

# Newsletter

South Eastern Council of Governments, Dakota BUSINESS Finance,  
and South Eastern Development Foundation

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## Director's Corner

Affordable housing or workforce housing is a topic that frequently comes up in both urban and rural settings as a challenge. In an effort to address affordable housing in some of the core neighborhoods in Sioux Falls, Minnehaha County generously provided SEDF with four vacant infill lots that it had gained possession of through the non-payment of taxes. One of the lots was later subdivided into two lots for a total of five lots. SDHDA awarded SEDF \$5,000 per house to help defray the cost of clearing up title to the lots. SECOG donated \$1,200 per house to SEDF to help defray the cost of purchasing appliances for the new homeowners.

Three lots were developed in the summer of 2015 at 120 S. Walts, 201 S. Grange and 1105 W. 10<sup>th</sup> St. All three houses have been purchased. Filling vacant lots with houses has many positive impacts including stabilizing the neighborhood, increasing tax revenue for local entities, and the numerous positive impacts that have been documented for homeowners and their children

In recognition of this partnership, SEDF has been awarded an Innovation Award from the National Association of Development Organizations. It will be awarded at its annual meeting in New Orleans in October. SEDF is in the process of obtaining additional lots and will continue to work with SDHDA, Minnehaha County, and SECOG in helping to make homeownership a reality for additional families in the region.



## Community Spotlight - Parker Water Tower



After many years and efforts by numerous parties, the Parker Water Tower project is nearing its completion. The City of Parker provided DENR with a facility plan for its water distribution system in 2003. The City enlisted the services of Banner Associates, Inc. to assist in determining its water distribution needs, and the City has already completed work on the first four phases of its multi-phased water and wastewater system improvements. The completed work on the first four phases of this project have noticeably improved the operating conditions of the water and wastewater systems. Phase five of this project consisted of constructing a new 250,000 gallon water tower that replaced the previous 55,000 gallon steel riveted water tower that was installed around 1920. This project also created the storage needed now that the City of Parker is connected with the Lewis and Clark Regional Water System.

Multiple funding sources made this project possible for the City of Parker. Those sources include: a Consolidated Water Facilities Construction Program grant provided by the Board of Water and Natural Resources, a Community Development Block Grant provided by the Governor's Office of Economic Development, a USDA Rural Development Loan and local funds provided by the City of Parker. The joint effort of the organizations that provided funding has enabled the City of Parker to be proactive in its efforts to improve the water quality and show its commitment to providing the best water service possible for its residents.

## ICMA Fellows Visit SECOG

The City of Vermillion is hosting two Fellows through the International City/County Management Association and Department of State. SECOG Executive Director, Lynne Keller Forbes, had the opportunity to meet with the Fellows and John Prescott, City Manager for Vermillion, to discuss the benefits of regionalization. Mr. Marlon Huwae is the Department Secretary for the University of Papua, Indonesia. Mr. Teeraphong Kunklangdone is the Communications and Knowledge Management Officer for USAID-supported Mekong Partnership for the Environment at Pact in Thailand.



## *You are invited to attend the* **Dakota BUSINESS Finance** *Annual Awards Ceremony and Reception*

**Wednesday, October 21st**  
**The District**  
**4521 West Empire Place**  
**Sioux Falls, SD**  
**4:30-6:00 P.M.**

Join us for the Dakota BUSINESS Finance Annual Awards Ceremony and Reception scheduled for Wednesday, October 21, 2015, at The District in Sioux Falls. A short program will be held at 5:00 p.m. where we will be recognizing the 2015 Dakota BUSINESS Finance "Lender of the Year," "Individual Lender of the Year," and "Friend of Dakota BUSINESS Finance" recipients.

