salem

SIOR, CCIM

Commercial Broker

712.204.2727



#### Karla Hertz

Associate Commercial Broker

712.251.6861



#### Todd Nashleanas

Commercial &

Residential Specialist

712.899.6369





# Melissa Stockwell

Paralympics medalist,  
Army combat veteran  
to speak at Siouxland  
Chamber dinner



U.S. Army veteran and triathlete Melissa Stockwell was the first woman to lose a limb in active combat during her service in Iraq in 2004.

PROVIDED

**MASON DOCKTER**  
Business Journal staff writer

**M**elissa Stockwell was one of two American athletes who carried the U.S. flag into Toyoko Stadium on Aug. 24 for the opening ceremony of the 2020 Paralympic Games.

Three days later, the decorated combat veteran was scheduled to compete for another Paralympic medal as a triathlete.

Then, less than a month after the Paralympics Games conclude on Sept. 5, Stockwell will travel to Sioux City, where she will speak at the Siouxland Chamber of Commerce's annual dinner on Sept. 30.

A first lieutenant in the U.S. Army 1st Cavalry Division who lost a leg in Iraq in 2004, Stockwell won the bronze medal in the inaugural Paralympic triathlon event at Paralympic Games Rio 2016, alongside teammates Allysa Seely and Hailey Danz. Triathletes cover a 750-meter swim, 20-kilometer bike and 5-kilometer run.

Stockwell, 41, and wheelchair rugby player Chuck Aoki, a two-time Paralympic medalist, were selected as Team USA's flag bearers for the opening ceremony. Aoki and Stockwell, chosen by a vote of fellow USA athletes, are the first duo to share the honor of leading the delegation during the ceremony.

"I am so honored and humbled to be chosen by my peers as one of the flag bearers for Team USA. As a veteran, carrying the American flag and representing my sport (triathlon), my country, my Paralympic family and my team — that is an incredible honor," Stockwell said prior to the ceremony.

A recipient of the Bronze Star and Purple Heart for heroism, Stockwell was in her early 20s when she became the first female U.S. service member to lose a limb during the Iraq War in the spring of 2004, when a roadside bomb struck the Humvee she was riding in.

After a series of surgeries and infections, Stockwell turned her attention to becoming a competitive athlete, becoming the first Iraq War veteran to qualify for the Paralympics. She competed in three swimming events at the 2008 Paralympic Games in China. That year, she was selected to carry the U.S. flag at the closing ceremonies.

The Business Journal interviewed Stockwell as she took a break from her training in Hawaii, prior to the start of the Paralympic Games in Japan.

**Q: You entered the Army not long after the events of Sept. 11, 2001. Can you tell us about that decision?**

**Stockwell:** I was in the ROTC program in college (at the University of Colorado Boulder). I joined sophomore year. So, I knew I was going into the military, and then on Sept. 11, I was a senior. So I was already kind of planning on going into the military, I was going to be commissioned as an officer in early 2002. So (Sept. 11) didn't really change any plans. It obviously changed the trajectory of my time in the military, but it didn't change my desire to go into the military.

**Q: It changed the trajectory?**

**A:** Well, it eventually sent me to Iraq. Without 9/11, that wouldn't have happened. It was a peaceful time when I joined ROTC, didn't really know what was going to happen. And then Sept. 11 happened, and it was obvious that the uniform I would wear, would be worn on foreign soil.

**Q: What inspired you to join the ROTC?**

**A:** Short and sweet, I love our country. Really, I thought very often, from a young age, how lucky we are to live in the country that we do, and just wanted to give back and be a part of something bigger than myself.

**Q: At the time, I'd imagine there weren't as many women in the military as there are now. Did you encounter any resistance from your family or friends?**

**A:** Nope, no, none at all. I mean, definitely still very — females are a minority (in the Army), but that never really crossed my mind honestly, in my thought process.

**Q: Can you tell us about your decision to go into competitive athletics after your injury?**

**A:** I was a big gymnast going up, so I kind of was always an athlete, always loved athletics and just what I got from it. And then, after I got injured, I kind of knew that after I learned to walk and after I got a prosthetic leg, that I wanted to get back into some sort of athletics.

