

# District III Digest

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## Historic Preservation Programs

Two important funding sources for historic preservation projects in South Dakota are the **South Dakota State Historical Society's Deadwood Fund**, and the **Mary Chilton Daughters of the American Revolution (DAR) Foundation**. District III has assisted several communities and organizations in obtaining grant money from both sources.

The purpose of the Deadwood Fund is to award grants for projects that *retain, restore, or rehabilitate historic buildings, structures, and archeological sites in South Dakota*. To be eligible for the program, a property must be listed on the National Register of Historic Places, contributing in a historic district, or listed on the state register and eligible for the national register. The typical grant amount is \$10,000, although smaller and larger awards are sometimes made, depending upon the size of the project. Deadwood Fund grants must, at a minimum, be matched dollar for dollar. Annual application deadlines are February 1<sup>st</sup> and October 1<sup>st</sup>. A recent example of a property in the District III area that has received Deadwood Fund money is the Scotland City Hall – the exterior is going to be renovated.

The Mary Chilton DAR Foundation is not dedicated solely to supporting historic preservation projects, but approximately ¼ of its grant funds go toward that purpose. Typical grants are below \$10,000. To be eligible for a foundation grant, a project must have the potential to *make a genuine contribution to the advancement of American patriotism, education, or historic preservation*. Recent successful applicants in our area include: the Czech Heritage Society, which received \$5,000 to construct a storage building in the Tabor Memorial Park; the Tripp County Historical Society, which received \$4,500 for interior renovations to Winner's historic railroad depot; and the Fairfax Historical Society, which was awarded \$5,670 to help with interior renovations to the Gregory State Bank in Fairfax. Annual application deadlines are January 15<sup>th</sup>, May 15<sup>th</sup>, and September 15<sup>th</sup>.

These sources should be thought of as one piece of the funding puzzle, not the main source. Local support and commitment for projects is crucial, and it is important to demonstrate such support when applying for funds from these sources. Perhaps the best evidence of community support for a project is the amount of local money that has been donated or pledged, but the willingness of people to donate their time, labor, materials, or equipment also are important factors. **Please contact John at the District III office for more information about these programs.** □

## State Water Plan

The State Water Plan was established by the South Dakota Department of Environment and Natural Resources (SDDENR). It is intended to implement state policy on water resources management, to serve as the principal guide for state policies and priorities, and to identify areas for project assistance.

Projects requesting funding must be on the State Water Facilities Plan. An architect or engineer must have completed a preliminary engineering study or a watershed assessment and be able to initiate construction within two years.

The Small Community Planning Grant Program is available to provide small communities with funds to hire a consultant to develop a preliminary engineering study or a rate analysis. Once the engineering study is complete, an application can be submitted to DENR and the Local Water Development District for approval.

Projects must be submitted to the State Water Plan in order to be eligible for grant funding from the Consolidated Water Facilities Construction program and loans from the Clean Water or Drinking Water State Revolving Loan Fund.

**State Water Plan applications are due October 1<sup>st</sup>. Please contact District III as soon as possible if you have a project to be constructed next spring that will require state funding assistance.** □

"Opportunity is missed by most people because it is dressed in overalls and looks like work."

--Thomas Edison

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## DIRECTOR'S CORNER

By Greg Henderson

One of District III's main work functions is communication. Application writing, research, and even map-making employ different communication techniques. The end products are intended to inform and/or persuade the viewer or reader. Perhaps the District's greatest communication challenge is to educate its service area on the association's development assets and professional resources. Part of the problem is related to turnover. While our staff roster has been stable for several years, we constantly have to deal with new local government and development officials.

There is a saying that someone has to hear something seven times before the information stays with them. I would say this axiom is true, with the exception of bad or misleading news, which always seem to stick like glue the first time. Our efforts to share information may border on "overkill", but they are necessary. Newsletter articles, committee presentations, special mailings, web site updates, and surveys are all intended to communicate with the region. We are trying to put information in the format best utilized by individual users. For example, approximately 300 persons will be dropped from our newsletter mailing because these recipients want to get the document via email.

