

SIOUX CITY

DOWNTOWN TENANT IMPROVEMENT PROGRAM

GROW YOUR VISION GROW DOWNTOWN

The Downtown Tenant Improvement Program provides financial assistance **up to \$60,000** to help cover the cost of building out first-floor retail or restaurant spaces in Downtown Sioux City.

If you're an entrepreneur ready to partner with a property owner and open the business of your dreams, we want to invest in your success — and in the future of Downtown Sioux City.

For more information, visit locatesiouxcity.com/tenantimprovement

ASSISTANCE

Funding capped at the lower of \$4.5K for retail / \$60K for restaurant, \$15– \$20 per sq ft, or 50% costs.

Funding is reimbursed after the project's completion and the opening of the business.

Additional funding is available through Downtown Partners' Storefront Grant Program and Rent Relief Program.

ELIGIBILITY

Business must generate sales tax and occupy first-floor space in Downtown Sioux City's SSMID.

Property has direct street access, is obsolete or unfinished, and vacant for at least 24 months.

Property owner must contribute at least 25% of construction costs; project must be completed within 12 months.

APPROVAL

Meet with City staff to confirm eligibility and discuss your proposed downtown project.

Submit application with plans, estimates, lease, proof of financing, and property owner approval.

Final approval requires a signed Development Agreement; construction can begin only after formal approval.

WHY SHOULD I MOVE DOWNTOWN?

791 Residential Units. People live here!

\$287,000,000

Invested in Downtown over the last ten years.

721 Hotel Rooms. People stay here!

\$30,000,000

Invested in Downtown projects that are currently underway.

1,108 Downtown Events Annually. People play here!

\$225,000

Invested funds for the Downtown Tenant Improvement Project

READY TO GET STARTED?

Let's work together to bring new life and lasting value to Downtown Sioux City. Contact Clayton Bengford to schedule a brief eligibility meeting and discuss how your business might qualify!

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