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The Director's Corner

Join your regional development peers (Economic Development Districts, University Centers, RLFs, Tribal Planning Grantees, Regional Councils, Trade Adjustment Assistance Centers, and other regional development stakeholders) from the 10-state region of Colorado, Iowa, Kansas, Missouri, Montana, North Dakota, Nebraska, South Dakota, Utah, and Wyoming for three days of best practice exchanges, peer networking, and professional development training.

The conference will be held from August 26-29, 2019, at the Grand Hyatt Hotel in Denver, Colorado. The conference will include a pre-conference workshop for new EDD executive directors that will start at 1:00 pm on Monday, August 26. The conference itself will start at 8:45 am on Tuesday, August 27 and will conclude around 12 pm on Thursday, August 29.

The draft conference agenda includes a blend of promising practice panels, sessions with subject experts, peer-to-peer learning opportunities, mobile workshops, and more. Topics that will be covered include: Opportunity Zones, recruiting/retaining talent, grant management (including Grants Online, procurement, and indirect cost rate negotiation), broadband, housing and economic development, RLF best practices, disaster planning and recovery, regional relevance, economic diversification, entrepreneurship and job creation, data sources and uses, manufacturing, brownfields, and more.

Conference registration is open now.

Rates are \$300 (before July 26, 2019) and \$350 (after July 26, 2019).

More information can be found at www.nado.org.

Community Resource Fair held

The third annual Resource Fair was held on June 18, 2019 at the Country Club of Sioux Falls.

Doug Hajek of Davenport, Evans, Hurwitz & Smith, LLP and Todd Meierhenry of Meierhenry Sargent, LLP gave presentations about tax increment financing, constitutional debt, and bond issuance.

Following the presentations, attendees engaged one-on-one with state and federal agency staff, SECOG staff, and

our generous event sponsors. This was an opportunity to gain information about available programs as well as discuss current and future projects in their communities.



Community Resource Fair winners



Vermillion City Council Member, Kelsey Collier-Wise won the grand prize of a Las Vegas trip. Pictured with Lynne Keller Forbes.

Lynne Keller Forbes presents Vermillion City Manager, John Prescott, with two tickets to the final round of the Sanford PGA Invitational.



Community Resource Fair winners



Turner County Auditor, Sheila Hagemann, was the winner of a \$100 gift certificate to Minervas Restaurant presented by Lynne Keller Forbes.

Clark Engineering donated a gift of an insulated cooler, filled with items including a Google Dot and Amazon gift cards. The City of Tea Planning and Zoning Administrator, Kevin Nissen was the lucky winner.



From

Jim's Desk

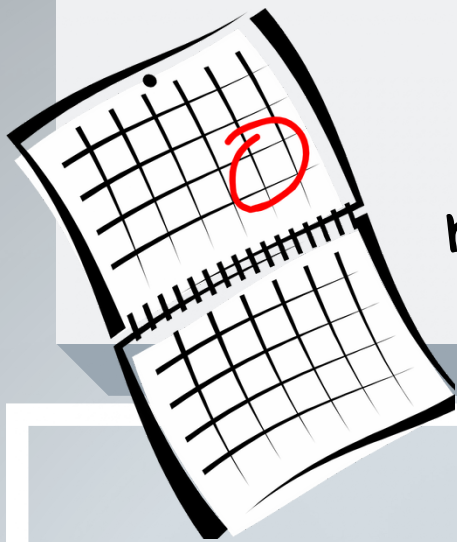


2020-2023 Transportation Improvement Program

The Sioux Falls Metropolitan Organization (MPO) and the South Dakota Department of Transportation (SDDOT) are in the process of drafting the 2020-2023 Transportation Improvement Program (TIP) and 2020-2023 Statewide Transportation Improvement Program (STIP), respectively. The TIP and STIP include prioritized listings of multimodal transportation improvement projects for streets and highways, public transportation, aviation, railroads, bicycles, and pedestrian.

The draft 2020-2023 TIP, which includes transportation improvement projects for the MPO area (Brandon, Crooks, Harrisburg, Hartford, Sioux Falls, Tea, and portions of Lincoln and Minnehaha counties), were presented to the MPO committees at the July 10th and 11th meetings, including a public hearing on Thursday, July 11th, at 2:00 p.m. Additional opportunities to participate in the TIP update are listed on the next page.

