

SECTION III  
2013 Highlights of Economic Development Activities in  
MidAmerican Energy Company's South Dakota Service Territory

**SIOUX FALLS**

**South Dakota Technology Business Center Highlights**

The South Dakota Technology Business Center serves as the resource helping innovators and entrepreneurs as they launch, grow and expand their companies in Sioux Falls. New SDTBC clients during the past 12 months include **Sidewalk Technologies, POET-DSM, JCS and Associates, ValAdd Services and FarmCast Group**. The Center's graduates increased to 20 companies with **Alumend, STEM Fuse, Peppermint Clean Energy, Beginr Media and Maximizing Excellence** moving to new locations. The SDTBC also served as a **Glanbia Nutritionals'** landing site for hiring and training employees as their flaxseed processing plant was being built.

Eight companies participated in the Center's 2013 Business Launch Boot Camp and six companies—**Braced With Style, FarmCast Group, Fiontar Nua, Nanofiber Separations, Prohm-Tect and Sidewalk Technologies**—participated in the 2013 Accelerator Program. Sponsored by Forward Sioux Falls and EPSCoR, the Accelerator is a six month entrepreneurial development program helping companies launch and grow sales. Participants competed for a pool of \$20,000 in project funding to help accelerate their growth.

**Industrial and Warehouse Development**

**Animal Health International Inc.** purchased 6.5 acres in northwest Sioux Falls to construct a nearly 54,000 square foot warehouse and distribution center to house their animal feed and health operations. The \$3 million facility opened earlier this year with space for 40 employees. A 40,000 square foot facility is currently under construction on nine acres near 60th Street North and Cliff Avenue.

**Con-way Freight's** freight terminal is scheduled for completion early 2014.

**Dakota Beverage Company's** continues construction on its nearly 100,000 square foot warehouse/office facility near 54th Street North and Cliff Avenue. The \$7.4 million facility will allow the growing distribution company to consolidate operations when completed in early 2014.

**Glanbia Nutritionals Ingredient Technologies** opened a 43,000 square foot \$29 million cereal ingredient processing facility on 10.29 acres in Sioux Empire Development Park VII to replace their former facility in Manitoba. The 42-employee facility produces whole and milled flaxseed ingredients as well as other seed and grain products for the food, beverage, supplement and animal nutrition industries.

**Grand Prairie Foods** acquired a facility at 1509 North Industrial Avenue to house their production operations and provide freezer storage space. The building covers nearly four acres with 20,000 square feet of warehouse space. The growing company has created new jobs in the community reaching 85 employees.

**Raven Industries** will wrap-up construction on the major remodel and renovation of the headquarters facility in downtown Sioux Falls by June 2014. In addition to the total renovation, the LEED Gold certified project includes a rainwater capture system and riverside terrace. The plant at 1101 West Algonquin recently underwent a 90,000 square foot manufacturing space addition bringing the total square footage of the facility up to 173,000.

**TJN Enterprises** purchased 25 acres from Xcel Energy off of East Rice Street for an expanded metal recycling facility representing a nearly \$15 million investment. The expansion can create up to 20 new jobs with planned completion anticipated in the Fall 2014. A 21,600 square-foot facility was constructed for the marketing and distribution of hogs. The facility for Tri-State Hog Sales is located on 2.39 acres at 901 East Rice Street.

## **Office, Commercial and Medical Developments**

**AutoZone** is building a second store at 2200 West 41<sup>st</sup> Street. The 15,000 square foot facility, scheduled to open in January, will include a mini distribution hub/commercial department to supply area auto repair shops. The company plans to hire 30 people.

**Avera McKennan** invested \$3.2 million in a central pharmacy distribution center on campus and renovated 11,000 square feet of space in Plaza 3 for a new outpatient dialysis center—**Avera Dialysis Sioux Falls**. Avera will have a new two-story, 47,000 square foot clinic on the southwest corner of 69th Street and Cliff Avenue and broke ground in October on the \$21.8 million **Avera Prince of Peace Nursing Home**. The two-story, 121,000 square foot facility will replace the current facility with private rooms and a wing of assisted living. Completion is slated for spring of 2015 at which time the current facility will be converted to provide other services. The **Avera Sports Center**, a \$2.4 million, 17,000 square foot facility at 85th Street and Minnesota Avenue, opened in September.

