

SIouxLAND BusinessJournal

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May 2019
Tourism issue

Best things to do

**Lewis & Clark center
tops travel site's
list of Sioux City
attractions**



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Tim Hynds, Sioux City Journal

ON THE COVER

The "Spirit of Discovery" statue by artist Pat Kennedy that depicts Lewis and Clark and Seaman the Newfoundland is shown Tuesday, April 23, 2019, at the Lewis and Clark Interpretive Center. The Lewis and Clark and the attached Betty Strong Center are No. 1 on Trip Advisor's list of the "Best Things to Do in Sioux City."



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Sioux City Journal



Atlanta-based cold storage firm buys Cloverleaf for \$1.24 billion

Sioux City business founded in 1952

MASON DOCKTER

Business Journal staff writer

SIOUX CITY – Cloverleaf, a longtime Sioux City cold storage firm and the fifth-largest of its type in the country, is being acquired by Atlanta-based Americold Realty Trust for \$1.24 billion.

The deal is expected to close in the second quarter of 2019, according to a press release from Americold.

Cloverleaf, founded in 1952 in Sioux City by members of the Feiges and Kaplan families, last year sold a majority interest in the family-owned business to Blackstone, a New York-based global investment firm that manages \$387 billion worth of assets. Members of the Feiges and Kaplan families remained shareholders in that deal and stayed in charge of day-to-day operations at Cloverleaf.

In January, Cloverleaf struck a deal with Fort Smith, Arkansas-based Zero Mountain Inc., a cold storage warehousing and transportation company that serves customers across Arkansas. After that deal closed on March 1, the Zero Mountain operations became part of Cloverleaf.

Cloverleaf, the fifth largest cold storage provider in the U.S. by refrigerated cubic feet, serves more than 360 customers in nine states in the Midwest and Southeast. The company's portfolio includes 22 facilities totaling 132 million cubic feet of refrigerated space.

In a news release, Fred



Nick Hytrek, Sioux City Journal

A Cloverleaf Cold Storage warehouse facility on Murray Street is shown in 2018. The Sioux City cold storage firm has been purchased by Atlanta-based Americold Realty Trust in a \$1.24 billion deal.



Provided

Cloverleaf Cold Storage's original warehouse in downtown Sioux City is shown in 1962.

Boehler, president and CEO of Americold, said Cloverleaf's assets are "complementary to Americold's existing geographic reach and expands the company's focus in the growing protein business segment."

"We have long admired Cloverleaf, the families that founded them and the associates that helped earn them a great reputation in our industry. We have a

similar degree of respect for Zero Mountain, which was recently acquired by Cloverleaf. We will accelerate and enhance Cloverleaf's recently implemented initiatives by leveraging Americold's commercial platform, institutional quality management and the Americold Operating System (AOS)," Boehler said in the statement.

In 1962, Cloverleaf built



one of the first modern panel-and-rack warehouse buildings in Sioux City. The company today provides a variety of food grade storage, handling and freezing services.

Last year, the company completed a \$18 million expansion of its Sioux City warehouse in the Bridgeport Industrial area. Some features of the new 140,000-square-foot addition included building a 70-foot deep refrigerated loading dock with internally opening access doors to replace the existing dock, constructing holding coolers that service subsidiary's Farmers Produce processing facility and adding more than 18,000 pallet positions to the warehouse, bringing the total capacity to 48,000 pallets.

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Cone Park enjoys success in its first two years

BRET HAYWORTH

Business Journal staff writer

SIoux CITY – Its winter options have been well received for two seasons and a zip line could be on the way at the city's Cone Park for warmer months of fun.

After a few years of study on launching a park to give people new recreation options, the park opened in 2017 at 3800 Line Drive in the Singing Hills area.

The Iowa Tourism Bureau and the Travel Federation of Iowa in February bestowed the 2019 "outstanding attraction" honor on the all-seasons park.

"It kind of reassures what we already knew about Cone Park – that it's been a great thing for Sioux City," Parks and Recreation Director Matt Salvatore said.

The park boasts a 700-foot tubing hill, refrigerated 5,400-square-foot

ice skating rink, fire pit and day lodge. In the summer months, the rink is converted to a splash pad. Visitors also have access to a two-mile trail loop.

More than 20,000 people visited Cone Park during its first winter, from mid-December to mid-March. The tubing hill, which usually has at least six lanes open, can accommodate up to 225 users during three-hour sessions.

Next to the main tubing hill, the new Blue Bunny Hill, a shorter hill designed for people of all ages, opened for the second winter. Snow Glow Tubing, an LED light show set to music, is also offered during some nighttime sessions.

With its own snow-making equipment, Cone Park can operate even when Mother Nature doesn't cooperate in the winter.



Justin Wan photos, Sioux City Journal

Joel Stroman of Sioux City and Natalie Akins of South Sioux City skate at Cone Park.

