

2017 ECONOMIC DEVELOPMENT ACTIVITIES AND PROPOSED 2018 BUDGET

Presented to the South Dakota
Utilities Commission

MidAmerican Energy Company
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SECTION 1 - OVERVIEW

Introduction

MidAmerican Energy Company (“MidAmerican Energy”) submits this report in accordance with the Decision and Order approving Settlement Stipulation issued in South Dakota Public Utilities Commission (“Commission”) Docket No. NG01-010 and addresses MidAmerican’s economic development expenditures.

This report presents MidAmerican Energy’s expenditures against its 2017 approved budget and provides its proposed 2018 spending plan. Also presented is an overview of economic activity in MidAmerican’s Energy’s service territory. This activity is presented in narrative format regarding MidAmerican Energy’s accomplishments, as well as statistically in selected key measurements of economic activity.

Generally, 2017 was economically positive in MidAmerican Energy’s service territory. The company’s local economic development partners reported several successes. These accomplishments result from MidAmerican Energy’s continuing commitment to proactive local, regional and state economic development activity. The heart of MidAmerican Energy’s economic development plan is to support these activities with community partners. The 2017 spending plan helped drive the company’s economic development activity and the 2018 plan will continue this.

In 2017, MidAmerican Energy spent \$107,035.20 on economic development in its service territory, inclusive of staff time, which was slightly over the Commission-approved budget of \$104,550. In 2018, to ensure maximum focus is placed on direct financial assistance to the communities it serves, MidAmerican Energy will continue to reduce its staff costs until only 50% of staff time is reflected in the expensed budget. This reduction will allow for more investment in programs and initiatives while the overall spending level remains constant. In 2018, MidAmerican Energy will continue to focus on local development groups and supporting events and activities to help the communities in MidAmerican Energy’s service territory be successful.

The plan submitted herein calls for spending \$104,550 in 2018.

MidAmerican Energy Local Partner Program Funding

In 2017, MidAmerican Energy continued to shift a portion of appropriated dollars from staff salaries to economic assistance programs, and provided Local Partner (Local Partners discussed below in Section III) funding to communities and development partners for business retention and special projects. MidAmerican Energy staff visited communities regularly to share MidAmerican Energy's energy efficiency program literature, support projects, programs and initiatives, and to encourage the use of MidAmerican Energy's Local Partner Program. MidAmerican generated considerable interest in the program. Highlights include:

- Minnehaha County Economic Development Association ("MCEDA") was awarded \$5,000 to conduct a strategic plan for the surrounding areas around Sioux Falls due to substantial population growth in the past ten years.
- Yankton applied for and received \$1,250 to upgrade the Yankton Area Progressive Growth's ("YAPG") website as well as \$2,500 for doing a feasibility analysis at Napa Junction to determine the viability of a regional rail park at the site.
- MCEDA, Lincoln County Economic Development Association ("LCEDA"), and the Sioux Falls Development Foundation collectively received \$2,900 for an intern. The intern's tasks included conducting research, managing databases, creating templates for marketing materials, coordinating meetings and events, assembling communication and marketing materials, and creating and editing an economic development video of the communities for prospective new businesses and industries.
- The North Sioux City Economic Development Corporation received \$500 in local partner funding to complete an archaeological assessment to update Flynn Business Park's Phase I Environmental Site Assessment. This assessment is part of the Site Certification application with the South Dakota's Governor's Office of Economic Development.
- North Sioux City used \$750 for a geotechnical assessment of Flynn Business Park to complete the Site Certification application with the South Dakota's Governor's Office of Economic Development.
- Centerville's new Economic Development Coordinator, Jared Hybertson, used \$865 to attend The Heartland Economic Development Course.
- The South Dakota State University Foundation received a \$500 STEM donation for ASME Human Powered Vehicle.

MidAmerican Energy continued its strong support of business attraction events and sponsorships with the State of South Dakota. MidAmerican Energy contributed \$5,000 for a gold sponsorship for the Governor's Golf Classic and worked with the Governor's Office of

Economic Development (“GOED”) to provide \$5,000 to the South Dakota Chamber of Commerce and Industry, \$5,000 for the Enterprise Institute, \$1,500 for GOED Conference Awards and Student Recognition, and \$266 to sponsor the Sioux Falls Development Foundation Annual Meeting.

MidAmerican Energy is proud to invest in programs to support South Dakota’s cities and business attraction events and sponsorships and will continue to explore additional investment opportunities in 2018.

2016 Property Tax Payments

In 2017, MidAmerican Energy paid \$1,079,705.12 in property taxes associated with its South Dakota facilities assessed in 2016. Property taxes support county and city government, area schools, libraries, park districts and other taxing bodies.

Following is the county breakdown of property taxes paid in South Dakota:

Clay	\$ 27,641.86	McCook	\$ 6,059.08	Turner	\$ 4,340.00
Lake	\$ 954.59	Minnehaha	\$ 751,370.09	Union	\$ 162,615.40
Lincoln	\$ 55,490.78	Moody	\$ 7,533.58	Yankton	\$ 63,699.74

SECTION II – EXPENDITURES & BUDGET

2017 Approved Budget

Large Development Group Support:

Forward Sioux Falls	\$ 22,500
Yankton Area Progressive Growth	5,000
Vermillion Development Co	3,000
Sioux Falls Development Foundation	850
Siouxland Initiative (South Dakota allocation)	1,125
MCEDA	\$ 4,000
(includes community development support for: Baltic, Brandon, Colton, Del Rapids and Hartford)	
LCEDA	\$ 5,100
(includes community development support for: Beresford, Canton, Harrisburg, Lennox, Tea and Worthing)	
Total Large Development Group Support	\$ 41,575

Individual Community Development Support

Alcester Development Corporation	250
Centerville Development Corporation	250
Elk Point Development Corporation	250
Flandreau Improvement Corporation	250
North Sioux City Development Corporation	200

Total Individual Community Support

\$ 1,200

Economic Assistance Programs

Intended for economic development enhancements that help to create new jobs, capital investment and economic benefit to communities within our service territory (e.g., GOED programs, industrial site analysis, LOIS, etc.)

\$ 10,000

Business Attraction Incentives

Allocation of costs for business attractions on behalf of South Dakota communities within our service territory (e.g., trade shows/marketing assistance, etc.)

\$ 16,500

Staffing

Allocation of salaries and related expenses for MidAmerican developers working with and/or on behalf of communities in our South Dakota service territory

\$ 35,275

Total 2017 SDPUC Approved Budget

\$ 104,550

2017 Actual Expenditures

Large Development Group Support:

Forward Sioux Falls	\$ 22,500
Yankton Area Progressive Growth	4,000
Vermillion Development Co.	3,000
Sioux Falls Development Foundation	850
Siouxland Initiative (South Dakota allocation)	1,125
MCEDA	\$ 4,000
(includes community development support for: Baltic, Brandon, Colton, Del Rapids and Hartford)	
LCEDA	\$ 5,100
(includes community development support for: Beresford, Canton, Harrisburg, Lennox, Tea and Worthing)	
Total Large Development Group Support	\$ 40,575

Individual Community Development Support

Alcester Development Corporation	250
Centerville Development Corporation	250
Elk Point Development Corporation	250
Flandreau Improvement Corporation	250
North Sioux City Development Corporation	200

Total Individual Community Support

\$ 1,200

Economic Assistance Programs

Intended for economic development enhancements that help to create new jobs, capital investment and economic benefit to communities within our service territory (e.g., GOED programs, industrial site analysis, LOIS, etc.)

