

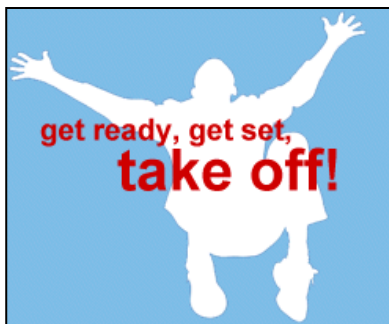
District III Digest

Volume 25, Issue 1

March 2007

South Dakota Entrepreneurship Conference: Launch'07

Launch'07 is a one-day event geared for the growth of entrepreneurship and economic development in South Dakota. The 2007 annual conference, to be held at Dakota Wesleyan University in Mitchell, on Wednesday, March 28th, 2007, features two focus areas: the first (consisting of two tracks) is geared toward college faculty, staff and students. The second (consisting of three tracks) is geared toward future entrepreneurs, current business owners looking to expand and grow their businesses, and community leaders desiring to lead the way in business and economic development for their communities. No matter who you are, you will find some of the most respected state and national leaders in entrepreneurship together on one place- Launch'07.



Some things to look forward to at Launch'07:

- Inspiring entrepreneurial thinking in the classroom
- Finding out what it takes to be an entrepreneur
- Learning how to write a business plan
- Identifying your target market
- Bringing community and business together
- Catching the entrepreneurial "spirit" and running with it!

For more information, please check out the website at www.dwu.edu/SDLaunchConference for up-to-date conference information; or by calling 866-556-1778 (toll free) or 605-261-7966 (cell).

The conference partners include: South Dakota EPSCoR, EQUIP, Enterprise Institute, Kelley Center for Entrepreneurship, Dakota Wesleyan University, South Dakota State University Entrepreneurship Program, South Dakota Small Business Development Center, South Dakota Governor's Office of Economic Development.

For information about obtaining free business counseling, please contact Sue at the SBDC in Yankton (605) 665-0751, or you can visit our website at www.districtiii.org/SBDC/. □

Zoning and the Courts

When considering implementing a zoning ordinance, someone probably offered a warning about the "lawsuit threat" potential that typically comes with zoning ordinance enforcement. The plain and simple truth is that people do not like being told "no". Being told "no" is simply an administrative exercise under any zoning ordinance; it is not an adversarial or personal issue.

The exact ratio of threats versus actual filings is unknown, yet the threats probably carry a significant majority. What are your chances if the threat has moved to an actual suit or case? The chances of winning are good if you were just enforcing the ordinance, and not so good if you were "winging it".

This article does not focus on any individual case, but rather the legal trends. An example of an issue that has received a lot of press coverage is the question of whether or not a decision is referable or not. Can a decision on a conditional use or variance be referred to a public vote? While this issue was previously considered murky, a recent South Dakota Supreme Court ruling has made it clear that the answer is NO. Conditional uses and variances are administrative decisions, created by legislative action, therefore they are not eligible for referral. Legislative decisions, such as ordinance amendments or adoption are referable.

Another repetitious issue in the courts relates to building rights. Typically, the result of these cases is that if the zoning ordinance process was followed and the reason for denial was based on the ordinance, the community will prevail.

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DIRECTOR'S CORNER

By Greg Henderson

Remembering Joe Engelmeyer

District III has recently lost a past chairman with the passing of Joe Engelmeyer (pictured below). Joe was chairman from 1985-1989. He was a Gregory County Commissioner and successful farmer/rancher. Joe's leadership helped me "learn the ropes" as a rookie executive director. He didn't shy away from challenges and was always able to keep problems in their proper perspective. Joe and his wife, Mildred, were loyal attendees at our business meetings and special events. They contributed to a lot of fond memories. □



Regional Communication

District III, like any service oriented enterprise, must constantly market itself to internal and external audiences. I was recently reminded of how important internal marketing is when the mayor of Chamberlain invited me to a long overdue visit with the city council.

It is very easy to lose touch with the people behind the titles in working for cities and counties. In other words, we may forget that our responsibility to help a member is actually a commitment to support the leaders of that local government. District III spends a lot of time working with staff persons, development groups, private businesses, and project sponsors. We sometimes overlook communication with the elected officials that make our association possible.

County commissions receive annual reports (in person) that show the return on their dues investment. Cities will be getting the same treatment, starting in 2007. It will not be possible to share the information in person with all sixty communities, but we will do a better job of communicating with the people that support us. Newsletters, websites, and meetings will continue to be our primary communication tools.

The goal of our efforts will be to make District III real to our regional leadership. Becoming "real" involves fostering an individual awareness of what we do and developing a willingness to use our resources as often as possible. □

(Zoning and the Courts continued...)