Salvatore said the winter crew of primarily part-time employees, who work under the direction of John Byrnes, were a strong group. Some of those employees work in other city parks in the summer.

"I truly love it. Truly, it is so much fun. Managing Cone Park is awesome," Byrnes said.

"You get to play in the snow, and there's nothing better than that," said Cone employee Gabbie Jansen, 18, of Sioux City.

Toward the end of the second winter season, Salvatore said usage was tracking ahead of the inaugural year.



People drag tubes toward the hill at Cone Park in Sioux City.

The park brought in just over \$221,000 in revenue through gift certificates,

ticket sales, private rentals, ice skating and concessions during the first winter

season.

The park had just over \$267,000 in expenses, which included \$64,476 in start-up costs, the majority of which included payments to snow-making contractors.

Meanwhile, Salvatore and city officials in fall 2018 began looking into additional pieces to add at Cone Park. People were encouraged to complete an online survey to help the department decide which attraction to pursue. Salvatore said private funds will need to be raised for any additions.

In addition to the zip line, respondents were asked if they would like to see a ropes course, archery range, giant slide or treehouses added to the all-seasons park.

A proposed slip 'n slide would add a summer use for Cone Park's 700-foot tubing hill. The water slide may not run the entire length of the hill, however. A three-hour slip 'n slide session could also include music, games and the use of the hill lift.

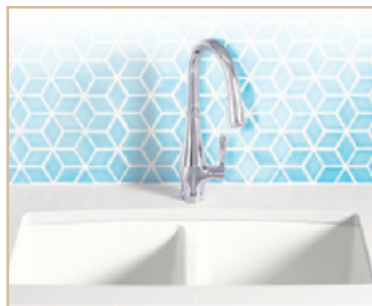
"We want to expand our summer offerings at Cone Park and these were some ideas that have been expressed to us. We just wanted to get the city's and community's feedback on those couple things and decide on a direction to go," Salvatore said.

FOR SALE: The Home Builders Association of Greater Siouxland's Project Home, 730 Brentwood St. (Woodbury Heights).

This home will feature 1595 sq. ft. with 3 bedrooms, a master bedroom with master bath and large walk-in closet, living room with vaulted ceiling, safe room in the basement, and a 2 stall garage.

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Sioux City's top attractions

A look at TripAdvisor's 10 'Best Things to Do'

MASON DOCKTER

mdockter@siouxcityjournal.com

SIoux CITY

If you have relatives coming to Sioux City in the near future and you're not sure where you're going to take them, TripAdvisor has some ideas for you.

The website, which bills itself as "the world's largest travel site," has a listing of the top tourism destinations in Sioux City, which includes most of the beloved and historic sites in town.

Here a look at TripAdvisor's list of the Top 10 "Best Things to Do in Sioux City."



Tim Hynds, Sioux City Journal

A group of women take a photograph April 23 outside of the the Betty Strong Encounter Center. The Lewis and Clark Interpretive Center and the attached Betty Strong Encounter Center were built and are maintained by Missouri River Historical Development, the non-profit group that holds the Hard Rock Hotel and Casino's gambling license.

1. Lewis & Clark Interpretive Center

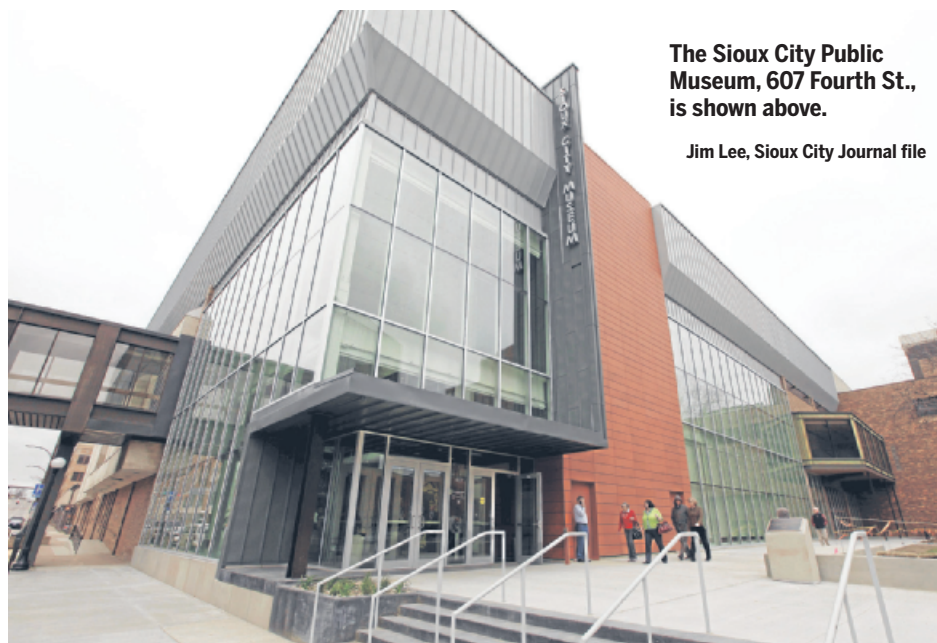
The riverfront attraction showcases permanent exhibits about the Corps of Discovery's time in the present-day Sioux City area from late July to early September 1804.

