



SOUTH EASTERN COUNCIL OF GOVERNMENTS

SOUTH DAKOTA

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The Director's Corner



Housing continues to be a challenge for SECOG's cities and counties. I continually hear about the need to be "innovative." Since 2015, SECOG has attempted to assist with providing affordable workforce housing through the South Eastern Development Foundation (SEDF). SEDF originally started out as a non-profit developer of the Governor's House.

SEDF typically develops and sells 10 Governor's Houses per year. Governor's Houses are constructed in Springfield by inmate labor. In 2019, SECOG expanded its scope to include "recycled housing." When houses are going to be demolished, SEDF has relocated them to different areas in Sioux Falls and renovated them for a new homebuyer. Houses have been donated to SEDF by the City of Sioux Falls, the Sioux Falls School District, Sanford Health, various developers and private homeowners. Before and after photos of a house that was donated to SEDF from the City of Sioux Falls are can be found on the following pages.

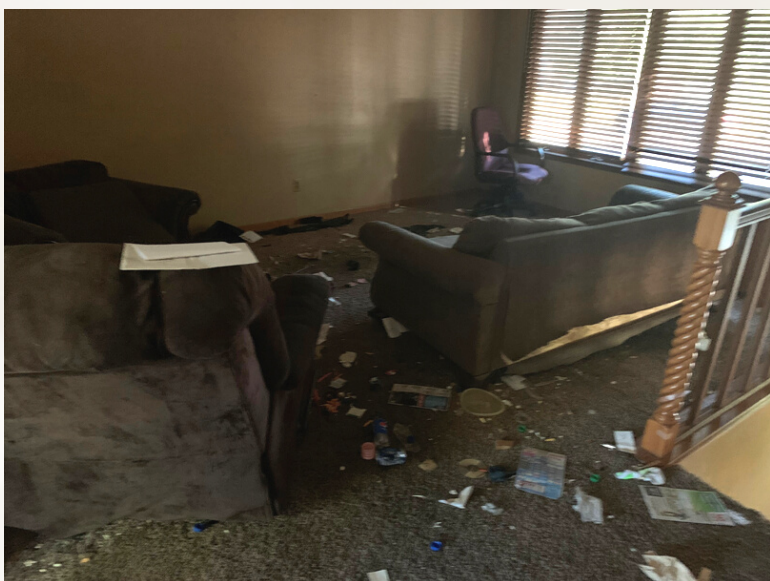
Part of the reason affordable housing is difficult is a workforce shortage in the construction trades. It is difficult to find labor. In 2019, SEDF hired a full-time construction manager. A construction apprentice was added in 2020, and in 2021, SEDF began working with the State of South Dakota's Department of Corrections to utilize inmate labor. The house featured on the following pages was completed with the assistance of two inmates initially through the community service program and then through the work release program. This temporary labor is a huge benefit to SEDF.

Affordable lots are also difficult to obtain. SEDF has purchased land to develop its own lots. In 2020, SEDF partnered with the City of Sioux Falls to purchase the former Boys/Girls Club. The City assisted with the purchase and demolition of the building, and American State Bank provided a 0% loan to SEDF to install the infrastructure. A total of 24 lots were developed. As the lots are developed and sold, the loan from American State Bank will be repaid in full. SEDF is developing nine Governor's Houses and three "recycled" houses at this site in 2021.

SEDF has developed and sold 56 houses since it started as a non-profit developer. Although SEDF is making a difference, the demand is enormous. When SEDF puts a home on the market, there are multiple offers. This is a huge advantage for cash buyers and a huge disadvantage for first-time homebuyers. With companies expanding into the Sioux Falls market and bringing new jobs, I expect the demand to continue. In the meantime, SEDF will continue to do its part to help one house at a time.

The Director's Corner

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From Jim's Desk

2022-2025 TIP

The Sioux Falls Metropolitan Planning Organization (MPO) and the South Dakota Department of Transportation (SDDOT) are in the process of drafting the 2022-2025 Transportation Improvement Program (TIP) and 2022-2025 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 2022-2025 TIP, which includes transportation improvement projects for the MPO area (Brandon, Crooks, Harrisburg, Hartford, Sioux Falls, Tea, and portions of Lincoln County and Minnehaha County), was presented to the MPO committees at the July 7th and 8th meetings, including a public hearing on Thursday, July 8th, conducted by the Technical Advisory Committee. Additional opportunities to participate in the TIP update are listed to the right.