\$ 10,587

Business Attraction Incentives

Allocation of costs for business attractions on behalf of South Dakota communities within our service territory (e.g., trade shows/marketing assistance, etc.)

\$ 16,500

Staffing

Allocation of salaries and related expenses for MidAmerican developers working with and/or on behalf of communities in our South Dakota service territory

\$ 38,173

Total 2017 SDPUC Actual Budget

\$ 107,035

2018 Proposed Budget

Large Development Group Support:

Forward Sioux Falls	\$ 22,500
Yankton Area Progressive Growth	5,000
Vermillion Development Co.	3,000
Sioux Falls Development Foundation	850
Siouxland Initiative (South Dakota allocation)	1,125
MCEDA	\$ 4,000
(includes community development support for: Baltic, Brandon, Colton, Del Rapids and Hartford)	
LCEDA	\$ 5,100
(includes community development support for: Beresford, Canton, Harrisburg, Lennox, Tea and Worthing)	
Total Large Development Group Support	\$ 41,575

Individual Community Development Support

Alcester Development Corporation	250
Centerville Development Corporation	250
Elk Point Development Corporation	250
Flandreau Improvement Corporation	250
North Sioux City Development Corporation	200

Total Individual Community Support

\$ 1,200

Economic Assistance Programs

Intended for economic development enhancements that help to create new jobs, capital investment and economic benefit to communities within our service territory (e.g., GOED programs, industrial site analysis, LOIS, etc.)

\$ 10,000

Business Attraction Incentives

Allocation of costs for business attractions on behalf of South Dakota communities within our service territory (e.g., trade shows/marketing assistance, etc.)

\$ 16,500

Staffing

Allocation of salaries and related expenses for MidAmerican developers working with and/or on behalf of communities in our South Dakota service territory

\$ 35,275

Total 2018 SDPUC Proposed Budget

\$ 104,550

SECTION III – 2017 ECONOMIC DEVELOPMENT HIGHLIGHTS

The following summaries were provided by each “Local Partner”

Sioux Falls

Source: The Sioux Falls Development Foundation

Industrial and Warehouse Developments

- **AmesburyTruth** started utilizing their new \$10 million facility at 5001 West Delbridge Street earlier this year. The center of excellence combined two area operations, positioning the company for growth in the window and door component manufacturing industry in the years to come.
- **Gage Brothers** announced plans and broke ground on a \$40 million state-of-the-art concrete plant on 45 acres near Interstate 229 and Benson Road. The highly automated, 210,000 square foot plant is scheduled to be operational in early 2019, allowing 95 percent of their production process to be moved indoors.
- **Grand Prairie Foods** wrapped up construction on a 20,000 square foot, multi-million dollar addition to their main facility at 1400 North Cleveland Avenue, providing room for the addition of 50 new employees.
- **Interstates Control Systems** built an 18,000 square-foot addition to their facility on Research Drive in northwest Sioux Falls. The \$4 million expansion provides room for 70 additional employees.
- **IOP Partnership LLC** is constructing a second 12,000 square foot spec warehouse. The facility is located in Sioux Empire Development Park VIII and represents a nearly \$600,000 investment.
- **IVB-USA**, a wholly-owned subsidiary of ABS Global, leased 6,000 square feet of space in Sioux Empire Development Park VIII, investing nearly \$1 million in the build-out of the spec space. The Wisconsin-based biotech company anticipates creating 25 jobs at full capacity.
- In 2018, **Jans Corp** will be moving to a new 30,000 square foot facility under construction in the JansMick development in northwest Sioux Falls. The facility will allow the company to consolidate office, shop and equipment yard facilities at one site.
- **JDS Industries** continues to grow with the completion of a 57,000 square foot addition. The new warehouse space, located at 1800 East 57th Street North, represented a multi-million dollar expansion for the company.

- A 10,000 square foot facility in Sioux Empire Development Park IV will house Omaha-based **Lift Solution**. The fork lift company's new \$1.8 million facility is located at 4120 North Potsdam Avenue.
- Work continues on a new \$3.5 million facility for **Sioux Falls Tower and Communications**. The 25,000 square foot facility, located near Northview Avenue and West 54th Street North, will provide room for an additional 30 new employees for the growing company.
- A new dealership location for **Titan Machinery** wrapped up earlier this year, consolidating operations and employees from two smaller facilities. The new building is located on 12 acres of land in Sioux Empire Development Park VII and represents a \$6 million investment.

Office, Commercial and Medical Developments

- A new home for **ABRA Auto Body & Glass** was completed earlier this year. The 40,000 square foot auto body repair and paint facility is located on 4.5 acres, and is adjacent to Luxury Auto Mall on West 12th Street.
- Site work is underway for Avera Health's new 82-acre campus on the southeast corner of 69th Street and Louise Avenue. Facilities at the **Avera on Louise Health Campus** will include a 24-bed free-standing orthopedic hospital and additional facilities encompassing 260,000 square feet of space slated to open in 2020. Avera will also undertake nearly \$40 million in major renovations on their main campus to expand surgical suites and clinic space over the next few years, including a \$5+ million build out of the Prairie Center's fifth floor. Currently under construction, the 25,000 square foot project will house a 24-bed rehabilitation unit.
- **Billion Automotive** invested over \$7 million in new and expanded facilities, including a collision center at 5100 West 12th Street and an expanded service center at 4101 West 12th Street.
- Space from three former downtown storefronts at 12th and Phillips, encompassing 5,000 square feet, were remodeled to house the **Blarney Stone Irish Pub**. Look for the new downtown venue to open for business soon.
- The 2.5 acre mixed-use Lloyd development in Uptown, named **The Cascade**, will include 20,000 square feet of commercial and office space, 50,000 square feet of outdoor common space, underground parking and 200 residential units. The two-building, \$43.5 million project is located between Phillips and Main Avenue, north of 3rd Street along the Phillips to the Falls route. Completion is scheduled for spring 2019.
- **Endeavor Properties** is remodeling a downtown building at 212 South Main Avenue and expanding the footprint with an 11,000 square foot addition. The facility will house Endeavor, in addition to the South Dakota Trust Company.

- **Equity Square**, at the corner of 8th and Phillips, is undergoing a \$3 million remodel and addition. The former DM&E building is home to Ohio-based Equity Trust Co. and Heritage Bank. They will be joined by Cutler Law Firm, Robins Kaplan LLP, and CISA Trust Company in the near future.
- **First Dakota National Bank** opened their fourth Sioux Falls location. The \$5 million, 17,445 square foot branch houses 28 employees and is located south of 69th Street and Western Avenue in the Heather Ridge Village development.
- A 3,200 square foot east-side branch of **The First National Bank in Sioux Falls** opened earlier this year on Arrowhead Parkway near Walmart, with another new branch at 5217 South Louise scheduled to open spring 2018.
- An eight-acre development along East 10th Street will include a 6,200 square foot retail center in addition to a new \$4 million facility for **George Boom Funeral Home & Cremation Services**. Currently under construction, the funeral home is scheduled for completion early 2018.
- **Graham Automotive** will convert part of its 41st Street property to a Volvo Dealership and servicing area. The 17,000 square foot facility will include space for 150 vehicles. The company also plans to expand the body shop by 10,000 square feet.
- A new **Hampton Inn** at 3701 West Avera Drive, near I-229 and Louise Avenue, opened in July. The development represents a \$10 million investment.
- A 15,000 square foot former dealership at 3100 West 12th Street was remodeled to house **Harbor Freight Tools**. The California-based company created 35-40 positions with the Sioux Falls store.
- **Harr-Lemme** is building a new facility to house their real estate and development businesses. The \$1.3+ million facility is located on the southwest corner of South Dakota 100 and East 41st Street, and is adjacent to Harmodon Park.
- **Hegg Realtors** broke ground in July on a new office facility that will house their 170 brokers and support staff. The two-story, 25,000 square foot building is located south of 69th Street along Minnesota Avenue.
- Groundbreaking ceremonies were held late 2016 for the four-story, 116-room **Holiday Inn Hotel & Suites**, conference center, and **Crooked Pint Ale House** restaurant. The \$12 million complex under construction encompasses 93,200 square feet and will create 50 jobs when operational in 2018. The development is located at 2040 West Russell Street and is adjacent to Elmwood Golf Course.
- A 10,000 square foot building will become the new home of **JJ's Wine, Spirits & Cigars** in 2018. Construction site work has started for the facility that will include event space, a bar and outdoor seating. The site is located between Western and Louise Avenues along 57th Street.

