

WELCOME

SEDC ANNUAL MEETING OF MEMBERS

MARCH 31, 2015

Sponsored by:



BOARD OF DIRECTORS-2014

PAUL BISSON, CHAIR – *WELLS FARGO BANK*

SCOTT SABERS, VICE CHAIR – *SABERS AGENCY*

SCOTT REIMAN, TREASURER – *FIRST INTERSTATE BANK*

LONNIE ISAM – *COMPETITION DISTRIBUTING*

IRVING STONE III – *BAR STO PRECISION MACHINE*

RON ROSENBOOM – *BH SPECIAL SERVICES COOPERATIVE*

JEFF DRAGSETH – *CBH COOPERATIVE*

MUTCH USERA – *BLACK HILLS POWER*

DAN ROE – *MEADE COUNTY TITLE CO.*

RANDY IVERSON – *IVERSON CONSTRUCTION*

DANIEL AINSLIE – *CITY OF STURGIS*

BOB BERTOLOTTO – *MEADE COUNTY*

EX-OFFICIO BOARD - 2014

KIRK CHAFFEE – *MEADE COUNTY*

MARK CARSTENSEN – *CITY OF STURGIS (JAN-APRIL)*

RON WATERLAND – *CITY OF STURGIS (MAY---*)

HEIDI KRUSE – *STURGIS AREA CHAMBER OF COMMERCE*

VICKIE HARTER – *BH SPECIAL SERVICES COOPERATIVE*

PAT KURTENBACH – *STURGIS ECONOMIC DEVELOPMENT CORP*

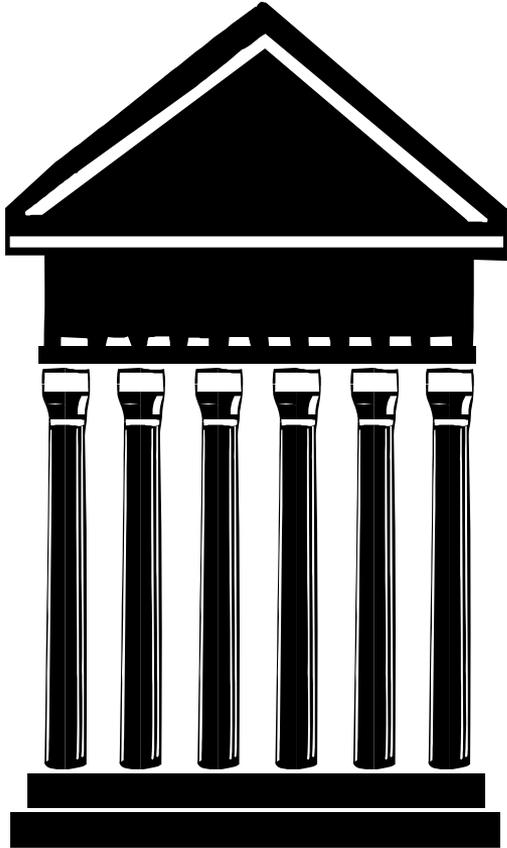
SEDC MISSION

Actively pursue economic development by assisting new or expanding business and industry in Sturgis and the greater Meade County area.

SEDC VISION

*SEDC will be the **catalyst** and **collaborative leader** in the **responsible development** of the greater Sturgis/Meade County area as the premier center for business and industry.*

SEDC STRATEGIC PLAN 2012 - 2016



GROW BUSINESS

DEVELOP INFRASTRUCTURE

BUILD PARTNERSHIPS

CREATE AWARENESS

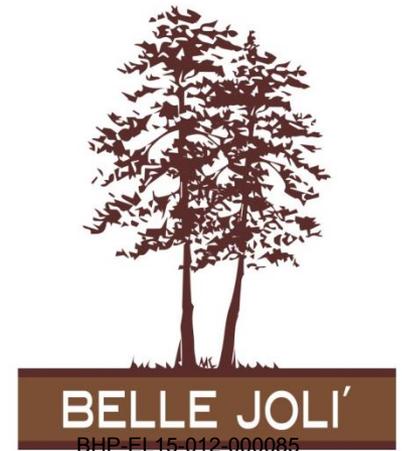
GROW THE ORGANIZATION

Strategy 1

GROW BUSINESS

**Cultivate attraction and
growth opportunities for
new and existing
businesses and industries**

NEW & EXPANDED BUSINESSES



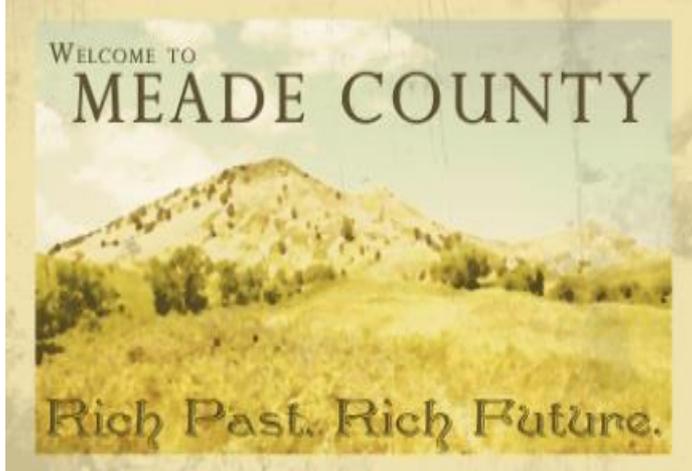
DIVERSE JOBS & WAGE SCALES

- INDUSTRIAL/MANUFACTURING
- RETAIL
- UTILITY
- LOGISTICS
- SERVICE
- HOSPITALITY



MULTIPLIER EFFECT

147 DIRECT JOBS X 1.5 = 220 ADDITIONAL JOBS



0% Property tax for 5 years on new commercial construction or renovation over \$30,000