**RSVP to Janice Gravning at 605-367-5390 or [janice@secog.org](mailto:janice@secog.org)**



## 2015 South Dakota Planners Association Conference

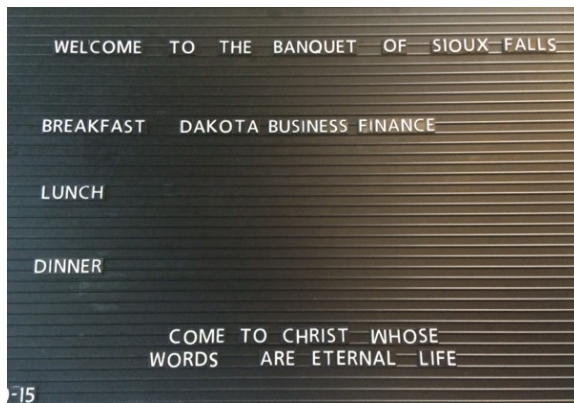
The South Dakota Planners Association (SDPA) will be holding its annual conference October 28<sup>th</sup> and 29<sup>th</sup> at the Ramada Inn and Convention Center in Mitchell, SD. The annual conference provides planners, planning commissioners, elected officials, and other interested parties an opportunity to learn about relevant planning topics and new tools that will be beneficial to their municipal and/or county planning and zoning efforts.

The conference is scheduled to start with a presentation by Joanne Garnett from the Orion Planning Group titled “Planning in the West – Highs, Lows, and Highlights in Between”. For the presentation, Joanne will be presenting a light hearted view of what planners and elected officials need to keep in mind for the issues they face.

For more information regarding this year’s conference, please contact Toby Brown at the SECOG office at 367-5390.

## Dakota BUSINESS Finance Sponsors Breakfast at the Banquet

Dakota BUSINESS Finance had the privilege of hosting breakfast at the Banquet on September 10th. As a part of being the host, Dakota BUSINESS Finance provided the funding for purchasing the food for the breakfast for the guests of the Banquet. Volunteers from Dakota BUSINESS Finance, SECOG, and the South Eastern Development Foundation as well as friends and family members of those board members and employees cooked and served the meal. Over 250 individuals were able to start their day with a warm breakfast as a result of these efforts.



## Sioux Falls MPO Schedule

The Sioux Falls Metropolitan Planning Organization (MPO) meeting schedule for 2016 has been posted on the MPO website at [www.sioxfallsmpo.org](http://www.sioxfallsmpo.org). The MPO has three committees that meet seven times per year. The Citizens Advisory Committee (CAC) is the committee that has been established to solicit public input into the local transportation planning process. The CAC's membership is comprised of interested citizens representing either themselves or various businesses or organizations within the metro area. The Technical Advisory Committee (TAC) is the committee comprised of staff from each of the participating units of government as well as representatives from various modes of transportation. The TAC's role in the local process is to advise the policy board (UDC) on the technical aspects of transportation plans under consideration. The Urbanized Development Commission (UDC) is primarily comprised of elected officials from each of the local governmental participants in the process. The UDC, with input from the other committees, makes area transportation planning decisions. All meetings are open to the public.

In addition to meeting dates, agendas and minutes, the website includes information on transportation planning projects taking place in the MPO study area including the Cities of Brandon, Crooks, Harrisburg, Hartford, Sioux Falls, and Tea, as well as portions of Lincoln and Minnehaha Counties on the MPO website. Please visit [www.sioxfallsmpo.org](http://www.sioxfallsmpo.org) to learn more.

## New CAC Member for the MPO

The Metropolitan Planning Organization's (MPO) Citizens Advisory Committee (CAC) will be welcoming a new committee member at its meeting on November 18<sup>th</sup>. Rita Salazar has been appointed to serve as representative for education on the CAC. Rita grew up in Minnesota and has travelled and lived abroad. She has used her education from Oklahoma State University, the University of South Dakota, and South Dakota State University to teach all levels of education in Iowa and South Dakota. Rita and her husband have lived in Sioux Falls for the past four years. She is looking forward to learning more about transportation in the Sioux Falls Metropolitan Planning Area. To learn more about the CAC, or to submit an application to serve on the CAC, please visit [www.sioxfallsmpo.org/cac](http://www.sioxfallsmpo.org/cac).



This year, the Sioux Falls Metropolitan Planning Organization (MPO) has been working on the development of *Go Sioux Falls*, the MPO's 2040 Long-Range Transportation Plan. *Go Sioux Falls* will establish goals and priorities that will guide how future transportation investments are made to help shape the region's transportation network through the year 2040. It considers all modes of transportation to help set priorities for the future including driving, walking, bicycling, transit, rail, and air. The Long-Range Transportation Plan is being updated to meet new federal requirements, address changes in the transportation system, and consider current goals and objectives. The first draft of *Go Sioux Falls* is currently available on the project website [www.gosioxfalls.org](http://www.gosioxfalls.org) and the final draft will be available in early November.