- An \$11 million renovation of and addition to the Jones Seed Co. Warehouse building on North Phillips Avenue is nearing completion. The former Feeding South Dakota facility, now called **Jones 421**, encompasses a mixed-use development including **The Source Coffee Roastery & Taproom**, **Bella Rosa** floral shop, **Swamp Daddy's Cajun Kitchen**, **Boki Gelato** and **Game Chest**.
- The former 6,000 square foot **Egge Transmission** building at 104 West 12th Street is being completely remodeled and will house an expanded **Josiah's Coffeehouse & Café** after the first of the year.
- A new corporate home is under construction for **Keller Williams**. The two-story, 23,000 square foot office building is located at 6300 South Connie Avenue, near the intersection of 69th Street and Louise Avenue. The facility represents a \$3+ million investment for the growing real estate firm.
- **Lake Lorraine**, a 130-acre development, is home to **Grand Living**, a \$25 million, 200,000 square foot, 156-unit senior living, assisted living and memory care complex, and the \$15+ million, 100,000 square foot corporate offices of **Cars for Sale**. **Hobby Lobby** opened in October as did **Marshalls**, **HomeGoods**, and **Ross Dress for Less** in the 168,000 square foot **Shoppes at Lake Lorraine** retail development. Shoe retailer **DSW, Inc** will open early 2018. Other new stores include **Carter's**, **Prairie Creek Pet Hospital**, **Moe's Home Collection**, **Topper's Pizza**, **Smallcakes Cupcakery & Creamery**, **Sioux Falls Cryo** and **Solo Salon Studios**. Under construction is the new corporate headquarters for **Total Card Inc**. The two-story, 40,000 square foot facility will accommodate up to 400 employees and is scheduled for completion summer 2018. Including land, the facility is valued at \$10 million. Also underway is site work for **Aloft**, a four-story, upscale hotel with 107 rooms.
- **Legacy Law Firm** recently moved into a new 6,800 square foot office facility at 7404 South Bitterroot Place off of Western Avenue. The \$1.5 million project provides space for the growing firm's future needs.
- **Lewis Drug** will anchor a 12,000 square foot building at 10th and Phillips in downtown Sioux Falls. Joining them in the development will be **Sanford Health** with an acute care clinic, and **Pave** with a 2,800 square foot second story addition and 3,200 square foot rooftop patio. Site work is currently underway. Additionally, a new 25,000 square foot **Lewis Drug**, attached to the new **Sanford Clinic** under construction near 41st and Ellis Road, is scheduled to open in October 2018, and construction of a new generation store to replace the Southgate facility is nearing completion. The 25,000 square foot facility is located at 37th Street and Minnesota Avenue.
- An addition to **Luxury Auto Mall** is under construction at their dealership on West 12th Street. The project represents a \$1.5 million investment.
- **Minnehaha Country Club** began work recently on a \$7.9 million renovation and expansion. The project includes remodeling of the clubhouse and a two-story, 3,600 square foot

addition to house an exercise room and expanded dining space. Completion is scheduled for late summer 2018.

- **NCB Management Services** leased 11,000 square feet of space in a second facility in Sioux Empire Development Park IV to house their growing Sioux Falls operation. The company plans to create nearly 100 jobs.
- **Nyberg's Ace Hardware** opened a 5,700 square foot downtown store in the former Sid's building at 330 South First Avenue. The hardware store opened in August.
- **Power & Grace Gymnastics** will be the newest addition to the Sanford Sports Complex in northwest Sioux Falls. Plans include a 16,000 square foot two-story building, representing a \$1.5 million investment. Work is underway at the site with a tentative move-in date of June.
- **Reliabank Dakota** purchased land near the 85th Street Walmart for a two-story, 14,960 square foot office facility to house retail banking operations and a Raymond James investment office, along with their insurance and mortgage departments. The \$4.5 million facility is slated for completion in May 2018.
- A new two-story office building in the Three Fountains development near 85th and Western is home to the developer, **RMB Associates'** relocated offices. The \$5 million, 31,000 square foot facility also houses **Paradigm Construction**.
- **Sam's Club** is undergoing a complete remodel of their warehouse facility on Louise Avenue, valued at \$2.4 million. Finishing touches on the remodel are expected to be complete in January.
- The **Sanford Imagenetics** facility recently opened. The 105,700 square foot, \$42 million, three-story facility houses various clinics, labs and research programs, in addition to space for patient and community education. **Ava's House**, a 25,800 square foot, 20-bed, inpatient acute level hospice facility opened in October. The facility employs 35 and represents a \$10 million investment. **The Sanford Foundation House**, a \$6 million, two-story, 17,000 square foot facility that will house Foundation offices and accommodate special events, has taken shape on the Sanford corporate campus along I-229 and 60th Street north in Sioux Empire Development Park V. In addition, Sanford leased the former 158,000 square foot Capital One facility at 2200 East Benson Road for an administrative center that will accommodate hundreds of employees. A new west-side clinic is under construction at 32nd and Ellis Road. The \$21 million, 42,000 square foot facility is scheduled to open in fall 2018.
- The building that housed the former Godfather's Pizza on East 10th Street was razed to make way for **Security Savings Bank** as they expand services to Sioux Falls. The \$1.9 million, two-story, 9,300 square foot Larchwood-based branch bank is scheduled to open in mid-2018.
- The **Shoppes at Dawley Farm** Village development, located near Arrowhead Parkway and Highway 11, feature a 4,500 square foot, \$1.5 million facility for **First Bank & Trust** and **Coffea Roasterie**, a \$2 million, 6,400 square foot facility housing **Voyage Federal Credit**

Union, and an 18,000 square foot, \$4 million facility for **PetSmart**. Construction has restarted on the \$2.2 million, 7,300 square foot **Buffalo Wild Wings**.

