

SIouxLAND BusinessJournal

Vol. 24, No.4
PO Box 118,
Sioux City, Iowa 51102

March 2019

Restoring the Warrior

Restoration St. Louis' Amrit Gill

INSIDE THIS MONTH'S ISSUE:



**Hotel added
to Virginia
Square**

PAGE 4



**Save money
for a rainy day**

PAGE 6

RAIN, SLEET, SNOW OR SHINE L & L BUILDERS ALL THE TIME!

SIoux CITY CONVENTION CENTER ADDITION & REMODEL



LE MARS SPORTS COMPLEX UPGRADES



2205 E. 4th Street • Sioux City, IA 51101 • (712) 255-0657 • www.llbuilders.com

BusinessJournal

Ron Peterson, 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) 224-6279
or 800-728-8588
Circulation: (712) 293-4258
or 800-397-2213, ext. 4257
On the web:
www.SiouxlandBusinessJournal.com




Index

Chamber anniversaries.....	page 8	On the move.....	page 13
Chamber investors.....	page 8	Ribbon cuttings.....	pages 8, 10-12

ON THE COVER


Amrit Gill, president of Restoration St. Louis, talks about plans for the grand staircase, lobby and restaurant during a tour of the lower level of the Warrior Hotel in downtown Sioux City. The long-empty historic building and the adjacent Davidson Building are being remodeled into hotel, apartment and retail spaces.

Tim Hynds, Sioux City Journal




Salem Real Estate is pleased to announce the addition of Todd Nashleanas as their newest Real Estate Agent. Having been licensed since 2005 in IA, NE and SD, Todd is experienced in Commercial, Industrial, Leasing, Ag, Development Ground and Residential Real Estate. Whether his transactions are small or over \$1 Million, he focuses on adding value to the client's decision-making process. Todd is truly excited to have the opportunity to work with the Salem Real Estate Team and looks forward to helping you with your real estate needs.

Call Todd @ 712-899-6369




Commercial Real Estate Services
SALES - LEASING - PROPERTY MANAGEMENT - INVESTMENTS
salemrealestate.biz | 712-224-4100
700 Pierce St. Sioux City, IA

NEW/FOR LEASE




5730 Sunnybrook Drive
3,084 sf for lease in Shoppes at Sunnybrook. Premier location, traffic, exposure, parking and signage in the hottest retail area in Siouxland. This space won't last long. Call now!

FOR SALE




4061 Stadium Drive
2.08 acres (90,561 sf) located in Donner Park. This level lot offers 285' street frontage on Stadium Drive, passing to the East of South Lewis Blvd (13,600 VPD) and north of Singing Hills Blvd (10,300 VPD). Located one mile east of I-29 (34,400 VPD). One of the last building sites available in the Park offering the home of the Sioux City Explorers, IBP Ice Center, bowling, family fun center, trade school, dance/gymnastics, insurance, medical offices, car dealerships & restaurants.

FOR SALE/LEASE




503 1st St, Sgt. Bluff
Great opportunity for retail/office/restaurant/nail/beauty salon/special purpose building on highly traveled 1st Street in Sgt Bluff. Built in 2014, this 2,184 sf building has 2 entrances, drive-thru & off-street parking at the front door. Originally plumbed as a laundromat w/over-sized electric service w/security alarm.


Dick Salem
SIOR, CCIM
Commercial Broker
712.204.2727



Karla Hertz
Commercial Sales
Associate
712.251.6861



Kevin Conklin
Commercial Sales &
Property Management
712.943.9435



Virginia Square adds hotel to mix

87-room Avid
set to open
in early 2020

EARL HORLYK

Business Journal Staff Writer

SIOUX CITY – An 87-room hotel has been added to Ho-Chunk Inc.'s Virginia Square project.

Omaha-based Hart Family Hotels will be developing and managing the Avid by InterContinental Hotels Group (IHG) hotel, which is slated to open in early 2020.

My dad grew up in Correctionville and Sioux City has always been a focal point," Hart Family Hotels' Troy Hart said. "For the past 25 years, we have looked at building a new hotel in Sioux City but the timing was never right."

Hart said IHG is the same corporation that owns Holiday Inn and Holiday Inn Express. Introduced in 2017, Avid is the chain's newest brand, with 10 Avids under construction.

Targeted for the every day traveler, Avid is designed for guests who want quality at a good price.

"Avid won't be a luxury hotel (like the nearby, under construction) Courtyard by Marriott," Hart said, "but it will have many of the same amenities."

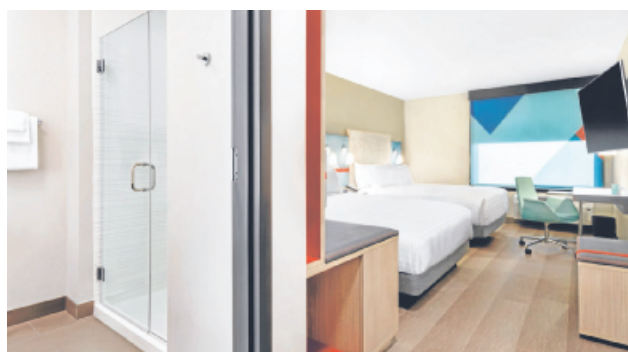
Ho-Chunk Inc., the economic development corporation for the Winnebago Tribe of Nebraska, will be a partner in the development of the hotel at , said Ho-Chunk chief investment officer Dennis Johnson.

"I knew Troy's family was looking at other locations in Sioux City but chose the downtown area in anticipation of future growth," Johnson said. "Once the Interstate project is complete, the downtown area will be



Provided

A rendering shows the Avid by IHG hotel scheduled to open north of 103 Virginia St. in 2020. The 87-room hotel is the latest addition to Ho-Chunk Inc.'s Virginia Square development.