The Aug. 20, 1804 death and burial of Sergeant Charles Floyd is central to the story. Floyd was the first U.S. soldier to die west of the Mississippi River and was the only member of the Corp of Discovery to perish during the expedition to the West Coast.

The interpretive center boasts animatronic mannequins of Floyd, President Thomas Jefferson, Meriwether Lewis, William Clark, and Seaman, the Newfoundland dog that accompanied the Corps of Discovery. Each automaton tells a story from the perspective of the historical figure they represent.

There are also exhibits on traditional Native American Games, the Floyd Memorial Association (the group that worked at the turn of the century to build the Floyd Monument) and the Keelboat Theater, where visitors can watch presentations on exploration and Native cultures topics.

The centers also regularly host special programming and events. Admission is free.



The Sioux City Public Museum, 607 Fourth St., is shown above.

Jim Lee, Sioux City Journal file

2. Sioux City Public Museum

The downtown museum boasts large, colorful permanent exhibits, a variety of temporary exhibits and interactive displays and the "Corn Palace theatre," which plays a short orientation film for visitors.

And don't forget "The Big Dig," a replica active fossil site, and the "Innovation I-Wall," an interactive timeline of two prominent local companies, IBP and Gateway Computers.

The Museum's Research Center and Archives offer an opportunity to dig deep into a particular topic of Sioux City history, and classrooms are available to rent for community events and private parties. The museum also hosts a regular "History at High Noon" program on various subjects.

Admission to the museum is free.



Tim Hynds, Sioux City Journal

The Floyd Monument in Sioux City marks the grave site of Sgt. Charles Floyd, the only person to die during the Lewis & Clark Expedition. The obelisk was completed in 1901.

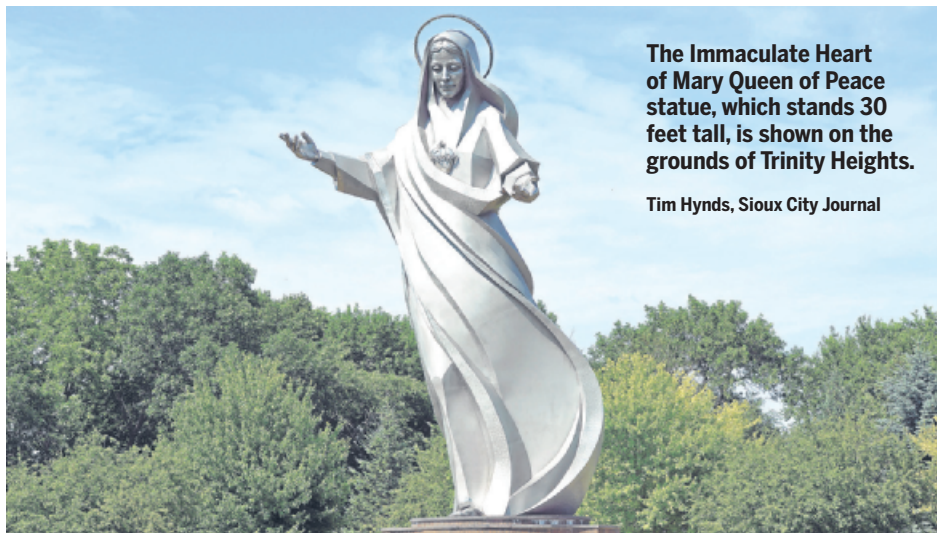
3. Sergeant Floyd Monument

Possibly the best-known monument in all of Sioux City, the Sergeant Floyd Monument, 2601 S Lewis Blvd., was completed in 1901 in honor of Charles Floyd, an explorer with the Lewis and Clark Expedition who died here in August 1804.

Floyd's grave was originally marked with a post, and his remains had been moved over the years as erosion on Floyd's Bluff threatened the site. After the most recent reburial, in 1895, the Floyd Memorial Association endeavored to build him a better monument.

The association chose to honor Floyd with a large obelisk, similar in appearance to the Washington Monument – a type of monument in style at the time. Today the monument prominently overlooks S. Lewis Boulevard and Interstate 29.

That monument became the first National Historic Landmark, in 1960.



The Immaculate Heart of Mary Queen of Peace statue, which stands 30 feet tall, is shown on the grounds of Trinity Heights.

Tim Hynds, Sioux City Journal

4. Trinity Heights

Visitors come from far and wide to see Trinity Heights, a unique travel destination that blends art, nature and Christianity atop a hill at 33rd Street and Floyd Boulevard.

The site offers more than two dozen shrines, memorial garden spots and quiet corners for prayer and reflection amid 14 acres of spacious walkways and soft green spaces.

