

SIouxLAND BusinessJournal

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September 2020



Percolating sales

Jumpy Monkey Coffee's Lori Bride

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Chad Pauling, publisher
Dave Dreeszen, editor

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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

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ON THE COVER

Lori Bride uses a motorized conveyor belt to seal a bag of coffee at Jumpy Monkey Coffee Roasting Co. in Sergeant Bluff, Iowa.

Jesse Brothers, Sioux City Journal

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NEW/LEASE



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Multiple women hold key leadership roles in tri-state region

We recently observed the 100th anniversary of the 19th amendment to the U.S. Constitution, which guaranteed women the right to vote. A century later, as the unprecedented COVID-19 crisis drags on and we evaluate the safest ways to reopen our economy and return students to school, we continue to witness the emergence of women in countless key leadership and crucial decision-making roles.

For example, after months of daily coronavirus briefings and completing a delayed legislative session, Gov. Kim Reynolds continues to lead Iowa's charge against this virus. Recently, Reynolds signed an executive



CHRIS MCGOWAN

order creating an "Economic Recovery Advisory Board" comprised of 13 of the top business leaders in the State of Iowa. Joining the CEOs of Hy-Vee, Principal, and MidAmerican Energy on this board is Barbara Sloniker, executive vice president of the Siouxland Chamber of Commerce and The Siouxland Initiative.

Upon creating the board and appointing Sloniker, Reynolds called this group the "economic tip of the spear" and asked them "to analyze and recommend recovery and growth

efforts, looking across the spectrum of Iowa businesses and industries and nonprofit organizations."

A long-time executive with the Siouxland Chamber, Sloniker will be advocating for literally thousands of small businesses and hundreds of not-for-profits fighting to bounce back in the wake of the coronavirus. "I am looking forward to the opportunity to work with successful business leaders from across the state to propose recommendations to grow Iowa's economy in the aftermath of this pandemic," Sloniker said.

Joining Reynolds as a female chief executive of another Siouxland state is South Dakota Gov. Kristi Noem. The two governors

share the historical distinction of being the first women elected to lead their respective states. Both Reynolds and Noem have stood tall nationally while responding to the coronavirus as the first-term governors have charted their own course and made decisions based on the evolving conditions in their own backyards.

Noem earned praise and made national news recently by declaring, "Not on my watch," in response to the possibility of vandalism at Mount Rushmore, whereas Reynolds has been working tirelessly to support and assist Iowans in the wake of the derecho that devastated large portions of Iowa, while simultaneously focusing on the reopening of schools.

In Washington, DC, where three of Iowa's six federal legislators are now women, Sen. Joni Ernst has been fully engaged in the national response to the viral pandemic. Ernst, who is the only woman ever elected to the U.S. Senate from Iowa, is also the first female combat veteran to serve in the upper legislative chamber of our federal government.

No stranger to challenging circumstances, prior to battling COVID-19, Ernst, a former lieutenant colonel in the Iowa Army National Guard, led 150 troops in Operation Iraqi Freedom. In the war on the coronavirus, Ernst has visited Sioux City multiple times and recently met with local business leaders to address the epidemic and answered questions ranging from military preparedness to the impact on agriculture, international trade, and

health care.

Making equally significant contributions has been none other than Siouxland's own Debi Durham, who is nearing a decade of service leading Iowa's economic development efforts.

Durham, who spent 15 years leading the Siouxland Chamber of Commerce and The Siouxland Initiative, recently returned to her home community to record a program specifically addressing her role and responsibility in the battle against the coronavirus. As the quarantine and subsequent shutdown wreaked havoc on Iowa's economy, Durham launched Iowa's critically important relief program and oversaw its growth from \$4 million in financial assistance for small businesses to \$94 million to protect the employees and employers who serve as the backbone of Iowa's economy.

Closer to home, Col. Stephanie Samenus became the first woman promoted to vice wing commander of the 185th Air Refueling Wing and was subsequently appointed to lead the Task Force West COVID-19 response for Iowa. At the very same time, state Sen. Jackie Smith of Sioux City was casting votes in the rescheduled legislative session as the first woman west of Story County (Ames) from her political party to be elected to serve in the Iowa Senate.