Additional information can be found at:
<http://siouxfallsmpo.org/resources/2022-2025-transportation-improvement-program-tip/>.



TIP Schedule

July 9-23, 2021 – Comment period for the first draft of the 2022-2025 TIP

August 3, 2021 – Final draft of the 2022-2025 TIP posted

August 12, 2021 – MPO Technical Advisory Committee meeting – Public Hearing on the final draft of the 2022-2025 TIP

Upcoming Meetings

Citizen Advisory Committee
August 11, 2021 @ 3:00 p.m.

Technical Advisory Committee
August 12, 2021 @ 2:00 p.m.

Urbanized Development Commission
August 12, 2021 @ 4:00 p.m.



The Planners' Plans



Upcoming Funding Application Deadlines

South Dakota DANR

- Funding Applications for Drinking Water Facilities, Sanitary/Storm Sewer Facilities, and Solid Waste Management • October 1, 2021
- State Water Plan • October 1, 2021

HUD Community Development Block Grant (CDBG) • October 1, 2021

GOED Local Infrastructure Improvement Program (LIIP) • October 31, 2021

Decennial Census Redistricting

The Census Bureau previously announced that the release of the Census counts that are used for redistricting has been pushed back to September 30, 2021, due to delays caused by the COVID-19 pandemic. This means that the bulk of the redistricting work can not be completed until the data becomes available.

However, if you have had a large amount of residential development since April 2020 (Census Day) you will want to take action now to ensure those residents are counted and represented in your ward counts. You can achieve this by performing your own mini-census by going door to door of the new, occupied houses and having the householder confirm the number of residents in the home, report how many of them are 18 and older, and provide a signature. This method should not be necessary if there have only been a small number of new houses as one or two homes are not likely to throw off counts.

SECOG is able to assist you with your jurisdictions with redistricting maps. Please contact Kristen at gis@secog.org or 605-681-8174 for more information.

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The Planners' Plans



Reed v. Town of Gilbert: There and Back Again

In *Reed v. Town of Gilbert*, the U.S. Supreme Court unanimously invalidated a local ordinance that regulated signs differently based on their content. While many would assume a unanimous decision would provide some amount of clear guidance for local governments moving forward, several of the Justices went on to write concurring opinions differing on how signs may be constitutionally regulated. Not surprisingly, this range of opinions created further confusion, and the topic of sign regulations will once again require clarification by the Court.

Recently, the U.S. Supreme Court granted the City of Austin, Texas's petition for writ of certiorari in a case that will clarify the legal authority of a state or local government to restrict billboard advertising. In the case, the City of Austin denied permits to two billboard companies that were seeking to convert existing, static billboards to digital signs. After being litigated through several levels of the court system, the Fifth Circuit Court of Appeals held that the City's sign code, which prohibited the erection of new off-premises signs (i.e. signs that advertise goods and services that are not available on the property on which the sign is located) and prohibited making technological changes to nonconforming signs, violated the First Amendment. Relying on the Court's decision in *Reed*, the Fifth Circuit held that the off-premises advertising restriction related specifically to the content of the sign. Basically, the regulations are content based because the decision maker would need to examine the content of the sign to know whether it would be classified as an on-premises sign or an off-premises sign. Therefore, for this reason, the court found the City's regulations to be unconstitutional.

Given the many differing opinions amongst the Justices about how a local government may constitutionally regulate signs, it is difficult to predict how the Supreme Court will rule. As of today, many local governments rely on the on-/off-premises distinction to regulate the placement of billboards throughout their community. If the Court determines the City's off-premises sign regulations are content based, local governments across the country will be required to completely change how they regulate billboards and other large commercial advertisements.

While we likely have quite a bit of time before the Supreme Court's decision, it never hurts to discuss this issue and work out a backup plan in the event the on-/off-premises distinction is determined to be unconstitutional. If you have any questions regarding your current sign regulations, please contact Patrick Andrews at patrick@secog.org or (605) 681-8176.