Two enormous statues anchor Trinity Heights on each end — the Immaculate Heart of Mary Queen of Peace and the Sacred Heart of Jesus. A life-size carving of the Last Supper is located in St. Joseph's Center, across from the Marian Center Gift Shop.

There are also shrines to the Blessed Virgin Mary and The Way of the Saints honoring 60 Saints in the Catholic Church, the Outdoor Cathedral area leading to Jesus, and the Trinity Gardens adjacent to Mary Queen of Peace.



Justin Wan, Sioux City Journal

Celio Perez of Sioux City, 16, left, and Rachel Ruiz, 18, share a conversation at Stone State Park in Sioux City in this 2017 photo. With the arrival of the Labor Day weekend, the summer season at the park is nearing the end.

6. Stone State Park

Situated in the scenic Loess Hills in the northwest corner of Sioux City, the 1,600-acre Stone State Park features picnic areas, campgrounds and cabin rentals. There's also miles of equestrian, mountain bike/snowmobile and hiking/cross-country skiing trails.

The park offers opportunities for bird (and wildlife) watching, wildflower-viewing, fishing, scenic driving, horseshoe games and interpretive programs, among other activities.

The park's oak, ash, hackberry and walnut trees make it a great place to see fall foliage.



Jim Lee, Sioux City Journal file

5. Sergeant Floyd River Museum and Welcome Center

Launched at the Howard Shipyards in Jeffersonville, Ind., on May 31, 1932, the M.V. Sergeant Floyd served the U.S. Army Corps of Engineers for more than 40 years, setting navigation buoys, assisting in dredging operations and hauling crew and equipment up and down the Missouri River.

The old riverboat became obsolete by the 1970s, and was donated to Sioux City in 1983.

The decommissioned riverboat, dry-docked along the Missouri River on the edge of Chris Larsen Park, is now called the Sgt. Floyd River Museum and Welcome Center, 1000 Larsen Park Rd. It offers a boatload of information on Sgt. Charles Floyd's journey with explorers Lewis and Clark, as well as the Missouri River and Siouxland history.

The riverboat houses maps, photographs and other artifacts from the Lewis and Clark expedition and the Missouri River, as well as a life-sized model of the ship's namesake, Sgt. Charles Floyd.



TIM GALLAGHER/tgallagher@siouxcityjournal.com

Palmer's Olde Tyme Candy Shoppe has attracted thousands of shoppers to its retail site at 405 Wesley Parkway over the years. The site includes a sales floor, a video room, a specialty shop, a landing and more.

7. Palmer's Olde Tyme Candy Shoppe

Palmer Candy, the Sioux City confectioner famous for the classic Twin Bing bar (introduced in 1923), sells an expansive variety of candies at Palmer's Olde Tyme Candy Shoppe, housed in a 1931 Art Deco building at 405 Wesley Parkway.

The shop maintains the atmosphere of a turn-of-the-century candy store. It offers hand-decorated chocolate candies, fudge, bags of Coated Kernels in specialty flavors, gummy candies, jams, a variety of locally-produced fare, coffee and tea and, naturally, Twin Bing candy bars. Tourists from around the country visit the shop on a daily basis.

STORY CONTINUES ON PAGE 12

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OnTheMove

Bloch promoted to assistant VP at credit union

SIOUX CITY – Siouxland Federal Credit Union has announced the promotion of **Troy Bloch** to assistant vice president of indirect and commercial lending.

Bloch served in the U.S. Army after high school and was deployed overseas during Desert Storm from 1990 to 1991.

He graduated from the University of Nebraska-Lincoln in 1996 with a degree in business management and started at SFCU in 1997. He has been with the credit union for 22 years and has held various positions over the years.



Bloch

Jordan appointed head of Cherokee medical center

CHEROKEE, Iowa – The Board of Directors at Cherokee Regional Medical Center and UnityPoint Health have announced the appointment of **Gary W. Jordan** as president and CEO of Cherokee Regional Medical Center (CRMC) effective March 18.

Jordan began his career at Carroll Regional Medical Center in Berryville, Arkansas, as the vice president of support services. From 1999 to 2010, he served in president and CEO roles with Mercy Health System in Missouri.



Jordan

Most recently, Jordan has been serving as the CEO of Saint Luke's Health System/Wright Memorial Hospital in Trenton, Missouri. He brings 28 years of senior management and healthcare administration experience.

Jordan holds the credential of Fellow with the American College of Healthcare Executives.

He and his wife, Janet, have four children.

McGill retires from ISU Extension

SIOUX CITY – **Sherry McGill** recently retired from Iowa State University Extension and Outreach.

McGill worked for ISU Extension and Outreach, both as a County Extension Education Director and as a Regional Extension Education Director. She served Plymouth, Monona and Woodbury counties as a Regional Director.

Through her time with ISU Extension and Outreach, she led an effort to successfully pass the referendum in Woodbury County, as well as provide leadership through the process of building a new facility that now more adequately serves the county with programs that meet the needs of the people.