Additionally, Heather Hennings has effectively led the United Way of Siouxland during this epidemic by establishing and overseeing the Siouxland Recovery Fund, while

simultaneously organizing and leading regularly scheduled conference calls for all regional not-for-profit organizations. Kim Wilson, in her capacity as the spokesperson for the Joint Information Center with Woodbury County Emergency Management, has communicated consistently and effectively as the primary information source for COVID-19 updates on behalf of local hospitals, as well the Siouxland District Health Department.

Finally, Jennifer Letch, an executive with empirical foods, has served as board chair of the Siouxland Chamber of Commerce and directed the organization as it aimed to serve as the primary communication liaison for the business community.

Focused on providing timely and accurate information to the tri-state region, Letch led the Chamber as it maintained operations throughout the pandemic. Moreover, staffed with seven of the most capable, creative, and committed women any organization could hope for, the Chamber team has remained active and accessible throughout the crisis.

As we recall the ratification of the 19th Amendment in August of 1920, let us also recognize the glass-shattering leadership and determined efforts of the many women who are now leading our Siouxland states and communities through the extraordinary challenges presented by COVID-19.

Chris McGowan is the president of the Siouxland Chamber of Commerce & The Siouxland Initiative

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Sabre receives \$1.2M for project

Tower maker is building new \$25M plant

DAVE DREESZEN

Business Journal editor

SIOUX CITY | A state board recently approved nearly \$1.2 million in financial incentives for Sabre Industries to support the tower maker's \$25 million expansion project in Sioux City.

The initiative, which calls for construction of a galvanizing plant at the company's campus in the Southbridge Business Park, is expected to create 76 new jobs.

The new site will support expansion of Sabre's line of towers and poles for the telecommunications and utilities industries, and also will be used by third party customers.

At its monthly meeting, the Iowa Economic Development Authority Board approved a package of incentives through its High Quality Jobs program that includes \$861,531 in investment tax credits and \$321,000 in refund of sales, service and use tax for construction materials.

Of the 76 new jobs, 13 are incented at a qualifying wage of \$23.47 per hour, according to IEDA documents.

The state aid is contingent on the city of Sioux City providing a local match that includes nearly \$5 million in property tax

rebates over 15 years, according to the state documents.

Site preparation is expected to begin next month, with construction anticipated for completion in November 2021.

With the completion of a series of projects, Sabre consolidated its Sioux City operations at a 150-acre site in the Southbridge Business Park over 8 years ago.

At the time, Sioux City beat out several other cities and states for the multi-phase project, which included more than 530 jobs, more than doubling the local employment.

Sabre, one of the largest U.S. suppliers of steel structures for the utility and communications industry, opened its current galvanizing plant in 2012 and expanded it in 2014. It's currently running at full capacity, according to the state documents.

Sabre was founded in 1977 in Sioux City by Bailey Aalfs as a manufacturer of high-frequency antenna systems. As cellular phone usage grew in the 1990s, the company began designing and fabricating towers for the wireless communication industry.

In more recent years, Sabre's utility business has boomed, with the growth of wind energy farms and electric transmission lines.



Sabre Industries

Steel structures for utility lines are shown at Sabre Industries' campus in Sioux City in a 2013 file photo. Sabre is moving forward with a \$25 million expansion that will create 76 new jobs.

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OnTheMove

Moss joins Williams & Company as manager

SIoux CITY – Williams & Company PC has announced the admittance of **Corey Moss** as a manager in the full-service certified public



Moss

accounting firm. Moss was part of the firm in Williams & Company's Onawa office from May 2010 to August 2013, and then worked for another local public accounting firm until 2020. He joined the company's Sioux City office in July.

A Sioux City native, Moss became a Certified Public Accountant in 2011. He is a member of the American Institute of Certified Public

Accountants and the Iowa Society of Certified Public Accountants.

Moss resides in Sioux City with his wife, Haley, and their twins, Bode and Harper.

Prosser, O'Brien take new roles

SIoux CITY – Bishop R. Walker Nickless of the Diocese of Sioux City has restructured the duties of staff members **Susan O'Brien** and **Dawn Prosser**.

