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SOUTH EASTERN COUNCIL OF GOVERNMENTS

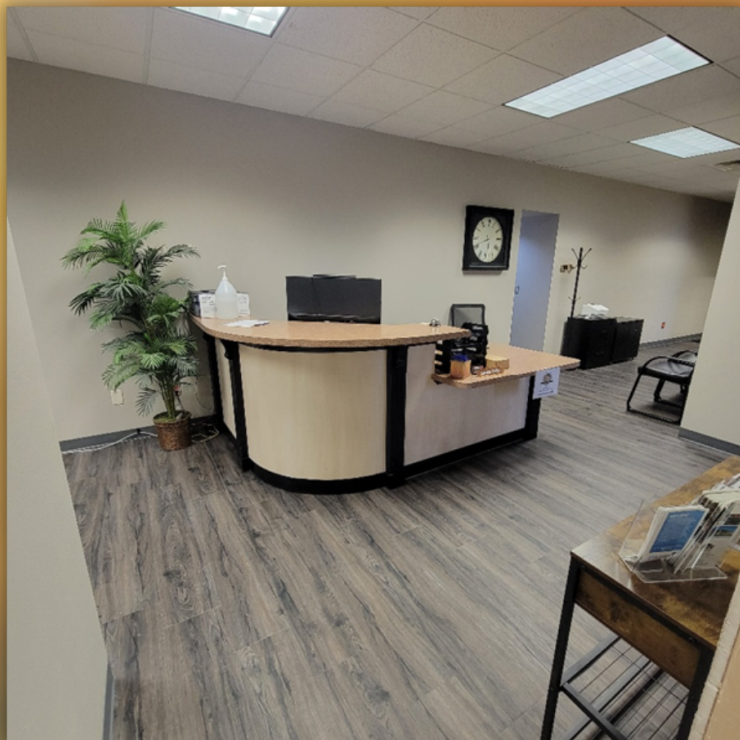
SOUTH DAKOTA

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The Director's Corner

SECOG is excited to announce that it has renovated and expanded to different suites in its building to accommodate a new tenant. The main entrance has moved to the south door. If you have not had a chance to stop into the office to see the new and updated space, stop by. We would love to give you a tour!



Survey

Your Feedback Matters

The United States Department of Agriculture (USDA) recently created 12 Regional Food Business Centers (RFBCs) to create a more resilient food system throughout the United States. The RFBCs are designed to help farmers, ranchers, and local food producers or businesses access new markets in the region.

As part of this initiative, the South Eastern Council of Governments is reaching out to our members and local community resources to conduct surveys, meetings, and interviews to ensure we utilize this program to the fullest extent possible for our region.

If you have any questions concerning the survey or the RFBC program, please contact Sophie Johnson at (605) 681-8184 or email her at sophie@secog.org.

If you are a financial institution please **CLICK HERE** to take a quick survey.

If you are a government organization, please **CLICK HERE** to take the survey.

THANK
😊 YOU

Guess Who's Back



Jim Feeney is back, but not as a Transportation Planner. Jim was a valuable part of the SECOG team for five years, retiring from SECOG this past July. Prior to SECOG, Jim worked in state government in Pierre for 39 years. With Jim's knowledge and expertise, we couldn't think of anyone better suited to be elected as the SECOG Board Chair.



New Staff

Welcome

JASON FORBES

VICE PRESIDENT/LOAN OFFICER

Jason Forbes is the new Vice President/Loan Officer at DBF and SEDF. Jason is originally from Lake Park, Iowa and studied Accounting at the University of South Dakota (Go Yotes). Jason is a licensed CPA and has been in Public Accounting for over 30 years. He most recently was a partner at a local accounting firm where he worked with DBF and the SEDF on multiple projects with his clients. He will officially be joining the DBF and SEDF team on November 1, 2023. As an Iowa native, Jason will primarily focus his efforts in providing the SBA 504 loan program in the state of Iowa. He will also be focusing his efforts on helping businesses with SBA 504 loans in DBF's recently expanded territory in Minnesota.