Submitted photo

Designed for the every day traveler, Avid Hotels by IHG provides guests with quality accommodations. A room in the Avid hotel planned for Virginia Square in downtown Sioux City will be priced at around \$100 per night.

teeming with activity."

Which is good news for Hart, who suggests the vibrancy of a city can be seen in its downtown area.

"You can see how well a community is doing by how downtown development is coming along," he said.

Virginia Square, a multi-year project to renovate a

series of former industrial buildings in the 100 block of Virginia Street into modern housing and commercial space, is now at the halfway point.

The Avid hotel will be built just north of 100 Virginia St., a former creamery that today houses modern, industrial-style condos,

office space and the upscale Table 32 restaurant.

Across the street at 103 Virginia St., a former furniture factory houses the Keller Williams real estate firm, condos and commercial space.

Both buildings are at or near full-capacity, Johnson said.



Provided

A first floor public space will serve as a hub for travelers staying at the Avid hotel planned for Virginia Square in downtown Sioux City.

Plans call for construction of a new 45,000-square-foot building just north of 103 Virginia St. Work is expected to begin in April on the complex, which will contain ample retail space, when it opens in early 2020.

"I love the that Virginia Square mixes both

commercial properties with residential space," Johnson said. "I also love that older building are getting a second life while standing next to new construction."

"24 months from now, I think it is fair to say that downtown Sioux City will be a very different place," he added. "I can't wait."

State group seeks more diverse workforce

Iowa Business Council: State has poor demographics, diversity rating

MASON DOCKTER

Business Journal staff writer

SIOUX CITY – Iowa has work to do to attract a skilled and diverse workforce to the state, said Georgia Van Gundy, the executive director and board secretary of the Iowa Business Council.

“Everybody talks about population and diversity, and we want to get something done in this area,” Van Gundy recently told the Sioux City Journal editorial board.

Van Gundy was joined in Sioux City by Iowa Business Council member Mike Wells, who is president and CEO of Le Mars-based Wells Enterprises Inc.

The business council recently released its 2019 competitive dashboard

report, which examines Iowa’s business competitiveness in five metrics – economic growth, education and workforce, governance, health and wellness and demographics and diversity.

Iowa’s demographics and diversity rating was poor. The state is the 46th least-diverse state, according to the report, and the state is 30th in overall population. Only 14.1 percent of the state’s population is non-white.

Van Gundy said the state needs to find a way to attract skilled workers, and in general to increase the state’s population and diversity.

Wells and Van Gundy stopped short of taking a position on immigration, which in theory would bring



Mike Wells, president and CEO of Wells Enterprises of Le Mars and a member of the Iowa Business Council, answers a question during a recent meeting with the Sioux City Journal’s editorial board.

in more diverse workers.

“When we look at diversity, it isn’t so much about immigration as much as it is, what can we do to make the state of Iowa look similar in diversity of those folks that live here, similar in demographics of what we see across the United States?”



Tim Hynds photos, Sioux City Journal
Georgia Van Gundy, executive director of the Iowa Business Council, speaks during a recent meeting with the Sioux City Journal’s editorial board.

Wells said.

For Wells, that means businesses need to embrace and encourage affordable housing options, local quality-of-life and cultural offerings that workers find appealing, as well as bilingual accommodations in the workplace.

Van Gundy said IBC is “putting together a group of thought leaders” in Iowa to examine the diversity and population issue.

Policies supported by IBC include Gov. Kim Reynolds’ \$20 million recommendation for workforce housing tax credits program and reforming childcare benefits regulations to allow recipients to earn more money without losing their benefits. Benefits currently begin being cut off when a recipient’s pay goes above 145 percent of the poverty level.

Van Gundy called it “the childcare cliff effect,” and Wells said a number of people find themselves “trapped” in un- or under-employment due to the risk of losing their state childcare benefits.

“That’s when individuals are not taking pay raises, because they lose too much of their childcare benefits in

order to do that,” she said. The group supports raising the scale to 200 percent of the poverty level, “So that they could continue to increase their income and not significantly lose their benefits.”

Both Van Gundy and Wells spoke at length about Iowa’s efforts to improve the state’s quality of life. The number of active primary care physicians in Iowa decreased to 82.8 per 100,000 in 2018, and it appears that doctors and other educated people are leaving the state for more attractive opportunities in other parts of the country.

“Our challenge as a state is to create those opportunities in these communities, so that when you’re a well-educated 20-something, you don’t feel like you’ve got to run to the east and the west coast to get the ‘life experience’ that you’re looking for,” Wells said.

Mercy Medical Network adopts new name

MASON DOCKTER

Business Journal staff writer

SIOUX CITY – Mercy Medical Center in Sioux City has adopted a new name and brand identify

All of the Mercy Health Network’s wholly owned hospitals, clinics and other care sites will now use the name MercyOne, along with a facility locator.

In Sioux City, the downtown hospital will be known as Mercy One - Siouxland Medical Center.

The new logo includes the same cross the former Mercy logo had, but now it’s situated within the word “Mercy.”

Formed in 1998 by Catholic Health Initiatives (CHI) and Trinity Health, Mercy



Beth Hughes, president of MercyOne - Siouxland Medical Center, discusses the process of changing the branding for the downtown Sioux City hospital.

Health Network includes more than 43 owned, joint venture and affiliated

medical centers and hospital campuses, along with more than 230 primary care

clinics and other health facilities, all generating more than \$3 billion in combined revenue and employing more than 20,000 people. The network of hospitals and care sites currently were previously ed by dozens of different brand names, logos and messages.

The Mercy Health Network includes 13 facilities and more than 2,000 physicians and advanced practice providers in Iowa, according to the company.

“Over the past 20 years, Mercy Health Network has grown significantly, expanding our network of locations, clinical capabilities, services and geographic reach,” Bob Ritz, Mercy Health Network

president and CEO, said in a statement. “Our unifying name and look are key steps in progressing from an individual location to a more visible, integrated health system working together to provide statewide access and expertise.”