Prosser last month assumed the position of director of communication, along with her current communications duties, including serving as media director for The Lumen newspaper and social media platforms.

O'Brien will serve as

director of stewardship and development in order to fully concentrate on her role in development for the diocese. She will continue to conduct the diocesan Together as One – Our Diocesan Annual Appeal and Bishop's Fundathon campaigns, as well as other diocesan fundraising and development efforts.

Warrior names food manager, chef

SIoux CITY – **John Sandvick** was hired in July as the new food and beverage manager at the Warrior Hotel in downtown Sioux City, while **Rich Grothaus** was named executive chef. Sandvick grew up in Sioux City and studied hotel, restaurant and institution management at Iowa State University.



Sandvick



Grothaus

He has worked in food and beverage at venues across the U.S., most recently at the Las Vegas Convention Center.

Grothaus attended the Scottsdale Culinary Institute. He held leadership positions in a variety of kitchens before he returned to this area to serve as executive chef at the Dakota Dunes Country Club for six years. He has also worked at casinos, hotels and in resort towns in Iowa.

Restoration work at the historic Warrior Hotel and the adjacent Davidson Building is expected to be

complete this year. It will be the first Marriott Autograph Collection hotel in the area.

Orr joins United Real Estate Solutions

SIoux CITY – United Real Estate Solutions Inc. has announced that **Kari Orr** has joined its residential sales team. Orr, a Sioux City native, graduated from high school and college in South



Orr

Dakota. She earned a degree in exercise science from Black Hills State University. She moved back to Siouxland and worked as a personal trainer and in the banking industry in various roles before deciding the time was

right to begin her real estate career.

Orr is licensed in Iowa.

Nelson joins Floyd Valley Therapies

LE MARS, Iowa – Floyd Valley Healthcare has announced the addition of **Megan Nelson** to its therapies staff. Nelson has 11 years of hospital experience with her including working in skilled care, long-term care centers,



Nelson

outpatient, aquatic therapy and home health. She also enjoys vestibular rehabilitation and women's health.

Nelson and her husband, Rick, have three young children.



Mike Clausen
HBA President
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HOW HEALTHY IS YOUR HOME?



The COVID-19 pandemic has had a resounding effect on the way people live — not only in how they interact with those around them, but potentially in how they view their homes as well. More time at home may be changing the way individuals think about how tangible elements such as increasing their capacity to work from home, as well as the not-so-tangible elements, like indoor air quality, noise reduction and overall home performance.

High-performance homes can provide increased comfort, improved air quality, reduced noise, and lower energy and water bills, which can benefit the health, well-being and finances of you and your family. Your current home may not provide these elements, but investing in remodeling or a new home could ensure they're incorporated going forward. Asking the right questions will help ensure you're getting the types of features you're looking for in a remodel or your next new home.

For example, you may notice now that it seems like the AC or heater is running all the time, or fluctuations in temperature as you move from room to room throughout the day. Or maybe you're using more energy and water during the daytime, so you're increasingly concerned about how this will affect your utility bills. And while you're at it, maybe you've been looking at your kitchen and bathroom cabinets thinking they could use to be updated. Raising these types of concerns with a home builder or remodeler can help them identify the right high-performance solutions for your current or future home.

Solutions may include:

- Products and building materials to increase energy efficiency, such as:
 - Smart thermostats to help regulate temperature;
 - High R-value insulation in floors, walls and ceilings to retain heat within home;

- Weatherstripping around windows and doors to avoid air leakage, which can overwork air conditioning units;
- WaterSense-labeled fixtures to reduce water usage; and
- Appropriately sized heating ventilation and air conditioning (HVAC) equipment to comfortably and efficiently heat and cool your home.
- Products and building materials to improve ventilation and air quality, such as:
 - Smart appliances to improve efficiency;
 - HVAC systems with sensors and automation to help regulate circulation; and
 - Sustainable building materials that use fewer chemicals and irritants.

For more information, including answers to specific questions, call a local Home Builders Association builder, remodeler or supplier member. You will find contact information for them at <http://www.siouxlandhba.com/members/>.

