

Men's Prison Facility RFI



April 14, 2025

To: Ryan Brunner

From: Greater Huron Development Corporation

The City of Huron can meet the needs outlined in the Men's Prison Facility RFI. We have identified an industrially zoned site in the northeastern corner of Huron that already has the necessary electric, natural gas, water, wastewater, telecom, and transportation infrastructure in place. This greenfield site, known as the Vantage Business Park, is registered as a "South Dakota Certified Ready Site", including professional environmental assessments, archeological study, and engineering analysis of soils weight bearing capacity.

Huron is also home to Trussbilt, the world's foremost security and detention equipment manufacturer. Trussbilt manufactures security wall panels, detention doors and frames, security ceilings, security floors, and specialty products, like modular prison cells, that can greatly reduce the overall cost and timeline of constructing the new men's prison. Even if the new men's prison is not built in Huron, utilizing Trussbilt's modular prison cells could result in a tremendous overall benefit to the new men's prison facility.

Greater Huron stands ready to provide technical assistance to bring this project to the City of Huron. Additional information addressing the RFI can be found in the following pages. Please feel free to contact me should you have any questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ted Haeder'.

Ted Haeder, President/CEO
Greater Huron Development Corporation

Men's Prison Facility RFI

Greater Huron Development Corporation

1705 Dakota Avenue S, Huron, SD 57350 – (605) 352-0363

Ted Haeder, Vice President/COO – ted@huronsd.com (605) 280-0474

Landon Neugebauer, Marketing Director – landon@huronsd.com (605) 630-8558

Available Site (Up to 100 Acres)

The most suitable site for the project is located in Huron's newest industrial parcel, Vantage Business Park, in the eastern portion of the city. This site consists of 100 acres that is zoned I-2 General Industrial.

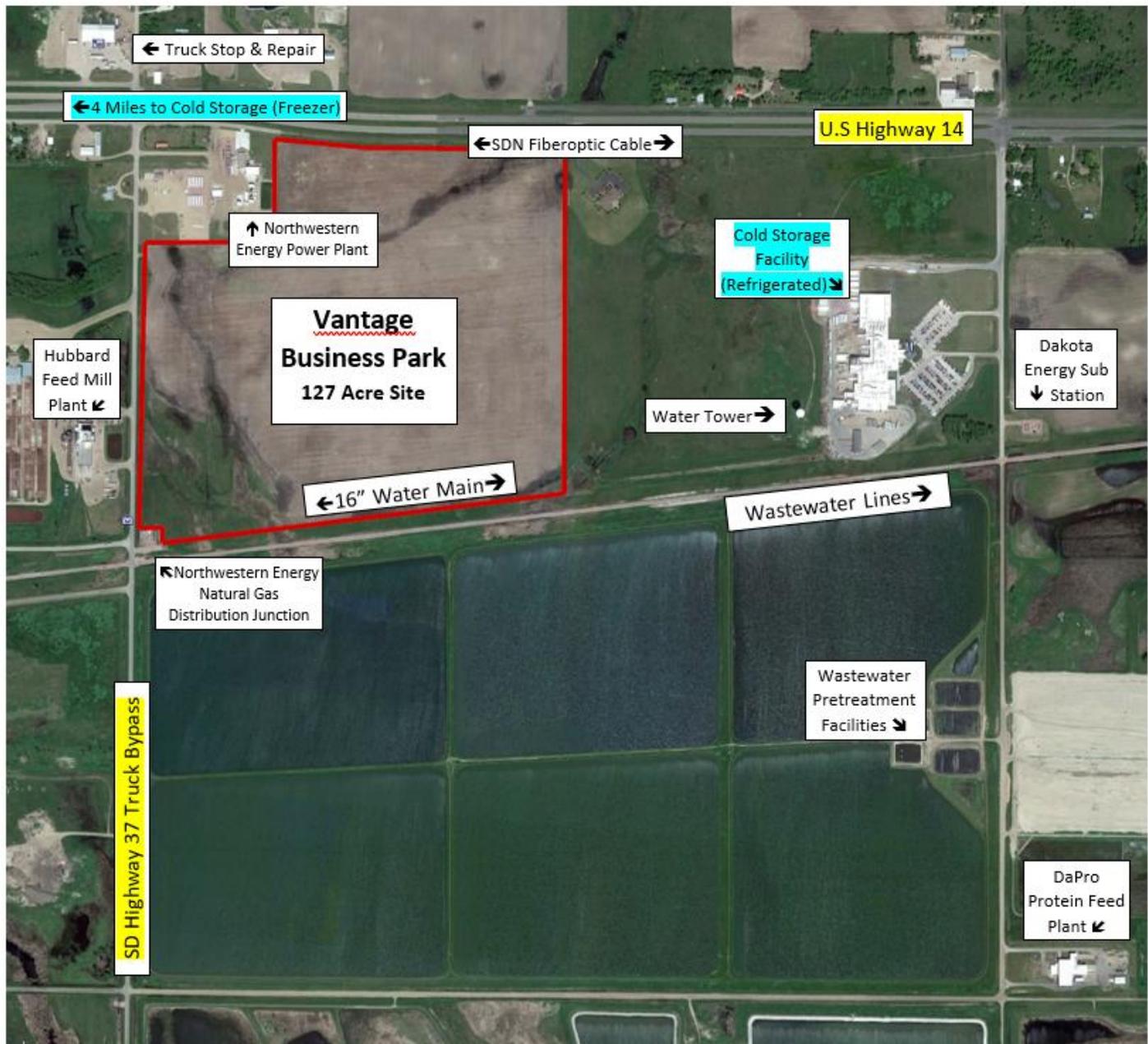
The Vantage Business Park meets the needs outlined in the RFI. It also allows space for future expansion opportunities. Greater Huron owns this property and will make the site available for a new men's prison facility.