Ritz said the new logo and brand are intended to portray MercyOne as a unified healthcare force with a unified approach to care.

Beth Hughes, president of MercyOne - Siouxland Medical Center, said branding changes are underway in the region.

“You’re going to see quite a bit, everything that has our logo on it currently, from badges to interior signage – of course, the

largest thing you’ll notice is, we will start to change the signs on the outside of all of our buildings,” she said. The process of changing the logos and signs will be gradual, and the outside signs could take 18 months to be replaced.

MercyOne - Siouxland Medical Center, the only Level II Trauma Center in western Iowa, serves 33 counties in the tri-state area. The system also owns rural hospitals in Primghar, Iowa, and Oakland, Nebraska, manages hospitals in Pender, Nebraska, and Hawarden, Iowa, and directs 36 owned or managed family practice and specialty clinics in western Iowa and eastern Nebraska.

Not too soon to start saving money

MASON DOCKTER

Business Journal staff writer

SIOUX CITY – Why is saving money so – not fun?

In the United States, some 24 percent of working households reported less than \$1,000 in savings in 2017, according to a survey by the Employee Benefit Research Institute (EBRI). And while about 6,100 Americans turn 65 every day, and while those who retire can expect an average of 18 years of no work, only about 18 percent of employees feel very confident about having enough money to live comfortably in retirement.

Laura Pratt, branch manager at Security National Bank's Morningside branch, says that people tend to like the immediate gratification of buying versus the delayed gratification of socking money away. Saving for tomorrow is something squirrels do – people tend to be better at spending.

"I think it's procrastination, that people would rather live for today instead of thinking about their needs for tomorrow," Pratt said. "And it's just easier to not plan and set up a budget, and (not) recognize the important and value of forgoing a satisfaction now for a greater one tomorrow."



Tim Hynds photos, Sioux City Journal
Laura Pratt, branch manager of Security National Bank's Morningside location, is shown last October. Pratt suggests people try a 20-50-30 spending ratio: 20 percent of income for savings, 50 percent for necessities (including housing, food, debts and bills) and 30 percent for discretionary spending.

But winter usually comes around one way or another, and the squirrels that did a good job stocking up on walnuts often live to see the spring. Likewise the people that didn't blow all their money when the getting was good.

What should people who aren't good at saving money do? While Pratt said that every customer's situation is different – a young person with a smaller income will need to save a different amount than an older person approaching retirement

– yet there are a few strategies that can work for broad swaths of people.

Pretty much everyone, for instance, should (ideally) have some kind of emergency fund.

"You need that three-to-six month savings for



A savings account deposit slip is shown at Security National Bank's Morningside location. Ideally, people should aim to have a savings fund of three- to-six months' income.

emergencies," she said. "So, as difficult as it is, I think you have to prioritize – I hate to say it, but the premium cup of coffee, you know – you have to make some changes to your lifestyle so that you can put whatever small amount you can."

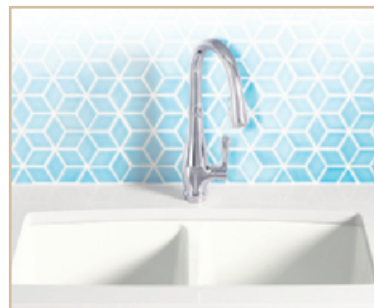
Pratt suggested people split their money in a 20-50-30 fashion: 20 percent of income devoted to savings, 50 percent to necessities (including housing, food, debts and so forth) and 30 percent to discretionary spending.

If a person's income does not allow for this ratio, Pratt said discretionary

spending should be the first area to be cut, even if that means making "lifestyle changes."

What if a person is 50 or 55, and has saved almost nothing, or nothing flat, for retirement? Don't despair – but it is time for some intensive saving.

"Any day is a good day to start, so we don't want to discourage them, or have them feel like it's worthless to begin a plan, you may just have to be a little more aggressive," Pratt said. People at this age who have debts may need to look into refinancing and cutting monthly expenses as well.



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.

322 West 7th Street • Sioux City, IA • 712-258-3388 • foulkbros.com

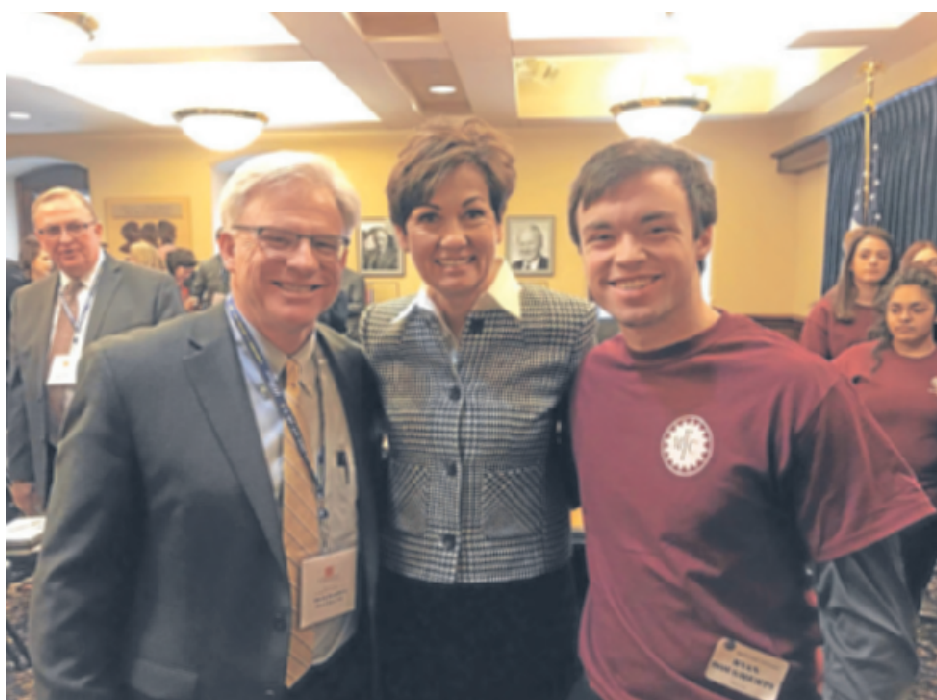
Siouxland Chamber meets with Iowa governor, legislators

Business leaders and members of the Mayor's Youth Commission traveled to Des Moines on Jan. 29 for the Siouxland Chamber of Commerce's 43rd annual Legislative Day.

