



## 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](http://locatesiouxcity.com/tenantimprovement)

### ASSISTANCE

Funding capped at the lower of \$45K 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Property has direct street access, is obsolete or unfinished, and vacant for at least 24 months.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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