Regardless of the methodology, District III will continually struggle with "getting the word out". Our members can assist us by contacting the office even if they are unsure of what we can do to help. We attend an average of 500 meetings per year and take thousands of phone calls, but I am always amazed at the things that slip past us because no one bothered to contact the staff. I am especially frustrated when an organization or individual discovers that regional cooperation is a good idea and wants to do something about it without checking on what has already been tried in the past. We do not have all the answers, but District III has either participated in or observed a lot of initiatives over the last 32 years. As in personal life, we often learned more from mistakes than successes.

Knowing that our region has limited money, volunteer time, and development "energy" makes good communication even more critical. Please help us help you to maximize your efforts. We are only a toll free call or email away! If you have ideas on how we can do a better job of staying in touch, please let me know. Our work priority list begins with identifying that a need exists. □



## Project Spotlight

The Areawide Business Council has been fortunate to get a "2-fer" on a recent project in Emery. ABC, in cooperation with The Security State Bank, assisted the City and development corporation with financing a 5,000 square foot industrial 'spec' building. This project gave Emery an opportunity for growth and development by providing a location for a new business prospect.

ABC was also able to provide low-interest financing assistance to the business owner, Paul Stahl, owner of PMC, who then leased the building from the development corporation, in order to relocate his business from Clark to Emery. PMC manufactures parts and fixtures from bar stock, castings, forgings, and weldments – a process which is accomplished by Computer Numeric Control (CNC) technology. Paul is currently operating the business with help from his father and intends to hire employees as the business grows.



Paul Stahl pictured with a Mazak CNC Lathe machine.

This project was a mutually beneficial partnership between all the entities involved, and the entire community will reap benefits, including job opportunities, new families moving into the area, and industrial growth.

**Congratulations Emery and PMC!** □

**Your "one stop shop" for economic development is now easily accessible on-line. For information on...**

- Funding Programs
- Planning Assistance
- Marketing Assistance
- Housing Programs
- GIS/Mapping Services
- Areawide Business Council
- Small Business Development Center
- Regional Classified Ads
- Census Information
- Business Support Services
- Tourism
- And Much More

Visit [www.districtiii.org](http://www.districtiii.org)



# Prairieland Housing Development

## Construction is underway!

June 10, 2005 – Excavation began on the first Governor’s House in Plankinton. Prairieland Housing Development (PHD) now has two houses going up in the communities of Alexandria, Emery, Plankinton, and White Lake. The first house of the project should be done in September.



The house in Alexandria (windows will be added soon).

The houses are expected to sell between \$88,000 and \$94,500, depending on the community (see table below for details). The homes come in a variety of styles and they all feature 3 bedrooms, 1 bath, 1 rough-in bath in lower level, and a double garage.



The foundation has been poured in Emery.

Prairieland Housing Development secured a loan from the South Dakota Housing Development Authority’s HOME Program to acquire the land, buy the houses, and pay for construction costs associated with the project.

### Available Homes and Locations:

Community	Home Style	Address	Price
Alexandria	L Ranch	430 9 <sup>th</sup> St.	\$92,250
Alexandria	Mod Ranch	450 9 <sup>th</sup> St.	\$92,500
Emery	L Ranch	440 N. 6 <sup>th</sup> St.	\$89,000
Emery	Mod Ranch	500 N. 6 <sup>th</sup> St.	\$88,250
Plankinton	Split Foyer	108 S. Vine St.	\$89,500
Plankinton	Split Foyer	510 E. 3 <sup>rd</sup> St.	\$89,500
White Lake	L Ranch	502 Delevan Ct.	\$94,500
White Lake	Split Foyer	502 ½ Delevan Ct.	\$94,500



Preparing for siding on the Plankinton Vine Street site.