Some of the priorities discussed with Gov. Kim Reynolds and legislators included targeted jobs for economic development, the tax climate, the penny sales tax, and Future Ready Iowa.

Members of the Chamber say this annual trip makes a difference for Sioux City and surrounding areas.

"As you look at the issues the legislature has wrestled with over the past few years we know that the Siouxland delegation is making a difference," Chamber President Chris McGowan said.



Sioux City Economic Development Director Marty Dougherty and his son, Ryan, meet with Gov. Kim Reynolds during the Siouxland Chamber of Commerce's annual Des Moines Legislative Day on Jan. 29.



A delegation of business leaders and members of the Mayor's Youth Commission meet with Gov. Kim Reynolds and Lt. Gov. Adam Gregg during the Siouxland Chamber's 43rd annual Des Moines Legislative Day on Jan. 29.



Siouxland leaders meet with Senate Minority Leader Janet Peterson during the organization's 43rd annual Des Moines Legislative Day on Jan. 29.

SIUXLAND
BusinessJournal

RODNEY HUGHES
Vice President

Phone.. 712.277.2103
Fax.....712.277.2063

1432 Leech Ave.
Sioux City, IA 51101
Email: rodneyh@boonebrothers.com

"Your Commercial & Industrial Roofing Experts"



Kelly's Catering has been in business for 10 years + offering catering for weddings, birthdays, anniversaries, funerals, and business meetings.

712-752-8741
712-548-7320
www.kellysdriveinn.com



Certified Testing Services, Inc.

• Geotechnical • Construction QC
• Materials Testing • Construction Observation

419 W. 6th Street
P.O. Box 1193
Sioux City, Iowa 51102

Phone (712) 252-5132
Fax (712) 252-0110
ctsinc@cableone.net

Call Chad Pauling to have your business card featured here. 712-293-4317

RibbonCuttings

Photos courtesy of the
Siouxland Chamber of Commerce



Chamber of Commerce SIGNIFICANT MILESTONE

UnityPoint Health-St. Luke's proudly celebrated its 30th year as a Children's Miracle Network Hospital. The 2019 Ambassador of the Year, Kamdyn Krull, pictured, was announced along with several events that will take place this year that will tie-in to the special anniversary. They also unveiled a special mural that illustrates how Miracles grow here because of the amazing support received from the community over the last three decades. To help fill the Miracle Tree with leaves donors can fund a leaf for \$30. Each leaf can be inscribed with the text of your choice (up to 30 characters). Please call us at 712.279.3900 or order online at www.unitypoint.org/siouxcity/30th-anniversary.

PIZZA HOUSE

WE'RE READY TO FEED YOUR HUNGER

DAKOTA DUNES | EXIT 1

300 GOLD CIRCLE | DAKOTA DUNES, SD

ChamberAnniversaries

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

35 YEARS – 1984

HELVIG AGRICULTURAL SERVICE CO.

Douglas Helvig
Sioux City

30 YEARS – 1989

DAVE'S GLASS

David Smith
Sioux City

15 YEARS – 2004

ALLIED SOLUTIONS LLC

Peg Reinking
Dakota Dunes

ROOSTER'S HARLEY DAVIDSON

John Roost
Sioux City
STERK FINANCIAL SERVICES
Mary Sterk
Dakota Dunes, South Dakota

10 YEARS – 2009

CAMP HIGH HOPES

Chris Liberto
Sioux City
D2
Tony Olson
North Sioux City

GIGI'S PLAYHOUSE – SIOUX CITY

Rachel White
Sioux City
VERN EIDE HONDA SIOUX CITY
Jay Piel
Sioux City

5 YEARS – 2014

KRUSE CHIROPRACTIC, PC

Dr. Joshua Kruse
Dakota Dunes
NEW YORK LIFE
Roger Cramer
Sergeant Bluff

NewChamberInvestors

S. JANS CONTRACTING

Stan Jans
Dakota City, Neb.
LINDA SUE MANOR LLC
Brittany Lesline
Sioux City

CHILD CARE RESOURCE & REFERRAL OF NW IOWA - MID-SIOUX OPPORTUNITY INC.

Melissa Juhl
Remsen, Iowa

THE PRIDE GROUP

Samantha Menke
Le Mars, Iowa
BEYOU COSMETICS & SKINCARE
Jen Sueper
Sioux City
THRIVE FITNESS
Travis O'Connor
North Sioux City
BRIDGEPORT CORPORATION
Beth McCoy

Sioux City
FREEBIRD BRIDAL
Katie Freed
Dakota Dunes, South Dakota
MARTO BREWING
Erik Martin
Sioux City
MCDONALDS RESTAURANTS OF SIOUXLAND - LEWIS BLVD
Michele Hansen
Sioux City

BusinessPeople

Abu Bekr Shrine installs officers

SIOUX CITY – Abu Bekr Shrine Temple conducted its annual installation of officers on Jan. 12 at the Abu Bekr Shrine Temple in downtown Sioux City.

Illustrious Sir **Todd E. Saunders** was installed as Potentate for 2019. Elected Divan officers for

2019 include; **Sheldon Menin** - Chief Rabban; **Wayne Rieckmann** - Assistant Rabban; **Michael**

Pickett - High Priest & Prophet; **Larry Davis** - Oriental Guide; **Kent W. Kolbe** - Treasurer; and **Joe Petersen, P.P.** - Recorder. Appointed Divan officers include **Richard Porter** - First Ceremonial Master; **Colin Ross** - Second Ceremonial Master; Jeff Zook - Director; **Gary Janssen** - Marshal; **Dwight Dirks** - Captain of the Guard; **Jeremy Robinson** - Outer Guard; and **Mark Schopke** - Chaplain.