**Comfort Inn & Suites** broke ground for a new hotel in September 2013 at 3721 West Avera Drive. The 77 room, four-story hotel is scheduled to open in the Spring 2014.

The **Commerce Center**, home to the Sioux Falls Development Foundation, the Sioux Falls Area Chamber of Commerce and the Convention and Visitors Bureau, underwent a complete remodel. The \$2 million project wrapped up in the Fall 2013.

**Costco** opened a 148,000 square-foot wholesale club in October 2013 on 15 acres near 41st Street and Grange Avenue. The company created more than 200 new jobs in the community, investing approximately \$12 million.

**Dick's Sporting Goods** is one of the newest members of the area's retail community occupying 50,000 square feet of remodeled space in the Empire Mall. The store opened in November 2013 with about 60 employees.

**The District's** construction of, a 37,000 square-foot, \$6 million dining, event and entertainment center on the Empire Mall campus, wrapped up with a grand opening held in November 2013. The center can accommodate 525 people for a sit-down event or 1,500 for a concert. The facility employs 120.

The **Empire Mall's** total remodel is wrapping up. New retailers within the Empire include **Oakley, Sephora, Pink, Teavana, Ulta** and **Build-A-Bear Workshop**. The remodel represents an approximately \$13 million investment. In addition, a new strip mall at 4201 West 41<sup>st</sup> Street on the Empire campus was constructed to house **Mattress Firm, Panda Express** and the **Vitamin Shoppe**.

**Fareway Foods**, an Iowa-based company, opened a \$1.5 million, 34,400 square-foot grocery store in the former HOM Furniture space at 1431 West 41<sup>st</sup> Street in May 2013. The company created 100 new jobs.

**First Dakota Title**, located on 14th Street, is under construction. The addition of another level will provide 10,000 square feet more space for their operation and that of the Hagen, Wilka & Archer law firm that shares the building.

**Foss Corner**, a 10,000 square-foot retail center, was recently completed near Foss Avenue and Arrowhead Parkway. The facility houses new locations for **Panera Bread** and **Pearle Vision**. **Frank Transfer & Storage Building** on East 8th Street is a historic building undergoing a complete renovation. **Queen City Bakery** has moved in, doubling their space and gaining outdoor seating. Hill City's **Prairie Berry Winery** will open a restaurant, wine tasting, retail and event venue in the facility in the first half of 2014. The remaining two floors are being converted into loft apartments.

**Hilton Garden Inn**'s 136-room development along the downtown River Greenway includes 6,000 square feet of conference and banquet space as well as restaurant and lounge facilities. The \$12 million facility provides 40 new jobs within the community.

**LaQuinta Inn & Suites** started construction started Fall 2013 on the its **first** hotel in the area. Located on the site of the former Carmike Theatre parking lot, the four-story, limited stay hotel will feature 100 rooms.

**Midcontinent Communications** is constructing a two story addition to their headquarters facility at 3901 North Louise Avenue. The 52,000 square-foot addition is scheduled for completion early 2014 and will provide room to consolidate staff and support growth.

**Montgomery's Furniture** acquired Traditions Furniture and Design, and will expand into space at 1725 West 41<sup>st</sup> Street and construct a building to connect the two 41<sup>st</sup> Street properties.

**My Place Hotels** will be entering the Sioux Falls market with a three-story, 64-room extended-stay hotel currently under construction at 3005 South Carolyn Avenue. The facility broke ground earlier 2013 and opened in January 2014.

**Plains Commerce Bank**, located near 49th Street and Louise Avenue, , will undergo a \$2.7 million, 16,000 square-foot expansion. The project provides room for five additional tenants as part of the expansion. The project is scheduled for completion in Summer 2014.

**Remington Retail Center**, a new development, near 69th Street and Western Avenue will house an 8,000 square-foot, \$1.2 million **DaVita Dialysis Center**. The complex will house ten additional businesses including one of two **Beef 'O' Brady's**, **20/20 Eye Candy** and a gourmet cheese shop.

**Riviera by Rocco's** constructed an event facility on two acres near the junction of Highways 42 and 11. The 7,400 square foot, 300-seat venue includes an outdoor patio and event area overlooking the river, and employs 25.