BusinessPeople

Kaushik named AAP spokesperson

SIOUX CITY – Dr. **Ashlesha Kaushik** of UnityPoint Clinic Pediatric Infectious Disease, has been appointed as a national spokesperson for the



Kaushik

American Academy of Pediatrics (AAP), as well elected to the Iowa AAP board of directors. Along with being the medical director of Pediatric Infectious Diseases and director of the Antimicrobial Stewardship Program at UnityPoint Health – St. Luke's, Kaushik also holds an academic appointment by the Stead Family Department of Pediatrics as a Clinical Assistant Professor for the University of Iowa (UI) Carver College of Medicine.

Dr. Kaushik teaches resident education through the Siouxland Medical Education Foundation (SMEF), clinical research and dissemination of specialized knowledge for the betterment of patient care. She began teaching this program in February 2018 and teaches various aspects

of diagnosis, management and prevention of infections afflicting children and newborns.

Dr. Kaushik is the American Academy of Pediatrics (AAP) Iowa Chapter Immunization representative, AAP Iowa Chapter Champion for Infectious Diseases and serves on both its Legislative Committee and Committee on Immunizations.

In addition to her advocacy with AAP, Dr. Kaushik is also a nominated member of the New York Academy of Medicine and the Midwest Society for Pediatric Research, has been elected as an overseas fellow of the Royal Society of Medicine, UK and was most recently recognized as a global health expert by Sabin Vaccine Institute's Immunization Advocates.

Godbersen joins United Bank boards

IDA GROVE, Iowa – Owen C. Bolte, president and CEO of United Bank of Iowa, has announced the addition of **Grant Godbersen** to both the Ida Grove Bancshares Inc. and United Bank of Iowa board of directors. Godbersen was elected to both boards during the annual stockholder meetings in



Godbersen

June. United Bank of Iowa is wholly owned by Ida Grove Bancshares, which acts as a holding company.

He is the vice president of manufacturing at GOMACO, a role he has held since 1997. GOMACO (Godbersen Machine Company) is a concrete paving technology company in Ida Grove. He is also the president of Godbersen Equipment Company (GEC), a family-run business that restores and sells used GOMACO equipment.

Godbersen also serves on the board of directors of the Association of Equipment Managers (AEM), a national organization for manufacturers of construction and agriculture equipment. Locally, he has served on the boards of the Ida Grove Country Club and Rec Center.

Current members of the board for United Bank of Iowa and Ida Grove Bancshares Inc. include Owen Bolte, Carol Bresnahan, Alan Cumming, Daniel Dotzler, Jack Eggspuehler, Larry Hultgren, Lance Moore, Curt Rupert, Kenneth Van Kekerix and Steve Vohs.

VT Industries founder dies at age 93

SIOUX CITY – The man who founded VT Industries in Holstein, Iowa, a major employer for the Ida County area, has died at age 93. Roger Clausen, formerly of Holstein, died Aug. 1 at a hospital in Spirit Lake, Iowa, near his home of Okobojo. A celebration of his life was held the following week at a VT



ROGER H. CLAUSEN

parking lot.

The business was founded in 1956 with the name Van Top, with two employees in a chicken coop to manufacture furniture and laminate countertops. Today, VT acts as a direct countertop supplier to Home Depot and Lowe's, the two largest home improvement retailers in the United States.

In October 2016, the manufacturer announced a \$21 million expansion of its corporate headquarters and door manufacturing

plant on the north edge of Holstein. That facility has employed more than 600 people, and company-wide, there are 1,540 workers at 12 locations, stretching from California to Quebec, Canada.

VT Industries has completed three acquisitions since 2007 to support its plans for long-term growth and expansion. Clausen retired in 1989, and some members of his family have key management roles with the firm today.



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Showcasing small businesses



Lori Bride pulls out a testing sample to check the color of the coffee beans being roasted at Jumpy Monkey Coffee Roasting Co., on Aug. 21 in Sergeant Bluff. The premium coffee roaster is among the small businesses featured on a new state website called Shop Iowa.

Jesse Brothers, Sioux City Journal

Jumpy Monkey among firms featured on new state website

MASON DOCKTER

Business Journal staff writer

SERGEANT BLUFF – Lori and Mike Bride, co-owners of Jumpy Monkey Coffee, are proud to call their product “coffee with a cause” because they employ individuals with disabilities.