Public involvement efforts to aid in the development of *Go Sioux Falls* began last year with a market research study, including a statistically valid survey of the Metropolitan Planning Area (MPA). The Market Research Study is available on the MPO's website [www.sioxfallsmpo.org](http://www.sioxfallsmpo.org). Public involvement efforts continued this year with public meetings, stakeholder meetings, an online interactive survey, a survey of underserved populations, public hearings and a project website. The final draft is planned to be presented to the MPO for approval at its meetings on November 18<sup>th</sup> and 19<sup>th</sup>. Please visit the project website [www.gosioxfalls.org](http://www.gosioxfalls.org) for additional information and to stay updated on the progress of the final phase of plan development.

## SECOG Communities Awarded Recreational Trails Grants



The Recreational Trails Program (RTP) is a federal aid assistance program to help states provide and maintain recreational trails for both motorized and non-motorized trail use. The program provides up to 80% reimbursement funds for all kinds of recreational trail uses including, but not limited to: pedestrian use, bicycling, in-line skating, equestrian use, cross-country skiing, off-road motorcycles, four wheeling, or snowmobiling. There is one annual funding round with an application deadline in April.

The following two communities within SECOG's region each received RTP funding awards in 2015 to be used for recreational trails projects:

**Crooks:** The RTP award will assist in the financing of the second phase of the City's Sunset Park Walking Path. The Sunset Park Walking Path-Phase 2 includes the construction of a 625' long trail that will run along the north side of the park and two pedestrian bridges that will connect this trail with the Phase 1 segments to create a loop trail.

**Worthing:** The RTP award will assist in the financing of the first phase of the City's Recreation Complex Recreational Trail. The trail will be located in the 19 acre Worthing Recreation Complex. The future vision for the park would be to have a Phase 2 section that would follow the remaining south, west, and north segments of the park. This completed path would connect the parking area and neighborhood access points to a planned second ball field, a disk golf course, and volleyball and basketball courts.

## DENR Abandoned Tank Program

The South Dakota Department of Environment and Natural Resources (DENR) is coordinating efforts to remove five fuel oil tanks from schools within the Sioux Falls School District.

The tanks were signed up for removal under DENR's Abandoned Tank Program. The tank removals



and any necessary cleanup are paid by DENR using funds from the Petroleum Release Compensation Fund. Tank removals should be completed this summer. Over the past 13 years, tank removals at 19 Sioux Falls schools through the Abandoned Tank Program have saved the school district more than \$100,000. The Abandoned Tank Program was approved by the 2000 Legislature to remove old underground tanks before they rust out and any petroleum products or sludge leak out and pollute ground water. Since its beginning, tanks have been removed



from more than 3,000 locations in South Dakota at no cost to the property owners. The Petroleum Release Compensation Fund has

spent approximately \$10 million to complete the tank removals and cleanups.

To find out more about the Abandoned Tank Program and obtain an application form, visit [http://denr.sd.gov/des/gw/TankYank/Tank\\_Yank.aspx](http://denr.sd.gov/des/gw/TankYank/Tank_Yank.aspx) or call 605-773-3769.



## SECOG Staff Volunteer for Drive to Help



Since April 2015, Drive To Help has been recruiting volunteers for Workers on Wheels and Project Car. Eleven of these volunteers are from SECOG and volunteer two hours each month during work hours. This has been a very positive experience for SECOG, and for the people they provide rides for. According to LaRae Clausen, Program Director for Workers on Wheels, “The challenge of finding volunteers to cover the transportation needs for the elderly continues to be a growing concern in Sioux Falls. With winter fast approaching, many of the WOW transportation volunteers will head south for warmer weather

which makes it challenging to cover all the ride requests for WOW. By recruiting transportation volunteers, Drive To Help can have a tremendous impact on the WOW clients. Their recruitment efforts ensure that our clients will continue to have access to essential services such as medical care and grocery shopping. WOW is fortunate to partner with the Drive To Help program and I look forward to working with them in the months to come.”

If you are interested in allowing your staff members to volunteer, please contact Jean Crowe at 367-Help (367-4357), to set up a group training at your place of business. Individual volunteers are welcome as well.