**St. Joseph's Indian School** purchased the former Crossroads Book and Music building on Westport Avenue for their **Donor Care Center**. The Center houses their social media, web, online and inbound/outbound call center operations with room for up to 100 employees.

**Sanford Health** is building a 24,000 square foot, \$3.3 million family practice and pediatric clinic adjacent to the Lewis Drug store at 69th and Louise Avenue. The clinic is scheduled to open early in 2014. Sanford is teaming up to build a **Home2 Suites** by Hilton extended stay hotel near their main campus. The four-story 80-room hotel with kitchenettes is scheduled to open in 2014 and will connect to the Sanford Heart Hospital via a skywalk. Sanford acquired Hematech at the beginning of the year and relocated operations to the Sanford Research complex renaming it **Sanford Applied Biosciences**. They also opened a second **Profile** weight-management location in June at 1900 South Minnesota Avenue and a children's safety store on 41st Street in February.

**Sanford Pentagon**, the \$19 million, 160,000 square foot facility featuring nine basketball courts with a 3,000-seat center venue, and the \$5 million, 82-room **Fairfield Inn & Suites by Marriott** opened in September 2013 as part of the Sanford Sports Complex. The area's first **Beef 'O' Brady's** restaurant recently opened at the complex as well.

**Scheels** continues construction on the \$25 million store at the Western Mall. Remodeling of the original store is wrapping up with the 100,000 square foot addition scheduled for completion in May 2014. 100 new jobs will be created and the new store will feature a **Gramma Ginna's** full-service restaurant.

**SDN Communications** purchased and moved into the 26,000 square foot former Omnitech office building at 2900 West 11th Street, providing space for long term growth. The \$2.6 million facility doubled the company's office space.

**Shoppes at Dawley Farm Village**, a 70-acre development located near Arrowhead Parkway and Highway 11, features 14,000 square feet of new retail space with rue21 as one of the new additions to the retail mix. A \$2.5 million, 50,000 square foot **Ashley Furniture HomeStore &**

**Mattress Mart** is scheduled to open soon; as well as a 4,000 square foot **Sherwin-Williams** store.

The **Sioux Falls Area Community Foundation** acquired the historic railroad depot on 8th Street near Cherapa Place to house their offices. The Foundation moved into the renovated facility in 2013.

**Total Card Inc's** will utilize 15,000 square feet of leased downtown office space at 114 South Main Avenue for operations. The company plans to hire additional seasonal customer service representatives.

**Vance Thompson Vision** opened a \$6 million clinic, surgical and research center at 3101 West 57th Street earlier this year. The new facility is 31,000 square feet.

**Walmart** purchased 16.5 acres of the Sioux Falls Development Foundation's commercial land in Sioux Empire Development Park VII, located near the I-90 and Marion Road Interchange. The 185,000 square foot, \$15 million store will employ 250 when operational in 2014.

**WR Hospitality** is developing the former Champps space into two restaurants, the **All Day Café & Good Night Bar** and **Taphouse 41**. The restaurants will occupy 11,000 square feet and are scheduled to open soon.

## **Regional Highlights**

**Agile Manufacturing LLC**, a Granite, Iowa based manufacturer of material handling equipment for agricultural and industrial applications, is expanding its operations to Worthing. The expansion will create ten jobs with the potential of additional jobs in the near future.

**Central States Manufacturing**, the Arkansas-based manufacturer/distributor of metal building products, opened a 40,000 square-foot manufacturing facility on ten acres in Hartford in 2013. The company plans to create up to 40 new jobs over the next three years.

**County Fair Food Store** and **Lewis Drug** teamed up on a 35,000 square-foot grocery store and pharmacy in Dell Rapids at an estimated investment cost of \$3 million.

**DeGeest Manufacturing** recently completed an 80,000 square foot, \$5 million manufacturing and warehouse facility at 27191 470th Avenue near the Marv Skie-Lincoln County Airport.

**Luverne Truck Equipment** of Brandon celebrated its 50th anniversary in May with the opening of its remodeled corporate headquarters. The company employs nearly 200 and occupies 216,000 square feet of space in the Brandon Industrial Park.