The HOME program requires that the buyer meet income guidelines for the county where each home is located. The following income limits apply to the houses for 2005:

Household Size	Alexandria & Emery	Plankinton & White Lake
1	\$29,600	\$25,850
2	\$33,850	\$29,550
3	\$38,100	\$33,250
4	\$42,300	\$36,950
5	\$45,700	\$39,900
6	\$49,100	\$42,850
7	\$52,500	\$45,850
8	\$55,850	\$48,800

Several financing options are available for the homes. The most popular programs include the SDHDA First Time Homebuyer Program (available through a participating lender), and the USDA Rural Development Direct Loan Program. In some cases the buyer may qualify for interest rates as low as 1%, which makes the houses more affordable.



The foundation is being prepared for house placement at the White Lake sites.

The HOME Program also requires that the buyers attend a homebuyer education course which is offered free of charge at most Consumer Credit Counseling locations.

**Please call Eric at District III for more information about Prairieland Housing Development, Inc. ☐**

# District III Staff Responsibilities

STAFF MEMBER	RESPONSIBILITIES
<b>Eric Ambroson</b>	<ul style="list-style-type: none"> <li>✓ Governor's House</li> <li>✓ Prairieland Housing Development Project Management</li> <li>✓ Assisted living centers and nursing homes</li> <li>✓ State Library Grant Program</li> <li>✓ Day care</li> <li>✓ Tourism</li> <li>✓ Housing programs</li> </ul>
<b>John Clem</b>	<ul style="list-style-type: none"> <li>✓ DENR Solid Waste Management Grant Program</li> <li>✓ EPA Brownfields Program</li> <li>✓ COPS and other law enforcement programs</li> <li>✓ Deadwood Fund, Mary Chilton, and other historic preservation programs</li> <li>✓ South Dakota Community Foundation</li> <li>✓ Missouri River sedimentation and associated issues</li> <li>✓ Energy conservation</li> </ul>
<b>Lori Cowman</b>	<ul style="list-style-type: none"> <li>✓ Economic Development Administration</li> <li>✓ GOED MicroLoan and REDI Fund</li> <li>✓ Small Business Administration loan programs</li> <li>✓ Rural Development Intermediary Relending Program</li> <li>✓ Local and other regional revolving loan funds</li> <li>✓ Value added agriculture projects</li> <li>✓ Yankton Sioux Tribe RLF</li> </ul>
<b>Matt Kerr</b>	<ul style="list-style-type: none"> <li>✓ DENR State Water Plan</li> <li>✓ DENR Consolidated Program</li> <li>✓ Community and Industrial Access Programs</li> <li>✓ Rural Development Water and Sewer Programs</li> <li>✓ DOT Enhancements</li> <li>✓ Land and Water Conservation Fund</li> </ul>
<b>Brian McGinnis</b>	<ul style="list-style-type: none"> <li>✓ DENR SRF Programs</li> <li>✓ CDBG Program</li> <li>✓ Land use planning and zoning</li> <li>✓ Value Added Project infrastructure</li> </ul>
<b>Harry Redman Travis Acklin</b>	<ul style="list-style-type: none"> <li>✓ GIS Programs</li> <li>✓ DOT project data maintenance and mapping</li> <li>✓ GIS database management</li> <li>✓ GPS</li> <li>✓ Mapping and graphic support</li> </ul>
<b>Sue Stoll</b>	<ul style="list-style-type: none"> <li>✓ Director of Small Business Development Center</li> <li>✓ Business Consulting</li> <li>✓ Marketing</li> <li>✓ Financial Analysis</li> <li>✓ Cash Flow Planning and Management</li> <li>✓ Business Expansion</li> </ul>



## Entrepreneurship Myths

Small Business Development Center consultants across the nation compiled a list of common myths and misconceptions people have about starting their own business. Here is a sampling of them.