MEADE COUNTY DISCRETIONARY FORMULA VALUES

NON-EQUALIZED VALUES SUBJECT TO REDUCTION

	County-wide	City of Sturgis
2010	\$9,724,397	\$5,161,268
2011	\$7,499,183	\$3,791,771
2012	\$10,368,585	\$7,221,189
2013	\$9,919,396	\$6,680,985
2014	\$17,318,306	\$12,106,028
2015	\$20,809,083	\$14,743,378

Discretionary Formula Values

non-equalized values subject to reduction

\$25,000,000

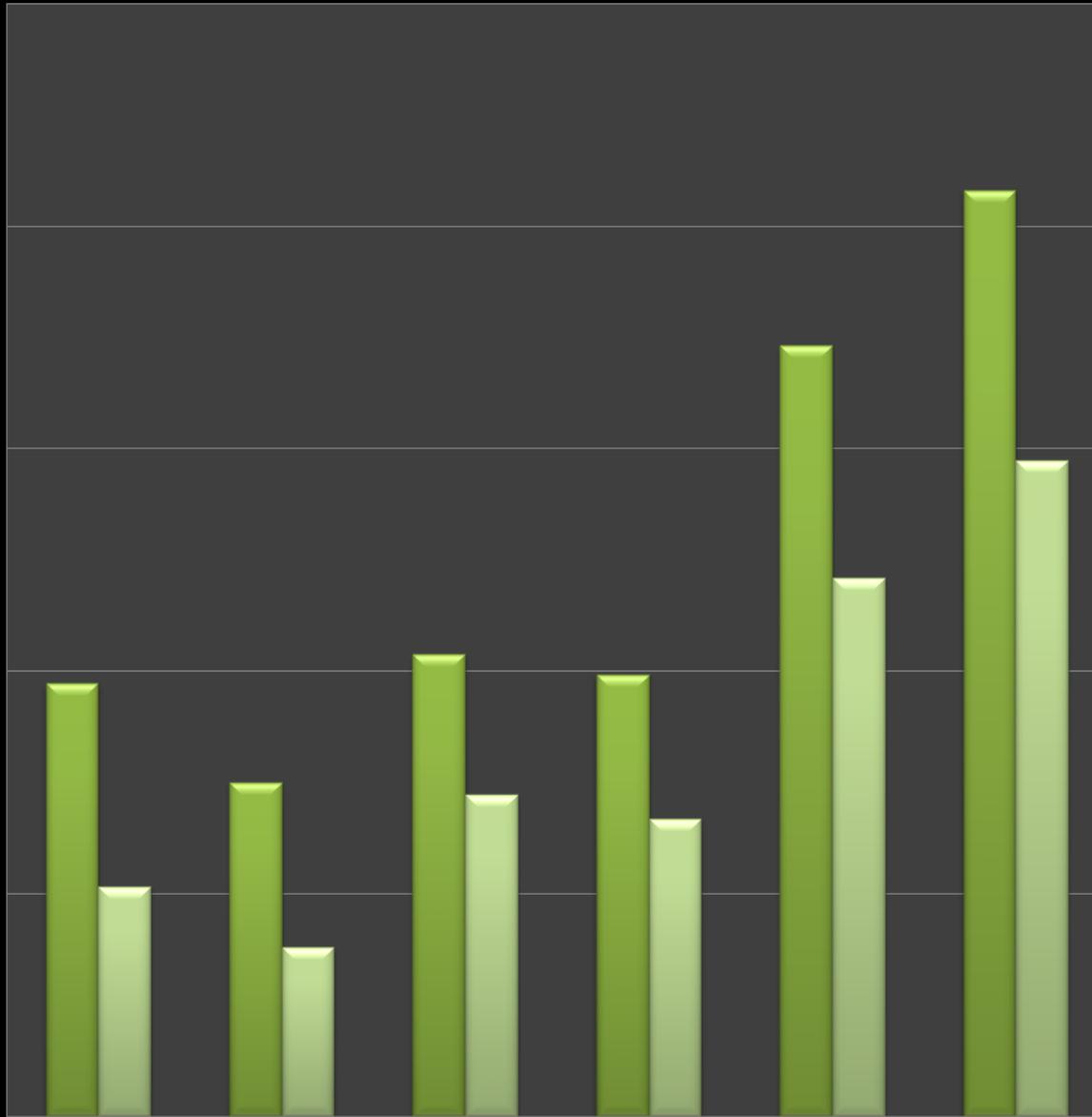
