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The Director's Corner



Kevin Nyberg: SD Small Business Person of the Year



The South Eastern Council of Governments would like to congratulate Kevin Nyberg on his outstanding achievement in earning the title of South Dakota Small Business Person of the Year.

Kevin Nyberg utilized an SBA 504 loan in 2017 to renovate the historical building that used to be Sid's Liquor in downtown Sioux Falls.

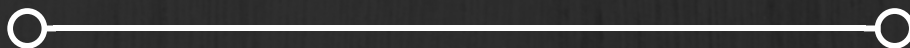
Nyberg's Ace currently has five locations within Sioux Falls and employs over 125 employees.

(Photo: Briana Sanchez / Argus Leader)

South Eastern Development Foundation Receives \$10,000 Grant



The South Eastern Development Foundation (SEDF) recently received a \$10,000 South Dakota Fund grant from the South Dakota Community Foundation. The grant will be used to assist with required matching funds for SEDF's regional revolving loan fund. Pictured is SEDF president Jason Appel, center, accepting the award.



Leslie & Patty's Notes

Upcoming Dates & Deadlines

Please contact Leslie Mastroianni or Patty Brooks, if you are interested in more information or applying for any of these funding opportunities.

<u>April 27</u>	Recreation Trails Program (RTP) Grant
<u>July 15</u>	Transportation Economic Development Grants
<u>October 15</u>	Transportation Economic Development Grants

Department of Environment and Natural Resources Awards

At its March 27th meeting, the state Board of Water and Natural Resources approved a total of 38.96 million in grants and loans for water and sewer projects. Grants and loans were awarded to the following communities:

- o Bridgewater – A \$243,000 loan for water meter replacements.
- o Crooks – A \$2.052 million loan for wastewater collections and \$1.214 million for water distribution system improvements for the Palmira Utility Improvements project.
- o Dell Rapids – A \$2 million grant and \$2.662 loan for sanitary and storm sewer improvements and a \$2.486 loan for water mains associated with the Southeast Phase One project.
- o Humboldt – A \$2 million grant and a \$1.876 million loan for wastewater collection improvements associated with the Phase Two Wastewater Collection Improvement project. A \$290,000 loan for the water meter replacement project.

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SECOG's Second Annual Resource Fair

The second annual Resource Fair will be held Thursday, May 17 at the Country Club of Sioux Falls. The event kicks off at 4:00 with brief presentations from our government partners. You will receive a brief overview of available programs and services from the Department of Environment and Natural Resources, South Dakota Department of Transportation, Game, Fish and Parks, South Dakota Office of Emergency Management, Rural Development, and the South Dakota Housing Development Authority.

Following the presentations, you will have the opportunity to meet one-on-one with state and federal funders, SECOG staff, and our generous event sponsors. This is an opportunity to discuss projects or potential projects in your community while enjoying complimentary hors d'oeuvres, an open bar, and great door prizes.

Reservations are requested to ensure we have ample materials on hand (and food). You can RSVP for the event at secog.eventbrite.com.



2018 Resource Fair Prizes:

Airfare for two to Las Vegas (up to \$500 value)

Pair of Minnesota Twins Baseball Tickets

\$100 Morrie's Steakhouse Gift Card



Special thanks to our Sponsors!



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LESLIE MASTROIANNI | LESLIE@SECOG.ORG

From Savannah's Desk

Meetings & Dates

May 9, 2018
CAC Meeting @ 3:00pm

May 10, 2018
TAC Meeting @ 2:00pm

May 10, 2018
UDC Meeting @ 4:00pm



Sioux Falls MPO 2018 Coordinated Plan Survey

Every five years, the Sioux Falls MPO conducts a study to update its Coordinated Plan. The purpose of the Sioux Falls MPO Area Coordinated Public Transit-Human Services Transportation Plan is to:

- 1) Identify the unmet transportation needs of individuals with disabilities and seniors
- 2) Develop strategies, activities, and/or projects to address the identified gaps between current services and needs, as well as opportunities to achieve efficiencies in service delivery
- 3) Develop priorities for implementation based on resources (from multiple sources), time, and feasibility of implementing specific strategies and/or activities identified.

One of the first steps in identifying unmet needs starts with the distribution of a Transportation User Survey, as well as a Transportation Agency Survey. The Deadline to take the survey is May 10, 2018.