In those instances where a procedural mistake was made, the courts have been inclined to order a "do over". This means that the community will have to start the process over from the beginning and follow the ordinance process carefully.



Source: www.cyburbia.org/gallery

One question that is frequently heard is, "What do you call a Board or Commission who practices discretion freely?" Answer... "DEFENDANTS". Remember, it is not within the zoning administrator's, planning commission's, or board of adjustment's job description to flex, modify, or "wing it" in following zoning ordinances. The zoning ordinance MUST be followed, unless it is amended (again, while following the proper procedures).

If you have specific questions about zoning and land use issues, contact Brian at the District III office or email him at brianm@districtiii.org.

DISTRICT III ANNOUNCEMENTS & DEADLINES

- MARCH 15:** ANNUAL LEGISLATIVE DINNER AT MTI
- APRIL 1:** CONSOLIDATED APPLICATIONS DUE
SOLID WASTE MANAGEMENT APPLICATIONS DUE
- APRIL 11:** FULL COMMITTEE & EXECUTIVE BOARD MEETINGS IN OACOMA
- APRIL 15:** DENR SRF APPLICATIONS DUE
- APRIL 17-18:** GOED CONFERENCE
- APRIL 23:** GF & P RECREATIONAL TRAILS APPLICATIONS DUE
- MAY 1:** STATE WATER PLAN AMENDMENTS DUE
- MAY 9:** EXECUTIVE BOARD MEETING IN WAGNER
- MAY 15:** MARY CHILTON DAR APPLICATIONS DUE
- MAY 28:** MEMORIAL DAY – OFFICE CLOSED

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



Annual District III Legislative Dinner to be Held at Mitchell Technical Institute March 15th, 2007



District III is excited to be hosting its Annual Legislative Dinner at a new location in 2007! The Mitchell Technical Institute (MTI) has agreed to allow us to use their new state-of-the-art Technology Center.



The catered dinner and social hour will take place in the Center's Atrium. The menu includes: roast pork, roast beef, grilled chicken breast, vegetable, mashed potatoes, lettuce salad, pasta salad, brownie or cheesecake dessert, coffee, and iced tea.



The Legislative Forum will be held in the amphitheater. The 180-seat amphitheater features a 15-foot fixed polymer screen. All available technologies are at your fingertips at the "smart" podium: Internet, computer programs, document camera, Digital Dakota Network connection, VHS, DVD, and others.



Forging Partnerships Through Recapitalization

The following chart indicates the activity level of the six main regional revolving loan funds that cover virtually all corners of the state.

Regional Revolving Loan Funds 2004-2006

Areawide Business Council, Inc. (ABC)		Year	Number of Loans	Approved	Leveraged	Total Economic Impact	Jobs Created or Retained	
Yankton, SD		2004	10	\$ 244,659	\$ 1,047,100	\$ 1,291,759	44	
		2005	11	\$ 544,020	\$ 1,953,010	\$ 2,497,030	61	
		2006	19	\$ 1,142,870	\$ 5,113,913	\$ 6,256,783	279	
					\$ 1,931,549	\$ 8,114,023	\$ 10,045,572	384
		<hr/>						
First District Dev. Co.		Year	Number of Loans	Approved	Leveraged	Total Economic Impact	Jobs Created or Retained	
Watertown, SD		2004	1	\$ 75,000	\$ 85,000	\$ 160,000	4	
		2005	4	\$ 437,500	\$ 1,038,028	\$ 1,475,528	31	
		2006	6	\$ 791,826	\$ 3,358,371	\$ 4,150,197	38	
					\$ 1,304,326	\$ 4,481,399	\$ 5,785,725	73
		<hr/>						
NECOG Dev. Corp.		Year	Number of Loans	Approved	Leveraged	Total Economic Impact	Jobs Created or Retained	
Aberdeen, SD		2004	6	\$872,736	\$2,111,573	\$2,984,309	101	
		2005	8	\$691,603	\$956,294	\$1,647,897	138	
		2006	10	\$833,500	\$2,247,218	\$3,080,718	89.5	
					\$ 2,397,839	\$ 5,315,085	\$ 7,712,924	329
		<hr/>						
Northeast South Dakota Econ. Corp.		Year	Number of Loans	Approved	Leveraged	Total Economic Impact	Jobs Created or Retained	
Sisseton, SD		2004	78	\$2,595,436	\$3,645,284	\$6,240,720	468	
		2005	107	\$4,035,340	\$6,985,942	\$11,021,282	553	
		2006	87	\$3,790,597	\$57,234,017	\$61,024,614	1019	
					\$ 10,421,373	\$ 67,865,243	\$ 78,286,616	2040
		<hr/>						
South Eastern Dev. Foundation		Year	Number of Loans	Approved	Leveraged	Total Economic Impact	Jobs Created or Retained	
Sioux Falls, SD		2004	1	\$ 152,572	\$ 75,000	\$ 227,572	16	
		2005	6	\$ 522,770	\$ 2,811,803	\$ 3,334,573	54	
		2006	5	\$ 598,525	\$ 2,799,253	\$ 3,397,778	87	
					\$ 1,273,867	\$ 5,686,056	\$ 6,959,923	157
		<hr/>						
West River Foundation		Year	Number of Loans	Approved	Leveraged	Total Economic Impact	Jobs Created or Retained	
Rapid City, SD		2004	18	\$ 1,069,525	\$ 2,615,210	\$ 3,684,735	46	
		2005	12	\$ 2,631,600	\$ 6,000,650	\$ 8,632,250	33	
		2006	16	\$ 1,280,365	\$ 4,513,000	\$ 5,793,365	28	
					\$ 4,981,490	\$ 13,128,860	\$ 18,110,350	107
		<hr/>						
Cumulative Total:				\$ 2,310,444	\$ 104,590,666	\$ 126,901,110	3089	