And lucky for me, at Walter Reed, there were a bunch of organizations that were there, that would get us out of our hospital room, doing things that athletically that we never thought we'd do with two legs, and here we were trying them with one leg. So, it opened my eyes pretty early on that it didn't matter if I was missing a leg or not, I could still get out there and still be an athlete. And then when I heard about the Paralympic Games, it was kind of a no-brainer. I mean, what greater honor than to represent the country I defended over in Iraq, on the world's biggest athletic stage. So, made that a goal pretty early on.



## IF YOU GO

- What: Siouxland Chamber of Commerce Annual Dinner
- When: Sept. 30. Social hour at 5:15 p.m., dinner and program begin around 6:15 p.m.
- Where: Sioux City Convention Center, 801 Fourth St., Sioux City
- Tickets: Dinner reservations are \$90 per person for Chamber members and \$110 for non-Chamber members. Visit [siouxlandchamber.com](http://siouxlandchamber.com) to register.

**Q: Some people who go through such horrific setbacks such as you went through in Iraq don't bounce back very well. How did you find the strength to become a competitive athlete after your injury?**

**A:** So, at Walter Reed, there were a lot of other soldiers there who'd gone through similar events, but they'd lost two limbs, eyesight. I could never look at myself and say, 'Poor me.' Because all I had to do was look around and realize how good I had it. So it really put things in perspective. I wanted to live my life for those who no longer could do the things that I wanted to do. Also, I've always been very optimistic, which very much helps in situations like this. And, I had a great team around me. Family and friends who, any down moment that I had, we were there to reassure each other that things were going to be OK.

**Q: What is your favorite memory of the Paralympic Games you've participated in?**

**A:** Rio 2016. Being on the podium with my two teammates, on the anniversary of Sept. 11. It was a USA sweep, we got to hear the national anthem, see American flags go up. I mean, that will go down as probably one of the greatest moments of my life.

**Q: How's training going for the 2020 Paralympic Games?**

**A:** It's going good. I did get into a bike crash about six weeks ago, and I fractured my back, which is not ideal, ever, but much less this close to the Paralympic Games. So, I've been unable to run since the crash. I'm swimming and biking 100 percent, but the running is still not there. So, not ideal, but it was it is. Again, perspective – it could've been so much worse.

**Q: Will you be back in running form by the time the games begin?**

**A:** I will run on the race day. The race day might be the first time I run since the crash. But I will be there, that's what matters.

**Q: What's next for you after the Paralympic Games this year?**

**A:** I mean, I'm gone for so long for the games from my family. We're gone for two and a half weeks. So, to be home with my family. Honestly, I need a little bit – the juggle of being an elite athlete and a mom is a lot. So I am looking forward to just a little bit of down time. Not having to run off to the next workout, being able to be there for my kids more. So some down time is what I need I think.



Melissa Stockwell will deliver the keynote address at the Siouxland Chamber of Commerce's annual dinner Sept. 30.



Melissa Stockwell gets ready to start her familiarization run on the triathlon course along Copacabana Beach during the 2016 Paralympic Games in Rio de Janeiro, Brazil, on Sept. 9, 2016. Stockwell won the bronze medal.

JENN FINCH PHOTOS,  
UNIVERSITY OF GEORGIA  
VIA AP



Melissa Stockwell, right, celebrates her bronze medal with gold medalist Allysa Seely, center, and silver medalist Hailey Danisewicz as Team USA swept the podium in the women's PT2 triathlon at the 2016 Paralympic Games in Rio de Janeiro, Brazil. Stockwell was the first female soldier to lose a limb in the Iraq war when a roadside bomb exploded while she was leading a convoy in Baghdad in 2004.



JOEL MARKLUND FOR OIS VIA AP

U.S. Paralympic team athletes Melissa Stockwell and Charles Aoki lead the team during the athletes parade at the opening ceremonies for the Tokyo 2020 Paralympic Games in Tokyo, Japan on Aug. 24. Stockwell will speak at the Siouxland Chamber of Commerce's annual dinner on Sept. 30.



# RibbonCuttings

## PIZZA RANCH ON FLOYD



The Sioux City Pizza Ranch recently broke ground on a 3,400-square-foot addition to its location along Floyd Boulevard. Operating partner and general manager Lori Warner are shown along with her management team on July 30. The project include three new party rooms and an arcade. The addition is expected to be finished in time for the holiday season.