The previous Coordinated Plan can be viewed at:
<http://siouxfallsmo.org/resources/publications/>

Transportation User Survey Link:
<https://s.surveyplanet.com/H1Q-PgarM>



Drive to Help recruits volunteer drivers for Project CAR and Workers-On-Wheels. Volunteers provide transportation services to seniors and persons with disabilities in an effort to support individuals' independent lifestyle. Volunteers can provide transportation to medical appointments, grocery stores, etc. Drive to Help is a great way to be more involved in your community, and is flexible with any schedule. Additional information is available to view at
<http://siouxfallsmo.org/resources/help/>

The Planners' Plans



Planned Developments: The “Have It Your Way!” Zoning District

After years of mass production, trends have changed to allow you to customize practically everything you buy - from cars to clothes, to shoes, to even your own breakfast cereal. While Burger King met this shift in consumer preference with its viral “Have It Your Way!” marketing campaign, zoning followed suit with the concept of Planned Developments (PD). A PD is a type of development created through a mechanism within some zoning ordinances that allows a developer to sidestep its rigid one-size-fits-all regulations, i.e. ordering off the menu, and negotiate a more innovative proposal with considerable design flexibility. This article is designed to provide you with a basic understanding of the role PDs may have in your land development strategy and offers a few suggestions of things to incorporate into your zoning ordinance if you decide that this option is right for your community.

At their most basic, PDs are customized zoning districts which are governed by a unique set of rules and restrictions specific to each development. Much like the more traditional districts established in your zoning ordinance, each PD typically contains a list of authorized land uses, building heights, minimum lot sizes, setbacks, fence regulations, accessory building standards, etc. However, unlike those districts, each detail is painstakingly planned and negotiated by the developer and local government in pursuit of a specific goal. As such, PDs should be used sparingly to only accommodate unique situations where none of the standard zoning districts address the type of development or project proposed. Examples include: redevelopments, large-scale master planned developments, projects that create exceptional employment or economic development opportunities, or developments that include a variety of residential, commercial, and employment uses in a functionally integrated mixed-use setting.

Although the types and requirements for each PD vary dramatically depending upon the underlying goals of the development, there are at least two general requirements that can be included in a PD ordinance to make things more efficient and help you avoid enforcement problems down the road, namely that (1) the PD is managed by a single entity, usually something akin to a homeowners' association; and (2) the process for creating, amending, and enforcing the rules for a PD is clearly defined.

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The Planners' Plans

1. The PD Should Be Governed by a Single Entity

During the development process, the local government works with a clearly identifiable developer or group of developers, but what happens when the project is finished, lots are sold, and everyone moves on to other things? While having a single entity manage the PD is not required by law, such an arrangement is helpful for facilitating future amendments and conducting enforcement actions. Absent a single controlling entity, who could petition the local government to amend the PD? A handful of lot owners, a simple majority, or all of them? Who speaks for the group? Not only is it important that this group is created once the project is finished, but it may be beneficial to include the requirement that the entity exists as long as the lots remain part of the PD.

2. The Ordinance Should Contain Clear Procedures for Reviewing Proposals and Enforcing Regulations

While growing in popularity, many local governments are relatively inexperienced with PDs. Since so much of the process is left to the discretion of the local governing body and planning commission, it's important to establish reasonable, consistent, and non-discriminatory procedures to prevent projects which provide a much greater benefit to the developer than to the community. To do so, the PD ordinance should clearly spell out the process for reviewing a proposal or amending an existing development, receiving public input, and determining which entity is ultimately responsible for enforcing the standards agreed to by the local government and developer. Should the homeowner's association be responsible for ensuring its member lots comply with the PD's requirements? Should the local government simply enforce all violations as it would if they occurred in a standard zoning district? Should the local government only step in as a last resort? At the end of the day, it never hurts to be as specific and detailed as possible in order to avoid interpretive disputes which may arise five, 10, or even 20 years down the road.

Do you feel your community's potential has been inhibited by outdated or inflexible local land use regulations? Would you like to accommodate innovative development projects, but still retain the positive benefits that zoning brings to your community? If so, PDs may be something worth considering.

If you would like to discuss how PDs may fit into your land development strategy, please contact Patrick Andrews at patrick@secog.org or (605) 681-8176.