Jumpy Monkey, a premium roasting business based in Sergeant Bluff, remained in operation throughout the COVID-19 pandemic, though it’s faced headwinds, much like other businesses.

The firm was among the first small businesses in the state to sign up for Shop Iowa, a new website unveiled last month by the Iowa Economic Development Authority.

Staci Hupp Ballard, the IEDA’s chief strategic communications officer, said some smaller businesses in Iowa historically haven’t had much of an online presence, often because of technical or other barriers. Others may have already established a web page or social media accounts, but could still benefit from a boost in visibility.

An online presence became altogether more vital for small businesses in the time of COVID-19, which is what spurred IEDA to develop the website. IEDA partnered with Iowa-based Member Marketplace Inc. to make the website a reality.

“It’s really giving the small retail businesses, especially those that didn’t have an online presence, a way to showcase their products and their business,” Ballard said. “It’s been clear to us, that those small businesses who have had a strong online presence, are the one that will really make it through.”

Lori Bride said she hopes Shop Iowa raises Jumpy Monkey’s public visibility.

“It’s one more way to get our name out there. It’s one more way to say, hey, we’re online, this is who we are,” Bride said. “We have to get our name out there. We’re very appreciative that they did this.”

Shop Iowa showcases retailers who sell everything from apparel and accessories to arts and crafts

and from pet supplies to wedding items.

Eligible small businesses have fewer than about 20 employees, or an annual gross income of less than \$4 million. They also must be willing to receive and able to fulfill orders from customers through the Shop Iowa website, Ballard said. The website is free for small businesses to use through June, 2021.

Shoppers on the site can search by product category, or by community.

Around the time of Shop Iowa’s launch, more than 140 small retailers were on the site. Later in the month, that number grew to around 200.

“We expect that number to keep growing,” Ballard said.

The Brides have operated Jumpy Monkey for about two years, though the business dates back roughly 17 years.

Lori Bride said the process of setting up shop on Shop Iowa was fairly straightforward. Being online wasn’t new to Jumpy Monkey – they already had a vibrant website of their own.

“It was very easy,” she said.

Bride and Ballard both said they have high hopes for the site.

“There’s been a lot of interest and a lot of excitement around Shop Iowa,” Ballard said.



Lori Bride shows the color of Kenya coffee beans before they’re roasted at Jumpy Monkey Coffee Roasting Co., on Aug. 21 in Sergeant Bluff.

Jesse Brothers photos, Sioux City Journal



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RibbonCuttings

Photos courtesy of the
Siouxland Chamber of Commerce



J & M Real Estate Group & Property Management celebrated its five-year anniversary with an in-person ribbon cutting. Pictured are Sarah Espiritu, Kris Brown, David Struve, Kim Leif, Terry Leger, Alex Crim, Shane Monahan, Michelle Young and owner, Brandi Jorgensen. J & M thanked the Siouxland Chamber members for their trust in the company in their property buying, selling and management around Siouxland.

RushHourConnect



Peoples Bank hosted the July Rush Hour Connect to celebrate the recent renovations at its Morningside branch. This was the first face-to-face Chamber event since the COVID-19 shut down. While wearing masks and maintaining social distancing guests enjoyed viewing the gleaming new lobby and offices and savored tasty treats from Aggies and refreshing beverages. Pictured are staff members Catherine Schneider, Debby Dashner, Mackenzie Trudeau, Terri Linafelter, Corey Buss, Tim Matasovsky, Rachel Swanson, Aly Schoenherr, Brittany McKinley, and Kalvery Howley. Peoples Bank offers personal, ag business banking, along with wealth management and insurance.

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Area cattle farm gets creative

Wagyu producer turns to online sales after restaurant closures

MASON DOCKTER

Business Journal staff writer

ANTHON, Iowa — It was a tough spring to be in the Wagyu beef business.

High-end restaurants in New York City, Chicago and Los Angeles, which had served the high-grade beef to diners, shut their doors suddenly and weren't placing orders. So the Feddersen family had to get creative.