She has helped to implement new programs in the region such as the Siouxland Garden Show, the Siouxland Industrial Roundtable, Renewable Energy Conferences, and training for social workers and other non-profit agencies.

McGill previously worked for Lutheran Social

Service of Iowa for many years prior to joining ISU Extension and Outreach.



Anderson



Fulton



Koppelman



Marchand



Roth



Voloshen

Sioux City Fire Rescue announces 6 promotions

SIOUX CITY – Sioux City Fire Rescue has announced promotions for six members.

Those promoted are:

- **Frank Fulton**, 23 years of service, promoted to assistant chief;
- **Rich Anderson**, 24 years of service, promoted to training officer;
- **Ed Voloshen**, 21 years of service, promoted to captain;
- **Josh Koppelman**, 14 years of service, promoted to captain;
- **Phil Marchand**, 16 years of service, promoted to lieutenant;
- **Nick Roth**, 13 years of service, promoted to lieutenant.

BusinessPeople

Mathew Chilton on MDRT for 9th time

SIOUX CITY – **Mathew Chilton**, a financial advisor with Ameriprise Financial in Sioux City, has achieved membership in the Million Dollar Round Table – The Premier Association of Financial Professionals. Chilton has achieved Million Dollar Round Table status for the ninth time.

Chilton attained MDRT membership based on client service, adherence to a code of ethics, professionalism and involvement in at least one other industry association.

Attaining membership in MDRT is achieved by less than 1 percent of the world's

life insurance and financial services professionals.

Financial adviser achieves milestone

SIOUX CITY – **Mike Vrieze**, a financial adviser with Parkland Securities LLC in Sioux City, has qualified for the Million Dollar Round Table for the 40th year, based on sales. He also has 13 Court of the Table qualifications.

For 2018, there are 24 members with 40 or more years of membership in Iowa.

Founded in 1927, the MDRT is an international, independent association of more than 38,000 of the world's leading life insurance and financial services

professionals from 450 companies in 74 countries.

Ameriprise names Henry to Hall of Fame

SIOUX CITY -- **Norman R. Henry**, a financial adviser with an Ameriprise Platinum Financial Services practice of Ameriprise Financial Services Inc. in Sioux City, has earned membership in the company's Hall of Fame.

Introduced in 1986, the Hall of Fame is designed to recognize exceptional professionals who have achieved years of consistently high performance.

The Ameriprise Financial Hall of Fame is considered a lifetime

achievement award. Less than 3% of Ameriprise financial advisers have earned the distinction. Henry was one of only 25 advisers to achieve this status and be recognized at the 2020 National Conference in Chicago.

He has 44 years of experience with Ameriprise Financial.

Shrine's Kan Duettes installs 2019 officers

SIOUX CITY – The Abu Bekr Shrine Kan Duettes have elected and installed their officers for 2019.

They are **Delores McCuddin**, president; **Bertha Synder**, vice president; **Colleen Bonnes**, treasurer;

and **Gloria Zook**, secretary. In the absence of Colleen Bonnes, **Sue Altman** will act as treasurer. Appointed officers are **Joan Peterson**, corresponding secretary; and **Mary Ann Davidson**, scribe and historian. The Kan Duettes are an organization of Survivors of Shriners and was established during Kermit Lohry's reign as Potentate.

ON THE MOVE

Allen named director of surgical services

SIOUX CITY – **Sheri Allen** has joined UnityPoint Health – St. Luke's as director of surgical services. Allen began on March 1 and brings nearly four decades of experience in nursing and hospital administration to her new role.

In her new role, Allen will be focused on enhancing

the patient experience from the moment a patient enters the medical center, until they are discharged.

Allen has spent the last 37 years in various roles at St. Luke's, including the last 18 in leadership roles. Most recently, she served as the nurse manager of outpatient services overseeing same-day surgery, the post-acute care unit and the Infusion Center. In this role, Allen was involved in development of Pierce Street Same Day Surgery and the establishment of the Infusion Center at Sunnybrook.

In 2015, Allen was recognized as one of Iowa's 100 Great Nurses. She is a native of Isabel, South Dakota, and currently lives in the Akron, Iowa, area with her spouse.



Allen



Chilton



Vrieze



Henry



McCuddin



Darrel Bullock
President

Sioux City Building Inspections

EXTREME HOME MAKE OVER

May is National Remodeling Month.

And while careful attention to detail and

directions can help a DIYer with a successful remodel, NAHB Remodelers warns against non-professionals attempting certain jobs because of the damage and life-threatening risk these projects can create. The following projects should only be done by professionals:

- Electrical – unless you are a licensed electrician do not attempt to rewire their home. If done improperly you can burn

down your house.

- Structural Changes – do not remove or add any walls or cut holes into the roof or floor joists. You run the risk of compromising the structural integrity of your home and having a large hole in your roof or floor.