- **Sioux Falls Federal Credit Union** opened its sixth member service branch at 4701 South Louise Avenue. The 6,290 square foot facility opened in May.
- **Sioux Falls Ford Lincoln's** new 15-acre site development, located on West 26th Street near I-29, includes a \$12+ million, 90,000 square foot dealership and parking for up to 1,000 cars.
- Construction will wrap up in the near future on the 15,000 square foot **Sioux Falls Specialty Hospital** urgent care clinic at 85th Street and Minnesota Avenue. The facility represents a \$10+ million investment in the expanding healthcare industry.
- **Slim Chickens** restaurant opened in July. The Arkansas-based chain's first location in South Dakota is located at 24th and Minnesota Avenue, with a second location on Louise Avenue north of 41st Street scheduled to open around the first of the year.
- **Sports Games**, a \$2 million indoor/outdoor athletic practice facility, is under construction at 3400 South Center Field Place adjacent to Harmodon Park. The facility will include a Truks & Trykes daycare program able to accommodate 80 children.
- **Stockwell Engineers** moved to their newly-constructed building overlooking Falls Park in March. The two-story, 8,556 square foot building is at 801 North Phillips Avenue and houses the SDSU Foundation on the second floor.
- Construction wrapped up on a major expansion at **Touchmark at All Saints**. The \$20 million, 100,000 square foot, four-story, senior-living addition offers 60 independent living units and 32 memory care units, underground parking, a fitness center and a swimming pool.
- **Van Buskirk Companies** will relocate offices to a new facility they are developing on the northwest corner of Minnesota Avenue and I-229. The three-story, 46,000 square foot building is wrapping up with a scheduled move-in date of December 2017.
- The multi-million dollar **Washington Square** project that broke ground in summer 2016 across from the Washington Pavilion downtown is nearing completion. The \$30 million, eight-story retail, mixed-use facility includes office, condominium and parking facilities. Commercial tenants will include the boutique ice cream shop **Parlour**, and offices for **L.G. Everist**, **Maroon Private Trust Company**, **Vanguard Hospitality** and **Electric Pulp**.

Other Developments

American Bank & Trust (41st & Sycamore, Downtown)

AR Workshop (Western Mall)

Aspen Dental (Arrowhead Parkway)

Autoland (West Maple Street)

Bin 201 (Downtown)

Black Hills Federal Credit Union (57th & Marion, West 41st Street)

Bread & Circus Sandwich Kitchen (Downtown)

Car Swap (West 12th Street, East 10th Street)

Club Pilates (The Bridges at 57th)

Cluckin' Cody's Smokehouse BBQ (South Louise Avenue)

Cowboy Chicken (41st Street)

CryoREV (Heather Ridge)

Design House (Downtown)

DXL Mens Apparel (West 41st Street)

Eat Fit Go (West 57th Street)

Escapades expansion (41st & Western)

Fazoli's (Empire Mall area)

Garage Living & Fireplace Gallery & Design (41st Street)

Godfather's Pizza remodel (West 41st Street)

Heyer Engineering (West 57th Street)

Holiday Stationstore (South Minnesota Avenue)

Jacky's Burrito Express (West 12th Street)

KLK Goldsmith Heck (East 57th Street)

Any Lab Test Now (East 26th Street)

Ashcroft & Oak Jewelers (Empire Mall)

Athleta (Empire Mall)

The Barrel House expansion (57th & Sycamore)

Bird Dog Guns & Supplies (Minnesota Avenue)

Board & Brush Creative Studio (Marion Road)

Bryan Wiseman Contracting storage (Development Foundation land adjacent to I-90)

Carpenter Bar (Downtown)

Good Chicken & BBQ (East 10th Street)

Conversation Piece (Minnesota Avenue)

Creative Steps Childcare Center (Copper Creek)

Dakota Seafood (The Bridges at 57th)

Dollar Tree (West 12th Street)

Earthwise Pet Supply (69th & Western)

Enamore Products (North Westport Avenue)

Escape 605 expansion (Westport Avenue, Empire Mall)

The Flower Mill (East 10th Street)

Gas Stop (85th & Minnesota)

Grand Junction Subs (Arrowhead Parkway)

Hillbilly Paintworks Reclaim & Design (East Maple Street)

Hydra Beer Hall (Downtown)

Khorasan Kabob House (12th & Garfield)

Kum & Go (West 11th Street)

Land Home Financial Services (West 57th Street)	Lululemon Athletica (Empire Mall)
Lyft M&CA Market (North Minnesota Avenue)	McDonald's (41st & Shirley, West 12th Street)
Quick Health Urgent Care (85th & Louise, 26th & Cleveland)	Pancheros Mexican Grill (41st Street)
Paws for a Cause Pet Resort (South Cliff Avenue)	Pizza Hut (41st & Sertoma, 85th & Minnesota)
Remedy Brewing Co. (8th & Railroad Center);	Revolution Yoga & Cycling Studio (Western Avenue)
Safety Solutions (Fairfax Avenue)	Salon Artist Suites (West 51st Street)
Sauna Haus (69th & Cliff)	Schlotzsky's (41st Street)
Scratchpad (Downtown)	Sherlock & Co. expansion (Minnesota Avenue)
Silverstar Car Wash (26th & Marion)	Sing n' Sprout Studio (MacArthur Lane)
South Dakota Network Basketball (North Harlem)	Stogeez/Eastwold new location (Downtown)
Tesla Supercharger Station (26th & Marion)	TH Grey (Downtown)
The Candy Clubhouse (Empire Mall)	The Master's Club (West 41st Street)
Tires Tires Tires (West 26th Street)	Total Drag Records expansion (Downtown)
Towz Equipment (Development Foundation land adjacent to I-90)	Track 2 Trail Arctic Cat (West Russell Street)
True Care Family Pharmacy (East 10th Street)	Tuesday Morning expansion (Plaza 41)
Valvoline (85th & Minnesota)	Uptown Laundry (East 26th Street)
Walmart renovation (South Louise Avenue)	Will's Training Table (Sanford Sports Complex)

Quality of Life Developments

- **Arc of Dreams/Metli Plaza** - \$1.6 million stainless steel sculpture that will span the Big Sioux River downtown
- **Augustana University** - \$300,000+ concession/restroom/ storage facility for baseball/softball complex
- **City of Sioux Falls** - \$21.8 million Administration Building; Elmwood Golf Course Phase III renovation; \$25 million in Water Reclamation Plant/Sewer upgrades; Downtown transit station; park playground upgrades; bike trail development/upgrades
- **DakotAbilities Longfellow Center** - \$2 million renovation of former elementary school
- **Dow Rummel Village addition** - \$30 million, 88,500 square foot memory care and assisted living addition; expanded Main Street amenities and fellowship hall
- **Good Earth State Park at Blood Run** - continuing development of the 588-acre state park with a 24,000 square foot Visitor Center
- **Great Plains Zoo** - \$2.5 million brown bear exhibit renovation and expansion
- **Lutheran Social Services** - \$5.4 million purchase/ renovation of the former Kilian facility
- **Minnehaha County** - 30,000 square foot Siouxland Heritage Museums storage facility
- **SculptureWalk** - 56 new outdoor sculptures exhibited throughout downtown Sioux Falls
- **Sioux Falls School District** - \$4.8 million Howard Wood Field House Quality of Life Developments
- **Sioux Falls Thunder FC** - Semi-pro soccer team in the National Premier Soccer League
- **Stockyard Ag Experience** - \$250,000 renovation of Falls Park Horse Barn to serve as an ag museum
- **Tea Area Schools** - new elementary school
- **Union Gospel Mission** - \$1.6 million, 10,000 square foot chapel and dining addition
- **University of Northwestern-St. Paul/Life 96.5 KNWC** - 6,000 square foot combined distance and continuing education facility and studio for radio ministry

- **University of Sioux Falls** - 46,000 square foot Benedetto Hall residence facility; \$11.7 million
- **Veteran's Administration Medical Center** - \$48 million, 30,000 square foot remodel and addition

