

Newsletter

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

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Director’s Corner



SECOG has been assisting its members with planning and development for over 40 years. In December of 1970, Governor Frank Farrar created the boundaries for six regional Planning and Development Districts in South Dakota. Under the Governor’s plan, District 2 consisted of the following six counties: Clay, Lincoln, McCook, Minnehaha, Turner, and Union Counties. In 1972, SECOG was officially formed. The intent of SECOG is for the region to start thinking at a higher level as a region and to work together. In addition, many of SECOG’s members do not have full-time staff, councils, or mayors much less professional planning staff. By being a member of SECOG, cities and counties are able to contact SECOG’s planners to assist them with projects. Typical projects may include putting together funding applications for a water or sewer project, a road to a new industrial park, or an application for new playground equipment to name a few. After a project receives funding, SECOG assists its members with the everything from the environmental review to the financial drawdowns during the project. We know that the thought of overseeing a large-scale project may be daunting. It is SECOG’s job to cut through the red tape to try and make it easier for our members to successfully build projects. We also assist members with land use planning whether that is the development of a comprehensive plan or the creation of a new ordinance to address wind towers. In addition, we offer a full range of Geographic Information System (GIS) services like zoning maps or future land use maps. We also have a team that works on economic development through affordable housing and business loan funds.

If you are wondering why I am going through SECOG Services 101 with you, it is because earlier this summer I attended one of the regional economic development planning meetings hosted by Lincoln and Minnehaha County Economic Development Associations. Several of the main topics the attendees indicated were important to their communities’ success included things that SECOG is able to assist its members with such as the development of infrastructure; workforce housing; and well thought out growth. SECOG works with 39 communities and six counties. We have a staff of 13. While we send out information about the services we offer and various grants that are available, projects still need to be initiated locally. We rely on our members to contact us when they want to proceed with a project, and SECOG’s staff will gladly take it from there!

Signs, Signs, Everywhere a Sign – How Can I Regulate This Clutter Before It Breaks My Mind?



Signs are not an afterthought. They are an integral part of your community, but what happens when they start to block out the scenery and create traffic hazards? Once you see the first one, you know the floodgates are open and more will quickly follow – on every corner, on your neighbors’ front lawn, and along every stretch of road you travel on the way to work in the morning. While most of us recognize the importance of freedom of speech, whether personal or commercial, we quickly grow tired of seeing so many signs. Not surprisingly, many local government employees will field calls wondering what, if anything, can be done to limit these menaces of the midway.

As a practical matter, it’s important to remember that a sign may only be placed upon property with the permission of its owner. A person cannot simply seek out the most highly visible, vacant, undeveloped property in town and proudly display a sign advertising their latest and greatest invention. The same is generally true for the grassy areas abutting a public street and surrounding the entrances to popular attractions, including public parks, churches, and local businesses. In fact, many of the signs that spring up next to the roadway are actually within the public right-of-way, which usually extends from the pavement of the road into the grass. Depending upon their exact location, you may already have the power to remove these signs under either state law or your local ordinances.

If a sign is properly located, it may nevertheless be regulated while still respecting the underlying speech. Under the 1st Amendment, signs may not be regulated on the basis of content, but may be regulated on the basis of a number of other things unrelated to its message, including size, shape, etc. Directional, political message, and holiday advertisement signs almost always share common characteristics that have nothing to do with the message on the sign itself. Structurally, they are usually classified as temporary signs, comprised of a vinyl, wood, metal, or plastic facing somehow affixed to the ground. They are typically designed to spring up before some event and quickly disappear thereafter.

Therefore, it may be worthwhile to establish regulations which address temporary signs generally, as they will apply to many of the signs residents will complain about. These regulations will allow you to regulate the number of temporary signs permitted on each property, the dimensions of the sign, and how long each may remain before it must be removed. However, these regulations should be carefully considered as they will apply to all types of temporary signs, including those that seem innocuous such as real estate signs.

While targeting a sign’s message directly is unconstitutional, regulating signage based upon its physical form is entirely permissible. If you have any questions about the adequacy of your current sign regulations, please contact Patrick Andrews at patrick@secog.org or (605) 367-5390.



Sioux Falls MPO 2017 Meeting Schedule



The Sioux Falls Metropolitan Planning Organization (MPO) meeting schedule for 2017 has been posted on the MPO website at <http://siouxfallsmpo.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, you will find 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 <http://siouxfallsmpo.org/> to learn more.

Ongoing Studies in the Sioux Falls MPA

A corridor study is the first step in planning for the future of a transportation facility. By defining the corridor's needs, the corridor study will help focus planning efforts on the most significant problems and act as catalyst for discussion about how best to invest in the corridor. There are several corridor studies ongoing in the Sioux Falls Metropolitan Planning Area (MPA) and each has a project website you can visit to learn more about the study and opportunities to provide input:

- I-229 Major Investment Study: <http://i229study.com/>
- I-90 Exit 406 (SD11/Brandon) Interchange Study: <http://www.sehinc.com/online/406>
- SD Hwy 42 – Western Minnehaha County Corridor Study: <http://www.42corridorplan.com/>

SBA 504 Fees Decrease

For SBA 504 loans, the one-time guaranty fee that SBA is authorized to charge 504 borrowers will continue to be \$0 in FFY2017 (October 1, 2016—September 30, 2017). Additionally, the annual fee has been reduced from 0.914% to 0.697% (69.7 basis points) of the outstanding balance of the SBA loan in FFY2017.