Father-and-son Larry and Brad Feddersen began "custom-feeding" (or, more simply put, caring for) Wagyu cattle back in 1996 for a Texas company that owned the animals. Brad married wife Shawna in 2006 and she joined the Feddersen crew, followed later by children Sophie and Dash.

About three years ago the family struck out on their own and purchased a herd of full-blooded Wagyus, raising them at their farms in rural Anthon, Iowa (Brad and Shawna's farm is less than a mile east of Larry and Marge's, and their operations are largely integrated). They sold the meat wholesale to restaurants through a broker.

Wagyu beef is one of the most prized meats in all the world — the famous, and famously expensive, Kobe beef comes from Wagyu cattle raised in Japan. The



Tim Hynds, Sioux City Journal

Dash and Sophie Feddersen hold bins of frozen steaks Aug. 3 at Feddersen USA Wagyu in rural Anthon, Iowa.

black-brown or reddish-haired breed originates in Japan; the word Wagyu is a Japanese word, which loosely translates as "Japanese cattle."

The meat has extremely fine marbling, a marker of high quality, and a rich taste. Japan considers the breed a sort of national treasure, and exporting live Wagyu from the country is banned;

some Wagyu had already made it to the U.S. before the export ban.

Beef from full-blooded Wagyu is generally graded at "high prime," a grade higher than the USDA's prime designation, which denotes an uncommonly high degree of marbling and other grading factors.

"The grading system for Wagyu is different, because they grade

so much higher, they're actually off the scale of the USDA grading that takes you up to prime," Shawna Feddersen said.

In better days, before COVID-19, Wagyu was a good business, if somewhat complicated. Wagyu cattle take longer to reach market weight than ordinary cattle because they eat less feed on a daily basis — usually the animals

are fed for two years or so before they reach the market, longer than other cattle.

Feddersen family members all share in the work of tending the animals, and daughter Sophie has taken to giving the cows flower names like Lilly, Jasmine, Violet, Rose and Mary (short for marigold). The Feddersens take great pride in the quality of the product, and the full-blooded nature of their animals.

The cattle themselves are uneasy around people — they will often run away en masse if a person enters their pen without a horse. The Wagyu are apparently more comfortable with horses than people.

The market for Wagyu was turned upside-down by the coronavirus. The family had shipped out loads of Wagyu in January and February, but by March, with upscale restaurants shut down, the cattle had nowhere to go.

"We were like, 'Uh-oh, what are we going to do?'" Shawna Feddersen said.

"We didn't know what to do," Brad Feddersen said.

Since they already were independent owners and breeders of the Wagyu, the Feddersens decided to do their own marketing as well, selling Wagyu online and shipping it directly to customers.

They established a relationship with the J.F. O'Neill Packing Co., an Omaha meatpacker. The family had to learn about the dizzying variety of beef cuts.



Kohler Kitchens

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"We'd never done any of that. We just dealt with live cattle; we never dealt with the processing side. Somebody bought them, and they left, and we never knew anything else that happened after that," Shawna Feddersen said.

"It is so complicated, there's a major learning curve on a lot of the stuff," she added.

Then they needed a great, big freezer; usually these are not cheap. Brad Feddersen put out a call to a friend, and rather serendipitously, a disused industrial freezer turned up in Sioux City, at the abandoned Pizza Hut on Floyd Boulevard. The freezer worked and the price was right.

"I went and looked at it, and I bought it," Brad Feddersen said.

Shawna Feddersen has a background in marketing, though she'd never made a website. But she figured it out. The website, ilovewagyu.com, went live in the middle of June.

"Shawna did everything herself," Brad said.

The beef is shipped on dry ice to customers in special insulated packaging. Shawna already had experience in shipping, and did experiments to see how long the dry ice would keep the beef frozen. Online sales have come in from as far away as California, Colorado, Texas and Florida and as near as Sioux Falls and Sioux City.

In due course, restaurants will probably reopen at full capacity and resume their wholesale Wagyu beef orders. But the

Feddersens have had a taste of selling their product independently, straight to the customer, and they like it.

"It kind of eliminated the middle man," Shawna said. "But, on the flip side of that, it was a lot easier to just sell all the animals and get a check and we were done."