In his free time, Jason enjoys travelling with his wife, Lynne, and their three children, Savannah, Tristan, and Aurora, golfing and spending time at their lake house.

We look forward to having Jason on the DBF and SEDF team. Jason's email will be jason@dakotabusinessfinance.com.



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dakota BUSINESS finance

Keeping Your Zoning Map Up to Date: A Crucial Step for Informed Planning

Have you ever considered the state of your zoning map? Was it five minutes, five months, or even five years ago? Regardless of your answer, there's no better time than now to give it your attention. The zoning map is an integral component of any Zoning Regulation Ordinance. It serves as a vital tool for residents, businesses, and local authorities alike, enabling them to swiftly ascertain the zoning districts in any given area within their city or county. Yet, it's remarkably easy to overlook the importance of keeping this map current. Depending on the pace of growth and change within your jurisdiction, it's wise to conduct a thorough review of your official zoning map every 1 to 3 years. This ensures that all rezoning amendments and annexations are accurately reflected. Maintaining an up-to-date zoning map offers multiple benefits and options for your community. Here's how you can ensure it stays current:

1. Map Codification: Preserving the Integrity of Your Zoning Map

Map codification is akin to maintaining a well-organized archive of an official document. In this approach, you make amendments to the map through a text ordinance that provides a precise legal description of the property undergoing zoning changes. During the codification process, the property is updated to reflect its correct zone, and this modification is duly recorded in a table within the map document. This method is ideal if you've diligently kept your map up-to-date and possess a comprehensive record of all rezoning amendments. It streamlines the process while preserving accuracy.

2. Map Revision: Adapting to Changing Land Use Needs

For scenarios where the existing zoning no longer aligns with current land use or if there has been an annexation requiring new zoning, the map revision option comes into play. With this approach, you can rezone properties as needed. However, it involves a more comprehensive process. The entire map must undergo a zoning amendment procedure and be legally adopted by the city council or board of commissioners. This method ensures that your zoning map evolves to meet the evolving needs of your community, but it requires a more thorough administrative process.

If you require assistance with either codifying or revising your zoning map, please do not hesitate to reach out to Levi at 605-681-8174 or via email at gis@secog.org. Levi can provide invaluable guidance to help you maintain an accurate and up-to-date zoning map, essential for informed decision-making and effective urban planning.

By ensuring the timeliness and accuracy of your zoning map, you empower your community to make informed choices, promote sustainable development, and enhance the overall quality of life within your city or county. Don't delay – act now to keep your zoning map up-to-date and your community on the path to a brighter future.



The Planners' Plans



Communities Awarded Grants and Loans



On Thursday, September 29th, the Board of Water and Natural Resources awarded the following projects a grant, loan, or a combination thereof:

Applicant	Funding Requested	CW SRF Loan	DW SRF Loan	Additional Subsidy	Total BWNRFunding
Garretson (Water)	\$2,394,000		\$1,130,000	\$1,264,000	\$2,394,000
Garretson (Sewer)	\$2,593,000	\$2,593,000			\$2,593,000
Hartford (Sewer)	\$5,750,000	\$2,570,000			\$2,570,000
Total	\$10,737,000	\$8,343,000	\$1,130,000	\$1,264,000	\$10,737,000

The projects awarded in September are in addition to the awards received in January, March, and June which totaled more than \$103 million. The total amount of grant and loan funding received by SECOG members in 2023 is more than \$113 million.

Other awards:

Applicant	Amount	Grant	Agency
Dell Rapids (Park Shelter)	\$250,000	Land Water Conservation Fund (LWCF)	SD Game, Fish and Parks
Elk Point (Lions Park Recreational Trail)	\$38,000	Recreational Trails Program (RTP)	SD Game, Fish and Parks
Hartford (DEH Development)	\$1,700,000 \$204,000	Economic Adjustment Assist. LIIP	EDA GOED

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HARLEY FERGUSON | 605.681.8135 | HARLEY@SECOG.ORG

DANIELLE FRANCO | 605.681.8177 | DANIELLE@SECOG.ORG

Upcoming Deadlines



LOCAL INFRASTRUCTURE IMPROVEMENT PROGRAM (LIIP)