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New Approved Loans

Dakota BUSINESS Finance
South Eastern Development Foundation



Fiesta Foods

(Beresford)

Purpose: Purchase existing
grocery store real estate

Participating Lender: Cory
Worth (First Dakota National Bank)



Allegiant Emergency Services

(Sioux Falls)

Purpose: Purchase existing
building

Participating Lender: David
Painter (Reliabank)

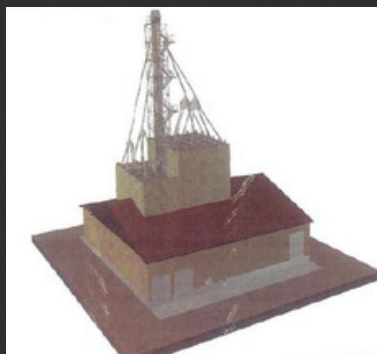


Classic Cleaners

(Sioux Falls)

Purpose: Purchase existing condo,
refinance existing debt

Participating Lender: Galen Van
Otterloo (Dacotah Bank)



Sioux Nation Ag Center

(Boyden, IA)

Purpose: Construct new feed mill

Participating Lender: Brian DeWald
(Great Western Bank)



Brandon Amplify Fitness

(Brandon)

Purpose: Refinance existing
debt

Participating Lender: Josh
Hofer
(First Dakota National Bank)



Active Faith Chiropractor

(Sioux Falls)

Purpose: New business start-up

Participating Lender: Chris Filsinger
(Cortrust Bank)

New Approved Loans

Continued



Sioux Empire Lighting

(Sioux Falls)

Purpose: Purchase inventory

SBA 504 Now Offers 25-Year Debenture

Beginning April 2, 2018, SBA is now offering a 504 loan with a 25-year maturity. This is in addition to the 10 and 20-year SBA 504 loans that are currently available.

Items to note regarding the new 25-year maturity options:

- Loans approved prior to the above date **may not be extended to the longer term**
- Bank must provide a minimum term of 10 years (Same as the current 20-year option)
- Prepayment penalty will expire after 10 years (Same as the current 20-year option)
- Expected that the 25-year debentures will fund monthly, but this is yet to be determined
- Pricing for the 25-year debenture will depend on market demand and general conditions. It is expected that the 25-year debenture will be approximately +35 basis points more than the 20-year debentures.

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Ray "Woody" Woodsend

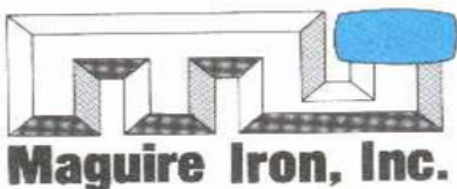


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Meet the New Board Members!



Doug Barthel | SECOG Board Member

Doug is a Public Affairs Specialist at Sanford Health and was appointed last fall to the SD Legislature as a Representative for District 10. Doug was the former Police Chief in Sioux Falls and a 30 year career law enforcement officer. He is a graduate of the University of SD with a degree in Criminal Justice. Doug and his wife Patty have lived in Sioux Falls for the past 30+ years and have two grown children, Matt and Sarah. In his spare time, Doug enjoys hunting and the outdoors.



Craig Johnson | SECOG Board Member

Craig Johnson earned a bachelor's degree in art from the University of Wisconsin-Stevens Point, and a master's degree in art history from Tulane University. He also earned a master's in higher education and a doctorate in organizational leadership from the University of Minnesota later in his career. Craig has been Executive Director for the South Dakota Public Universities and Research Center in Sioux Falls since 2014. Previously, he worked for Winona State University in Rochester; Moraine Park Technical College (WI); and the University of Minnesota College of Architecture and Landscape Architecture. Craig is married and has two adult sons.



Mike Wendland | SECOG Board Member

Mike Wendland is the Mayor of Baltic, as well as a Credit Manager with Citibank. He moved to Baltic in the 2nd grade, graduated from Baltic High School, and then went on to graduate from Augustana College. Mike is also involved in his local Baltic Volunteer Fire Department and Baltic School Long Range Planning Committee, as well as being involved with the Minnehaha County Economic Development Association, and the Minnehaha County Mayor's Association.

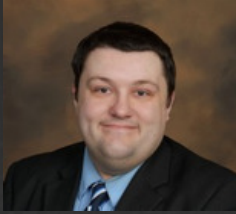
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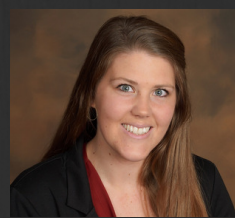
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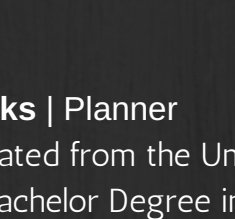
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Welcome!



Patty Brooks | Planner

Patty graduated from the University of South Dakota in Vermillion, SD with a Bachelor Degree in Political Science and Criminal Justice. Prior to SECOG, Patty worked as the Executive Director of Habitat for Humanity of Greater Sioux Falls and the Compass Center. In her spare time, Patty enjoys spending time at her lake cabin with her husband and spending time with her four grown boys.

Patty can be reached at patty@secog.org or (605) 681-8188

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