\$20,000,000

\$15,000,000

\$10,000,000

\$5,000,000

\$0



County-wide

City of Sturgis

2010

2011

2012

2013

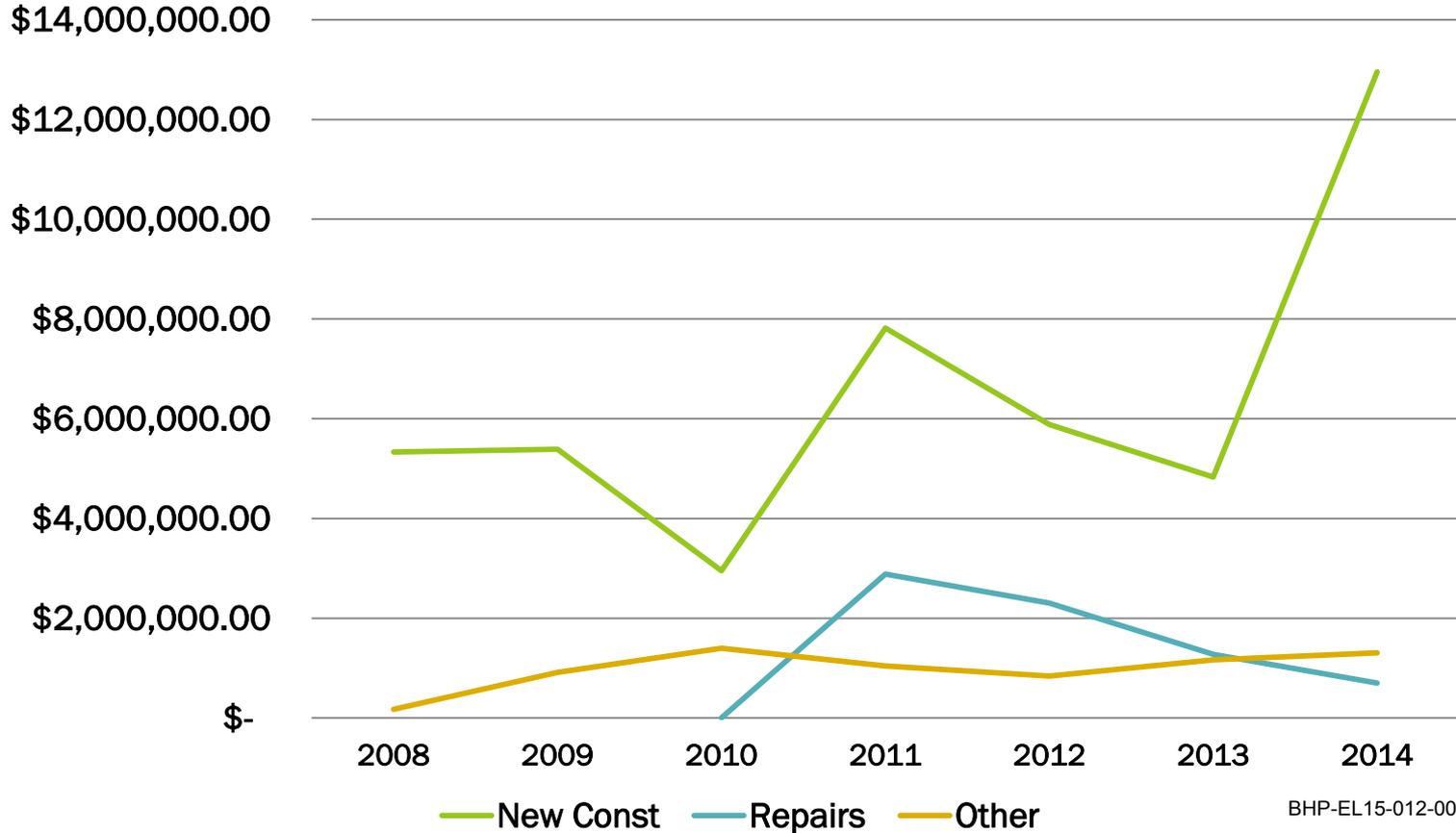
2014

2015



CITY OF STURGIS BUILDING PERMITS

PERMIT VALUATION HISTORY



Strategy 2

DEVELOP INFRASTRUCTURE

Create a diversity of fully developed sites and buildings to provide adequate space for new and expanding business and industry.