- Plumbing – moving pipes can cause a swimming pool in your home at anytime.

While many projects look manageable at first glance, there is a difference between what is spent and the “real” cost generated on a project.

A good rule of thumb for any would-be

DIYer is to avoid projects that require a license. Leave these in the hands of professionals with the proper training.

If projects are done incorrectly, homeowners can end up paying for an unintentional Extreme Home Makeover.

Remember, DIY projects should be fun. If you don't see it as fun, then DDIY (don't do it yourself).

If you have already created a DIY disaster that needs to be fixed, hire a professional to do the work by searching the Home Builders Association of Greater Siouxland website at siouxlandhba.com/members.



8. Sioux City Railroad Museum

Late last year, the Iowa State Historic Preservation Office announced that Sioux City's Milwaukee Railroad Shops, now the home of the Sioux City Railroad Museum, would be added to the National Register of Historic Places.

The 30-acre Milwaukee Railroad Shops site was built between 1916 and 1918 by the Chicago, Milwaukee & St. Paul Railroad Company to house their roundhouse, locomotive and car repair shops, and steam engine terminal for their rail networks in Iowa and the Dakotas. In its day, the 38-building repair shop facility was touted as the railroad company's second largest.

More than 585 shopmen and railroad workers were employed at the Sioux City Roundhouse, Repair Shops and Engine Terminal decades ago. The workers overhauled around 35 steam locomotives per day, serviced about



Ari E. Lebowitz, Sioux City Journal

An exterior view of a dining car at the Railroad Museum in Sioux City.

70 trains a day and performed maintenance work on tens of thousands of rail cars every year.

The site became home to the Sioux City Railroad Museum in 1995, after the Siouxland Historical Railroad Association purchased the complex. The group has spent more than 20 years working to preserve and

transform the site.

The museum at 3400 Sioux River Road is one of the few surviving railroad roundhouses of its era in the country. It offers visitors a chance to tour old train cars and railroad-related buildings, see highly detailed model train sets and take part in special events and programming.

9. LaunchPAD Children's Museum

Opened in February 2016, LaunchPAD Children's Museum, 623 Pearl St., had more than 93,700 visitors in its first year alone.

The \$6.9 million facility offers learning opportunities for babies, toddlers, kindergartners and school-age children. Some activities have a STEM (science, technology, engineering and math) focus, while other programming focuses on cooking, soil, robotics, art, farming, storybooks and other themes. Special programming is held regularly.

Summer day camps with various themes are held throughout the summer at LaunchPAD.

LaunchPAD also offers room (or whole museum) rentals for parties.



Jim Lee, Sioux City Journal file

LaunchPAD Children's Museum in Sioux City offers a huge variety of educational activities and special programming for kids.

10. Dorothy Pecaut Nature Center

Opened in 1995, the Dorothy Pecaut Nature Center, 4500 Sioux River Rd., regularly hosts special, nature-oriented presentations, classes and exhibits.

Situated in Stone State Park's Loess Hills, the Center regularly hosts seasonal programming – with winter-themed activities when it's cold out and summer-themed events for the hot season.

Animal and plant life is a regular focus.

Visitors have access to interactive prairie, wetland and woodland exhibits, live native reptile and fish exhibits, Loess Hills natural history exhibits, a bird-viewing area, butterfly and wildflower gardens and 14,000 square feet of classroom, exhibit and office space.



Provided

The Dorothy Pecaut Nature Center offers a variety of nature-oriented programs and activities.

ChamberAnniversaries

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15 YEARS – 2004

SIouxLAND ORNAMENTAL IRON

Dennis Carlson
Sioux City

10 YEARS – 2009

ANDERSON PROFESSIONAL SERVICES

Angela Anderson
Sioux City

FOOT & ANKLE ASSOCIATES OF SIouxLAND

Paul Coffin
South Sioux City

STERLING COMPUTERS CORPORATION

Brad Moore
Dakota Dunes

5 YEARS – 2014

FAMILY HEALTH CARE IMAGING CENTER

Shelly Bennett
Dakota Dunes

FAMILY HEALTH CARE URGENT CARE

Lori Dorcey
Sioux City

SCIENCE NUTRITION & NUTRA SMOOTHIE

Zach Durr
Sioux City

NewChamberInvestors

MYN CONSULTING LLC

Miyuki "Mickey" Nelson
Sioux City

GROWING COMMUNITY CONNECTIONS

JoAnn Gieselman
Sioux City

NOR-AM COLD STORAGE

Marissa Molland
Sioux City

AMERICAN FENCE COMPANY

Bryan Mesz
Sioux City

GRINGO'S PORK RINDS

Christa Maxey
Sioux City

SECURUS INSURANCE GROUP - SOUTH SIoux CITY

Josh Vondrak
South Sioux City

KTIC RADIO

Penny Bruns
West Point, Neb.