## JACKSON STREET BREWERY



Jackson Street Brewing celebrated the grand opening of its newly acquired property at 609 Fifth St. Pictured are owners Tia and Dave Winslow. Adjacent to the original space, the expansion provides a second bar and increased seating. Jackson Street Brewing, which opened in 2015 with the philosophy of locally sourcing and growing their own ingredients to make exciting and ever-changing beer, offers beers in flights, pints, growlers and cans to go. Root beer is also available for kids and kids at heart.

## SIouxLAND YOUTH HOCKEY



Siouxland Youth Hockey celebrated its 50th anniversary by kicking off a capital campaign to raise money for expanded lobby and locker rooms. Pictured are Amy Trosper, Jodi Netley, Tiffany Barrs-Kane, Jesse Monell, Jodi McCormick and Kirk Lukehart. Check out the group's website, [siouxcityhockey.com](http://siouxcityhockey.com), for ways to get involved, including participating in the alumni golf tournament in October, getting a Sioux City Muskies stencil, or giving a monetary donation.

## ART SUX GALLERY



A new art gallery, Art SUX Gallery, is located in the Martin Block building at 515 Fourth St. Pictured cutting the ribbon are owners Matt and Amy Thompson along with their family and fellow artists. Home to more than 20 artists, the gallery provides studio space, gallery space, as well as classroom space allowing for the start of "Art SUX for Kids," a nonprofit that brings free art projects and classes to Siouxland children. In the future, there will be a store front for local artisans and craftsmen to sell pieces.



# Chamber recognizes local 'Key Leaders' at dinner

SIOUX CITY – The Siouxland Chamber of Commerce held its annual Key Leadership Welcome Dinner on July 27.

The Warrior Hotel provided the perfect backdrop to recognize 47 of Siouxland's up-and-coming business leaders nominated by their employers or business colleagues.

At this informal social gathering, emceed by the Chamber's director of investor relations, Heidi Reinking, and Bruce Miller, editor of the Sioux City Journal, each Key Leader is introduced professionally and personally giving insight to each individual's life outside of the workplace and connecting attendees by interests.

The dinner, which was postponed in 2020 due to COVID-19, will take place again in February 2022.

This year's Key Leaders include:

**Erianah Austin**  
Manager, Scooter's Coffee

**Elizabeth Bartels**  
Store manager, Scooter's Coffee

**Robin Blumenfurth**  
Corporate Recruiter, empirical foods

**Deanna Brazil**  
Director of Food and Beverage, The Warrior Hotel



Forty-seven of Siouxland's up-and-coming business leaders were recognized at the Siouxland Chamber of Commerce's annual Key Leadership Welcome Dinner, July 27 at the Warrior Hotel.