**Marmen Inc.**, a Canadian-based a world leader in high-precision machining, fabrication and mechanical assembly, purchased the 150,000 square-foot wind tower manufacturing facility in the Brandon/ Corson Industrial Park for its first U.S. plant—**Marmen Energy**. Marmen expanded the plant by 50,000 square feet and plans to employ 250 people when fully operational in 2014.

**Perfect Practice**, a 55,000 square-foot sports and recreation facility currently under construction, is scheduled to open early next year near the Harrisburg Industrial Park.

**Sanford Canton-Inwood Medical Center** will undergo a \$6.6 million, 25,000 square-foot renovation and 11,000 square-foot expansion, adding a new rehabilitation department, new laboratory in between the hospital and clinic, and a new lobby to serve both facilities. Renovations will include a new emergency department and mobile radiology suite, a new foot clinic area and meeting rooms for community education. The project is scheduled for completion within the next 12 to 14 months.

## **Sioux Falls Area Communities – Lincoln & Minnehaha Counties**

*(Source: 2013 Annual Report for the Lincoln and Minnehaha County  
Economic Development Associations)*

Businesses in Minnehaha and Lincoln Counties posted solid numbers in sales tax collections during 2013, illustrating both economic strength and consumer confidence. According to the South Dakota Department of Revenue, Business Tax Division, both counties posted over \$200 million in taxable sales during the past fiscal year. For the year, the state has posted FY2013 sales tax collections against 2012 showing \$215.6 million in Lincoln County and \$252.3 million in Minnehaha County.

Leading Lincoln County was Harrisburg, with a 5.25% increase in 2013, while in Minnehaha County, Brandon led in increased sales tax collections with a 14.88% upturn in taxable sales. Other communities with solid increases were Hartford, up 8.96% and Lennox, with a taxable sales increase of 3%. These numbers illustrate that our region's retail, commercial and residential growth is continuing to trend upward on an annual basis.

## **Lincoln County Economic Development Association (LCEDA)**

### **Beresford**

In 2013, 73 building permits were issued in Beresford, with a population of 2,200. Included in those building permits, valued at more than \$2.3 million, were six new single family homes. The creation of Forward Downtown Beresford, Inc. is working to attract businesses and shoppers, with four new companies locating this year in formerly empty downtown buildings. Dakota Power Community Wind announced plans to create a 1,000 megawatt windfarm beginning just outside the city limits. The city removed three dilapidated structures in 2013 and has three more scheduled for removal in the near future.

### **Canton**

Canton, with a population of 3,110, is home to the Canton Industrial Park, South Dakota's first Certified Ready Site. Housing was a big story in Canton during 2013, with more than a dozen homes planned by Nielsen Construction. In addition, Canton's planning and zoning board gave unanimous approval to 172 town homes, known as The Meadows, as a planned development.

Building permits in Canton for 2013 totaled 47 at a value of over \$1.8 million, and three new single family homes built this year.

### **Harrisburg**

This year, 66 single family homes were built in Harrisburg, now with a population of 4,800. The community approved 231 building permits with a total value of more than \$16 million, nearly \$10 million of which was for residential construction. In 2013, 120 acres were annexed in planning for a retirement community and space was acquired for a new City Hall. The community completed a Safe Routes to School project and received funding through the Transportation Alternatives Program for a trail running through the heart of town

### **Lennox**

During 2013, Lennox, with a population of 2,111, issued 97 building permits with a valuation of nearly \$1 million. Three new single family homes were constructed, including a Governor's House. Northern Cabinet Door is current in the process of expanding its manufacturing operation with a new facility in the Lennox Industrial Park Complex. Other expanding businesses in Lennox during 2013 were Sunnyside LLC, Casey's and The Dog House.

### **Tea**

Tea issued 132 building permits for a total valuation of nearly \$8 million, \$3.36 million of which was for 26 new single family homes. The City of Tea completed Phase 2 of its Athletic Complex that included a concession stand, restrooms and picnic shelters. The Tea Area School District in the final steps of completing its Athletic Complex furnished with a concession stand, restrooms, turf football field and track. A new park was also constructed in the Howling Ridge Addition on the north side of Tea that includes playground equipment and a picnic shelter. Tea welcomed new businesses Oggie's Grille & Bar, Porters Flooring & More and PORT Second Hand Store.