STURGIS INDUSTRIAL PARK



South Dakota

CERTIFIED
**READY
SITES**

16 ACRES REMAIN

Grow Your Business Here

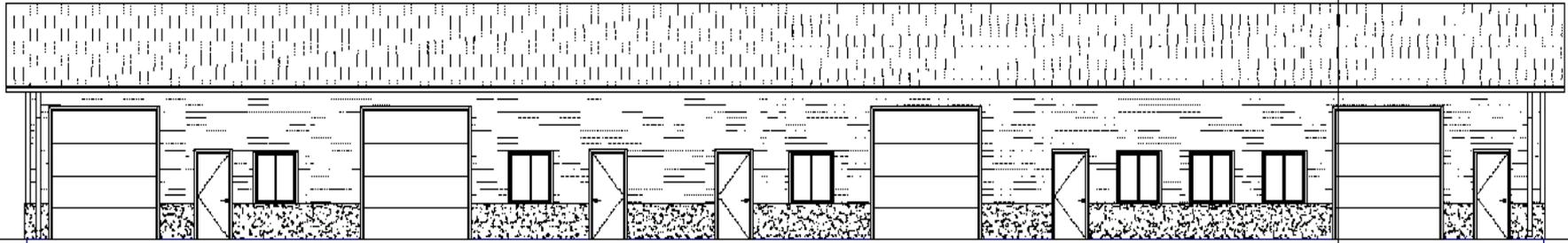
Sale or Lease

BHP-EL15-012-00009A

Sturgis
ECONOMIC DEVELOPMENT CORP.

STURGIS INDUSTRIAL PARK

Attachment 1 of 2



INDUSTRIAL INCUBATOR - 5,110 SQ. FT. COMPLETION JULY 2015

LANDSPORT

ALUMINUM RAMPS

12,000 SQ. FT. COMPLETION SUMMER 2015

9,600 SQ. FT. BUILDING
FOR SALE OR LEASE



BHP-EL15-012-000092

RETAIL DEVELOPMENT



NATIONAL FRANCHISE NEW YEAR-ROUND RETAIL



*Photo courtesy of
Bob Davis*

**MAIN STREET STURGIS
COMPLETION: JUNE 2015**

RETAIL DEVELOPMENT



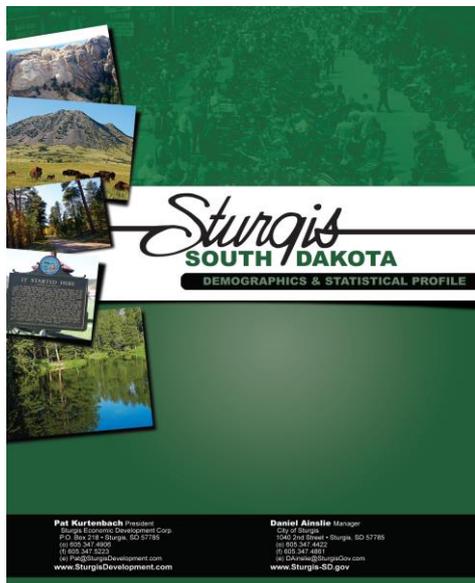
Exit 32



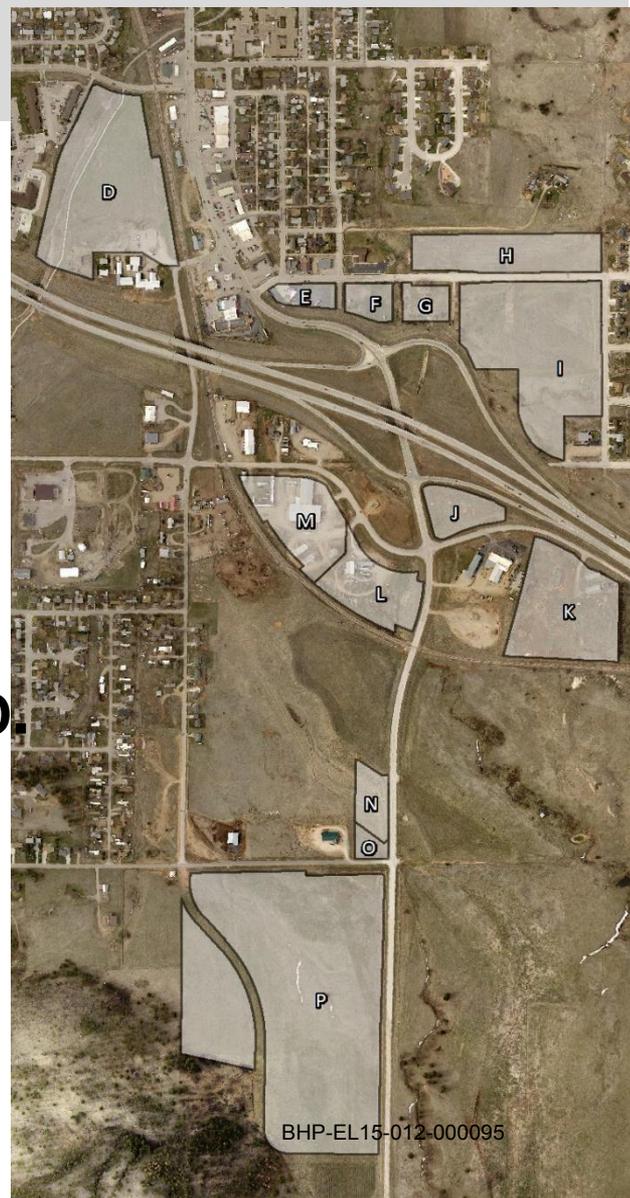
DEMOLITION COMPLETED FEB. 21, 2014

140 ACRES AVAILABLE – RETAIL SITES

Exits 30 & 32



- Appliances
- Furniture
- Sports
- Apparel
- Gen. Mdse.
- Hobby/Craft
- Lumber/Home Imp.