**Tim Brice**  
General Manager, The Warrior Hotel

**Lucas Briggs**  
Youth Development Director, Norm Waitt Sr. YMCA

**Nibash Budhathoki, MD**  
Medical Oncologist and Hematologist, June E. Nylen Cancer Center

**Cailee Conlon-Trudo**  
Sports & Recreation Director, Norm Waitt Sr. YMCA

**Alex Corbin**  
Morningside Plumbing

**Wade Deitloff**  
Integrated Marketing Specialist, KCAU 9 ABC

**Sarah Deming**  
Aquatics Director, Norm Waitt Sr. YMCA

**Julie Enockson**  
Regional President, Rosecrance Jackson Centers

**Col. Sonya Finch**  
Vice Wing Commander, 185th Air Refueling Wing/Iowa Air National Guard

**Brooke Fritchen**  
General Manager, Servpro of Sooland

**Erika Gordon**  
Integrated Marketing Specialist, KCAU 9 ABC

**Anne Holmes**  
Executive Director, Siouxland Habitat for Humanity

**Jill Holmes**  
Sales Associate, Farm Bureau Financial Services

**Matt Holmes**  
Partner Agent, Farm Bureau Financial Services

**Patrick Jacobson-Schulte**  
Vice President of Finance, Briar Cliff University

**Josh Karkalik**  
General Manager, Gelita

**Newton Kam**  
General Manager, Courtyard Sioux City Downtown & Convention Center

**Will Karrer**  
Project Manager, Nelson Commercial Construction

**Korey Kletschke**  
Assistant Branch Manager, Stifel - Kletschke Wealth Management Group

**Anthony Lamb**  
Personal Trust Manager & Trust Officer, Security National Bank

**Kristen Langel**  
Program Director, Big Brothers Big Sisters of Siouxland

**Craig Mayo**  
Vice President - Commercial Services, Security National Bank

**Kevin McCormick**  
Family Services Coordinator, Siouxland Habitat for Humanity

**Abby McDermott**  
Conference Center Manager, Stoney Creek Hotel & Conference Center

**Miles McGrew**  
Vice President, Human Resources, Seaboard Triumph Foods

**Michele Melo**  
Membership and Community Engagement Director, Norm Waitt Sr. YMCA

**Stephanie Mohr**  
Commercial and Luxury Property Manager, J & M Real Estate Group and Property Management

**Missy Morris**  
COO, Tri-State Specialists

**Matthew Obinna Nwaneri, MD, MBA**  
Medical Director and Medical Oncologist, June E. Nylen Cancer Center

**Leti O'Kane**  
Banking Center Manager, Great Southern Bank

**Troy Pelchat**  
Managing Partner, Morningside Plumbing

**Lillyan Rodriguez**  
Specialty Leasing Manager, Washington Prime - Southern Hills Mall

**Eric Steffen**  
Project Manager, Nelson Commercial Construction

**Dr. Lorenzo Suter**  
Regional President and CEO, UnityPoint Health St. Luke's

**Revathi Truong**  
Associate Dean of Inclusion, Western Iowa Tech Comm. Coll.

**Dr. Steven Udelhofen**  
Bariatric and General Surgeon, Tri-State Specialists,

**John Wagner**  
VP/Commercial Lender, Northwest Bank

**Jon Walser**  
Facility and Property Director, Norm Waitt Sr. YMCA

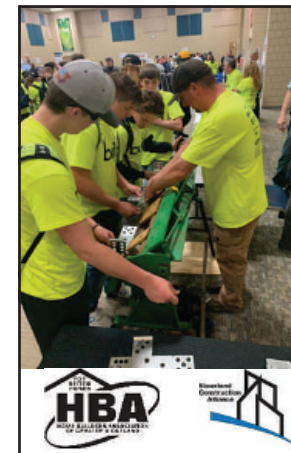
**Jennifer Walters**  
Banking Center Manager, Great Southern Bank

**Jetske Wauran-Castro**  
Director of Marketing and Recruitment, Big Brothers Big Sisters of Siouxland

**TJ Wilcke**  
Estimator/Project Manager, L & L Builders Co.

**Kara Winker**  
Director of Finance, June E. Nylen Cancer Center

**Tyler Zellmer**  
Client Service Associate, Stifel - Kletschke Wealth Management Group

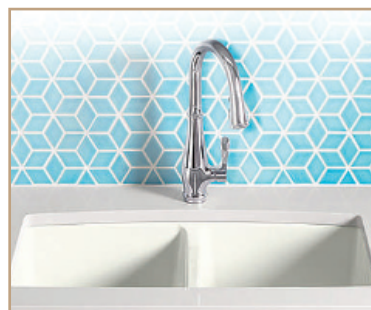


**build**  
my future

**SIOUXLAND HANDS - ON SKILLED TRADES EVENT**  
For High School Students

**October 19, 2021**  
Siouxland Expo Center

For registration information visit  
[www.siouxlandhba.com](http://www.siouxlandhba.com)  
712-255-3852



322 West 7th Street • Sioux City, IA • 712-258-3388 • [foulkbrothers.com](http://foulkbrothers.com)

## Kohler Kitchens

Renovating your kitchen or bathroom is one of the smartest ways to increase the value of your home, as well as your day-to-day enjoyment of it. Visit our online gallery today to explore the possibilities for yourself, and chat with a design expert about the right remodeling fit for your needs and budget.



# RibbonCuttings

## HARDLINE COFFEE



Nisa Salmen, owner of Hardline Coffee, recently relocated her coffee shop to the Martin Block, 515 Fourth St. Part of the Art SUX artists community, Hardline Coffee Co. is a third-wave coffee company that is passionate about sustainable business practice and vegan/vegetarian products.