LOTS OF LOVE PET CARE

Emily Ross
Sioux City

SIMPLE LIFE INC

Sheri Porter
Sioux City

OSTEOSTRONG - MORNINGSIDE SOUTH

Nicholas Andersen
Sioux City

FAMILY HERITAGE

Shannon Stewart
Sioux City

PRO SEAL SOLUTIONS

Michele Stucky
Hinton, Iowa

SOLVE FOR TECH

Seth Mikkelsen
Sioux City

TRI STATE OVERHEAD SALES

Steve Hass
Sioux City

EXACT EYE CARE/HAMILTON

Dr. Ryan Rudloff
Sioux City

EXACT EYE CARE/PIERCE

Dr. Ryan Rudloff
Sioux City

FLINT HILLS RESOURCES

Kevin Clausen
Arthur, Iowa

NUHEMP GROUP

David Hall
Sioux City

HOP A LOT PLAYGROUND

Tarah Sopoci
Sioux City

RibbonCuttings

Photos courtesy of the
Siouxland Chamber of Commerce



Siouxland
*Chamber
of Commerce*

NEW IMPROVEMENTS

Iowa State University Extension–Woodbury County recently dedicated its new Learning Kitchen, which was funded through a donation from Seaboard Triumph Foods. Pictured are ISU President Wendy Wintersteen; Sherry McGill, regional director; Molly Hewitt, county director; and George Solo, vice president of human resources for STF. The Learning Kitchen will allow youth and adults to participate in nutrition education, canning and food preservation lessons and safe food handling training.

RushHourConnect



Siouxland
*Chamber
of Commerce*

RUSH HOUR CONNECT

Hospice of Siouxland hosted the Siouxland Chamber of Commerce's March Rush Hour Connect. Hospice of Siouxland, which has been providing medical, emotional and spiritual support to the seriously ill and their families for nearly 40 years, celebrated the opening of its new location. The new space enables staff to all be on one floor versus being spread throughout three floors at their previous location. Direct care staff will have a more direct route to major highways and interstates as they visit their patients each day.

NEW/FOR LEASE



701 Douglas Street

Downtown, street level entrance. Office space offering multiple offices, conference room, break room, reception, waiting area & restrooms. Off-street parking available. Utilities included. Lease to provide 60 day notice.

NEW/FOR LEASE



511 5th Street

Downtown storefront space now available in this professional office building. Space offers 3 offices, reception area, storage & restroom. Neighboring spaces are the newly opened Taqueria Chango, Cut Above, Heritage Bank, Martin Luther King parking Garage & more. On-site maintenance staff & security. Utilities included.

NEW/FOR SALE



300 So. Martha

Excellent 12,700+ sf free-standing bldg w/ endless opportunities east of Gordon Drive Hy-Vee just off of 4-lane Gordon Dr. Over 8,000 sf of reception/waiting area, offices & conference rooms. 4,700 sf warehouse has drive-in doors & a dock high door w/platform. May be combined with 310 So Martha for light industrial or distribution center.

FOR LEASE



117 Pierce St, Ste 105

Excellent 1,086 sf downtown office location off busy Pierce Street (7,900 VPD) w/front door parking & street signage. Landlord offering gross lease & tenant improvements w/minimum 3 year lease. Landmarks include Walgreens, Famous Dave's, Tyson Events Center & Mills-Shellhammer-Puetz Insurance Company.

FOR SALE



310 So. Martha

16,050 sf building could be utilized as warehouse, light industrial or distribution center. Building has OH door, 2 dock high doors, 18' ceilings & 3-phase, in addition to zoned heating & air conditioning, offices, kitchen, conference room & showroom. May be combined with 300 So Martha for light industrial or distribution center.

FOR SALE/LEASE



508-12 5th Street

Available now! Asbestos has been abated, demolition is complete & space is readily available for retail (9,810 sf), restaurant or office space, Build-to-Suit! Located between heavily traveled Pierce St (7900 VPD) and Nebraska St (8300 VPD). A tenant improvement allowance for a minimum 5 year lease. Local workforce in place to provide for success.



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RibbonCuttings

Photos courtesy of the
Siouxland Chamber of Commerce



Siouxland
Chamber
of Commerce WELCOME NEW MEMBER

PC Matic recently held a news conference to celebrate its new membership with the Siouxland Chamber. Pictured cutting the ribbon are Corey Munson, Kayla Elliott, Keith Linden, Sheila Molden, Stephanie Molden and Rob Cheng. PC Matic, founded by former Gateway executive Rob Cheng, is the maker of PC Matic, PC Matic Pro, and PC Matic MSP, software products that protect PC from malware and spyware, update drivers, defrag hardware and remove clutter.



Siouxland
Chamber
of Commerce NEW IMPROVEMENTS

Ronald McDonald House Charities of Siouxland celebrated the completion of the Ronald McDonald Family Kitchen in the Pediatrics Unit at UnityPoint Health - St. Luke's. Pictured cutting the ribbon are Jordan and Jonathan Ireland, whose generosity helped make the room possible, and Christy Batien, executive director of Ronald McDonald House Charities of Siouxland. The kitchen, open to all families with a child in the hospital, is stocked with meals, snacks and beverages, and are accessible 24 hours a day.