Regional Developments

- **Ace Hardware** will open a 15,000 square foot store in Harrisburg. The facility is under construction and scheduled to open in March 2018. An Ace Hardware store also opened in a retail center next to Sunshine Foods and Lewis Drug in Lennox.
- **Air Madness**, a new trampoline park in Harrisburg, opened in September. The 50,000 square foot building employs 70.
- Ground was broken on the 10-acre BJM Industrial Park in Valley Springs. Five acres will be used for **BJM's** new 17,280 square foot diesel mechanic shop.
- **The Canton Barn** venture is expanding with the purchase and relocation of the French Door Bridal Boutique to Canton in February, and the repurposing of two grain bins into lodging space at the venue, which are scheduled for completion by April.
- **CHS Eastern Farmers** Cooperative opened a new ag facility three miles north of Colton earlier this year.
- **DeJager Plumbing & Heating** has a newly-constructed home in the Brandon Industrial Park. The 8,640 square foot facility represents a nearly \$500,000 investment.
- **Dollar General** broke ground in Colton on a new facility with construction wrapping up in November. The company also opened a store in Garretson this year.
- A ribbon-cutting ceremony is scheduled for December at the new **Fareway** grocery store in Harrisburg. The 18,000 square foot store is the company's third in the region. The store is part of a development called Devitt Farms, which will include housing and is being developed by Van Buskirk Companies.
- **Gate City Events** opened with plans to add a campground and cabins on the 15-acre venue along Highway 18 in Canton. Facilities include a 1920's farmhouse that sleeps 25, an indoor pool and hot tub, and a converted building with event space for 400.
- A new retail center in Brandon was completed earlier this year providing a home to **Gypsy Trading Co.** and **Beautique**, with room for more tenants.
- **Nordstrom's Automotive Inc.**, near Garretson, added 60,000 square feet of new construction to their auto recycling operations. Improvements include new dismantling facilities, additional warehouse space, a new shipping/receiving center, new sales and corporate offices, and expanded parking.

- The former Amesbury Fastek facility in Canton was purchased and renovated to house **Omega Liner**. The ultraviolet cured in place pipe liner manufacturer plans to create 20 jobs in the community.
- **Prairie View Events Hall**, the former All Occasions event facility in Tea, is undergoing a total renovation.
- The first phase of grading and utility infrastructure is underway at the **Rovang Industrial Park**. This 80-acre development represents the sixth industrial park in Brandon.
- **Soles Enterprises** constructed a 30,000 spec building in the Corson Development Park earlier this year.
- **South Dakota Biosystems**, a laboratory tool design firm, is nearing completion on a 24,000 square foot storage and distribution facility in the Brandon-Corson Industrial Park.
- The Brandon Industrial Park is home to **Xtremely Clean's** new 6,000 square foot facility.

Sioux Falls Area Communities

Lincoln & Minnehaha Counties

*(Source: 2017 Annual Report for the Lincoln and Minnehaha County
Economic Development Associations)*

Please note: LCEDA/MCEDA budgets run from October - September

Source: City Administrators/Economic Development Directors from each of the communities or LCEDA/MCEDA.

LINCOLN COUNTY ECONOMIC DEVELOPMENT ASSOCIATION (LCEDA)

CANTON

- Canton issued 63 building permits for 2017, with a total residential valuation of \$1.8 million, including the construction of four new single-family homes and an additional \$12.5 million in commercial construction this year.

HARRISBURG

- Harrisburg saw 53 single-family homes build in 2017 and approved 330 building permits with a valuation of \$15.8 million in residential construction and another \$7.8 million in commercial construction, including the new Devitt Farms retail center.

LENNOX

- Lennox issued 119 building permits in 2017, with \$2 million in residential construction and \$963,270 in commercial construction. Five new homes were built, along with two townhome projects, one new four-unit apartment and three new mobile homes.

TEA

- Tea saw the construction of 43 new single-family homes in 2017. Building permits totaled 206, with a valuation of nearly \$6.2 million in residential construction and \$1.24 million in commercial construction permits.

WORTHING

- Worthing issued 41 building permits for new construction in 2017 and added two single-family homes. This year \$589,959 in residential permits were issued, along with commercial projects totaling \$130,000.

MINNEHAHA COUNTY ECONOMIC DEVELOPMENT ASSOCIATION (MCEDA)

BALTIC

- Baltic added 15 new single-family homes in its growing developments, with a variety of lots still available for the construction of new houses. This year, 71 building permits were issued, with \$2.9 million in total construction activity approved.

BRANDON

- Brandon issued 445 building permits with a commercial valuation of \$8.9 million. A total of 45 new single-family homes were built, with \$9.88 million being spent in residential construction in 2017. Work continues on the new Rovang Industrial Park.

COLTON

- Construction activity in Colton for 2017 included 24 building permits, with \$238,454 in residential construction, including two new homes, and \$700,000 in commercial construction during the past year.

DELL RAPIDS

- Dell Rapids issued 180 building permits during 2017, with \$496,000 in commercial construction and \$3.88 million in residential construction, adding 12 new single-family homes. Work continues on the I-29 interchange west of the city.

HARTFORD

- In Hartford, 132 permits were issued, with a valuation of \$6.73 million in residential construction and \$885,000 in commercial construction during 2017. Hartford neighborhoods added 17 single-family homes this year.

Vermillion

Source: The Vermillion Area Chamber and Development Company.

New Businesses and Workforce

- Casey's General Store - 2 full-time, 10-12 part-time employees.
- Vermillion Downtown Cultural Association - 1 full-time, 2-4 part-time employees.
- Biotest Pharmaceuticals - 25-40 full-time employees.
- Charlie's - 2 full-time, 2-4 part-time employees.
- Dakota Brick House.
- The Bean - 2 full-time, 2 part-time employees.
- Iron Rooster - 1 full-time employee.
- The Coyote Clipper - 2 full-time, 1 part-time employees.

Business Growth

- **Navigant Cymetrix** moved operations into the newly renovated Vermillion Technology Center. This allowed expansion to a brand new facility, as well as expanded employment from 80 to 90 and additional potential for another 30 employees.
- **First Dakota Bank** built a new \$5 million, 16,000 square-foot bank on Cherry Street.
- **Red Roof Inn** renovated its hotel, re-opening a much needed hotel in the community.

Building Permits

- Vermillion issued 212 building permits in 2016 at a permit cost of \$41,907. Valuations totaled \$12,301,523.

Vermillion NOW! II - Fundraising recap after one year, total pledged:

- \$1,140,637 Cash
 - \$410,871 Collected
 - \$331,528 Invested
- \$528,975 In kind
 - \$37,075 Collected
 - \$37,075 Invested

Investment Priorities

- Bliss Point Housing
- Entrepreneurial Development
- Business Expansion and Recruitment

Housing

- Bliss Pointe Housing Development sold 11 lots in 2016
- New Housing in Vermillion, 24 total new homes built at a permit cost of \$16,922 - total construction invested in houses was \$5,044,000.

Yankton

Source: Yankton Area Progressive Growth.

2017 Highlights

- YAPG formed a volunteer exploratory committee to pursue Port Yankton, a project to locate a multi-use facility in Yankton. The committee's efforts are currently focused on adding an amendment to the 2018 ballot to allow a Yankton nonprofit to hold and lease one gaming license.
- Great Plains Processioning of Luverne, Minnesota, purchased the spec building and 8.87 acres. YAPG coordinated the construction of the spec building in 2013.
- The YES³! Capital Campaign wrapped up in June with 101 investors funding the future of Yankton with a combined investment of \$2,850,000.
- Ongoing conversations with primary sector employers identified workforce as one of the chief issues facing the community. YAPG connected with area schools, employers, and others to develop solutions.
- Following on the successful completion of the first phase of Westbrook Estates, YAPG transferred its options to K N Construction who is taking over as developer for the second phase.
- In June, John Kramer resigned from his role as President. The board of directors worked with other community organizations to redefine the role that YAPG plays in the community and to develop a new job description for a new leader. Nancy Wenande will join the staff in March 2018 as CEO.