Saunders resides in Dakota Dunes and has been a 26-year member of the motor corps unit, the Abu Bekr Rat Patrol.

The upcoming year's

activities will include the 69th annual Abu Bekr Shrine Circus, April 10-14 at the Tyson Events Center; the Midwest Shrine Association convention in Aberdeen, South Dakota; and the Central States Shrine Association summer session hosted by Abu Bekr Shrine Temple, Aug. 21-24 in Sioux City.

The CSSA Summer Session will attract Shriners and their ladies from seven states and 22 Shrine Temples to Sioux City for three days of competition, parades, fun, and fellowship. The Annual Potentate's Ball will be held Aug. 24 at the Delta Hotel by Marriott-Riverfront in South Sioux City.

Local leaders leave the former Warrior Hotel after a ribbon cutting Feb. 5 at the historic building in downtown Sioux City. The long-empty historic hotel and the adjacent Davidson Building are being remodeled into hotel, apartment and retail spaces.

Tim Hynds photos, Sioux City Journal

WAIT IS OVER FOR WARRIOR RESTORATION

DOLLY A. BUTZ

Business Journal staff writer

SIoux CITY

Plans to restore the Warrior Hotel to its former glory have come and gone over the past 40 years, but this time, Amy and Amrit Gill, owners of Restoration St. Louis, say rehabilitation of the historic building is a “done deal.”

The humming of construction equipment echoed through the Warrior on a recent February afternoon as the Gills toured the historic hotel. A buck hoist, a temporary elevator, was being put in place to transport materials to each floor of the Warrior, and demolition work was ongoing in the next-door Davidson Building.

“When you do a hotel like this with Marriott’s blessing, it can’t look like anything else,” Amy Gill, president of Checkmate Design, said.

Amrit Gill, president of Restoration St. Louis, interjected, “It has to be unique.”

For more than three decades, Lew

Weinberg has tried to breathe new life into the Warrior, which was once one of Sioux City’s most elegant hotels, and the neighboring Davidson Building. Built in 1930, the 10-story Art Deco-style hotel later fell on hard times and closed in 1976. Since the late 1990s, the boarded-up structure has been red-tagged by the city for building code violations.

Weinberg’s development company partnered with Restoration St. Louis, a firm that specializes in historic restorations, to redevelop the 200,000 square feet of combined space in the Warrior and Davidson into a 148-room Marriott Autograph hotel, luxury apartments, bars, restaurants and other retail outlets. The project is expected to be completed in the summer of 2020.

“Architects are having a lot of fun with it, because the building’s built like a wedding cake,” Amy Gill said. “Most hotels you strive for uniformity. In this building, uniformity just kind of got thrown out the window.”

PLEASE SEE WARRIOR, PAGE 14



Tim Hynds, Sioux City Journal

Restoration St. Louis’ Amy Gill smiles as she and Sioux City developer Lew Weinberg holds a piece of ribbon following a ceremonial ribbon cutting held Feb. 5 in what will become the second-story lobby area of the Warrior Hotel in downtown Sioux City.

RibbonCuttings

Photos courtesy of the Siouxland Chamber of Commerce



Opportunities Unlimited recently announced its new Community Neuro Rehabilitation Program which includes a new home for clients who need residential rehabilitation services for a brain injury, spinal cord injury, or other physical disability. Pictured are OU President and CEO Jennifer McCabe along with staff members Susan Vondrak, Angela Holdsworth, Brooke Hindman and Dena DeStigter and Ryan. In 2018, OU served 210 individuals with 11 accredited programs.



The Norm Waitt Senior YMCA celebrated renovations to its wellness center at a recent ribbon cutting. The updates include new cardio and weightlifting equipment, a new roof over the pool, rubberized flooring, and new countertops. The recent updates would not have been possible without the hard work and dedication of the following: Leadership Team: Rhonda Robson, Brad Colt, MacKenzie Daniels, Kelli Blair, Dan Bittinger, Hannah Hemingson, Jacque Perez, Cailee Conlon, Jason Reynoldson, Joanna Montepeque, Shilo Lemmon, Olivia Wyatt and Board members Norm Waitt Jr., Marcia Waitt, Scott Wilson, Dirk Lohry, Steve Avery, Becky Nelson, Shiran Nathaniel, Josh Sherer, Mark Hannah, Matt Salvatore and Chad Markham.

BE PREPARED

HINIKER

Quality equipment available at:

MARX TRAILER

2411 3rd St, Sioux City | 712-252-4337 | marxtrailer.com

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

Member FDIC

1st Financial Bank USA

331 Dakota Dunes Blvd., Dakota Dunes
605.232.9310

Terry M. Clarkson Excavating

Work (cell) phone
712-899-7130

Cushing, IA Home Phone Lawton, IA
712-944-5326

Excavator Trencher Backhoe

Siouxland Home Show

Thurs & Fri: Feb. 28th & Mar. 1st, Noon - 8PM
Sat: March 2nd, 11AM - 8PM
Sun: March 3rd, 11AM - 4PM
Sioux City Convention Center

FOR BETTER HOMES
HBA
HOME BUILDERS ASSOCIATION OF GREATER SIOUXLAND

Visit us online at www.sioxlandhba.com for a complete list of members or e-mail us at hbasooland@siouxland.net
3900 Stadium Dr., Sioux City, IA | 712-255-3852

RibbonCuttings

Photos courtesy of the Siouxland Chamber of Commerce



Chamber of Commerce COMMUNITY ENHANCEMENT

Jackson Recovery Center and Rosecrance Health Network, based in Rockford, Illinois, jointly announced that they intend to merge in mid-2019, a move that will expand behavioral health treatment services in the Midwest region. Pictured are Ellen Jackson Nichols, Jackson Recovery board chair; Kermit Dahlen, president and CEO of Jackson Recovery; and Philip Eaton, Rosecrance CEO.