3 DAKOTA DUNES INVESTMENT OFFICE PROPERTIES

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600 Stevens Port Drive
\$3,800,000

ONE CITY CENTER



350 W Anchor Drive
\$1,847,750

TWO CITY CENTER



370 W Anchor Drive
\$1,795,500



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**CENTURY 21
COMMERCIAL**
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RibbonCuttings Photos courtesy of the
Siouxland Chamber of Commerce



Hospice of Siouxland recently celebrated its move to a new location next to the Siouxland Center for Active Generations. Pictured cutting the ribbon are Hospice employees Sherry Brophy, Ann Myers, Mary Goulette, Amy Martin, Brenda Smally, Dr. Dale Holdiman, Adam Cory, Val Owns and Bethan Lukart. The new site provides greater visibility and awareness within the community.



The Pride Group celebrated its membership with the Siouxland Chamber at a recent ribbon cutting. Pictured are Brad Roepke, Sioux City administrator; Denise Swonger, Day Hab administrator; Samantha Menke, public relations officer; Sarah Jackson, CEO; and board members Brenda Nohava and George Wagner. The Pride Group is a non-profit group that help build up the lives of individuals with mental illness and disabilities so they can achieve an excellent quality of life.

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• Brooks Golf - Okoboji, IA	• Sloan Golf Course - South Sioux City, NE
• Covington Links Golf Course - S. Sioux City, NE	• South Ridge Golf - South Sioux City, NE
• Deer Run Golf Course - Hinton, IA	• The Bluffs Golf Course - Vermillion, SD
• Floyd Park Golf Course - Sioux City, IA	• The Bridges at Beresford Golf - Beresford, SD
• Green Valley Municipal Golf Club - Sioux City, IA	• The Pointe Golf Course - Elk Point, SD
• Holstein Country Club - Holstein, IA	• Willow Creek Golf Course - Le Mars, IA
• Landsmeer Golf Club - Orange City, IA	• WinnaVegas Casino Resort - Sloan, IA (golf simulator)
• Okoboji View Golf Course - Spirit Lake, IA	

The 2019 Golf Cards are available online, at the Sioux City Journal offices at 515 Pavonia St., Sioux City, IA or order by phone at 712-293-4310 or 712-293-4317.

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Source: Northwest Iowa Regional Board of Realtors – 2017 Production



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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.

CONGRATULATIONS



300 Gold Circle, DD

Congratulations to P's Pizza House on opening its newest restaurant in Dakota Dunes. Nathan Connelly and Chris Bogenrief brokered this transaction.

NEW



202, 204, 206 N Derby, NSC

5,049 SF office/retail space for lease. Space has great windows and ample parking. Easy access to I-29 and less than one block off of River Drive. Drive-thru window possible on south end cap.

NEW



4301 Sergeant Rd

688 to 2,148 SF available for lease in a beautiful, newly remodeled, professional office building located across the street from the Southern Hills Mall.

NEW



9 N 2nd St Merville

Value-Add multi-family property in Merville, IA. At one time this was a 1 bedroom apartment, 2 stall garage and a studio apartment. Ideally this property should be purchased with 309 Main St, Merville.

NEW



1000 E 9th SSC

Centrally located 14,560 SF showroom/warehouse for sale. Former auto dealership is conducive to a wholesaler or service company with close access to I-29. Great visibility to US 77 and Dakota Avenue. Includes two paved, fenced yards and large pylon sign.

NEW



420 Pierce St

Charming retail storefront space for lease. 1,290 SF offering an open floor plan, restroom, small office, mezzanine & beautiful cherry woodwork.

NEW



1919 Dakota Ave, SSC

864 SF retail space offers retail/checkout area, private office & restroom. Parking at the door, signage on pylon & above front door.

NEW



2414 Gordon Dr

18,058 s/f retail building for sale. Location sees over 15,000 VPD and has excellent visibility on corner lot & stop lit intersection, ample parking. Could be reconditioned into strip center & house multiple tenants. (Mozak's is moving, not closing)

NEW



1714 3rd St

2,000 SF warehouse space with one 10' x 12" OH door, small office, restroom, and mezzanine for additional storage available for lease. Located in industrial area of downtown Sioux City.

REDUCED



712-716 Market Street

For Sale - 21,726 SF warehouse investment property w/docks & 2 OH doors. The building is located just 3 minutes from Interstate 29 and is fully occupied with two tenants in place. The property is priced at an 11% annual return.

REDUCED



2927 Hamilton Blvd

Pita Pit Restaurant for sale. Sale includes all FF & E (inventory not included in price). Storefront has great visibility, traffic counts, ingress/egress & powerful tenant mix.

Buying · Selling · Leasing Property Management

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