Over the past three years, these organizations have injected over \$22 million into the state's economy which has leveraged over \$104 million in other investment for a total of nearly \$127 million in economic impact. These impacts represent the strong partnerships that have developed among private lenders and the regional funds. Working together in continued support of business development in South Dakota ultimately will result in greater job numbers and employment opportunities. **If you would like information about the Areawide Business Council, please contact Lori at the District III office or visit the ABC website at www.districtiii.org/ABC/.**

GIS Training Opportunities

District III offers a wide variety of GIS services to our members; one of which is FREE GIS/ArcMap training. This does not replace the need for ESRI certified training, but it will provide an overview of the software's capabilities to help your staff become increasingly comfortable with performing daily tasks. District III staff offer one-on-one training at our office in Yankton, but are also willing to travel to your location if that is more convenient.



There are certain benefits to receiving the training at the District III office:

- Multiple users can work with the software at the same time.
- A multi-media presentation will allow trainees to follow the trainer and work together.
- Training seminars can be conducted for a larger group.

GIS staff will be distributing information on upcoming training sessions. To ensure you are on the mailing list, or for any general questions regarding GIS services, please contact Harry or Travis at the District III office. □



Harry Redman, GIS Coordinator
Travis Acklin, GIS Specialist

AVAILABLE SERVICES:

Internet Mapping System <http://ims.districtiii.org>
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 Website “Facelift”

Keep an eye the District III website within the next month. We are planning to do some updating and change the overall look of the site. We will not make major changes to where the information is located, so navigating around the site will remain the same.

If you have any feedback, questions, or suggestions about the site, please contact Annette at the District III office or email her directly at annetter@districtiii.org. We appreciate your input and want to make our services easily accessible to our members. □

Governor’s House Program

The following guidelines are effective **as of September 1st, 2006:**

- The price of the home is **\$33,000**
- Households of 2 OR LESS must have an income less than **\$31,560**.
- Households of 3 OR MORE must have an income less than **\$36,820**.
- Households UNDER 62 YEARS OF AGE must have a net worth less than **\$90,000**, 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. □

Building a Better Quality of Life



HOMEOWNERSHIP
OPPORTUNITIES



DOWNPAYMENT &
CLOSING COST
ASSISTANCE



HOME
IMPROVEMENT
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HOMEBUYER
EDUCATION &
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P.O. BOX 1237 • PIERRE, SD 57501-1237
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EXECUTIVE BOARD:

ARTHUR HERTZ, GREAT LAKES OF SOUTH DAKOTA ASSOCIATION

ARVID OLSON, SANBORN COUNTY

CHARLES BRYAN, CITY OF AVON

DELAYNE PERSSON, AURORA COUNTY

JUDD LINDQUIST, BRULE COUNTY

REX WINTER, SOUTH CENTRAL WATER DEVELOPMENT DISTRICT

RICHARD ZIEGLER, DAVISON COUNTY

RON SULLY, LAKE ANDES

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 15-county area that includes the following counties: Aurora, Bon Homme, Brule, Buffalo, Charles Mix, Davison, Douglas, Gregory, Hanson, Hutchinson, Jerauld, Lyman, Sanborn, Tripp, and Yankton. There are 68 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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On the Lighter Side...

"People will accept your ideas much more readily if you tell them Benjamin Franklin said it first."

- David H. Comins