Chamber of Commerce WELCOME NEW MEMBER

Louie's Cleaning and Disaster Restoration recently cut the green ribbon to celebrate its expansion into Siouxland. Pictured are DJ Peterson, Chad Wasco, owner Anthony Edelen, Sierra Whitlock, and Terry Ferguson. Louie's is a family-owned business owned by Edelen and his wife, Lisha who have a son, Oscar, and daughter, Stella. Louie's has been offering extensive cleaning services with high-powered equipment at affordable prices since 1966.



Darrel Bullock
President

Sioux City Building Inspections

CONSIDER THE BENEFITS OF OFF-SEASON HOME IMPROVEMENTS



Spring and summer are high season for home improvements. Winter, especially after the holiday season has passed, seems more like a time to hunker down and get cozy. But the professionals who do home improvements and the suppliers who sell the materials are in business year-round. And during their off-seasons, these businesses will often lower prices to attract more customers. That means home owners may find that it's not only easier to schedule these professionals, but also even get a break on the price.

Here are a few projects to consider during this winter season:

Get a new roof. Depending how severe your winter weather is, replacing your roof in the winter can make sense. True, winter weather can get in the way of getting the job done quickly. But on the other hand a roofer with a light schedule will have the flexibility to work around the weather and make adjustments to get the job done right.

Cold temperatures do present challenges. Materials, especially asphalt shingles, require special handling and in some cases

alternative adhesives when it's cold. Icy surfaces, sleet and snow make work out of the question. And some days may be just too cold. Roofers can work around each of these issues using different techniques and given enough leeway in scheduling the work.

Replace windows. Do your windows need replacing? Does the temperature drop when you get close to a window to take a look outside? Why not tackle it now? Window replacement companies frequently offer special pricing during the off-season and can schedule your job on shorter notice.

Installers may take on windows one at a time, putting up barriers and shutting off rooms to minimize the cold air coming into the house. The process might take longer than it would if letting in outdoor air weren't such a concern, but you'll feel the results right away once the job is done.

Paint a room. Spending more time indoors might draw your attention to dingy walls or make you wish for an updated room color. With dry winter air, a window open a crack, and maybe even an exhaust fan in the window, should be more than enough ventilation for a fresh new coat of today's low volatile compound

(VOC) paints. If you don't want to do the painting yourself, you may find a choice of painting contractors with openings in their calendars.

Make sure walls are warm enough for paint to stick well. The paint can instructions will tell you the best temperatures for best adhesion. Even though the room is warm, walls can be cooler. You may need to turn up the heat to be sure they present the best conditions for paint to stick.

Refinish wood floors. As with painting, you'll want to ventilate somewhat, but you can minimize the amount of time you'll need to open a window or door. Finishes with low VOC ingredients don't require so much airing out, and winter's low humidity air speeds up the time it takes to dry.

Especially if you plan to stay in your house during the project, check out refinishers who use sand-less techniques.

To find someone to help with your home repairs or to find a retailer with your favorite products, visit siouxlandhba.com/members.

RibbonCuttings

Photos courtesy of the Siouxland Chamber of Commerce



Siouxland
Chamber
of Commerce

WELCOME NEW MEMBER

The Siouxland Chamber welcomed new member Simple Touch Massage and Bodywork with a recent ribbon cutting ceremony. Owner Amber Eilers, shown cutting the ribbon, recently relocated the business to the Francis Building at Fifth and Pierce streets. Some of the services offered include cupping, raindrop, massage and hot stone therapies.



Siouxland
Chamber
of Commerce

WELCOME NEW MEMBER

A Sioux City Farmer's Market favorite and new Siouxland Chamber Member, Hardline Coffee Co. has planted roots in a new storefront space downtown. Owner Nisa Salmen, shown cutting the ribbon, hopes to add food options in the future, as well as display the works of local artists. Hardline Coffee is a third-wave coffee company passionate about sustainable business practice and vegan/vegetarian products.

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

FORWARD THINKING, INDUSTRY LEADING

CALL **SIouxLAND'S**
PREMIER ELECTRICAL
CONTRACTOR TODAY!

712.252.4221

24 HOUR EMERGENCY SERVICE



THOMPSON KNOWS



SIoux CITY | OMAHA | SIoux FALLS
thompsonelectriccompany.com

OnTheMove

Security National Bank promotes two officers

SIoux CITY — D. Douglas Rice, chairman, president and CEO of Security National Bank, announces the following promotions:

Michelle Holmes has been promoted to assistant vice president of investments. A CFA charterholder with more than 20



Holmes

years of financial experience, Holmes joined the Security National Wealth Management Division as a securities assistant in 1998. She has served in various positions including fixed income specialist, fixed income manager, fixed income officer, and most recently, trust investment officer. Holmes graduated from Morningside College.

Tom Limoges has been promoted to assistant vice president of investments. He began his career as an intern for Security National's Wealth Management Division, and upon graduating from Morningside College in 2003, joined the bank full-time as a securities analyst. He went on to earn his master of business administration (MBA) degree from Wayne State College, and was promoted from equity manager to trust investment officer in 2016.



Limoges

Security National's Wealth Management Division, and upon graduating from Morningside College in 2003, joined the bank full-time as a securities analyst. He went on to earn his master of business administration (MBA) degree from Wayne State College, and was promoted from equity manager to trust investment officer in 2016.

Three branch managers named at Security National

SIoux CITY — Three personal bankers from Security National Bank have moved to new branch locations in Sioux City.

Jeremiah Back has been promoted to branch supervisor at SNB's Marketplace location inside HyVee on Hamilton Blvd.