People

Bridging Connections to Build our Future Workforce

- YAPG's collaborative workforce relationships moved the organization forward and exponentially expanded its successes in 2017 through stronger relationships with regional education institutions, middle school to post-secondary students and parents, community and economic development organizations, and many area small businesses and primary sector employers.

High School Internship Program

- YAPG was instrumental in assisting the Yankton School District in placing approximately 40 students in internships per year during both the 2016-2017 and 2017-2018 school years. Students worked paid internships in areas of: welding, CNC loading, HVAC and electrical, diesel mechanics, small engine repair, information technology, criminal justice, banking/financial, accounting, human resources, marketing, boutique/merchandising, health care, child care, and education, and others.

- YAPG celebrated 5 employer-sponsored Build Dakota Scholarships in 2017. The Yankton High School Internship program has become a model for South Dakota's 2018 pilot program, Career Launch. The two new Career Advisors in Yankton will be key in expanding collaborative relationships between local schools and businesses. In the past year, opportunities for internships and shadowing programs were expanded to regional schools such as Gayville-Volin, Lake Andes, and several Nebraska schools.

Connecting Employers and Students

- The Build Dakota Roadshow, which promotes the Build Dakota Scholarship program and includes presentations by all four South Dakota technical schools, visited the Yankton, Gayville-Volin, and Crofton School Districts. Crofton was the first school district to host the Build Dakota Roadshow outside of South Dakota.
- YAPG partnered with the Yankton School District to host a successful Build Dakota Meet & Greet with a career fair for high school students and parents.
- YAPG supported the Boys & Girls Club in presenting a Career Launch program for middle school students at the Yankton unit and for high school students in Gayville-Volin. Additionally, YAPG expanded relationships with multiple schools and students by attending numerous regional high school, post-secondary and community career fairs, hosting student tours, and participating in educational programs.

Collaborating with Our Community

- YAPG supported community and workforce development programs through Rita's involvement in the Design:SD project with Dakota Resources, the Onward Yankton education committee, Yankton SCORE, Yankton Employer Assistance Resource Network, Cornerstone Career Learning Center, and RTEC.
- YAPG supported the development of the inaugural Entrepreneurship Fellowship program with Onward Yankton.

Marketing a Yankton Lifestyle through Greater Yankton Living

- There were more than 40,000 visits to the Greater Yankton Living website in 2017. YAPG focused on storytelling marketing to showcase what it is like to live, work, and grow in the Yankton community. During the last year, the most visited page was the employment page (job board), followed by our growing stories page (stories of individuals who love living in Yankton). YAPG continually improved the Greater Yankton Living website by adding and updating the following:

Daycare Directory

Links to other community-wide event calendars

New Growing Stories template and eight new growing stories

Three new volunteering opportunities

Higher Education page - including write-ups on Mount Marty College, USD, and RTEC

Shopping Directory

- In addition to marketing the Greater Yankton Living website in print and broadcast media, YAPG emphasized social media marketing:

From January to December, followers grew on Facebook, Twitter, and Instagram. Growth in Facebook followers is a result of targeted paid advertising.

In March 2017, YAPG launched the first “31 Under 31” campaign and received over 33 nominations. One young community member was featured per day, resulting in over 132,000 impressions and 5,000 reactions, shares and comments.

In late May and early June, YAPG conducted the “Y Yankton” campaign, highlighting career and recreational opportunities. This campaign ran in tandem with similar radio ads and resulted in over 20,000 impressions on social media. Around 350 individuals reacted, shared or commented on these posts.

Leading up to Manufacturing Week in September, YAPG conducted a “Here for your Career” campaign, featuring 16 manufacturing careers with short videos. This campaign resulted in over 60,000 impressions and 29,000 video views. Over 1,490 individuals reacted, shared or commented on the videos.

In December 2017, YAPG began managing paid social media advertising in-house, saving staff time and resources.

In November and December, YAPG conducted the “Shop Small - Shop Local” campaign, which featured 14 small, local businesses leading up to the holidays resulting in over 20,000 impressions. Over 900 individuals reacted, shared or commented on these posts.

Place

Pursuing a Vision - the Port Yankton Project

- In January, YAPG formed a volunteer exploratory committee to examine the feasibility of a downtown entertainment and convention space.
- YAPG financed two feasibility studies conducted by independent consultants, both of which indicated such a development was possible in the community.
- The committee hired two lobbyists to engage with state lawmakers and to pursue adding an amendment to the state constitution to allow a nonprofit in Yankton to hold a single license and lease it to an operator.
- Two YAPG staff members focused on the project and assisted the volunteer committee as much as possible.

Exploring New Transportation Technologies

- In February, the YAPG board voted to provide Liberty Mobility Now with funding to begin operations in Yankton County. After hiring an Area Manager, the firm began offering their services in late July. From July through November, the firm's thirteen drivers completed 767 trips.

Handing Off Westbrook Estates

- At the end of 2017, only 6 twin home lots remain available from the first phase of the development. K N Construction saw potential in the future of the development and was willing to take over the risk from YAPG to move forward with the second phase. After negotiations, YAPG transferred options for the second phase of Westbrook Estates to K N Construction. The second phase of Westbrook Estates will include both price-controlled and market-rate developments, adding 109 new housing units to the Yankton market.
- Eagle Construction began construction of a second apartment building at Westbrook Estates. They anticipate opening the 70-unit complex in June 2018.
- In 2017, seventeen single family homes and four twin home units sold. Currently, there are three fourplexes, six twin homes, and five single family homes for sale or under construction at Westbrook Estates.
- Four general contractors built at Westbrook Estates in the first phase, including K N Construction, Clay's Construction, Johanneson Construction, and Eagle Construction. Several subcontractors and suppliers were involved, including Larry's Heating & Cooling, Allen Electric, Leader Concrete, Bahm Concrete, Bob Law Inc, Slowey Construction, Eisenbraun & Associates (now Stockwell Engineering), Mead Lumber, Jon Moser Construction, Turner Plumbing, Karl's, Concrete Materials, Dakota Drywall, and others.

Jobs

After the resignation of John Kramer as president of YAPG in June, staff focused on special projects, such as workforce development and Port Yankton. During this period, several manufacturers announced expansions and the YAPG's spec building was successfully sold.

Retention and Expansion

- Baldwin Filters announced the addition of five manufacturing lines with the need for 100 new employees.
- In 2017, Sapa was acquired by Norsk Hydro.
- Applied Engineering received a REDI fund loan to update equipment at its plant.
- At Napa Junction, construction of the Dakota Plains Ag plant is complete and is now operational.

Marketing and Recruitment

- The YAPG Executive Committee carefully evaluates each request for information received from the GOED. Based on feedback from the YES³! Campaign, which suggested that investors see more value in workforce development and quality of life initiatives, fewer staff resources have been devoted to business recruitment.
- With the sale of the spec building, YAPG's contract with NAI is complete.
- YAPG's marketing contract with Smart Solutions is also complete, and the organization has refocused its marketing efforts to social media.

Success with NAI Spec Building Marketing

- In October, Great Plain Processing purchased the spec building and 8.87 acres. YAPG applied for and received a Local Infrastructure Improvement Grant from GOED to help fund the extension of water and sewer lines from the street to the building. In the next year, Great Plains Processing will build out the spec building and begin production of produce quality protein additives for use in pet food and animal feed. The firm anticipates hiring 20 full-time employees.

GOED Requests for Information

- YAPG responded to two RFIs from GOED in 2017. Four RFIs from 2016 were open at the beginning of 2017, three were lost, and one remains active. Two older RFIs remain on hold. Active RFIs include:
 An ag processing company with 40 potential employees;
 A hair care products manufacturing company with 90-135 potential employees; and
 A grain mill company.
 The Executive Committee elected not to submit information for several additional RFIs.