## MORNINGSIDE AUDIOLOGY



Dr. Martha Bennet recently opened Morningside Audiology, 6113 Whispering Creek Drive, Suite A. Bennet is pictured cutting the ribbon along with her husband and family. Morningside Audiology is a private practice hearing health care clinic that provides a variety of hearing services which include hearing tests, hearing aids and hearing protection.

## REMAX PREFERRED



The former Riviera Theater will be celebrating its 50th anniversary in 2021 with a full makeover. A group of area developers are determined to reinvent an iconic corner of downtown Sioux City, while giving a nod to the history of the venue. Pictured are Joshua Johnston, James Stapleton, Rachel Carlson, Jeff Carlson and Aaron Jones. The RE/MAX City Centre will serve as the new home to the RE/MAX Preferred real estate brokerage.

## LIFESTYLE DESIGN



Lifestyle Design & Consign recently opened a studio offering upscale estate accoutrements featuring new and unique home furnishings and accessories. Pictured cutting the ribbon are Amy Macfarlane, owner, and Julie Kellen, consignment coordinator. The store at 2910 Hamilton Blvd., Suite 102 (Building A Upper Level), compliments the custom interior design services for furniture, upholstery, bedding, window treatments and floor and wall coverings.



# RibbonCuttings

## RAILROAD MUSEUM



The Cargill Station, a newly constructed passenger station platform for the Sioux City & Dakota Grand Scale Railroad, was recently dedicated at the Sioux City Railroad Museum. Pictured are Cargill Community Involvement Team Members: Bill Krohn, Jim Meyer, Chris Osborn and Cargill employees and Matt Merk, railroad museum executive director, and museum volunteers.

## Bittner named CFO at Goosmann Law

SIoux CITY – **Jeana Goosmann**, CEO and managing partner of the Goosmann Law Firm, has announced that **Todd Bittner** has joined the firm's Omaha office as chief financial officer.



Bittner

Bittner has more than 30 years' financial experience, including serving as vice president of finance at First Data for 18 years. He has also worked for the University of Nebraska-Lincoln, an IT staffing software company, a pharmacy and a drink distribution company.

As CFO, Bittner will oversee Goosmann's financial department team. Goosmann has offices in Sioux City, Omaha and Sioux Falls.



**CLEAN LINES.  
SIMPLE FORM.  
FIND YOUR MOD.**

We at Mod House Interiors believe your style isn't in a catalog, and shouldn't feel rehearsed or duplicated but a true reflection of you. We invite you to come by, explore, ask questions, and get a feel for what's possible.



255 5TH STREET, SIOUX CITY, IA 51101

712.224.2555

MODHOUSEINTERIORS.COM

## THE ARENA AND THE HESSE FOUNDATION



The Arena is excited to serve Siouxland's youth and parents at its newly renovated 60,000-square-foot facility in the former Hobby Lobby building at 4501 Southern Hills Drive. Pictured are Clinkt Koedam, Brittnei Cooper, Kayla Kellen, Gretchen Cooper, James Mahr, Jackson Lazzo, Aiden Westra, Braden Hall, Ronnie Merchant, Nathen Mueller, Alec Hannah, Mike Hesse, Dustin Cooper, Brandon Snyder, David DenHerder and Corey Westra. Facilities and amenities include basketball courts, volleyball courts, wrestling academy, dance academy, performance facility with equipment and classes, Scheels Snack Shack, Wells Blue Bunny Lounge and Chesterman's Sports Bar & Grill.

**FiberComm**  
**Internet**  
**Phone**  
**Data Networking**

712-224-2020

Fibercomm.net



# RibbonCuttings

## UNITED REAL ESTATE SOLUTIONS



United Real Estate Solutions celebrated its 20th anniversary in July with a series of appreciation events during the week for associates and staff. United Real Estate Solutions President Kevin McManamy and Broker Associate Mike Borschuk are shown cutting the ceremonial ribbon. Whether it's residential, commercial or property management, United is a full service real estate company with offices in Sioux City, South Sioux City and Dakota Dunes.

## GYPSY SOUL BOUTIQUE



Sergeant Bluff is home to one of Siouxland's newest boutiques featuring women's clothing, accessories such as hats, jewelry, sunglasses, bags/purses and shoes and gifts. Owner Cyndi Nelson is pictured with her family cutting the ribbon to celebrate their grand opening. Located at 114 Gaul Drive, Gypsy Soul carries active, casual and formal wear for all body types.