### **Worthing**

Worthing has completed infrastructure work on the first five acres of a 38.5 acre development park site. The first phase of the city's new park has been completed, with a picnic shelter and recreational equipment in place. The community park will offer ball fields and a nine-hole Frisbee golf course, walking trails and sand volleyball courts. Worthing has also completed water, sewer, utilities and sanitary sewer improvements on three blocks around the elementary school, and a developer is working on an 83 acre step-up housing plan. The community, home to 1,000 people, experienced nearly \$36,000 worth of construction in 2013, spread over 30 new projects.

## **Minnehaha County Economic Development Association**

### **Baltic**

This year's big news in Baltic was the opening of the new bridge on County Highway 114, closed since 2012. This community of 1,130 added four new single family homes, with attractive lots still available for the construction of additional houses. Baltic also paved a heavily traveled portion of 5<sup>th</sup> Street north of Lovely Avenue and completed a \$1.2 million dollar street/water/sewer/curb and gutter project on Elm Avenue. At Murphy Pond Park, the city

upgraded the Avenue of Flags, a project that includes 21 solar-lighted flagpoles on which the flags can be easily raised and lowered as a salute to veterans. In 2013, 54 building permits were issued with \$672,154 in total construction activity approved.

### **Brandon**

Brandon, with a population of 9,074, issued 359 building permits at a valuation of more than \$18 million. Two major projects this year included the \$3.8 million expansion of the Marmen Energy facility and a \$2.95 million, 32-unit apartment complex under construction by Costello Companies. A total of 61 new single family homes were build, with nearly \$14 million being spent in home construction, renovation and remodeling in 2013

### **Colton**

Colton, population 687, made significant improvement in community amenities during 2013, including new park equipment to enhance family attraction, and radio read water meters for resident convenience,. Activity for 2013 includes 18 building permits, 16 of which were for single family homes, with a total valuation of more than \$440,000.

### **Dell Rapids**

Dell Rapids, with a population of 3,689, issued 117 building permits at a total valuation of more than \$9 million. Dell Rapids residential construction added 14 new single family homes in 2013, along with a new County Fair grocery store, Casey's convenience store and a Family Dollar store. The city completed a \$1.9 million curb, gutter and sidewalk street reconstruction project and is focusing on efforts to open 80 acres to industrial development. A state grant from Game Fish and Parks helped to fund new playground equipment in the city park.

### **Hartford**

In Hartford, 109 permits were issued, with a valuation of more than \$5 million during 2013, including 29 new single family homes. The city annexed 200 acres for commercial and residential development and Kelly Point Partners opened 34 housing lots. This community of 2,534 is constructing an amphitheater in the city park and expanding the bike trail system. Phase I of the sports complex has been completed and construction is underway on a new access road just off I-90 exit 387. In commercial news, Central States Manufacturing began operations, the Hartford Elevator is expanding to include a new feed mill, bin and scalehouse, and the Hartford BP is being remodeled.

## **VERMILLION**

Vermillion is taking a multi-faceted approach to achieving economic development through aggressive efforts with the involvement of multiple partners in the community.

### **Workforce Development**

**Housing:** As stated in the South Dakota Integrated Workforce Plan, "A local housing plan is essential for a community striving to maintain or expand its population." The community conducted a needs analysis and has developed a local housing plan and "turned dirt" on a 115 lot housing development made possible through community-wide partnerships.



In 2013, the Vermillion Area Chamber and Development Company (VCDC) purchased, designed and broke ground on a 46 acre development for a new neighborhood called Bliss Pointe. Bliss Pointe is designed to accommodate new workforce housing and includes single family homes in a variety of price points, transitional rental product (i.e. townhome and duplexes) for new residents and higher-end management level homes overlooking the Missouri River Valley. To fund the infrastructure, the City of Vermillion established a Tax Increment Financing District and issued private placement bonds. The bonds were purchased by the local entities of Dakota Hospital Foundation, The University of South Dakota Foundation, First Dakota Bank, Cortrust Bank and First Bank and Trust, making this truly a community project. Local incentives are being offered by the VCDC to ensure builders will construct homes to meet the needed price points.