Strategy 3

BUILD PARTNERSHIPS

Enhance or establish strategic alliances that foster focused, unified economic development strategies.

PARTNERS

AREA LENDERS

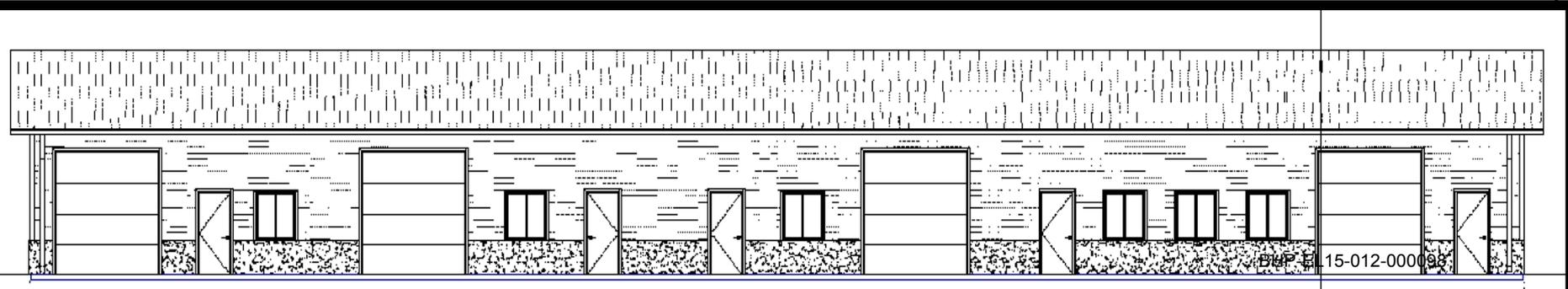
BH AREA COMMUNITY FOUNDATION
BH BUSINESS COUNCIL
BH COMMUNITY ECONOMIC DEV.
BH COUNCIL OF LOCAL GOVT.
BLACK HILLS POWER
BH SPECIAL SERVICES CO-OP.
BLACK HILLS VISION
BUTTE ELECTRIC
CITY OF STURGIS/MUB
DAKOTA RESOURCES
ECONOMIC DEVELOPMENT ORGS.
HERITAGE ACRES BOARD
KBHB
MEADE COUNTY
MEADE COUNTY TIMES TRIBUNE

MEADE SCHOOL DISTRICT 46-1

MONTANA DAKOTA UTILITIES
PRIVATE INVESTORS
RUSHMORE REGION ALLIANCE
SMALL BUSINESS ADMINISTRATION
SD HOUSING AUTHORITY
SD DEPT. OF AGRICULTURE
SD DEPT. OF ENV. & NATURAL RES.
SD GOVERNOR'S OFFICE OF
ECONOMIC DEVELOPMENT
SD MANUF. & TECH. SOLUTIONS
SMALL BUSINESS DEVELOPMENT CTR.
STURGIS CHAMBER OF COMMERCE
USDA RURAL DEVELOPMENT
WESTERN DAKOTA TECH
WEST RIVER FOUNDATION



**Career Technical Education (CTE)
Machinist Program**
Hands-on training coming to the
Sturgis Industrial Park – Fall 2015



BUP E 15-012-000 98

City of Sturgis 2014 Housing Study

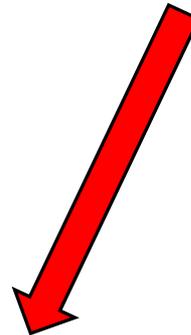
0.7% VACANCY RATE



2014 - 2019 Housing Needs

Multi Family 145 units

Owner Occupied 135 units



DEVELOPER MEETING May 1, 2014

Sierra Vista Sturgis Construction Underway

- 16 Units 2015; 48 total
- 2-, 3-, 4-bedroom
- All major appliances
- Pet friendly
- Market rate leases





City of Sturgis Residential Growth Planned

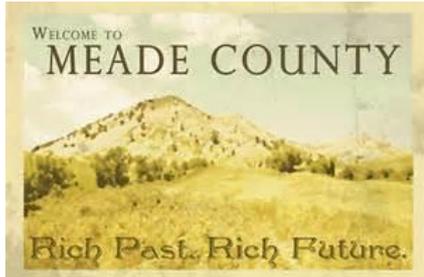
- 2015, 16, & 17 Sierra Vista Apartments - 48 units
- 2015 Canyon View - 19 units
- 2015, 16 & 17 Dolan Creek Estates - 106 units
- 2015 & 2016 Palisades - 44 units

- Total scheduled to date : 217 units = 72 per year
- 72 per year = 2.2% growth rate
- Total assessed valuation: Approximately \$30.9 Million