## ChamberAnniversaries

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

### 75 YEARS

#### WestRock

Jason Benton  
Sioux City

### 35 YEARS

#### Northwest Area Education Agency

Dan Cox  
Sioux City

#### Weinberg Investments Inc.

Lew Weinberg  
Sioux City

### 30 YEARS

#### Ron Wieck

Sioux City

#### Woodland Realty

Anita Small  
Sioux City

### 25 YEARS

#### Bickford Cottage/Assisted Living

Jill Colling  
Sioux City

### 10 YEARS

#### Boys Town

Pat Garcia  
Sioux City

#### The Dogwood Pet Hotel & Day Spa

Sue Griffith  
North Sioux City

### 5 YEARS

#### Century 21 ProLink - Jim Gergeni

Jim Gergeni  
Sioux City

#### Century 21 ProLink - Le Mars

Virginia Anderson  
Le Mars, Iowa

#### Jumpy Monkey Coffee Roasting Co.

Lori Bride  
Sergeant Bluff

#### Keller Williams Siouxland - Kristie Drent

Kristie Drent  
Sioux City

#### The Summit at Sunnybrook Village

Lynn Sprock  
Sioux City

#### Transco Railway Products

Randy Dahlhauser  
Sioux City

## New Chamber Investors

#### Oracle Aviation

Dave Poole  
Omaha

#### Siouxland Coin & Jewelry

Brian Moon  
Sioux City

#### Martha McMinn Attorney at Law

Martha McMinn  
Sioux City  
**Access Systems**  
Jake Rogers  
Sioux City

#### Siouxland Federal Credit Union-Floyd Boulevard

Mike LaCroix  
Sioux City

Expanding your business?

Starting a new business in Union County?

Small Business Administration (SBA) Loans

Seasonal Funding

Operating Lines of Credit  
Equipment & Real Estate Loans

Give us a call today at  
605.232.9310



## 1st Financial Bank USA

331 Dakota Dunes Blvd., Dakota Dunes  
605.232.9310



# RibbonCuttings

SIouxLAND COIN



Siouxland Coin and Jewelry recently re-opened in downtown at 419 Nebraska St. Pictured with owner Brian Moon is his son, Adam Moon, and granddaughter Reagan. Brian Moon can help with appraisals and buys and sells coins, stamps, jewelry, watches, gold, silver and other collectibles.

FOOD BANK OF SIOUXLAND



Thanks to the support of Iowa Total Care, the Food Bank of Siouxland is able to continue supplying food to rural communities and food deserts through its Mobile Pantry Program: Food to You. Pictured are Kelli Meister, Food Bank of Siouxland Board of Directors; Schoenroc, Food Bank of Siouxland board; Peggy Mongar, Iowa Total Care; Valerie Petersen, Food Bank of Siouxland; Jacob Wanderscheid, Food Bank of Siouxland; and Matthew Beitelspacher, Iowa Total Care. The program focuses on areas of Siouxland that are underserved. To view the Mobile Pantry Program calendar, visit: [localendar.com/public/foodbanksiouxland](http://localendar.com/public/foodbanksiouxland)

**TMS**  
TIME MANAGEMENT SYSTEMS

A *Sioux City* Company...  
Helping Businesses Nationwide!

## Introducing our Newest Product: Pay on Demand

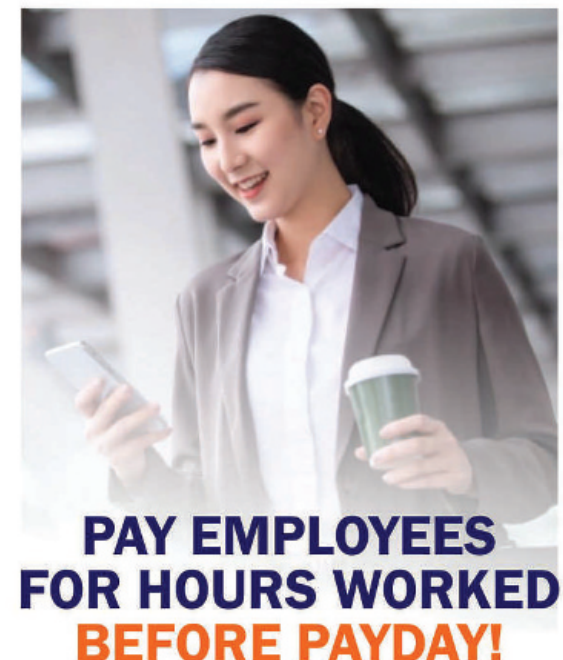
A brand-new app that empowers your employees to "tap for pay," directly from their smart phone