North Sioux City Named Small Community of the Year

Congratulations to North Sioux City for being named the Small Community of the Year.

The award was presented to the city in April 2021 at the annual GOED conference in Sioux Falls by South Dakota's First Gentleman Byron Noem on behalf of Governor Noem.

North Sioux City has experienced impressive growth over the last several years, driven largely by globally recognized companies like FIMCO Industries, Royal Canin, Wytec, and Sterling Computers.



New Approved Loans

Dakota BUSINESS Finance
South Eastern Development Foundation



Flatland Equipment Sioux Falls, SD

SBA 504 Loan through DBF

Purpose: Purchase of Real Estate

Participating Lender:

Roger Weber, CorTrust Bank

Holiday Inn Express & Suites Cedar Rapids, IA

SBA 504 Loan through DBF

Purpose: Refinance of existing debt

Participating Lender:

Adam Walsh, Central Bank



Blackstone Lodge Lead, SD

SBA 504 Loan through DBF

Purpose: Purchase of Real Estate

Participating Lender:

Patrick Schilling, Security State Bank,
WY

Weirwood Hartford, SD

SBA 504 Loan through DBF

Purpose: Purchase of Real Estate and
equipment

Participating Lender:

Connor Spindler, Central Bank



Continued on next page

A&J Screening/Park Bench Apparel
Black Hawk, SD
SBA 504 Loan through DBF
Purpose: Building expansion
Participating Lender:
Chris Nickles, Minnwest Bank



TRIPLE D REPAIR

Triple D Repair
Spencer, SD
SBA 504 Loan through DBF
Purpose: Construct a building
Participating Lender:
Jeff Buechler, CorTrust Bank

Crawfords
Sioux Falls, SD
SBA 504 Loan through DBF
Purpose: Purchase of Real Estate
Participating Lender:
Aaron Neiman, Dacotah Bank



J&L Harley Davidson
Sioux Falls, SD, Watertown, SD. and Fargo, ND
SBA 504 Loan through DBF
Purpose: Refinance existing debt
Participating Lender:
Jay Mitchell, Great Western Bank

Volga Hardware
SBA 504 Loan through DBF
Purpose: Purchase land and construct a building
Participating Lender:
Jeff Gruntmeir, BankStar Financial



Continued on next page

**Red Roof Inn
Vermillion, SD**

SBA 504 Loan through DBF

Purpose: Purchase of Real Estate

Participating Lender:

Cory Worth, First Dakota National
Bank



**Henkin Schultz, Inc
Sioux Falls, SD**

SBA 504 Loan through DBF

Purpose: Purchase of building,
partner buyout

Participating Lender:

Paula Brown, CorTrust Bank



**Crescent Beach Family Resort
Milford, IA**

SBA 504 Loan through DBF

Purpose: Refinance existing debt

Participating Lender:

Tom Ries, First National Bank in
Sioux Falls



**V&L Manufacturing
Worthing, SD**

SBA 504 Loan through DBF

Purpose: Purchase of Real Estate

Participating Lender:

Patrick Erickson, Great Western Bank

**Green Thumb Commodities
Jefferson, SD**

SBA 504 Loan through DBF

Purpose: Expansion of grain elevator

Participating Lender:

Melissa Fossell, First Bank & Trust



Continued on next page

**Rapid Fitness
Brandon, SD**

SBA 504 Loan through DBF & SEDF loan

Purpose: Purchase building & working capital

Participating Lender:

Scott Dreessen, Frist Dakota National Bank



**Lil Friends Learning Center
Sioux Falls, Tea, & Rapid City, SD**
Four SBA 504 Loans through DBF & SEDF loans

Purpose: Purchase buildings

Participating Lender:

Melissa Fossell, First Bank and Trust

**Tranquility Therapeutic Massage
Sioux Falls, SD**

SBA 504 Loan through DBF

Purpose: Purchase of Real Estate

Participating Lender:

Unknown



**North Marion Road Storage
Sioux Falls, SD**

SBA 504 Loan through DBF

Purpose: Expansion

Participating Lender:

Tate Thorstenson, First Bank and Trust

**Dauby's Sporting Goods
Sioux Falls, SD**

SBA 504 Loan through DBF & SEDF Loan

Purpose: Purchase of Real Estate

Participating Lender:

Melissa Fossell, First Bank & Trust



Continued on next page

**North American Drainage
Aberdeen, SD**

SBA 504 Loan through DBF

Purpose: Purchase of Real Estate

Participating Lender:

Jessica Harry, Great Western Bank

South Dakota's

**NORTH
AMERICAN
DRAINAGE**

COMING TO A FIELD NEAR YOU...