For 504 Debt Refinance loans approved during FFY 2017 (October 1, 2016 — September 30, 2017), the upfront guaranty fee that SBA is authorized to charge 504 borrowers will continue to be \$0. The annual service fee is reduced to 0.731% (73.1 basis points) of the outstanding balance of the loan. Lower fees benefit the borrower!!

Contact Jessica or Trisha with any 504 projects that need assistance.

Keep Your Zoning Map Up to Date



When was the last time you thought about your zoning map? Five minutes ago? Five months ago? Five years ago? Whatever the answer to that question is, there is no better time than now to take a look at your map. The zoning map is an important part of any Zoning Regulation Ordinance. Zoning maps are important because they allow even a lay person to quickly look at a map to determine what zoning districts exist in any given location in their city or county. However, it can be one of the easiest things to forget about keeping up to date. Depending on the rate of growth or development in your municipality or county, it can be a good idea to review your official zoning map every 1 to 3 years to make sure that all rezoning amendments and annexations have been included in the map.

There are a couple of options when it comes to keeping your map up to date. First is a map codification which is much like a codification of any official document. In this case, you make the change on the map and record said changes in a table to be included on the map. This is a good option if you know you have kept your map up to date over time and have a good record of all rezoning amendments that have taken place. The second option is a map revision. In this option you are able to rezone properties as needed in the case that the current zoning does not match existing land use or if there was an area annexed and needs new zoning. This second option needs to go through the full zoning amendment procedure and be legally adopted by the city council or board of commissioners.

If you would like any assistance in codifying or revising your zoning map please contact Kristen at 367-5390 or gis@secog.org.

2017 Funding Application Deadlines

Please contact Leslie Mastroianni (leslie@secog.org) or Melissa Gibson (melissa@secog.org), if you are interested in applying for any of these funding opportunities.

January 1	DENR State Revolving Fund
January 31	GOED Local Infrastructure Improvement Program (LIIP) GOED Economic Development Partnership Program (EDPP)
February 1	DENR State Water Plan
April 1	DENR State Revolving Fund GOED Community Development Block Grant (CDBG)
April 15	GF&P Recreational Trails Grant DOT Industrial Park & Agri-Business Access Grant
April 30	GOED LIIP & EDPP
May 1	DENR State Water Plan
July 1	DENR State Revolving Fund
July 15	DOT Community Access Grant
July 31	GOED LIIP & EDPP
August 1	DENR State Water Plan
October 1	DENR State Water Plan DENR State Revolving Fund GOED CDBG
October 15	DOT Industrial Park & Agri-Business Access Grant
October 31	GOED LIIP & EDPP

ZONING ORDINANCE REVISIONS NEEDED

GIVEN THE US SUPREME COURT'S RECENT DECISION IN REED V. TOWN OF GILBERT, 576 U.S. ____ (2015), IT'S LIKELY THAT PORTIONS OF YOUR ZONING ORDINANCE MAY NEED TO BE REVISED. PLEASE CONTACT PATRICK ANDREWS AT patrick@secog.org OR (605) 367-5390 AT YOUR EARLIEST CONVENIENCE.

Dakota BUSINESS Finance and SEDF Approve Additional Loans

Topper's Pizza

Financing Source: Dakota BUSINESS Finance

Purpose: Leasehold improvements and purchase new equipment

Community: Sioux Falls

Participating Lender: Tom Ries with First Bank & Trust



The Barrel House

Financing Source: Dakota BUSINESS Finance

Purpose: Purchase land and construct new building

Community: Sioux Falls

Participating Lender: Jay Mitchell with Great Western Bank



Panacea Meadery and Union Labs & Testing

Financing Source: Dakota BUSINESS Finance

Purpose: Purchase and renovate existing building

Community: Sioux Falls

Participating Lender: Christie Aberson with Great Western Bank



Tiger Tots Preschool & Child Care

Financing Source: Dakota BUSINESS Finance

Purpose: Purchase existing building

Community: Harrisburg

Participating Lender: Peter Kottwitz with Voyage Federal Credit Union



Dakota BUSINESS Finance and SEDF Approve Additional Loans

Radiance Day Spa

Financing Source: Dakota BUSINESS Finance and South Eastern Development Foundation

Purpose: Purchase building; Working Capital

Community: Sioux Falls

Participating Lender: Travis Christoffer with Sioux Falls Federal Credit Union



Sunkota Construction

Financing Source: Dakota BUSINESS Finance

Purpose: Purchase existing building as part of business purchase

Community: Sioux Falls

Participating Lender: Mike Flint with First Dakota National Bank



Garbage-N-More, LLC

Financing Source: South Eastern Development Center

Purpose: Purchase garbage truck and packer

Community: Garretson



Den-Wil Conference and Event Center

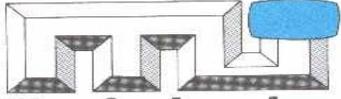
Financing Source: Dakota BUSINESS Finance

Purpose: Purchase land and construct new building

Community: Brookings

Participating Lender: Gary Junck with CorTrust Bank





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SECOG Calendar

CAC Meeting November 9

TAC & UDC Meeting November 10

SEDF Board Meeting November 21

DBF Board Meeting November 21

SECOG Board Meeting December 8

SEDF Board Meeting December 14

DBF Board Meeting December 14

SEDF Board Meeting January 11

DBF Board Meeting January 11

CAC Meeting January 11

TAC & UDC Meeting January 12

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



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