- Average of only 14 units /year over the past 6 years



- HOUSING INITIATIVES
- EXIT 32 AND RETAIL PUSH
- ECONOMIC DEVELOPMENT FUND ADMINISTRATION - \$500K
- DOWNTOWN REVITALIZATION
- FAÇADE IMPROVEMENT LOAN PROGRAM - \$125K



- 5-YEAR DISCRETIONARY FORMULA/TAX ABATEMENT
- MEADE COUNTY ECONOMIC DEVELOPMENT LOAN FUND - \$141K
- PRIMARY SCHOOL BROWNFIELD GRANT
- SD DEPT. OF AG COUNTY SITE ANALYSIS



- RETENTION & EXPANSION VISITS
- SHOT SHOW, WILLISTON BASIN CONFERENCE
- FUNDING PROGRAMS/TECHNICAL ASSISTANCE



- DOWNTOWN STURGIS FOUNDATION
- GRANT WRITING
- LEADERSHIP STURGIS



- 3 INDUSTRY SHOWS
- WEBSITE WWW.RUSHMOREREGION.COM
- EMAIL MARKETING

Strategy 4

CREATE AWARENESS

Increase community understanding of the role of economic development in the growth of the region.

Vacant property at Exit 32 bought

Spot will be marketed as site for re-development

Sturgis shifts into another gear

Dinner movie theater to open in Sturgis on March 21

Sturgis reaps benefits of economic development

Car dealer has big plans for Sturgis

New Ford dealership to sit on 22 acres

Development efforts gain traction with new projects

Indian motorcycle 'coming home' to Sturgis

Dakota Do it Best Lumber buys Johnston's Hardware Hank

Indian Motorcycle Sturgis to build new showroom

Plans launched for new 48-unit rental development

Jake's Auto Body moving to Sturgis

City and county offer funds through SEDC for retail growth

Sturgis Industrial Park to house CTE program

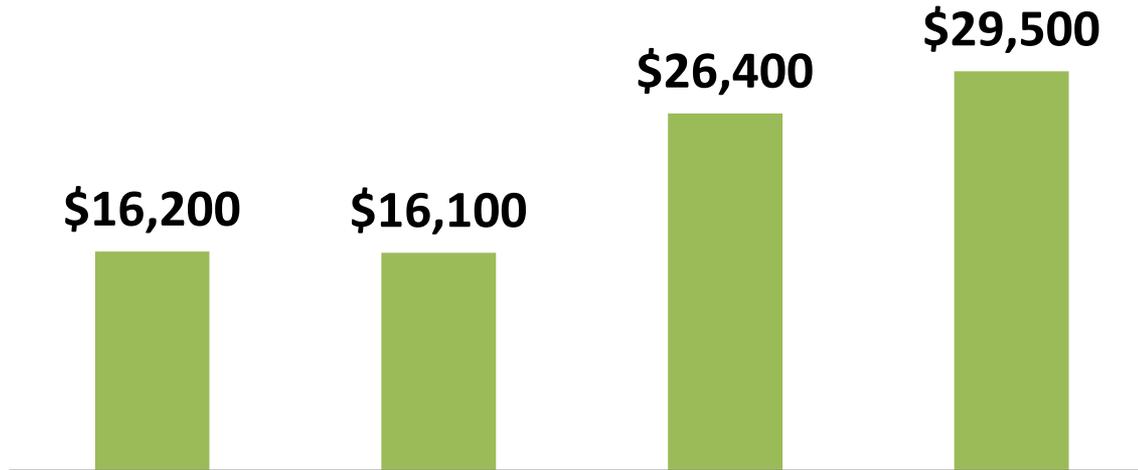
National franchise to break ground on Sturgis Main Street

Strategy 5

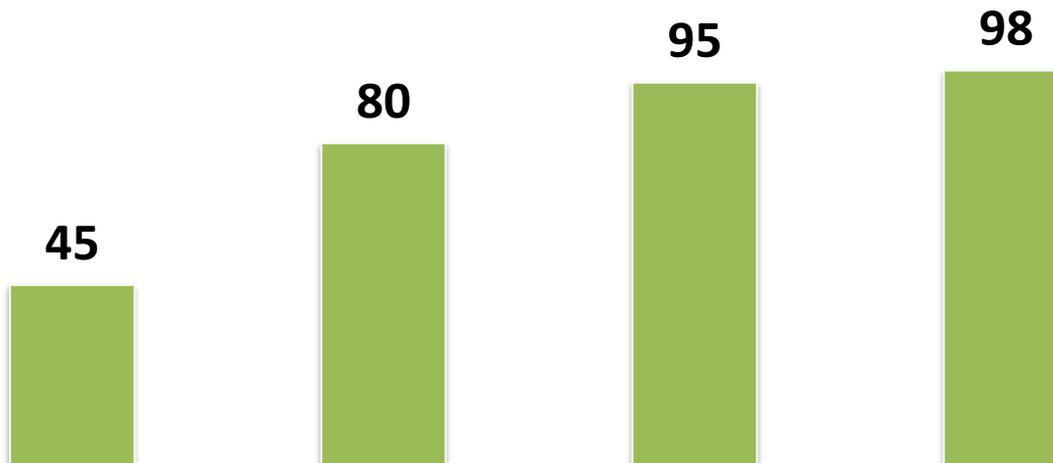
GROW THE ORGANIZATION

Strengthen SEDC through effective, sustainable operations to be recognized as the premier regional economic development group.