The City of Huron is located in Beadle County, South Dakota and is situated on SD Highway 37 and US Highway 14. Interstate 90 is 45 miles to the south, while Interstate 29 is 75 miles to the east. Access to I-90 along SD Highway 37 consists of a 4-lane highway with a 70-mph speed limit.

The City of Huron operates municipal water and wastewater systems. NorthWestern Energy and Dakota Energy Cooperative both provide electrical services to the community. NorthWestern Energy provides natural gas to the community. SDN Communications is a primary telecom provider in Huron and has fiberoptic cable installed immediately adjacent to the proposed site.



Proposed Site



Site Infrastructure and Amenities

- Adjacent to intersection of U.S. Highway 14 and U.S. Highway 37 Truck Bypass.
- Interstate 90 access via 45 miles of 4-lane divided highway from Huron to Mitchell on U.S. Highway 37 with 70 mph speed limit.
- One mile from Cold Storage Refrigerated facility.
- Four miles from Cold Storage Freezer Facility.
- 16" Water trunk line on south property line.
- Water tower located one-quarter mile to the east.
- 16" Wastewater trunk line on south property line.
- Northwestern Energy Natural Gas Distribution Junction at west side of site.
- Northwestern Energy Sub Station and Power Plant at site
- Dakota Energy Sub Station one-half mile east.
- SDN Fiberoptic Cable adjacent to property, with 1GB bandwidth fiber drops available to site.
- Hubbard Animal Nutrition Feed Mill on west side of site.
- DaPro Animal Nutrition Feed Plant one mile southeast.
- Truck stop, convenience store, and truck repair shop located at highway intersection adjacent to site.

Greater Huron Development Incentives/Financial Assistance

The Greater Huron Development Corporation proposes the following local incentives:

- 100 Acre Industrial Site provided by Greater Huron at \$25,000 per acre.
- Certified Ready site with archaeological, wetlands, and Phase I and Phase II environmental studies already complete.

Transportation

Highways

- SD Highway 37 provides access to Interstate 90 at Mitchell, 45 miles to the south. The entire route consists of 4-lane highway with a 70-mph speed limit.
- US Highway 14 provides access to I-29 located 75 miles to the east.

Utilities

Water

- Provided by the City of Huron
- Up to 300,000 gpd capacity

Wastewater

- Collected and treated by the City of Huron.
- Up to 300,000 gpd capacity

Electric

- Supplied by NorthWestern Energy or Dakota Energy Cooperative, Inc.
- An existing 69 kv looped line at the site and a 115kv line approximately three miles west provide electrical service to the site
- A 75-megawatt natural gas generator and substation is immediately adjacent to the site

Natural Gas

- Supplied by NorthWestern Energy through a 12" line carrying 800 pounds of pressure
- Sufficient capacity exists to meet the natural gas needs

Telecom

- SDN Communications has a fiberoptic line adjacent to the site
- Bi-directional Gbps speeds via direct fiber drops to buildings on the site.

Labor Supply

Greater Huron acknowledges that meeting the workforce needs of 400+ state employees will be a challenge. We own two housing developments with approximately 60 lots available for sale at present and are working with multi-family developers to address our rental housing needs.

Housing

Rental Housing

- A free listing of available rental units in the City of Huron can be found here: <https://www.huronhousingauthority.com/files/Rental-Clearinghouse.pdf>
- Wheatgrass Village is an 81-unit apartment complex that was opened in June of 2018 with a second phase of this complex consisting of 105 new units, that opened in 2022.

Real Estate Listings

- There are 23 residential properties currently listed for sale in Huron.
- Greater Huron recently launched a program that provides \$12,000 of down payment assistance on new homes in the Southtown Housing Development.

Temporary Construction Housing

- Accommodating up to 300 construction employees during facility build-out would not create a significant hardship on Huron and the surrounding areas.
 - Dakota Provisions, a large turkey processing facility, constructed a new facility of similar scope in Huron a decade ago.
 - The Dakota Access Pipeline and Keystone Energy Pipeline construction crews headquartered regional operations out of Huron during construction.
 - The temporary influx of construction workers working on these projects were easily absorbed via rental homes, motels, campers, and hunting lodges within a 50 miles radius.
 - There are 7 motels in the City of Huron, and 30 more motels located within 50 miles of Huron.
 - Over 2,500 camping sites exist within 20 minutes of Huron.

Trussbilt

<http://www.trussbilt.com/> - Trussbilt has supplied products to the majority of US detention facilities, and to 20 nations around the globe. Their commercial product line provides protection from threats such as intrusion, severe weather, explosives and other terrorist threats. Headquartered in Huron, South Dakota with manufacturing facilities in Huron, SD, Trussbilt's innovative products deliver high quality, cost-effective solutions for the full range of security environments.

Utilizing the knowledge, skills, and abilities of a South Dakota manufacturer, like Trussbilt, for the new men's prison could result in significant savings of time and cost when constructing the facility. A tour of their facility can be arranged by contacting Ted Haeder at (605) 280-0474 or ted@huronsd.com