The Feddersens haven't completely abandoned the restaurant side of the business. Woodbury's steakhouse — an eatery planned for the second floor of the Warrior Hotel that will serve "upscale rustic American cuisine" and bills itself as "the place to be and be seen" — will have the Feddersens' Wagyu on the menu when it opens.

That relationship came about because of Jerry Peterson, a Chesterman Co. sales manager and the proprietor of King Kong Fireworks in Sioux City. Peterson is a longtime friend of Brad's and a Feddersen customer. He was recently given a tour of the ongoing Warrior renovations and recommended the Feddersens' Wagyu to management.

"He's the one who lined us up with that," Brad Feddersen said. "It seems like everything now is meant to be."

Kobe beef is closer to a household name than Wagyu, though largely it's the same product. The name "Kobe" applies strictly to an expensive type of Wagyu beef grown in Japan — similar to how champagne, in the strictest sense, refers only to that product



Tim Hynds photos, Sioux City Journal

A yard of cows and their calves are shown Aug. 3 at Feddersen USA Wagyu in rural Anthon, Iowa.

which comes from the Champagne region of France and not to other sparkling white wines.

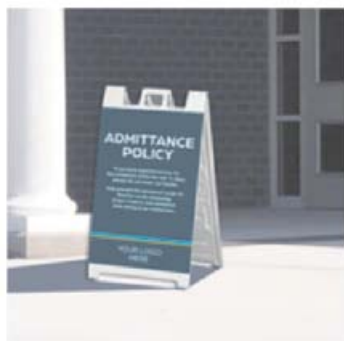
The Feddersens are hoping to raise the profile of Wagyu, to where the product might be as recognizable as Kobe. It's a special-occasion sort of meat due to the price, and their hope is that people will come to think of Wagyu as a go-to meal for birthdays or anniversaries.

"People that try it really like it. So the challenge is getting people to try it. Because it is more expensive," Shawna Feddersen said.

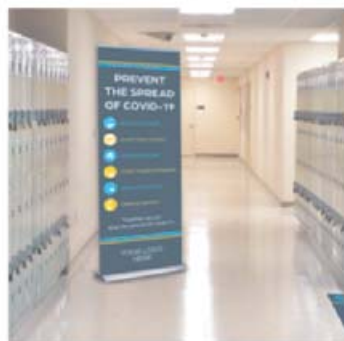


Dash Feddersen holds a frozen Wagyu ribeye steak Aug. 3 at Feddersen USA Wagyu in rural Anthon, Iowa.

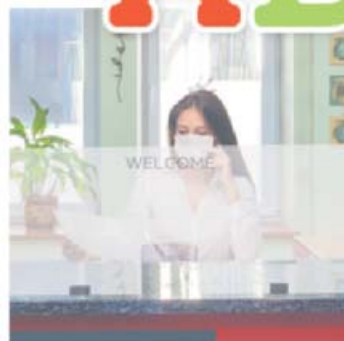
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Riverfront gets CAT grant

City awarded \$400,000 grant for Chris Larsen Park

DOLLYA.BUTZ

Business Journal staff writer

SIoux CITY – The Enhance Iowa Board recently awarded a \$400,000 Community Attraction and Tourism (CAT) grant to the first phase of Sioux City's Chris Larsen Park Riverfront development project.

Sioux City was one of 12 Iowa communities to receive more than \$3.7 million in CAT grants for projects.

Phase 1 of the riverfront development project includes the construction of the Stockyard Gardens, a yoga lawn for outdoor exercising, outdoor fitness equipment, a small picnic shelter and passive lawn spaces. A pedestrian crossing at Virginia Street will

connect the park to downtown Sioux City's entertainment and cultural district. The total cost for phase 1 is \$6,531,855.

Holstein Aquatic Center received \$300,000 to construct a new aquatic center and \$250,000 was awarded to the Estherville Municipal Swimming Pool project.

For four years, the committee system of Sioux City has sought ways to renovate the Missouri Riverfront to provide for more recreation for local residents and as a means to draw tourists.

Phase 1 of the 3-phase project is expected to be mostly completed by the fall of 2021. The entire riverfront development project has a current price tag of \$17.4 million and an end date of fall 2023.