Additional information can be found at:
<http://siouxfallsmopo.org/resources/2020-2023-transportation-improvement-program-tip/>



Dates
to
remember



TIP Schedule

July 11-26, 2019

Comment period for the first draft of the 2020-2023 TIP

August 2, 2019

Final draft of the 2020-2023 TIP posted

August 8, 2019

MPO Technical Advisory Committee meeting – SECOG Board Room:
Public Hearing for the final draft of the 2020-2023 TIP

MPO Meeting Dates

Citizen Advisory Committee

August 7, 2019 @ 3:00 p.m.

Technical Advisory Committee

August 8, 2019 @ 2:00 p.m.

Urbanized Development Commission

August 8, 2019 @ 4:00 p.m.

Hazard Mitigation Grant Program

The State of South Dakota, including the southeast portion, has experienced extreme weather recently. The year started with a difficult winter and continued into spring with relentless rain that caused significant hardship and damage. Cities and counties have taken a long look at what can be done to prevent future damage. The recent tumultuous weather has provided insight as to where the “hot” spots are and weaknesses in the ability to mitigate against further damage. President Trump responded to Governor Noem’s request and provided a Major Disaster Declaration for affected areas of the state. This declaration provides for the availability of Hazard Mitigation Grant Program (HMGP) funds for all the counties in SECOG's district. The HMGP funds provide financial assistance to cities and counties to identify and mitigate against future losses.

Types of projects that may be eligible for funding include:

- Community Safe Rooms
- Drainage improvements (grade raises, culverts, channelization)
- Powerline Burials
- Acquisition/Relocation of Homes from a Floodplain
- Outdoor Early Warning Systems
- Generators for Shelters, Water Supplies and Sewer Systems

Projects must be cost effective, feasible, meet environmental planning and historic preservation requirements, and come from a jurisdiction that has a FEMA-approved pre-disaster mitigation plan.

Applications are accepted anytime.

Contact Sara if your project is in Turner, Lincoln or Union County and Leslie if it is in Minnehaha, McCook, or Clay County.



Funding awarded to city of Irene

The Board of Water and Natural Resources recently approved a \$4,253,000 funding package for the city of Irene to make drinking water and wastewater system improvements. The funding package includes more than \$3,000,000 in principal forgiveness.

The funded project is the final phase of a multi-phase project to address water and wastewater upgrades in the city. The project also includes South Dakota Department of Transportation Community Access Grant funding of \$340,000.

Local Infrastructure Improvement Program Grant awarded to Turner County

Turner County was awarded a Local Infrastructure Improvement Program grant from the Governor's Office of Economic Development in June.

The \$243,386 grant provides half of the funds necessary to improve a two-mile stretch of County Road 32 to support the expansion of Norway Pork.



The Planners' Plans



Why and When to Grant a Variance?

Zoning ordinances are designed to protect the health, safety, and welfare of the community, while treating both individuals and their properties as fairly and equally as possible. While they are typically written to serve as a reasonable baseline for everyone, they do so by setting area standards very broadly, rather than accounting for each property on an individual basis. As such, there may be cases where a property should be considered individually or is simply too physically unique to fit into generally applicable regulations. In such a situation, a city or county may consider whether a property deserves a variance.

A variance is a request to deviate from current zoning requirements. If granted, it allows the landowner to use the property in a manner not otherwise permitted by the zoning ordinance. It is not a change in the zoning law. Instead, it is a specific waiver of requirements of the zoning ordinance. There are generally two broad categories of variances used in local land use planning: area (or bulk) variances and use variances. An area variance is the most common type and results from problems caused by the physical features of the land. A use variance authorizes a principal land use not normally permitted by the zoning ordinance.

According to state law, variances are only to be used in cases where an “unwarranted hardship” creates “an unreasonable deprivation of use as distinguished from the mere grant of a privilege.” SDCL 11-6-25. In *City of Madison v. Clarke*, 288 N.W.2d 312 (S.D., 1980), the South Dakota Supreme Court held that the hardship necessary for a variance must be “substantial and of compelling force, not merely for reasons of convenience or profit.”

(Continued on next page)

The Planners' Plans



Why and When to Grant a Variance? continued

More specifically, unwarranted hardship is demonstrated when an applicant proves that: (1) the land in question cannot yield a reasonable return if used only in the manner allowed in that zone; (2) the plight of the owner is due to unique circumstances and not to the general conditions in the neighborhood which may reflect the unreasonableness of the zoning ordinance itself; and (3) the variance will not alter the essential character of the locality. *Cole v. Adj. of City of Huron*, 616 N.W.2d 483, 2000 S.D. 119 (2000) (Sabers, J., dissenting).