- Grants apply to construction or reconstruction of public infrastructure associated with an economic development project
- Open to any political subdivisions in SD, tribal government, or local development corporation
- Board considers the economic impact of the project and the funding available to and utilized by the applicant

Applications due October 31st



Hazard Mitigation Grant Program

- Funding is available for local governments and certain private non-profit organizations for hazard mitigation projects that lessen the impact of future disasters.
- 75% federal match, 10% state match, and a 15% local match is required

**Applications are due
December 1st**



DRINKING WATER SANITARY/STORM SEWER & SOLID WASTE MANAGEMENT FACILITIES FUNDING



**APPLICATIONS
DUE JANUARY 1ST**



State Water Plan

Application Deadline:
February 1, 2024



Coordinated Public Transit - Human Services Transportation Plan Open House Scheduled for October 12

Sioux Falls, South Dakota: The Sioux Falls Metropolitan Planning Organization (MPO) and City of Sioux Falls invite Sioux Falls metro residents to provide comments on the draft Coordinated Public Transit - Human Services Transportation Plan (also known as the Coordinated Plan) at an upcoming open house. The open house will take place on Thursday, October 12, from 4:30 to 6:30 p.m. at the Downtown Main Library (200 North Dakota Avenue).

The purpose of the Coordinated Plan is to:

1. Identify the unmet transportation needs for seniors and individuals with disabilities;
2. Develop strategies, activities, and projects to address the identified gaps between current transportation services and needs, as well as opportunities to achieve efficiencies in transportation service delivery.

Citizens can review the Coordinated Plan by going to

https://www.siouxfallsmpo.org/resources/mpo_plan_development/coordinated_plan.php. To provide comments, citizens can e-mail to sean@secog.org. All comments received will be used to develop a final draft.

If an ADA accommodation is needed, please contact the City of Sioux Falls Human Relations Office at (605) 367-8745 or humanrelations@siouxfalls.org.





Sioux Falls Metropolitan Planning Organization Openings on Citizen Advisory Committee and Technical Advisory Committee

The Sioux Falls Metropolitan Planning Organization (MPO) receives federal funding to conduct continuous, comprehensive, and cooperative transportation planning and programming activities for the Sioux Falls metropolitan area. The MPO has three committees that meet seven times per year. All meetings are open to the public.

The Urbanized Development Commission (UDC) is primarily comprised of elected officials from the metro area city and county governments. The UDC, with input from other communities, makes area transportation planning decisions. The Technical Advisory Committee (TAC) is comprised of staff from participating units of state and local government as well as representatives from various modes of transportation. The TAC's role is to advise the UDC on the technical aspects of transportation plans under consideration. The Citizens Advisory Committee (CAC) provides public input into the transportation planning process. The CAC's membership is comprised of citizens representing either themselves or various citizen groups or organizations within the metro area.

CAC Opening: CAC members offer advice, comments, and recommendations for projects that require review through the transportation planning process. The CAC meets seven times a year, generally on a bi-monthly basis. Regular attendance at the meetings is required. Meetings are held at the SECOG Center in Sioux Falls on Wednesdays beginning at 3:00 p.m.

TAC Opening: The TAC is inviting members of the public interested in representing the trucking industry to apply for the vacant position on the TAC. The TAC membership is comprised of staff from participating units of government as well as representatives from various modes of transportation within the metro area. The TAC meets seven times a year and regular attendance at the meetings is required. Meetings are held at the SECOG Center in Sioux Falls on Thursdays beginning at 2:00 p.m. Representatives will be selected based on several criteria, including the ability to review planning products while considering the technical aspects of transportation planning products such as costs, construction phasing, engineering design, and associated issues.

Applications for both the CAC and TAC are due on October 20, 2023 and may be submitted to Sean Hegyi via email at sean@secog.org.

