

# The Centre Spotlight

Volume II, Issue IV

October 6, 2004

## Downtown Events

### Free Blood Pressure Screenings by Mercy Medical

Every 2nd and 4th Friday  
10:00 a.m.—12:00 p.m.  
Siouxland Senior Center

### Walk and Roll

Oct. 9, 2004 (10:00 a.m.)  
Martin Luther King  
Transportation Center

### Hysterical 4th Street

October 30, 2004  
Historic 4th Street

### Terra Centre Blood Drive

Nov. 4, 2004 (9:30—1:-00)  
Terra Centre 8th Floor

### Exhibit—Jim Lee: Wind and Prairie

Nov. 6, 2004—Feb. 6, 2005  
Sioux City Art Center

### Exhibit—Tethertwin

Nov. 13, 2004—Feb. 20, 2005  
Sioux City Art Center

### Sioux City Jaycees Festival of Trees

Nov. 22—Dec. 2, 2004  
Terra Centre Atrium

### Downtown for the Holidays

Nov. 22, 2004 (5:00 p.m.)  
Convention Center

### Little Yellow Dog Auction

December 11, 2004 (Noon)  
Terra Centre Atrium

## Terra Centre improvements are ongoing

Recently, Terra Real Estate has taken on several new projects to help keep the building safe and up-to-date.

In 2001, Terra Real Estate upgraded the building's fire alarm system to the newest technology. This year, the real estate team has begun work on the lighting system as well as the heating and cooling equipment.

Terra Real Estate is replacing its existing computerized lighting controller with a newer model, GE's Total Lighting Control. The new system is designed for energy savings, and more practical tenant control of office lighting. It will offer improved functionality, and the cost will be offset by significant rebates through MidAmerican Energy.

Also in the works is the installation of new variable frequency drives. Variable frequency drives will help control the heating and cooling for the Terra Centre. This new technology will also mean energy savings. The new drives will only run when necessary, and they will also better control

fluctuating temperatures.

Visible improvements are accompanying functional improvements. Last year, the Arts Alive mural was erected outside the Terra Centre, adding an artistic touch to the Sioux City downtown area. In September, Terra Real Estate purchased new floor mats which welcome visitors at first floor entrances.



New floor mats add to the atrium décor.

Says Building Manager Kenny Schmitz, "We are very committed to keeping the Terra Centre a modern building. Our new lighting and ventilation systems will better allow tenants to customize their offices and make the Terra Centre more comfortable. Since there will be substantial rebates and energy savings with our new systems, we will not need to pass these costs along to tenants."

## TenantWatch focuses on Munger, Reinschmidt, and Denne

TenantWatch recently spent a few minutes with Stan Munger, talking about the legal firm Munger, Reinschmidt & Denne and its more than 15 years in the Terra Centre. The firm's nine employees work out of a suite of offices in the northwest corner of the building's third floor.

Munger came into the legal field through family ties—his grandfather, Robert Munger, was a District Court Judge in Sioux City, and his uncle also practiced law. Today, the firm includes three partners: Munger, Dave Reinschmidt and Jay Denne, and associate Colby Lessman. They are supported by two paralegals, a receptionist, a file clerk and a bookkeeper. Together, the group offers a

wide array of legal services, covering the areas of employment, personal injury, family, civil rights, business, probate, Social Security disability and criminal law.

"We think Terra Centre's the best place in town for office space," Munger says. "It's modern, clean, spacious and well-maintained by the building's management. They do a great job responding to our needs and keeping the building in first-class condition."

The entire Terra Real Estate team looks forward to keeping Munger, Reinschmidt & Denne in the building for years to come!

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*"Siouxland's Premiere Business Location"*

### The Centre Spotlight

The Centre Spotlight is published quarterly for Terra Centre tenants and other interested parties. We encourage tenant participation in this newsletter. For more information, suggestions, story ideas, articles or any other questions contact Mary Hill at newsletter@terracentre.net.

## Consultants address parking concerns

The city of Sioux City has contracted with Walker Parking Consultants to discuss parking issues in the downtown area. Walker Parking Consultants is a company from Minneapolis that specializes in developing parking plans and solving parking problems.

Walker Parking will complete a survey of the downtown businesses that require parking, the supply of existing parking, and potential solutions to make downtown parking more efficient, effective and convenient.



## Resident Recognition

### New Tenant

Associates for Psychiatric Services, P.C. (5th floor)

### Retirement

Marliyn Blom retired in September from Jim Lane's New York Life office on the ninth floor. Says Blom, "I have really enjoyed working with everyone in the building. Now I am going to take some time off, do some traveling and become more active in my church. In the future, I want to do more volunteer work and have more fun with The Red Hat Society." Blom has been in Lane's office for the last six years, and worked with New York Life for a total of 16 years.



## FLU SHOTS

**When:** Tuesday, October 26th (9:00 a.m.—11:00 a.m.)

**Where:** Terra Centre 8th Floor Training Room

**Cost:** \$20:00 (check payable to WINS)

As a part of the study, Walker will provide options for the replacement of the Heritage Parking Facility (former Ramp "A") that is located across the street from the Terra Centre between Jackson and Jones Streets.

Additionally, Walker will work on parking concerns that have arisen as a part of the success of the Historic District and the addition of the new Promenade Cinemas on Fourth Street.

## Announcements

All Terra Centre tenants are welcome to join the Terra Real Estate staff on December 16, 2004 for a holiday celebration. From noon to 3:00 p.m., there will be an open house on the third floor. This event is not open to the public, but is exclusively for tenants on floors three through ten.

Terra Real Estate thanks all 2004 tenants for choosing the Terra Centre.

The city of Sioux City is completing modifications to Fourth Street between Nebraska and Douglas Street that will convert this one-way street into a two-way street. The street should be opened for two-way traffic sometime in October.