1. **I will receive free money or loans because I am a minority, woman, veteran, or ex-convict.** In general, there is no free money. The existence of grant monies for private business is extremely limited and very exaggerated in today's media.
2. **I will be my own boss, be free to do whatever I want, and no one will tell me what to do.** While you do have control over your business, you will still answer to your customers, vendors, lenders, and competition.
3. **It doesn't matter what my family thinks about me going into business.** Your family must be supportive of your business since starting a business is a large commitment that often requires lots of time, energy, and money.
4. **I will work less and be able to have more free time.** Starting and running a business is a 24/7 commitment. All responsibilities are yours and you are never "off the job" or "on break".

SBDC consultants assist anyone interested in starting or expanding a business. **For free consulting, contact Sue in Yankton at 605-665-0751 or Teka in Mitchell at 996-1140.**

## Governor's House Program

The following guidelines are effective **as of August 1<sup>st</sup>, 2005:**

- The price of the home is **\$33,000**
- Households of 2 OR LESS must have an income less than **\$34,900**.
- Households of 3 OR MORE must have an income less than **\$39,900**.
- Households UNDER 62 YEARS OF AGE must have a net worth less than **\$100,000**, of which no more than **\$70,000** may be in liquid assets.
- Households OVER 62 YEARS OF AGE must have a net worth less than **\$175,000**, of which no more than **\$100,000** may be in liquid assets.

To learn more about the Governor's House Program, call Eric at the District III office. □



Harry Redman, GIS Coordinator  
Travis Acklin, GIS Specialist

### AVAILABLE SERVICES:

Parcel Mapping  
Plat Mapping  
E911 Rural Addressing  
Global Positioning System (GPS) Services  
Geocoding (Address location like MapQuest)  
GPS Sign Inventory for Highway/Road Department  
Hazardous Materials (HazMat) Mapping  
General GPS/GIS Mapping  
GIS Training

### DISTRICT III ANNOUNCEMENTS & DEADLINES

- SEPTEMBER 5:** LABOR DAY – OFFICE CLOSED
- SEPTEMBER 13:** DEVELOPMENT CORPORATION INFORMATIONAL LUNCHEON AT DISTRICT III OFFICE IN YANKTON
- SEPTEMBER 14:** EXECUTIVE BOARD MEETING IN WAGNER
- SEPTEMBER 15:** **MARY CHILTON DAR APPLICATIONS DUE**
- OCTOBER 1:** **CONSOLIDATED APPLICATIONS DUE**  
**DEADWOOD FUND APPLICATIONS DUE**  
**SOLID WASTE MANAGEMENT APPLICATIONS DUE**  
**STATE WATER PLAN APPLICATIONS DUE**
- OCTOBER 7:** **FIRE PREVENTION & SAFETY GRANTS DUE**
- OCTOBER 10:** NATIVE AMERICAN DAY – OFFICE CLOSED
- OCTOBER 15:** **DENR SRF APPLICATIONS DUE**
- OCTOBER 19:** FULL COMMITTEE & EXECUTIVE BOARD MEETINGS IN PARKSTON

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## EXECUTIVE BOARD:

**ARVID OLSON**, SANBORN COUNTY

**REX WINTER**, SOUTH CENTRAL WATER DEVELOPMENT DISTRICT

**HERMAN PETERS**, CHARLES MIX COUNTY

**BERNIE SCHMUCKER**, DAVISON COUNTY

**GREG GEMAR**, SCOTLAND

**RON SULLY**, LAKE ANDES

**DELAYNE PERSSON**, AURORA COUNTY

**JUDD LINDQUIST**, BRULE COUNTY

## ORGANIZATION:

Planning & Development District III is a voluntary association of city and county governments. A committee of elected officials and private citizens govern the agency by setting the work agenda and overseeing the performance of the Director and staff. The office serves a 14-county area that includes the following counties: Aurora, Bon Homme, Brule, Charles Mix, Davison, Douglas, Gregory, Hanson, Hutchinson, Jerauld, Lyman, Sanborn, Tripp, and Yankton. There are 59 communities and three tribal governments within the service area.

***\*\*If you would prefer to receive this publication via email, please contact our office.\*\****

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Education is when you read the fine print.  
Experience is what you get if you don't.

-- Pete Seeger, Singer and composer