One Lead from Spring Smart Solutions Campaign

- In late 2016, YAPG hired Smart Solutions to conduct a six-month lead generation and social media campaign. YAPG received one lead: an engineering company from Wisconsin interested in expanding to South Dakota.

Organically Marketing Yankton through Yanktonedc.com and Social Media

- The redeveloped *yanktonedc.com* website launched at the beginning of 2017, with a focus on economic development marketing. The new site integrates with Location One site listings, is mobile-friendly, and is much easier to update and maintain. Traffic remained steady with an average of 478 visitors per month. YAPG continues organic marketing of *yanktonedc.com* on Facebook and Twitter by promoting available sites, relocation information, and economic development articles.

Growing Napa Junction

- In March, YAPG received the completed feasibility study on Napa Junction from Engineered Rail Solutions.

- YAPG placed options on 300 acres surrounding the rail junction.
- Stockwell Engineers was hired to create a Development Plan for the location.
- Dakota Plains Ag began operations at their Napa Junction facility in spring 2017.
- An industrial-grade road connecting Napa Junction to Hwy 50 was completed, enabling heavy traffic to and from the location.
- Dakota Plains Ag and Dakota Southern took on the task of marketing the site to their contacts. Several clients are already interested in locating to Napa Junction.

Centerville

Source: The Centerville Economic Development Corporation

Centerville Care and Rehab

- Continued to keep largest employer in community operating at a high level.
- Operated at 90% capacity or higher the entire calendar year.
- Helped facilitate over \$100,000 in Capital Improvements to the facility with zero debt accrued.
- Finalized a purchase agreement for the sale of the facility in 2018.

Business Development

- Continued to develop Business Recruitment, Retention & Expansion Program.
- Continued Featured Business Series on Facebook.
- Were able to work a favorable deal to acquire 14 acres of land adjacent to town for future development.
- Was able to recruit Maria's Mexican Restaurant to town.
- Spearheaded the new Digital Community Sign downtown in partnership with Fort Randall Telephone.
- Assisted with the passing of a vacant building ordinance.
- Held successful Empower Community gathering with close to 90 people in attendance.
- Was on the short list for a manufacturer to potentially relocate to town.
- Assisted with PR efforts during pharmacy ownership transition.
- Assisted with retention efforts for NAPA business.

Housing

- Continued featured home series on website and Facebook with great reach.
- Completed the purchase and clearing of the old Dusty Lewis property on State Street to eliminate the eyesore and make way for potential new development.
- Completed Economic Development owned Spec Home build.
- Purchased residential lot on the corner of Iowa and Vermillion Streets near the school for future housing project.
- Assisted in the process that led to the tear down of the dilapidated home at 110 Broadway.

Capacity Building

- Completed the Rural Economic and Leadership Development Program.
- Attended annual Governors Conference on Economic Development.
- Attended annual South Dakota Housing Conference.
- Became a part of the Dakota Resources Learning Network.
- Accepted into the inaugural SD Change Network Cohort.

Strategies to Recruit Alumni and Young Families

- Helped facilitate and plan another successful Alumni Games event.
- Helped facilitate and plan another successful Tornado Days Celebration.
- Helped facilitate and plan another successful Country Christmas Event.
- Continue Centerville Development Corporation booth at the Turner County Fair.

Parks and Recreation

- Put up new Peder Larsen Park sign.
- Refurbished existing Peder Larsen Park sign.
- Helped Rotary Club with their efforts to create a new City pocket Park at the North end of Broadway. Project is still in progress and is to be completed in 2018.
- Worked with Baseball & Softball Association on field improvements, including the addition of needed agro lime and an infield sprinkler system.

Bike Path

- Completed Phase II of the Bike Path.
- Completed Phase II under budget.
- Raised over \$13,000 for memorial bench project for along the path.
- Put in new Weverstad Recreational Trail Sign.
- Arranged for the Governor of South Dakota Dennis Daugaard to dedicate the completed path.

Branding/Marketing

- Increased Community Facebook page to over 1,500 followers.
- Continued Centerville Booth during Turner County Fair with great success & exposure.
- Created new Featured Family in Centerville Series with the first installment receiving over 6,000 views.
- Completed Community Surveys and created promo pieces with grant dollars.
- Identified partners for updated Billboard signage on the corner of 19A & 46 for 2018.
- Became a board member of the Southeastern South Dakota Tourism Association.
- 1 of 4 communities to be recognized with Capital for a Day honors and a visit from the Governor of South Dakota to commemorate the day.

Grants

- Finished Transportation Alternative Program Grant for phase 2 of bike path with 82% of project costs covered through grant dollars.
- Secured a \$240,000 low interest loan through the DENR's state revolving loan fund along with a \$240,000 Community Access Grant to go towards proposed Main St project for City.
- Received \$937 for the City's expenses towards Capital for a Day through MidAmerican Energy's Partnership Program.
- Accepted as one of 12 organizations from across the state to receive funding from RCDI Grant through Dakota Resources. \$214,000 to be split between the recipients for various trainings.
- Completed use of \$10,000 SD Community Foundation Innovations Grant.

- Completed Game, Fish, & Parks “Land and Water Grant” application applying for \$30,000 towards campground addition.
- Was 1 of 12 selected from across the state to take part in 1st ever SD Change Network Cohort which includes a grant for \$5,000 towards work in the community.
- Secured \$7,600 for new mobile radio and laptop for Centerville Police Department through 2017 Homeland Security Grant.
- Helped to successfully fundraise over \$30,000 for the Peder Larsen Park Revitalization Project.

Economic Development City Budget

- CDC contributed \$24,000 to City to offset CDC budget in 2017.
- Through GOED EDPP Grant the CDC contributed additional \$5,202 towards CDC budget in 2017.
- Economic Development came in \$8,000 under budget in 2017.

Elk Point

Source: The City of Elk Point.

2017 was very busy for the City of Elk Point, which has been busy working with governmental agencies on various capital improvement projects in the community.

Rose Street is a major arterial roadway in the community. The road surface is in disrepair and the water and sewer lines need to be upgraded and replaced. This is a major street for agri-business traffic coming to the community. The engineering cost estimates is around \$1.1 million dollars. The City Engineer is finalizing engineering plans and specifications. At its February 5, 2018 meeting, the City Council approved to a measure allowing staff to proceed and advertise for bids.

The City of Elk Point and Elk Point Economic Development Corporation spent most of 2017 procuring funding for a new street and infrastructure in the new business park. Local business, Balcon Enterprises, Inc., plans to expand and construct a new 25,000 square foot warehouse and distribution center in the business park. The South Dakota Governor's Office of Economic Development and South Dakota Department of Transportation provided support to the project. Funding was also received from the US Economic Development Administration. The City Council approved a bid award at the February 5, 2018 meeting. Construction is anticipated in early spring.

The City contracted with an electrical engineering firm on construction of new transformers and underground electrical placement to the north side of Elk Point. The engineering specs have been completed and bids have been awarded for this project. The project is slated for completion in summer of 2018.

Dakota Dunes

(Also served by MEC electric.)

Source: Union County.

- In Dakota Dunes, 32 new homes were built, and 28.5 new residential lots were sold during 2017.
- A total of 1,285 home sites have been sold since Dakota Dunes started and 1,163 homes built.
- Dakota Dunes sold 8.9 acres of commercial property during 2017. A total of 236 commercial acres have been sold since Dakota Dunes started.
- Current commercial construction projects include a 24,500 sf VA Medical Clinic, a 91-unit Holiday Inn Express with an 11,000 sf event center, a 14,800 square foot professional office building for a CPA firm with 60 employees, and a branch office for a credit union.