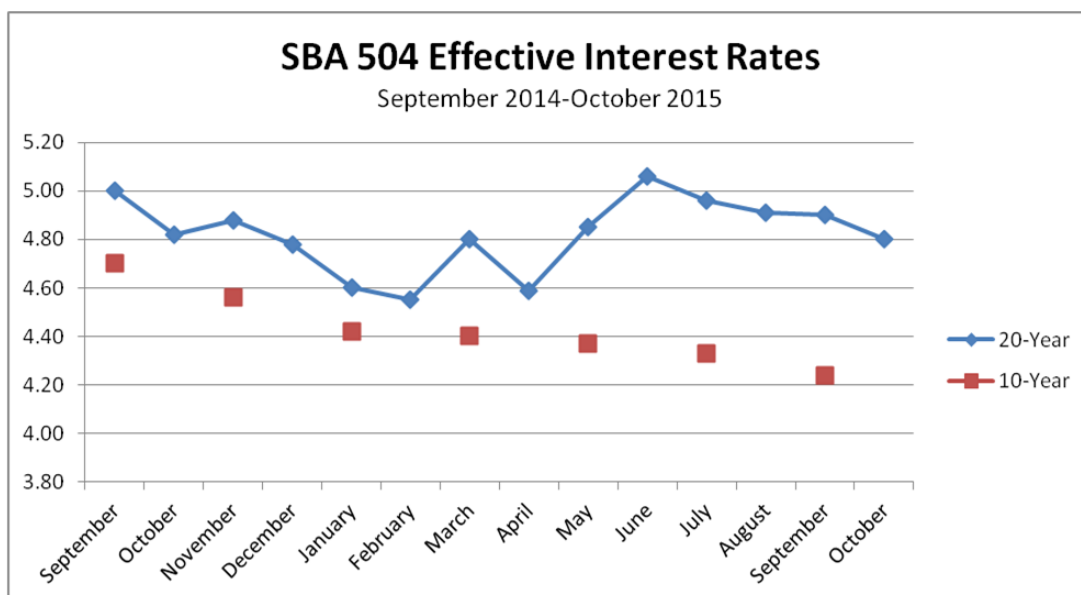
## SBA 504 Fees and Effective Rates Decrease

For SBA 504 loans, the one-time guaranty fee that SBA is authorized to charge 504 borrowers has been reduced to \$0 in FY2016 (October 1, 2015—September 30, 2016). Additionally, the annual fee has been reduced to .914 percent (91.4 basis points) of the outstanding balance of the loan in FY2016. Lower fees benefit the borrower!

Monthly SBA 504 interest rates are standardized nationally and do not vary. Dakota BUSINESS Finance, along with most other Certified Development Company's, advertises the “Effective Interest Rate” as the most accurate depiction of the programs interest rate. The effective interest rate includes the cost to repay the bonds as well as all on-going servicing fees. The full-term effective rate is widely considered the most accurate rate to advertise to SBA 504 borrowers, and it is the rate that Dakota BUSINESS Finance utilizes in marketing the SBA 504 program and underwriting new loans because it represents the true cost of the loan to the borrower.

Over the past five months (June-October 2015) the SBA 504 effective interest rate for the 20-year loans has continued to decrease and is less than it was one year ago. The SBA 504

effective interest rate for the 10-year loans has also continued to decrease. The SBA 504 10-year loans fund every other month.