For more information on the CAC opening and the application requirements, please visit: <https://www.siouxfallsmpo.org/committees/cac/index.php>

For more information on the TAC opening and the application requirements, please visit: <https://www.siouxfallsmpo.org/committees/tac/index.php>



New Approved Loans

Dakota BUSINESS Finance
South Eastern Development Foundation



Addy Disposal Canistota, SD

SEDF Loan

Purpose: Equipment

Participating Lender:

Lisa Moeller - SEDF



Boston's Pizza Restaurant & Sports Bar Sioux Falls, SD

SEDF Loan

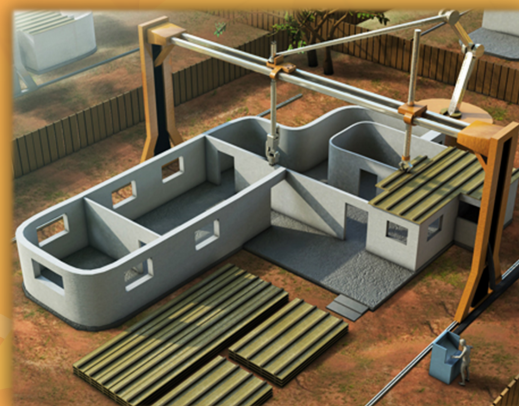
Purpose:

Equipment

Participating Lender:

Bryan Ingalls - First Bank & Trust

Lisa Moeller - SEDF



3D Architecture & Design Lennox, SD

DBF and SEDF Loans

Purpose: Equipment

Participating Lender:

Jordan Huisken - First State Bank Southwest

Erik Barnes - DBF/SEDF

Continued on next page

Cressman Sanitation Sioux Falls, SD

SEDF Loan

Purpose: Equipment

Participating Lender:

Tyler Hatterman - First Interstate Bank

Erik Barnes - SEDF



Flourish Wellness & Birth Co. Sioux Falls, SD

DBF and SEDF Loans

Purpose: Working Capital & Leasehold
Improvements

Participating Lender:

Jonathon Schlapkohl - Dacotah Bank

Lisa Moeller - DBF / SEDF



Hampton Inn Cedar Rapids, IA

DBF Loan

Purpose: Purchase of Building

Participating Lender:

Justin Byun - EastWest Bank

Erik Barnes - DBF



Pizza Ranch Slayton, MN

DBF Loan

Purpose: Purchase of Business

Participating Lender:

Ben Lutterman - State Bank of Chandler

Erik Barnes - DBF



Quality Inn Fairmont, MN

DBF Loan

Purpose: Purchase of Business

Participating Lender:

Jordan Huisken - First State Bank Southwest

Erik Barnes - DBF



Rock Bottom Dairy Rock Rapids, IA

DBF Loan

Purpose: Refinance and Expansion

Participating Lender:

Jeff Scheel - First Interstate Bank

Erik Barnes - DBF



Roll-Off Pros Garretson, SD

SEDF Loan

Purpose: Equipment

Participating Lender:

Lisa Moeller - SEDF



Scherer Sioux Falls, SD

DBF Loan

Purpose: Construction

Participating Lender:

Mike Flint - First Dakota National Bank

Erik Barnes - DBF

Continued on next page

Slim Chicken's Grimes, IA

DBF Loan

Purpose: Purchase and Renovations

Participating Lender:

AJ DeLange - American Bank and Trust

Lisa Moeller - DBF



Spoke-N-Sport Sioux Falls, SD

SEDF Loan

Purpose: Purchases of Business

Participating Lender:

Brett Anderson - First Western Bank & Trust

Erik Barnes - SEDF

Super 8 Fairmont, MN

DBF Loan

Purpose: Purchase of Business

Participating Lender:

Jordan Huisken - First State Bank Southwest

Erik Barnes - DBF



Tommy Jensen, DC, PC Sioux Falls, SD

SEDF Loan

Purpose: Partner Buy Out

Participating Lender:

Erik Barnes - SEDF

Continued on next page

Kenton Building, LLC Sioux Falls, SD

DBF and SEDF Loans

Purpose: Purchase a Building

Participating Lender:

Travis Olsem - First Bank & Trust

Erik Barnes - DBF/SEDF



Check it out!

Be sure to like and follow us on social media



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<https://www.facebook.com/South-Eastern-Council-of-Governments>

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