Back

Carlos Hurtado has been named branch manager at Security National Bank's Northside (Leeds) office.



Hurtado

Josh Bliven will now serve customers as a senior lender at the downtown Sioux City branch office.



Bliven

All three are graduates of Morningside College.

SNB announces officer promotions

SIoux CITY — D. Douglas Rice, chairman, president and CEO of Security National Bank, has announced the following officer promotions:

Chris Jackson has been promoted to commercial loan officer, bringing more than a decade of banking experience to his new position. He



Jackson

joined Security National Bank as a personal banker, and was promoted to commercial services representative in 2015.

Luke Roder has been promoted to credit and loan review officer. He has served as the bank's credit and loan review manager since 2017, overseeing the credit department and providing credit analysis and compliance review support.



Roder

Troy Steensen has been promoted to marketing director/officer, and will continue his oversight of the bank's marketing and communications strategies. Prior to joining Security National Bank in 2016 as marketing director, Steensen spent eight years managing e-commerce platforms and large-scale projects in the printing industry.



Steensen

Bring becomes partner at Heidman

SIoux CITY — Heidman Law Firm announces the election of **Jason D. Bring** as a partner of the Sioux City firm, effective Jan. 1.

Bring is a member of the firm's litigation practice group. His general practice includes commercial law, criminal law, administrative law, business law, real estate law, torts and personal injury.

He earned his J.D. from the University of Nebraska



Bring

College of Law and his B.A. from Briar Cliff University.

Deger joins Keller Williams Siouxland

SIoux CITY — **Theresa Deger** has joined the team of Keller Williams Siouxland. She recently moved to Siouxland from the Kansas City area, where she started real estate. Team Leader Dane Doty said he is excited to have a new employee join the agency.



Deger

Morningside announces hires

SIoux CITY — Morningside College announced six employees recently hired by the college.

They are **Mark Adkins**, sports information director; **Logan Buth**, software engineer; **Melissa Keyes Nelson**, internship and externship coordinator for applied agricultural and food studies; the **Rev. Andrew Nelson**, director of campus ministry and community service; **Carolyn Smith**, student adviser for graduate education; and **Jodi Strohsbeen**, director of the bookstore.

Adkins manages all aspects of sports information



Adkins



Buth



Keyes Nelson

for the college's intercollegiate teams, as well as related programs and events.

Buth organizes and supervises software development on campus and its integration with other systems.

Keyes Nelson assists with the development, delivery and supervision of internships and externships.

Nelson is responsible for the religious life of the Morningside College community. He provides pastoral care, programmatic leadership, spiritual direction, and guidance in life and faith.

Smith regularly discusses academic progress and goals with students and assists them in navigating the college's online system and services.

Strohsbeen is responsible for overall operations of the college bookstore. She has over 28 years of experience as a store manager, most recently at Lane Bryant in Sioux City.

Sioux City Fire Rescue announces nine promotions

SIoux CITY — Sioux City Fire Rescue recently released a list of department promotions.

Four received a promotion to fire captain:

Ryan Collins, 13 years of service (also deputy fire



Nelson



Smith



Strohsbeen

marshal in the Fire Prevention Bureau), **Frank Fulton III**, 24 years of service (also the new training officer for Sioux City Fire Rescue), **Gary Hodge**, 21 years of service, **Kevin Keleher**, 21 years of service. Five received a promotion to fire lieutenant:

Aaron Lisle, 23 years of service, **Thomas Jochum**, 18 years of service, **Ryan Dykstra**, 16 years of service, **David Buchheit**, 15 years of service, **Jesse Pedersen**, 17 years of service.



Pedersen



Buchheit



Dykstra



Jochum



Lisle



Keleher



Hodge



Fulton



Collins

Warrior

FROM 9

Amy Gill has a table in her office covered with fabric and carpet swatches in hues of red, dark green and black for the hotel's interior. The Gills are seeking old photos of the hotel in hopes of evoking some the Warrior's original charm in its public spaces, while adding modern amenities.

The project started out with an estimated cost of \$56 million based on preliminary drawings, but that figure has since risen to \$73 million, largely due to construction cost inflation, according to Amrit Gill, who said financing for the project closed in December.

The Iowa Economic Development Authority awarded the project more than \$11.3 million in historic preservation tax credits, which is \$5 million short of the \$16.5 million the Sioux City Council agreed to guarantee. The project could be awarded the additional \$5 million in the state's next budget year.

Patrons who enter the hotel on Sixth Street will find a large fireplace behind the marble and wrought iron grand staircase. They'll be able to take the staircase or elevators up to the second floor, where the lobby will be located. Amy Gill said niches behind the front desk will house paintings, while a cage of live goldfinches will sit by the elevators. Goldfinches also appear in detailing outside the building and in the hotel's logo.

"On the outside of the building are these terra cotta pieces and they have goldfinches, which is the state bird of Iowa," Amy Gill explained. "It'll give it a natural feel and also be kind of a homage to Iowa. I think it's really fun."

Plaster ornamentation in the lobby features buffalo heads, fish and the Greek Key, an interlocking rectangular pattern constructed from a continuous line.

"The plaster is very eclectic. It's so different than a lot of the buildings that we've done," said Amrit Gill, who said a restaurant and bar, which will open to the lobby, will make the space a "really active" place.

The hotel will also feature a ballroom, pre-function space, luxury spa, pool, business and exercise centers, commercial space on the first floor, and a six-lane bowling alley with a club-like atmosphere.

"All these things people can come and enjoy," said Amrit Gill, who said the project will be "very inclusive" of people in the community and spur additional development in the city's downtown by his firm and others.

"Once you start, you just keep going and the development keeps going," he said.



Amrit Gill, president of Restoration St. Louis, talks about what will become a spa during a tour of the lower level of the Warrior Hotel in downtown Sioux City. Tim Hynds photos, Sioux City Journal



Ornamentation on a railing is shown inside the Warrior Hotel in downtown Sioux City.



