

Reinvestment District 2023 Annual Report

Recipient: City of Sioux City

Courtyard by Marriott – Convention Center Improvements:

- a. *The status of each project undertaken within the district in the previous twelve months, including whether construction has begun on any project in the district or when the start of construction is anticipated and a summary of developer spending on projects within the district.*

Construction on the Courtyard by Marriott has been completed and the hotel opened in May 2020. Final expenses for the hotel portion of the project totaled over \$20 million.

Construction of the parking deck was completed in February 2020 and total costs were approximately \$3.63 million. Construction of the pre-function space was completed in July 2020 and total costs were approximately \$3.26 million.

- b. *An itemized list of expenditures from the municipality’s reinvestment project fund in the previous twelve months that have been made related to each project being undertaken within the district.*

The following expenditures have been made to this project between Q1 FY 2023 and Q4 FY 2023.

<u>Project</u>	<u>Percentage</u>	<u>Amount</u>
Courtyard by Marriott	0%	\$0.00
Convention Center Pre-Function	18.5%	\$91,643.74
Convention Center Parking Deck	21.5%	\$106,504.89

- c. *The amount of the total project cost remaining for each project being undertaken within the district as of the date the report is submitted.*

All expenses have been incurred for the hotel, pre-function space and parking deck and no costs remain.

- d. *The amounts, types, and sources of funding used for each project described in paragraph “a”.*

Cash/Owner Equity	\$ 3,800,000
Draw from TIF loan	\$ 4,000,000
Debt Financing	\$ 12,600,000
Tax Increment Financing	\$ 7,173,000
<u>Total</u>	<u>\$ 27,289,000</u>

- e. *The amount of bonds issued or other indebtedness incurred for each project described in paragraph “a”, including information related to the rate of interest, length of term, costs of issuance, and net proceeds. The report shall also include the amounts and types of moneys to be used for payment of such bonds or indebtedness.*

The first mortgage for the hotel project is approximately \$14 million. This loan will be amortized over 25 years at an interest rate of 4.75%. The indebtedness will be repaid through hotel revenues.

The City of Sioux City issued \$7,173,000 in bonds to construct the parking deck and pre-function space as summarized below:

<u>Amount</u>	<u>Term</u>	<u>Rate</u>
\$773,000	10 years	2.51%
4,050,000	10 years	2.01%
450,000	10 years	3.25%
1,900,000	10 years	2.75%

There is no issuance cost to the project. The indebtedness will be repaid through tax increment financing. Other City funds are advancing the debt service payments until reinvestment funds are received. The debt service payment for FY 2023 was \$855,329.25.

Virginia Square:

- a. *The status of each project undertaken within the district in the previous twelve months, including whether construction has begun on any project in the district or when the start of construction is anticipated and a summary of developer spending on projects within the district.*

Virginia Square includes 4 sites in downtown Sioux City. Sites 1 and 2 (100 Virginia and 103 Virginia) include existing historic warehouse buildings which Ho-Chunk Capital has completed the renovations into mixed-use. Ho-Chunk constructed a new four-story mixed-use building on Site 3 (101 Virginia) and the project was completed in December 2020. A new Avid Hotel was constructed on Site 4 (101 Court) and was completed in November 2020. Current expenses total approximately \$35.58 million.

- b. *An itemized list of expenditures from the municipality’s reinvestment project fund in the previous twelve months that have been made related to each project being undertaken within the district.*

The following expenditures have been made to this project between Q1 FY 2023 and Q4 FY 2023.

<u>Project</u>	<u>Percentage</u>	<u>Amount</u>
Virginia Square	11.9%	\$58,949.22

- c. *The amount of the total project cost remaining for each project being undertaken within the district as of the date the report is submitted.*

All four projects have been completed and no costs remain for any of the projects.

- d. *The amounts, types, and sources of funding used for each project described in paragraph “a”.*

Cash/Owner Equity	\$14,133,000
Debt Financing	\$19,490,000
Brownfield Redevelopment Tax Credits	\$ 910,000
Iowa Workforce Housing Tax Credits	\$ 1,050,000
<u>Total</u>	<u>\$ 35,583,000</u>

- e. *The amount of bonds issued or other indebtedness incurred for each project described in paragraph “a”, including information related to the rate of interest, length of term, costs of issuance, and net proceeds. The report shall also include the amounts and types of moneys to be used for payment of such bonds or indebtedness.*

The 100 Virginia project is financed with \$2,200,000 of debt proceeds at 3.43% interest rate over 5 years, with a debt issuance cost of \$6,056. The 103 Virginia project is financed with \$6,840,000 of debt proceeds at 4.55% over 5 years, with a debt issuance cost of \$57,236. The 101 Virginia project was financed with \$5,450,000 of debt proceeds. The 101 Court project was financed with \$5,000,000 of debt proceeds at 5.375% interest rate over 20 years, with a debt issuance cost of \$30,000. Debts will be repaid through tax credit funds, rental receipts, and hotel revenues.