Council members have asked city staff to look into the cost of constructing a pedestrian bridge that would connect Sioux City's

riverfront with South Sioux City. The bridge has been floated as a potential iconic feature for the project. Whatever the iconic feature ends up being, a private fundraising campaign will have to be mounted to pay for it.

The city council in recent months had split on whether to approve a \$59,000 consulting agreement with Smith-Group, Inc. of Madison, Wisconsin, for design and engineering services for a bridge.

The possibility of hiring Smith-Group had been tabled by the council on May 18, June 8 and July 6. A July 8 meeting of the Riverfront Steering Committee resulted in members voting to endorse the project only if two things happened – a pinpointing of how to pay for the bridge and obtaining a commitment from South Sioux City government officials to financially support the bridge.

ChamberAnniversaries

The following are observing anniversaries as Siouxland Chamber of Commerce investors.

50 YEARS – 1970

MEYER BROTHERS FUNERAL HOMES – STONE PARK BLVD.

Dale Meyer

Sioux City

SCHEELS ALL SPORTS

Scott Robbins

Sioux City

30 YEARS – 1990

SKYLINE BAR & CASINO

Joan Christiansen

North Sioux City

15 YEARS – 2005

COLLEGE CENTER

Cyndi Hanson

South Sioux City

10 YEARS – 2010

CASEY'S GENERAL STORE – FLOYD

Daisy Kliment

Sioux City

CASEY'S GENERAL STORE – HAMILTON

Daisy Kliment

Sioux City

CASEY'S GENERAL STORE – LEWIS

Daisy Kliment

Sioux City

NORTHWESTERN MUTUAL – HINTON

Jan Dehner

Hinton, IA

5 YEARS – 2015

DOG & PONY PRODUCTIONS INC.

Mike Gilstrap

Omaha

DR. PEPPER SNAPPLE GROUP

Pam Beveridge

Sioux City

FAMILY 1ST DENTAL OF SOUTH SIOUX CITY

Teresa Johnson

South Sioux City

HAMPTON INN & SUITES – NORTH SIOUX CITY

Rashel McCue

North Sioux City

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GET TO KNOW NIC...

PERSONALLY



Nic enjoys spending time with his friends, family, and new puppy, Crush. When he smiles at you and says "It's gonna be a great day" you just know it will be. Nic enjoys coaching the kids in the Dakota Valley Youth Wrestling Club, cheering on the Morningside Mustangs, and working to improve his golf game.

PROFESSIONALLY

Nic attacks commercial real estate with the same drive and enthusiasm as he does life. His full steam ahead and outside the box thinking ensure the results his clients are looking for.

Nic is also pursuing his CCIM designation to strengthen his credibility, keep current with industry education, and to build a solid network of other real estate professionals.



PHILANTHROPICALLY



Nic believes strongly in giving back to his community. As head coach for the Dakota Valley Youth Wrestling Club, he is able to share his passion for wrestling and help shape the lives of area youth. Nic sits on the board for Sioux City Growth Organization (SCGO) as the connect chair. The Connect Committee focuses on connecting young professionals with influential leaders within Siouxland.

NEW



1301 3rd St, SC

20,566 SF 2nd & 3rd floor storage space for lease. Property offers BOTH a semi and pickup/straight truck loading docks, large freight elevator & heated. All utilities included.

NEW



800 Nebraska St, SC

Open concept 2,228 SF office space for lease, has new carpet and paint, restrooms, off street parking & available signage facing Nebraska St.

NEW



3240 31st St, SC

Great re-development opportunity! 15.17 acre parcel has 3 5,000 SF metal buildings, & a 3,120 SF office building. Many upgrades made at former PQ salvage site; scrap metal removed, ground regraded, underground drainage system added, & a 9,000 SF concrete pad added. Easy Business Hwy 75 & Interstate 29 access.

NEW



711-713 Cunningham Dr, SC

New warehouse w/excellent curb appeal, now available for lease. 2,400 SF suites are equipped with 1 14'x14' OHD per suite, 2 walk-in doors, 16' sidewalls, heavy 3-phase electric service brought to the space, LED lighting throughout, and a concrete parking service.

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