\$ of Private Contributions 2011-2014

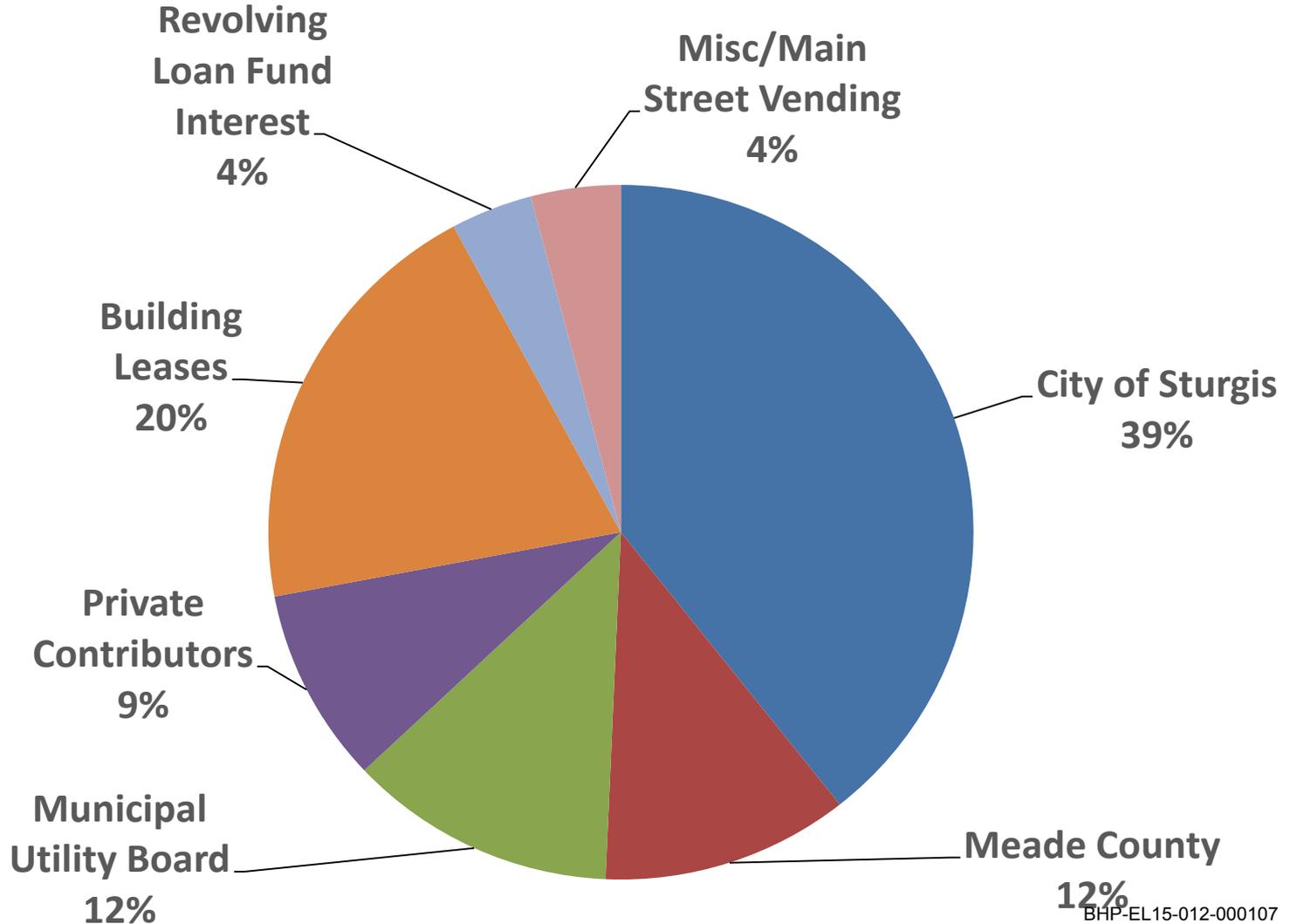


of Private Contributors 2011-2014





2014 REVENUE SOURCES



2014 GOAL PRIORITIES



Gain Site Control at Exit 32

Conduct Housing Study

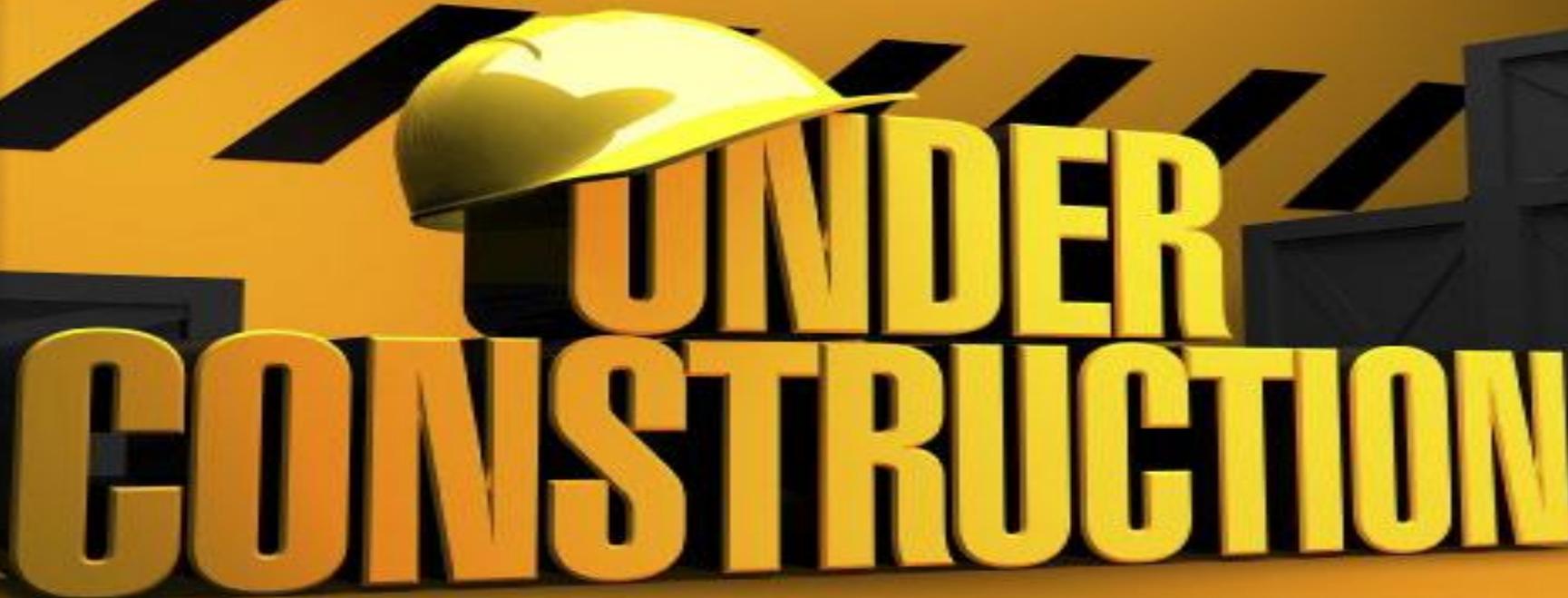
Market Heritage Acres Site

Acquire Main Street Property

2015 GOAL PRIORITIES

- 🎯 Promote continued growth of housing development
- 🎯 Grow agricultural services
- 🎯 Establish a year-round daycare facility
- 🎯 Revamp SEDC marketing plan
- 🎯 Market SEDC-owned properties

2015



**UNDER
CONSTRUCTION**



**New/Relocation - Junction Avenue
Year-Round Retail Services
Opening: April 2015**



CBH
Cooperative
Always Running



Corporate Office Expansion Sturgis Main Street Completion: Summer 2015



Year-Round Retail Expansion Exit 32 & Junction Avenue - Sturgis Completion: June 2015

Scott's Lots

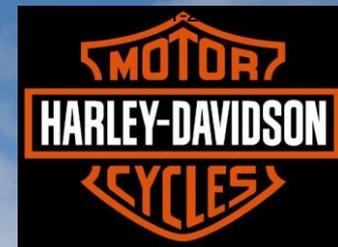
**3 Retail Lots - 5 Acres
Junction Avenue**



Domino's Pizza



**New Year-Round Retail
Main Street - Sturgis