Siouxland Expo Center:

- a. *The status of each project undertaken within the district in the previous twelve months, including whether construction has begun on any project in the district or when the start of construction is anticipated and a summary of developer spending on projects within the district.*

The Siouxland Expo Center has been open since September 2020. Many local organizations have hosted events in the facility and demand continues to grow. Total costs of the project were over \$18 million.

- b. *An itemized list of expenditures from the municipality's reinvestment project fund in the previous twelve months that have been made related to each project being undertaken within the district.*

The following expenditures have been made to this project between Q1 FY 2023 and Q4 FY 2023.

<u>Project</u>	<u>Percentage</u>	<u>Amount</u>
Siouxland Expo Center	48.1%	\$238,273.73

- c. *The amount of the total project cost remaining for each project being undertaken within the district as of the date the report is submitted.*

All expenses have been incurred for the project and no costs remain.

- d. *The amounts, types, and sources of funding used for each project described in paragraph "a".*

City of Sioux City	\$ 2,000,000
Woodbury County	\$ 1,500,000
Missouri River Historical Dev	\$ 1,000,000
Brownfield Redevelopment Tax Credits	\$ 1,000,000
Gilchrist Foundation Grant	\$ 200,000
Urban Water Quality Grant	\$ 100,000
<u>Construction Loan/Private Contributions</u>	<u>\$14,168,012</u>
Total	\$18,958,012

- e. *The amount of bonds issued or other indebtedness incurred for each project described in paragraph "a", including information related to the rate of interest, length of term, costs of issuance, and net proceeds. The report shall also include the amounts and types of moneys to be used for payment of such bonds or indebtedness.*

The Siouxland Expo Center is being financed through General Obligation Bonds issued by the City of Sioux City. A total of \$14,168,012.44 in bonds will be issued. To date, the City has issued \$4 million in bonds at 2.2% and \$5.5 million at 1.6%. The remaining \$4,668,012.44 will be issued in 2025 at 1.9%. There is no issuance cost to the project and the loans will be repaid over 20 years. The indebtedness will be repaid through public contributions, private donations, grant funds, Reinvestment District funds and operating revenues.

Warrior & Davidson Buildings:

- a. *The status of each project undertaken within the district in the previous twelve months, including whether construction has begun on any project in the district or when the start of construction is anticipated and a summary of developer spending on projects within the district.*

Renovation of the Warrior and Davidson buildings were fully completed in 2021. Total costs of the projects were over \$75 million.

- b. *An itemized list of expenditures from the municipality’s reinvestment project fund in the previous twelve months that have been made related to each project being undertaken within the district.*

The city has no expenditures on this project from the reinvestment project fund.

- c. *The amount of the total project cost remaining for each project being undertaken within the district as of the date the report is submitted.*

All expenses have been incurred for the project and no costs remain.

- d. *The amounts, types, and sources of funding used for each project described in paragraph “a”.*

City of Sioux City Loan	\$ 2,516,115
Bridge Loan – State HTC	\$16,397,169
Bridge Loan – Federal HTC	\$ 9,447,996
Remaining State HTC	\$ 2,006,967
Remaining Federal HTC	\$ 1,215,010
Construction/Permanent Loan	\$26,500,000
Owner Equity	\$ 3,997,036
Investor Member Equity	\$ 3,301,190
City Grant	\$ 2,500,000
Deferred Developer Fee	\$ 7,810,101
<u>Gill Revocable Trust Equity</u>	<u>\$ 33,486</u>
Total	\$75,725,070

- e. *The amount of bonds issued or other indebtedness incurred for each project described in paragraph “a”, including information related to the rate of interest, length of term, costs of issuance, and net proceeds. The report shall also include the amounts and types of moneys to be used for payment of such bonds or indebtedness.*

Construction Loan/Permanent Loan
\$26,500,000
4.25% Interest Rate
Matures 9/1/2024

City of Sioux City
\$2,693,511
3.80% Interest Rate
Matures 1/1/2043

The indebtedness will be repaid through tax credit proceeds and hotel revenues.

Total amount spent from the district fund in the previous 12 months: \$495,371.58

Total amount spent from the district fund to date: \$987,279.61

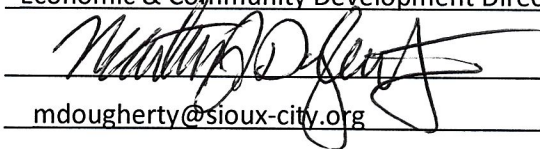
Information provided should be the most recent that is available.

CERTIFICATION OF ACCURACY:


I hereby certify that the information presented to the Iowa Economic Development Authority on the date indicated below is fully complete, true, and correct. I understand that it is a criminal violation under Iowa law to engage in deception and knowingly make, or cause to be made, directly or indirectly, a false statement in writing for the purpose of procuring economic development assistance from a state agency or subdivision, as provided in Iowa Code section 15A.3 and other applicable law.

I further depose that the signature below is my own proper signature and that I have the authority to submit this information on behalf of the Recipient.

Prepared By:

Name: Marty Dougherty Phone # 712-279-6345
Title: Economic & Community Development Director
Signature  Date 9/13/23
E-Mail Address mdougherty@sioux-city.org

Authorized Signatory:

Name: Robert Padmore
Title: City Manager
Signature  Date 9/22/23