**Workforce Training:** In an attempt to keep industries in Vermillion fully staffed with qualified workers, the VCDC and the business community are working with the Vermillion School District to enhance the skilled trades curriculum. A partnership has developed between one of Vermillion's newest companies, Builder's Choice, and the school district. Together a plan was created to address the lack of construction skills in the community. The plan includes a new facility on the grounds of Vermillion High School to house a shop focusing on modular construction techniques. This plan was recently submitted and approved for the Governor's Grants for Career and Technical Education. In addition to the grant, the program will be funded by the school district and business community.

The community is also working with the Governor's Office of Economic Development, the South Dakota Board of Regents and The University of South Dakota in the development and funding of an IT Academy to improve academic offerings and increase the number of graduates from the BOR system with IT skillsets. This not only helps meet local need for IT skills, but will provide benefit to employers around the state.

## **Business Recruitment**

**Eagle Creek Software Services:** In March 2013, Vermillion, along with the SD GOED and USD announced the expansion of Eagle Creek Software Services. Once fully operational, 200 new jobs in the IT industry will be created in Vermillion, which pay well above prevailing wages. At the time of the application, 41 employees work in a temporary location on the campus of USD while awaiting the completion of the 32,000 square-foot office building.

## **Infrastructure Development**

**Business Park Development:** Workforce development and business recruitment efforts will only be successful if there is sufficient land and infrastructure. In 2013, the VCDC completed a project that extended water and sewer service and an access road into Brooks Industrial Park. These improvements converted an alfalfa field along Highway 50, which could only be accessed through a field approach, to ready-to-build, industrial park land. The improvements opened up several industrial lots, one of which sold immediately to a neighboring business to enable an expansion.

These improvements, along with efforts in recent years, give Vermillion nearly 75 acres of ready industrial land in all zoning categories to accommodate future growth.

### **Economic Development Funding**

**Vermillion NOW! Capital Campaign:** In 2013, the VCDC, along with the lead funding partners of the city, county and university, embarked on a second economic development capital campaign to help fund the community's economic development efforts. Not only does the campaign provide essential funding, it provides an important vehicle on which to center the community's efforts. With funding from local governments, private sector businesses, and area families, the community has rallied together to move the community forward. The latest campaign started in November 2013 and has raised \$1.5M to date.

In development of the capital campaign strategy, the organization looked beyond traditional economic development methods and focused attention on attracting talent. Housing is not within the standard purview of an economic development office, but the community knew the need had to be addressed, and the VCDC was in the best position to move the project forward. The community and the VCDC is also implementing other innovative strategies, such as creating an arts and culture identity to help attract workers and families, focusing on amenities such as better access to the Missouri National Recreational River, improving the entry points into the community and other community enhancement efforts. Vermillion understands economic development for smaller communities is more than industrial park development and large marketing budgets. You must have land and infrastructure in place, but you also need strategies to provide fulfilling jobs, quality housing, and the best possible quality of life.

**Alleviant:** As a new expansion in 2012, Alleviant grew 80 new jobs in 2013, increasing from 15 to 95 employees.

**Eagle Creek:** As stated above, in their first year of operation in Vermillion, Eagle Creek added 41 new jobs to the community in 2013, on their way to the proposed 200.

## **YANKTON**

Yankton area's history has shown as economic changes occurred and affected the very existence of Yankton, the community has adapted to changes and shown great leadership. There are new challenges including workforce issues, housing, retail development, acquiring new primary sector companies to will help diversify the economic base, along with a continued effort of working with the existing primary sector companies to assure everything is provided to grow in Yankton. Yankton is asking existing companies for input which includes looking into the next five years and provide information on the -needs and what is essential for success to be achieved. Workforce is a strong need and what is needed to make Yankton more attractive for that future workforce. The issues of housing and retail are going to be addressed. Additionally, the community is asking the state to help provide a focus for a marketing program to acquire new companies. The State has targeted certain types of companies they believe Yankton can attract with its major advantages . What types of buildings, workforce, services, such as sewer water

electrical and gas as well as rail, will need to be reviewed to determine what is needed to become a prime location for targeted industries. Once the research is done the strategic plan will be developed in 2014 for the next five years. The plan will address all five concerns: workforce, retention, recruitment, retail and housing.