### What Is Pay On Demand?

- On-demand pay is a new and growing employee benefit category
- Allows employees to access wages they've already worked for but that haven't yet been paid out — without the employer needing to front the capital
- Doesn't require any changes to employer payroll; all the money is advanced and collected by *Clair*, a third-party provider

Learn More about Pay On Demand:

605-306-5535    [sales@tmstime.com](mailto:sales@tmstime.com)    [www.timemanagementsystems.com](http://www.timemanagementsystems.com)







## SIouxLAND'S #1 COMMERCIAL TEAM

Source: Northwest Iowa Regional Board of Realtors – 2020 Production



**Nathan Connelly**  
712 203 1620



**Beau Braunger**  
CCIM  
712 251 8276



**Nic Madsen**  
NAI United Management  
712 540 6562



**Erin Hoekstra**  
712 898 8372



**Colonel Krage**  
712 251 1451



**Chris Bogenrief**  
SIOR, CCIM, MBA  
Broker  
712 204 6261

ALL AGENTS  
LICENSED IN  
IA, NE & SD

### Individual Members:



Society of Industrial and Office Realtors



Certified Commercial Investment Member



Innovating Commerce Serving Communities



International Business Brokers Association

## Congrats



**904 Dakota Ave, SSC**  
Congratulations to Jimmy John's on opening its sandwich shop in South Sioux City. Nathan Connelly represented the landlord in this transaction.

## NEW



### 1714 Morningside Ave, SC

Fully occupied apartment 12 plex located directly across the street from Morningside College.

## NEW



### 1612 & 1620 S Rustin, SC

Value add 100% occupied, multifamily property for sale. 1612 S Rustin is an up-down duplex composed of 2 bedroom, 1 bath units. 1620 S Rustin is a five plex, all 1 bedroom, 1 bathroom.

## Multi-Family



### 1524 Grandview Blvd, SC

Nice 8 unit investment property & great cash flow. Large corner lot, new exterior paint, concrete alley and concrete parking in rear of property. Window a/c in all units.

## Industrial



### 308 Iowa St, SC

Ripe for conversion to lofts using historic tax credits. Three 11,200 SF floors w/ dock & working freight elevator. Full basement that could potentially be converted to underground parking. Includes parking lot fronting Historic 4th. Located in a Federal Opportunity Zone.

## REDUCED



### 4800 Stone Ave, SC

Opportunity to expand into 11,000 SF for your growing congregation! Lower level could also be leased out to a tenant as it has a separate entrance with plenty of parking. 5+ acres for expansion & outdoor activities. Less than 1 mile east of busy Gordon Drive.

## REDUCED



### 414 Pierce St, SC

10,500 SF building for sale. includes storefront glass & private restrooms. Walking distance to restaurants, bars & shops all along 4th St.

## Office/Retail



### 3409 Singing Hills, SC

1,400 SF to 4,183 SF available in this busy Singing Hills location. Position your office or retail business in this prominent center!

## Office



### 2020 Indian Hills Dr, 101, SC

2,853 SF for lease in newly renovated office with open floor plan and kitchenette, in basement level. Offers private restrooms, IT room, open lobby, three work stations, and private office. Utilities are included.

## Retail



### 317-319 Dakota Dunes Blvd, DD

1,312 to 3,646 SF available at Village Square! Suite D - Finished as office, Suite E - Former Tan World, Suite G - Former medical office.

## Office



### 2015 Indian Hills Dr, SC

Satisfy your "suite" tooth. Join other professional office users in this northside office suite. Front reception area, private office & storage room, all for a great rate.

Buying • Selling • Leasing  
Property Management  
Business Brokerage



400 Gold Circle, Dakota Dunes, SD 57049  
712 224 2727 [www.naiunited.com](http://www.naiunited.com)

GROW **siouxland**  
Tune into KSCJ 1360 Talk Radio