## Dakota BUSINESS Finance and SEDF Approve Additional Loans

### Soo Sanitary Service

Financing Source: South Eastern Development Foundation

Purpose: Purchase existing business

Community: Valley Springs



### The Amy Stockberger Team

Financing Source: Dakota BUSINESS Finance

Purpose: Purchase building

Community: Sioux Falls

Participating Lender: Adam Kniffen with First Bank and Trust



### Fair Manufacturing

Financing Source: Dakota BUSINESS Finance

Purpose: Purchase existing building and construct addition

Community: Yankton

Participating Lender: Dan Burns with First Dakota Bank



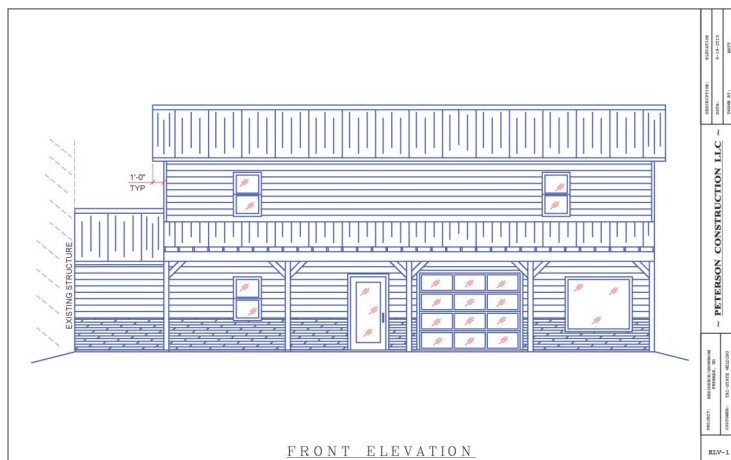
### Tri-State Welding and Metal Fabrication

Financing Source: Dakota BUSINESS Finance

Purpose: Purchase existing building and construct addition

Community: Freeman

Participating Lender: Jim Thomsen with Home Federal Bank



## Dakota BUSINESS Finance and SEDF Approve Additional Loans

### **Pro Garage Door**

Financing Source: Dakota BUSINESS Finance

Purpose: Purchase existing building

Community: Sioux Falls

Participating Lender: Rocky Rehfeldt with First Dakota Bank



### **Brown Law Firm**

Financing Source: Dakota BUSINESS Finance

Purpose: Purchase existing building

Community: Aberdeen

Participating Lender: Rachelle Carrells with Plains Commerce Bank



### **Comfort Inn & Suites**

Financing Source: Dakota BUSINESS Finance

Purpose: Construct building

Community: Brookings

Participating Lender: Gary Junck with CorTrust Bank



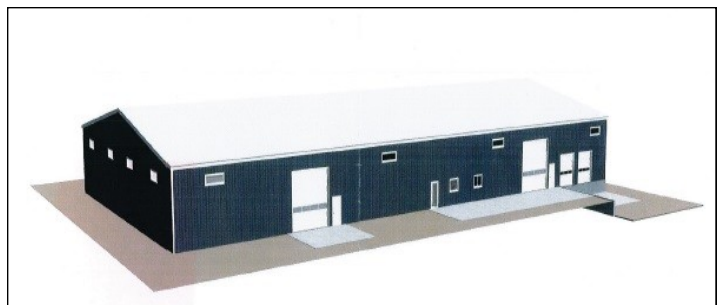
### **Creative Metal Solutions**

Financing Source: Dakota BUSINESS Finance

Purpose: Construct building

Community: Sioux Falls

Participating Lender: Matt Smith with Dacotah Bank







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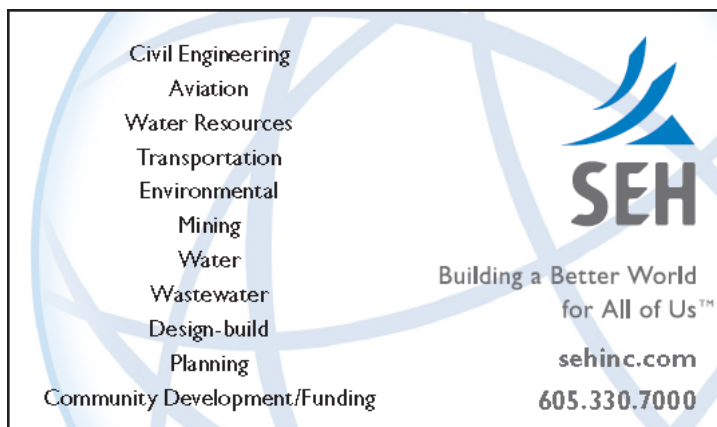
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## SECOG Calendar

SEDF Board Meeting                      October 20

DBF Annual Meeting                      October 21

CAC Meeting                                November 18

TAC & UDC Meeting                      November 19

SEDF Board Meeting                      November 23

DBF Board Meeting                      November 23

SECOG Board Meeting                    December 2

SEDF Board Meeting                      December 16

DBF Board Meeting                      December 16

CAC-Citizens Advisory Committee

DBF-Dakota BUSINESS Finance

SECOG-South Eastern Council of Governments

SEDF-South Eastern Development Foundation

TAC-Technical Advisory Committee

UDC-Urbanized Development Commission