- \$2,500 grant to South Dakota Research, Education, & Economic Development Program.
- \$15,500 grant to match South Dakota Community Block Grant for workforce development for RTEC.
- From the Capital Campaign \$250,000 was pledged to RTEC over the next three years.
- YES<sup>2</sup>! Capital Campaign finished with \$2,405,227 raised.
- YAPG provided the City with a grant of \$40,000 to facilitate the completion of an area Housing Study.
- YAPG purchased 18 acres of partially developed land on East Highway 50 continuous to the National Field Archery Complex in September for \$500,000.
- YAPG created “Yankton Development Company” that then formed a Limited Liability Partnership known as Long Bow, LLLP with YDC becoming the general partner and the National Field Archery Association’s C Corp – Point & Aim being the limited partner. The Archery Complex is being marketed by Long Bow, LLLP as a Yankton Archery Business Park.
- YAPG did a restructuring of the organization and bylaws as a result of research done during the capital campaign. This resulted in new positions on the board and the elimination of the Economic Development Council in November.
- YAPG hired Planning & Development District III to get five industrial sites certified under the State of South Dakota’s new Site Certification Program.
- \$100,000 grant to Yankton Wireless for the construction of a rural communications system.
- Through a bid-letting process, James Steel was selected to construct a new 40,000 sq. ft. industrial shell building on the North side of the Schenk property. The cost, including architectural fees, totals \$703,227. Anticipated completion date is April 2014.
- Morris, Lloyd, & Associates were hired to compile and complete a new labor shed study in August.
- Grant of \$40,000 to assist RTEC and the Yankton School District in developing a STEM curriculum in order to enhance and incent area students to pursue studies in science, technology, engineering, and math.

## CENTERVILLE

**Nursing Home:** A year ago, Good Sam planned to close Centerville's nursing home. Through overwhelming support from the community and commitment of several economic development partners, the Centerville Development Corporation (CDC) was able to assume ownership and operations of the nursing home, thanks to the management services of Caring Professionals, Inc. Financing was secured for a new fire sprinkler system from South Eastern Development Foundation and an operating loan from First Dakota National Bank. More than \$47,000 was raised through a community fundraiser. The facility is currently operating at a profit. The census continues to grow with 44 residents. Retaining this business saved 50 jobs and a two million dollar a year payroll for the community.

**Business Revitalization:** The CDC was successful in receiving a \$40,000 grant from the Citi Foundation to provide technical assistance to new and existing businesses in Centerville. The Enterprise Development Program began on July 1, 2013 and will run until June 30, 2014. Currently, work is being done with 23 local businesses, assisting with business plans, marketing plans, developing websites and featuring businesses in the Centerville Journal. Work continues with the Small Business Development Center and the Southeast Enterprise Facilitation Project to provide services to at least 40 businesses, assist with 16 business plans and help 2 new businesses start. We have several training events planned for 2014.

The City and CDC also assisted in the transition of Centerville Grain Company to South East Farmers Cooperative. The community was successful in negotiating with Xcel Energy in moving up its plans for an electrical upgrade in Centerville to 2015, which will allow the grain elevator, as well as other high users of electricity, to be able to operate more efficiently. Xcel Energy also provided a \$5,000 grant to Centerville for economic development.

**Safe Routes to School (SRTS):** The CDC held its 3<sup>rd</sup> annual bike rodeo in September with more than 60 students participating. The first SRTS grant was closed out by 1/31/14. We will begin administering our second SRTS grant of over \$200,000 in 2014. Approximately \$180,000 of this grant will go toward new sidewalks on the designated route and \$20,000 going to non-infrastructure (encouragement, education, enforcement and evaluation). The intent is to bid the project early Spring 2014 with a summer completion of the project. The CDC was also successful in receiving another \$8,000 for continuing our non-infrastructure programs.

**Bike Path:** The bidding and construction of the bike path was held up in 2013 due to issues between the DOT and the engineers for an acceptable separation between the streets and bike path. These issues have been resolved and are working toward an early Spring 2014 bidletting on this project also. This project is funded through a \$50,000 donation from the Walt & Helene Weverstad family and a \$332,000 grant from the SDDOT.

The CDC also recognized an opportunity to apply for a Transportation Alternatives Program (TAP) grant in 2013. This \$248,000 grant will extend the bike path from the north end of Centerville through Gunderson Park. This project will be bid in 2015.

