

PROGRESS 2019

Today, in its annual Progress edition, The Journal continues a series of special sections over five Sundays that detail new development in the tri-state region. Sections I and J today focus on a bevy of industrial and housing projects.

PAGE I2



Developer to restore three historic buildings in Sioux City.

PAGE I4



Ho-Chunk Inc.'s Flatwater Crossing in South Sioux enters next phases.

PAGE I5



First units sold in Sioux City's Chestnut Hill addition.

PAGE J1



New businesses populate ex-Gateway space in North Sioux City.

PAGE J2



Employment grows as Seaboard Triumph adds second shift.

PAGE J2



Former warehouse converted into affordable apartments.

PAGE J4



Interstate 29 widening in metro area nears completion.



TIM HYND'S PHOTOS, SIOUX CITY JOURNAL

Warrior Hotel and Davidson Building developers Renee and Lew Weinberg, left, talk with Restoration St. Louis' Amy and Amrit Gill prior to a ceremonial ribbon cutting held Tuesday, Feb. 5, 2019, in what will become the second-story lobby area of the Warrior Hotel in downtown Sioux City. The long-empty historic hotel and the adjacent Davidson Building are being remodeled into hotel, apartment and retail spaces.

HISTORIC WARRIOR gets extensive facelift

DOLLY A. BUTZ
dbutz@siouxcityjournal.com

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 Monday afternoon in early February 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 historic Davidson Building next door.

Built in 1930, the 10-story Art Deco-style hotel eventually 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."

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 in-



People leave the former Warrior Hotel following a ceremonial ribbon cutting Feb. 5, 2019, 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.

terior. 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



Guests walk up the grand stairway to gather prior to a ceremonial ribbon cutting held Tuesday, Feb. 5, 2019, in what will become the second-story lobby area of the Warrior Hotel in downtown Sioux City. The long-empty historic hotel and the adjacent Davidson Building are being remodeled into hotel, apartment and retail spaces.

Please see **WARRIOR**, Page 13

Convention Center hotel nears completion

Courtyard by Marriott in downtown Sioux City to feature 151 rooms



Crews work to build a Courtyard by Marriott Hotel and a parking ramp in downtown Sioux City adjacent to the Sioux City Convention Center.

DOLLY A. BUTZ
dbutz@siouxcityjournal.com

SIOUX CITY — A Courtyard by Marriott Hotel being built on the Sioux City Convention Center's main parking lot is expected to open next fall.

The more than \$25 million project also includes the construction of a parking ramp behind the new hotel and the addition of a ballroom to the Convention Center.

The two city projects, combined with the privately funded hotel, are expected to make the venue more marketable and attractive to events and conferences.

North Liberty, Iowa-based Kineth Hospitality Co. will construct the 151-room hotel, while the city will complete the convention center modifications and the two-story parking structure, at the corner of Fifth and Virginia streets, just north of the main lot.

"I think the good news is people are actually starting to see progress and the work going on," said Rick Lecy, general manager of Sioux City Convention Center and Courtyard by Marriott.

Please see **MARRIOTT**, Page 14

Warrior

From II

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.

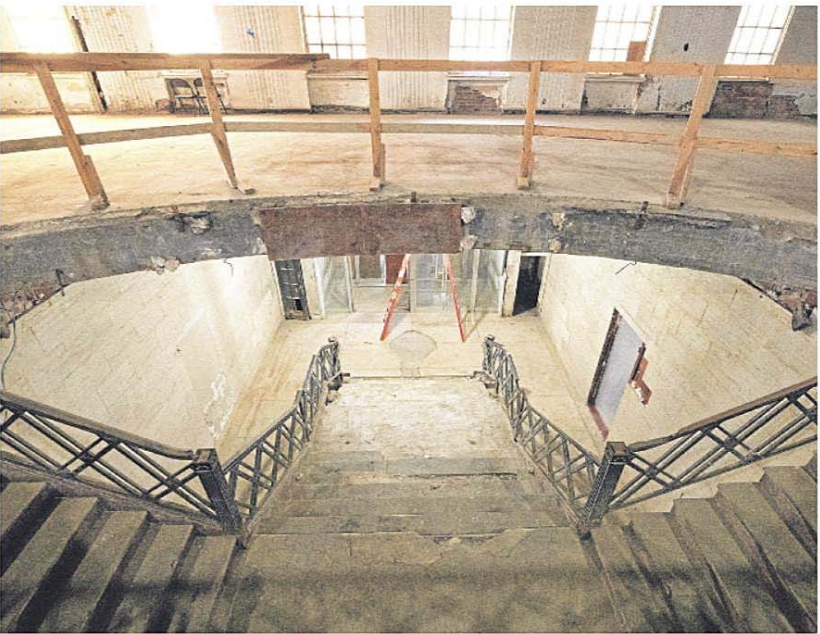
The hotel will also feature a ballroom, pre-function space, luxury spa, pool, business and exercise centers, commercial space on the first floor, and a six-lane bowling alley with a club-like atmosphere.

"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, and his wife, Amy Gill, president of Checkmate Design, talk about work to be done during a tour of the lobby 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 HYNDY PHOTOS, SIOUX CITY JOURNAL

The grand staircase that leads to the second floor lobby is shown inside the Warrior Hotel in downtown Sioux City.



Plaster ornamentation over a door is shown inside the Warrior Hotel in downtown Sioux City.

NORTH STAR
Community Credit Union

Great Rates, Fast Decisions, Friendly People.
Check us out at www.nscu.org or stop in any of our locations.
We are People Helping People
Federally insured by the NCUA

<p>Cherokee 1030 South 2nd St. (712) 225-5731</p>	<p>Ida Grove 216 Moorehead Ave. (712) 364-3000</p>	<p>Sheldon 101 N Runger Ave. (712) 324-0190</p>
--	---	--

Diamond Vogel
PAINT & COATINGS

Quality That Lasts

Paint & Paint Supplies • Window Treatments • Wallpaper • and more!

819 West 7th Street • Sioux City, IA
(712) 255-8063 • diamondvogel.com

AGP
Ag Processing Inc.

- Continued Investment in Value Added Soybean Processing
- Exciting Employment Opportunities
- Supporting Agriculture in Siouxland and Beyond

agp.com