Plaster ornamentation over a door (above) and on a column (left) is shown inside the Warrior Hotel.



Member
FDIC

©2018, Great Western Bank

The bottom line. Make your business great.

A successful business needs a sound credit program to meet short-term challenges and long-term goals. We will work with you to develop a credit program that is individualized and innovative. We have a solution that's right for you.

- Operating Lines of Credit
- Equipment Financing
- Real Estate Loans
- Interim Construction Loans
- Letters of Credit
- Small Business Loans
- Cash Management Products

Sioux City: 839 Gordon Dr.
712.522.4430
Find more great locations at
GreatWesternBank.com.



Great Western Bank®
Making Life Great®
Member FDIC



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

SIOUXLAND'S #1 COMMERCIAL TEAM

Source: Northwest Iowa Regional Board of Realtors – 2017 Production



Nathan Connelly
Commercial Associate
712 203 1620



Beau Braunger
CCIM
Senior Associate
712 251 8276



Colonel Krage
Senior Associate
712 251 1451



Erin Hoekstra
Commercial Associate
712 898 8372



Chris Bogenrief
SIOR, CCIM, MBA
Broker
712 204 6261

ALL AGENTS LICENSED IN IOWA,
NEBRASKA & SOUTH DAKOTA

Individual Members:



Society of Industrial and Office Realtors



Certified Commercial Investment Member



International Council of Shopping Centers



Multiple Listing Service

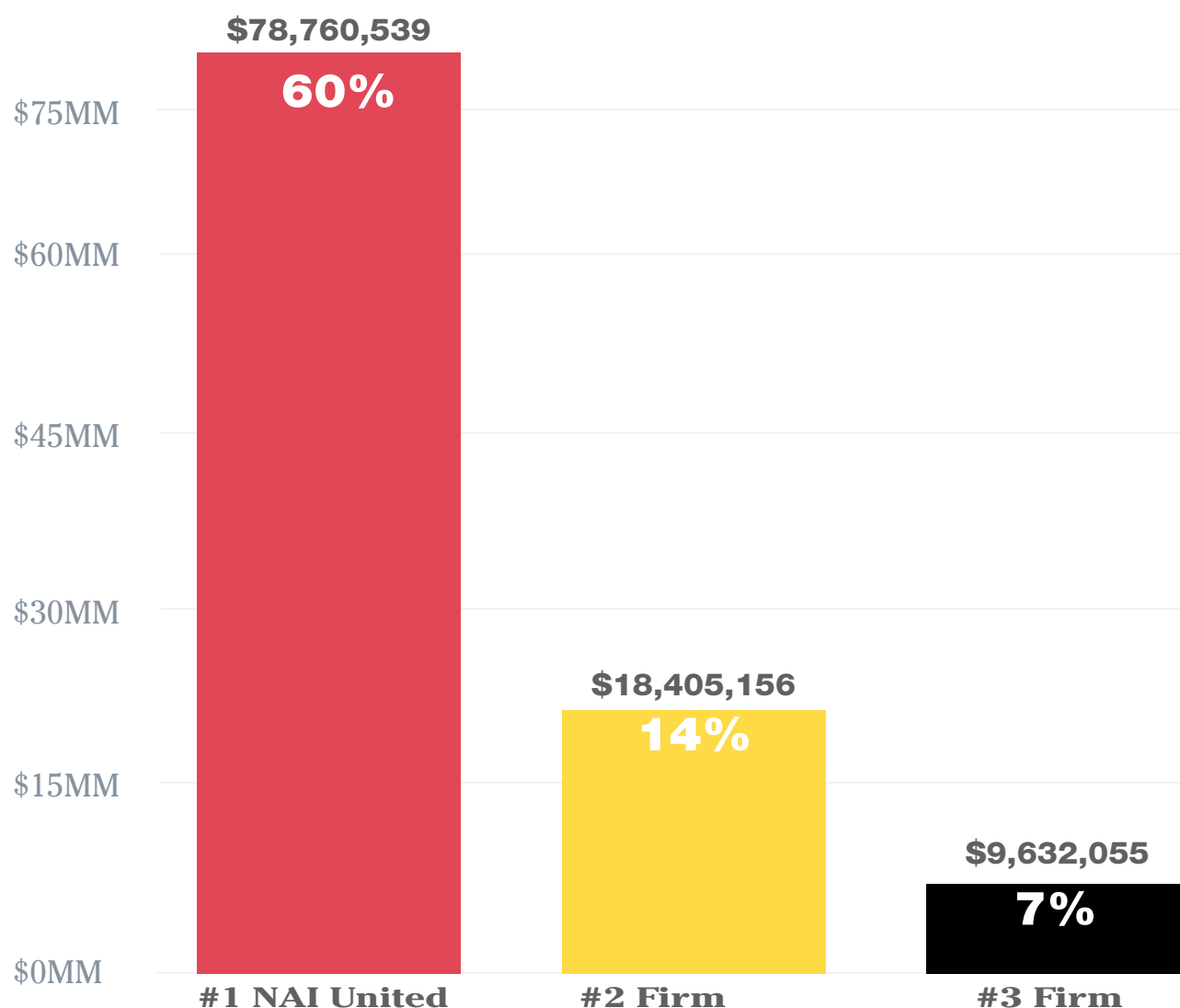


REALTORS® Commercial Alliance



Tune into KSCJ 1360 Talk Radio Saturday mornings from 8:10 to 8:30 a.m. to hear interviews with the "movers & shakers" of Siouxland or go to www.kscj.com for streaming live broadcast.

Market Share = Market Knowledge



Source: Northwest Iowa Regional Board of Realtors - 2018 Total Commercial Volume

Buying · Selling · Leasing Property Management

400 Gold Circle Drive, Dakota Dunes, SD
712 224 2727 www.naiunited.com