**Housing:** The CDC is nearing the completion of the rehab of the home at 720 Florida Street. This project is funded through loans from Fort Randall Telephone Company and a Neighborhood Stabilization Program (NSP) loan/grant administered through South Dakota Housing Development Authority (SDHDA).

The CDC also applied for grants to complete a housing needs study for Centerville. A Grants from the following were received: \$2,500 from SDHDA, \$1,250 from SECOG and \$1,250 from the Centerville Community Foundation. The study was completed and presented in September 2013 by Community Partners Research, Inc. It provides an evaluation of Centerville's housing stock and ideas of how to provide for future housing needs. A strategic plan for housing based on this study will be developed.

**Strategies to Recruit Alumni and Young Families:** Many of the things done are an effort to get young families to move back to Centerville. Business development, housing, bike paths and SRTS are all things young families want. A CDC committee is working on ways to showcase and promote the community by planning events to bring young people back to Centerville. The CDC also introduced a Facebook page which has developed lots of "friends," especially with young families and alumni.

**Other:** The CDC received a \$2,980 grant from Grow South Dakota to redevelop Centerville's website. A \$2,000 "Excellence in Economic Development" award was received from the Governor's Office of Economic Development.

## **ELK POINT**

Elk Point continues to upgrade and maintain its infrastructure. New street lighting was installed on Main Street. The City Street Department continued with chip and crack sealing along with some re pavement of city streets.

The Community Center is now open with many civic and public events.

Smith Co., a LeMars, Iowa company, who makes side dumps moved their corporate office in 2013 to Elk Point.

The Economic Development Corporation has applied for state ready site certification of the 27 acre industrial park. Plans are underway to have an access road leading to the industrial park. The Development Corporation continues with workforce development programs with local manufacturing firms. Elk Point is trying to help the various industries with certified and basic welding classes in cooperation with Regional Technical Education Center (RTEC) in Yankton, SD. The EDC is in the process of upgrading its web site and constructing a community sign for I-29 traffic.

The City and Economic Development Corporation is conducting a community assessment survey. The community assessment will have public input attending various learning sessions. A community-wide meeting will be held to review findings and develop future goals for the community. The last community assessment was done in 2006. Most of the goals were accomplished. Acquiring land for an industrial park, new main street construction and revitalization and the building of a new community center are the few main goals successfully completed.

## **DAKOTA DUNES**

(Major investment also served by MEC electric. Note taxable valuation on page 21)

In Dakota Dunes, 29 new homes were built, and 22 new residential lots were developed during 2013.

A total of 1,160 home sites have been sold since Dakota Dunes started.

Commercial property totaling 1.58 acres was sold during 2013. A total of 214.72 commercial acres have been sold since Dakota Dunes was started.

The total taxable property valuation at Dakota Dunes at the end of year 2013 was \$394.4m. This is an increase from the prior year of \$18.4m.

## **NORTH SIOUX CITY**

(Major investment also served by MEC electric. Note: taxable valuation on page 21)

**Hepar BioScience** is nearing completion of their new 30,000 square-foot advanced biosciences facility in Flynn Business Park (estimated capital investment of \$25-30 million). The company anticipates beginning production of their new product, Hepatene, in the near future. Hepatene is a nutritional supplement/additive for animal feeds.

**MARS/Royal Canin** completed construction on a new 8,000 square-foot, \$5 million wastewater pretreatment facility. Continued growth at the North Sioux City plant looks promising, with site preparation and fencing projects completed in 2013.

**Sand Creek Post and Beam** launched a professional sales office in North Sioux City (estimated 15 jobs over the next three years). Headquartered in Wayne, Nebraska, the company is the nation's leading manufacturer of custom designed wood barns.

**Lewis Electric** began construction on a new 9100 square-foot building in Flynn Business Park (estimated capital investment of \$600,000). The full-service electrical company employs approximately 16 FTEs.

**Seed Point** of Iroquois, South Dakota, purchased approximately 17 acres adjacent to Military Road. The company specializes in the project design and assembly of grain/seed handling facilities (bins, conveyors, hoppers, etc.). The North Sioux City site will serve as a depository and storefront along I-29, with the construction of a building anticipated in 2014.

**Expansions at other existing companies:** Alorica, Steck Wholesale Foods, RTI, Lincare, Murphy Insulation.