Completion: June 2015**



Harley-Davidson Plaza Rally Point 2nd & Main Street - Sturgis Completion: July 2015

LANDSPORT

ALUMINUM RAMPS



**12,000 sq. ft. Manufacturing Expansion
Sturgis Industrial Park
Completion: Summer 2015**



**New Year-Round Retail
Lazelle Street – Sturgis
Completion: August 2015**



Year-Round Retail Expansion
22,000 sq. ft.
Main Street - Sturgis
Completion: August 2015



BHP-EL15-012-000119



New Retail - Lazelle Street Sturgis Opening: Mid-April

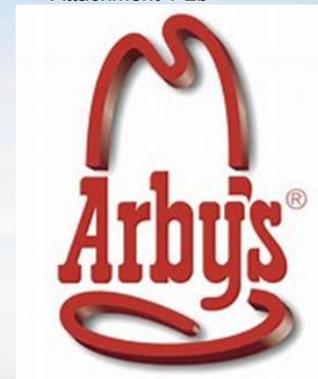
Incubator Building & Machinist Program

Sturgis Industrial Park

July 2015



*Photo courtesy of
Bob Davis*



**New Year-Round Retail
Exit 32
Completion: August 2015**

Sierra Vista Apartment Homes



**Ball Park Road - Sturgis
16 – 48 units
Complete: Fall 2015**

Palisades



Dolan Creek Road – Sturgis 44 Mixed Use Residential 2015 & 2016

On behalf of the SEDC Board of Directors...



**Thank you for your commitment to our jobs,
our children, and our future.**