Essentially, variances are designed for situations where they are needed to make reasonable or feasible use of the property, rather than as a backdoor mechanism to provide a landowner with extra benefits unavailable to his or her neighbors. The important thing to remember is that the nature of the hardship must be unique to the property itself in order to justify the variance, otherwise you may find yourself in a situation where arbitrarily enforcing portions of your zoning ordinance against a similarly situated property may become legally problematic.





Five-Year County Highway and Bridge Improvement Plan

The time has come again for Counties to prepare their Five-Year County Highway and Bridge Improvements Plan, commonly called the Transportation Plan. In order to maintain eligibility for the State BIG program, the plan needs to be updated on an annual basis with the previous plans projects being reviewed and status updates reported. The imposition of a wheel tax is also required to be eligible for Bridge Improvement Grant (BIG) funding. Completed plans are due to the State Department of Transportation on or before October 15, 2019.

Transportation planning is a cooperative process designed to foster involvement by all users of the system, such as the business community, community groups, the traveling public, freight operators, and the general public through a proactive public participation process conducted by the county. The planning process also fosters communication of local governments such as townships to jointly discuss transportation needs and coordinate improvements.

The Bridge Improvement Grant (BIG) program was created by the 2015 legislative session in Senate Bill 1 (SB 1). SB 1 dedicated \$7 million per year for the BIG program. This money comes from license plate fees and non-commercial vehicle fees. In addition, SDDOT sets aside \$8 million per year of state gas tax funds, for a total of \$15 million available for the BIG grants.

If your county needs assistance with developing a Transportation Plan or completing the annual update, please contact Kristen at gis@secog.org or by calling 605-681-8174 to discuss the next steps in this process.

New Approved Loans

Dakota BUSINESS Finance
South Eastern Development Foundation



Hydraulic World Sioux Falls, SD

Purpose: Purchase and renovation of an existing building
Participating Lender: Matt Teller, The First National Bank in Sioux Falls

Stewart Carpet Center, Yankton, SD

Purpose: Purchase of an existing building

Participating Lender:
Thomas Schroeder,
First National Bank Omaha



**Ramada
Sioux Falls, SD**
Purpose: Purchase of an existing building and renovations
Participating Lender:
Bryan Ingalls,
First Bank and Trust

Continued on next page

New
Approved Loans
Dakota BUSINESS Finance
South Eastern Development Foundation



Triple H Truck Wash
Odebolt, Iowa

Purpose: Construction of new building
Participating Lender: Travis Haltli, Heritage Bank

AT Analytical
Baltic, SD

Purpose: Purchase of land
and construction of a
new building

Participating Lender:
Matt Teller,
The First National Bank
in Sioux Falls



AT Analytical, Inc.



Traveler's Lodge
Marshall, MN

Purpose: Purchase of an
existing building
Participating Lender:
Trisha Viss, Dacotah Bank

Continued on next page

New
Approved Loans
Dakota BUSINESS Finance
South Eastern Development Foundation



**North Pine Mini Storage
Windom, MN**

Purpose: Purchase of existing buildings

Participating Lender:

Mike Flint,
First Dakota National Bank

**Bandstra Diesel Repair, LLC
Sioux Falls, SD**

Purpose: Purchase of equipment, machinery and working capital.

Participating Lender: Jordan Huisman,
First Premier Bank



**Law Motors
Sioux Falls, SD**

Purpose: Purchase of real estate and expansion of existing business.

Participating Lender:

Trisha Viss,
Dacotah Bank

Continued on next page

New
Approved Loans
Dakota BUSINESS Finance
South Eastern Development Foundation



**Double D Saloon
Brandon, SD**

Purpose: Purchase of an existing building

Participating Lender:

Nate Engbers,
Security State Bank, Sioux Falls



DBF:

Works with the SBA 504 loan program and with local lenders to provide long-term, fixed rate financing to small businesses.

The financing provided is for construction, purchase or renovation of a building, to install leasehold improvements or purchase long-term machinery, equipment and refinancing.

SEDF:

A regional Revolving Loan Fund program that promotes community and economic development in Clay, Lincoln, McCook, Minnehaha, Turner and Union counties.

Provides affordable financial assistance to individuals that lack the capital to establish or expand a business.



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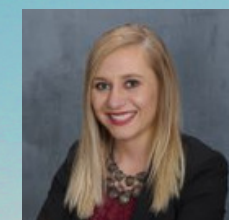
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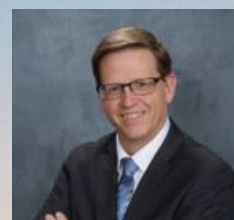
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