North Sioux City

(Also served by MEC electric.)

Source: The North Sioux City Economic Development Corporation.

Commercial Development

- **Royal Canin** -- A wet pet food manufacturer, continues work on their new manufacturing facility. The building exterior has been largely completed. The capital investment is estimated at \$127 million.
- **Titan Storage** -- Titan Storage created several new storage units. Estimated capital investment is \$850,000.
- **Red's All Natural** -- Newly-relocated food processor from Tennessee produces all natural burritos and single-serve entrees. The firm has leased 75,000 square feet and created 100 new jobs. Capital investment is estimated at \$2.9 million.
- **McDonalds** -- McDonalds completed an \$863,000 renovation of their restaurant.
- **Sterling Computers** -- Configuration, Integration and Distribution center built a \$160,000 addition.
- **Bramec Corp.** -- Industrial parts and supplies distributor built a \$75,000 addition.
- **Appeara** -- A linen services company began construction on a \$540,000 new building.
- **TK3** -- Two new toy boxes were created in the Flynn Business Park at a cost of \$101,000 and \$137,000.

Residential Housing

- The City of North Sioux City had another successful year in home construction. The total cost for new homes was \$4,537,275.

SECTION IV – ECONOMIC INDICATORS

The following tables describe key economic indicators in South Dakota cities, towns, and counties in which MidAmerican Energy provides service:

- The Building Permit Valuations in MidAmerican Energy Communities Report (Page 35) describes the annual value of commercial and residential developments as described in building permits. The source for data is the local city administrators and building inspectors in each of the communities listed. Please note that Corson is an unincorporated community and Brandon does not issue building permits.
- The Municipal Sales Tax Report (Page 36) is a comparison between city tax due for fiscal years 2016 and 2017. The dollar amounts in this report are a result of municipal tax due reported on the South Dakota tax returns until January 2018 (amounts paid through audits will not be included). The source for data is the South Dakota Department of Revenue and Regulation.
- The Population Estimates for Counties Served by MidAmerican Energy in South Dakota Report (Page 37) describes the change in population in counties served by MidAmerican Energy between the 2010 Census and the most current 2017 estimates available. The data source is the U.S. Census Bureau 2017 population estimates published in March 2018.

Building Permit Valuations in MidAmerican Energy Communities: 2014-2017

Community	2014	2015	2016	2017	Total
Lincoln County					
Canton	2,384,061	2,568,454	1,956,413	14,687,306	21,596,234
Harrisburg	19,594,296	24,763,595	20,012,120	30,062,510	94,432,521
Lennox	4,578,351	2,550,313	6,628,103	2,151,119	15,907,886
Tea	15,354,359	13,423,983	15,096,696	7,118,759	50,993,797
Worthing	5,000	398,500	767,475	310,000	1,480,975
Minnehaha County					
Baltic	686,555	1,950,292	2,449,057	2,688,619	7,774,523
Brandon	27,487,275	18,548,158	20,971,986	18,266,412	85,273,831
Colton	177,630	389,948	462,024	935,674	1,965,276
Corson					\$ -
Dell Rapids	6,521,959	11,816,021	11,031,410	2,908,614	32,278,004
Hartford	7,783,155	8,297,859	7,928,426	459,000	24,468,440
Union County					
Alcester	1,034,500	317,879	325,040	1,581,950	3,259,369
Beresford*	1,774,661	7,824,517	6,466,676	11,411,931	27,477,785
Dakota Dunes	11,646,027	29,485,720	24,447,445	36,288,529	101,869,721
Elk Point	2,266,045	1,834,200	1,188,976	2,493,389	7,782,610
Jefferson	12,500	55,000	30,100	86,500	184,100
North Sioux City	40,767,875	8,065,633	6,378,211	39,831,234	95,042,954
Other Communities					
Sioux Falls**	619,502,240	676,292,291	701,851,489	739,324,818	2,736,970,838
Centerville	280,227	3,310,000	240,975	1,092,760	4,923,962
Flandreau	573,806	927,626	661,343	2,043,000	4,205,775
Gayville	412,650	44,400	397,420	2,189,195	3,043,665
Montrose	460,000	457	11,671	200,000	672,128
Ramona					
Salem	1,328,669	9,368,800	1,178,400	1,113,815	12,989,684
Vermillion	13,611,097	28,128,723	12,301,523	12,541,420	66,582,763
Yankton	31,193,679	25,743,008	18,276,920	56,894,805	132,108,412
	809,436,617	876,105,377	861,059,899	986,681,360	3,533,283,253

*Beresford is listed in Lincoln County because it is part of that countywide development group.

**Since Sioux Falls is in both Lincoln and Minnehaha Counties, it is grouped under "Other Communities".

Valuations of cities may not match LCEDA/MCEDA "highlights" because of different fiscal years.

Source: City Clerks from each of the communities listed.

Municipal Sales Tax Report in MidAmerican Energy Communities CY 2016-2017

	2016	2017	% Change
Lincoln County			
Beresford	884,538.64	1,054,356.46	19.20%
Canton	1,091,392.91	1,121,722.16	2.78%
Harrisburg	904,272.89	1,030,575.58	13.97%
Lennox	536,889.63	544,829.26	1.48%
Tea	1,198,291.00	1,323,596.72	10.46%
Worthing	156,786.77	140,101.88	-10.64%
Minnehaha County			
Baltic	143,875.00	151,770.18	5.49%
Brandon	3,042,016.44	3,123,975.06	2.69%
Colton	117,128.48	112,587.55	-3.88%
Dell Rapids	1,005,244.77	1,112,526.35	10.67%
Hartford	777,371.38	836,830.71	7.65%
Union County			
Alcester	177,916.84	216,652.78	21.77%
Dakota Dunes	-	-	-
Elk Point	471,252.31	553,354.96	17.42%
Jefferson	112,992.72	108,698.82	-3.80%
North Sioux City	2,376,900.60	2,705,410.56	13.82%
Other Communities			
Sioux Falls	120,121,076.58	125,387,622.30	4.38%
Centerville	149,649.44	171,968.88	14.91%
Flandreau	619,251.86	593,911.26	-4.09%
Gayville	44,857.82	44,675.25	-0.41%
Montrose	70,915.23	76,283.16	7.57%
Ramona	9,876.14	12,356.84	25.12%
Salem	496,061.58	498,654.20	0.52%
Vermillion	3,608,231.12	4,121,968.14	14.24%
Yankton	9,049,322.97	9,455,063.05	4.48%

Population Estimates for Counties Served by MidAmerican Energy in South Dakota (2010 Base)

South Dakota Counties with MidAmerican Energy	2010	2017	Total Change	Percent Change
Clay	13,864	13,990	126	0.9
Lake	11,200	12,809	1,609	14.4
Lincoln	44,828	56,664	11,836	26.4
McCook	5,618	5,625	7	.12
Minnehaha	169,471	188,616	19,145	11.3
Moody	6,486	6,579	93	1.4
Turner	8,347	8,317	-30	-.36
Union	14,399	15,029	630	4.4
Yankton	22,438	22,662	224	1.0
TOTAL-MEC COUNTIES	296,651	330,291	33,640	11.3
OTHER SD	517,540	539,375	21,835	4.2
SD TOTAL	814,191	869,666	55,475	6.8
MEC COUNTIES %/SD	36.4	38.0		
<i>Source: US Census Bureau Population Estimates 2017</i>				