**D&K Lawn Care
Sioux Falls, SD**

SBA 504 Loans through DBF

Purpose: Purchase of Real Estate

Participating Lender:

Travis Kaffar, Frontier Bank

**Complete Fence
Tea, SD**

SBA 504 Loan through DBF

Purpose: Purchase of land and
construction of building

Participating Lender:

Tom DeHaven, CorTrust Bank



**ABC Van Rentals
Sioux Falls, SD**

SBA 504 Loan through DBF

Purpose: Purchase and renovation of a
building

Participating Lender:

Chris Nickles, Minnwest Bank

**Coast 2 Coast Baseball Academy
Tea, SD**

SBA 504 Loan through DBF & SEDF Loan

Purpose: Purchase of Real Estate

Participating Lender:

Scott Den Boer, Cornerstone Bank



Continued on next page

**Engels Event Center
Aberdeen, SD**

SBA 504 Loan through DBF

Purpose: Purchase of Real Estate and
renovations

Participating Lender:

Matt Zeller, Great Western Bank



**Jefferson Beer Supply
Jefferson, SD**

SBA 504 Loans through DBF

Purpose: Purchase and renovation of
building

Participating Lender:

Tyler Buckman, First Dakota National Bank

**AT Analytical
Baltic, SD**

Three SBA 504 Loans through DBF

Purpose: Purchase equipment, purchase and
renovation of building

Participating Lender:

Matt Teller, First National Bank in Sioux Falls



**Veld Lumber Company
Lismore, MN**

SBA 504 Loan through DBF

Purpose: Purchase of Real Estate

Participating Lender:

Troy Loosbrock, State Bank of Lismore

**Wermerson Orthodontics
Sioux Falls, SD**

SBA 504 Loan through DBF

Purpose: Purchase of land and
construction of a building

Participating Lender:

Galen Van Otterloo, Dacotah Bank



Continued on next page

Dakota Brick House
Vermillion, SD

SBA 504 Loan through DBF

Purpose: Refinance existing debt

Participating Lender:

Farron Pratt, First Dakota National Bank



Cafe Brule
Vermillion, SD

SBA 504 Loans through DBF

Purpose: Refinance existing debt

Participating Lender:

Farron Pratt, First Dakota National Bank

Absolute Finishes

Brandon, SD

SEDF Loan

Purpose: Purchase equipment, working capital



SWEENEY
SANITATION SERVICES

Sweeney Sanitation Service

Sioux Falls, SD

SEDF loan

Purpose: Purchase of truck and working capital

Continued on next page

DataSync Corporation
Sioux Falls, SD
SEDF Loan
Purpose: Working capital



Classic Corner



Convenience Store

Classic Convenience
Colton, SD
SEDF Loan
Purpose: Parking lot renovation

Omega Liner Company
Canton, SD
SEDF Loan
Purpose: Parking lot renovation



Truks-N-Trykes
Sioux Falls, SD
SEDF loan
Purpose: Working capital, leasehold improvements, and refinance debt

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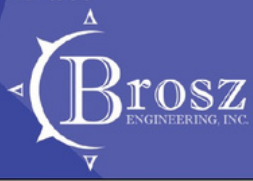
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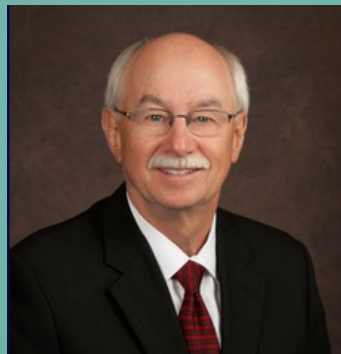
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