

4/17/2025

c/o Governor's Office of Economic Development  
RFI: Request: South Dakota Department of Corrections  
711 E Wells Ave  
Pierre, SD 57501

Dear Ryan Brunner,

The community of Aberdeen and the Aberdeen Development Corporation (ADC) sincerely appreciate your consideration of our region for the potential siting of a state correctional facility. South Dakota's pro-business environment, combined with Aberdeen's steady growth, diverse economy, and strong infrastructure, make our community a compelling option for the Department of Corrections.

We fully recognize that the nature of this RFI may be viewed as sensitive or controversial. However, we have proactively engaged in early discussions with both city and county officials and have received positive indications that local leadership is open to working collaboratively through the challenges and opportunities that come with introducing a correctional facility into the community. If desired, we would be pleased to provide letters of support to further demonstrate that commitment.

Establishing a correctional facility brings unique considerations that extend beyond traditional development projects. There are additional areas where community involvement and support would be essential and would need to be included in the process of locating this facility in Aberdeen. This would include public safety coordination, emergency response services, and mental health services. Engaging with local stakeholders—such as law enforcement, healthcare providers, educational institutions, and residents—will be critical to ensure a smooth integration of the facility into the broader community. The Aberdeen Development Corporation is committed to facilitating these conversations and helping coordinate the necessary resources to support the successful development and long-term operation of a correctional facility.

The ADC is a private, non-profit corporation focused on creating primary jobs and fostering economic growth throughout Aberdeen and the surrounding area. We work with a wide range of companies—from innovative startups to established corporations—and are confident in our ability to deliver flexible, scalable solutions tailored to your operational needs. The following information is provided for your review and consideration, covering key areas including:

- AVAILABLE SITES
- WORKFORCE
- UTILITIES
- TRANSPORTATION
- COMMUNITY INDUSTRIES OVERVIEW

## AVAILABLE SITES

The Aberdeen Development Corporation is presenting two potential locations for the new men's correctional facility. Each site offers distinct advantages, with varying levels of infrastructure, accessibility, and community context. We recognize that community engagement and compatibility are critical elements in the successful siting of a facility of this nature. Below is a summary of the three locations:

**Site #1:** 37939 132 ST

**Current Use:** Farmland

**Total Property Acreage:** 156 acres

**Distance to US Hwy 12 (4-lane divided highway):** 1.5 mile

**Distance to Airport:** 9.5 miles



Site 1 is situated in a rural area and adjacent to the county landfill. This site is currently under county ownership, which could streamline acquisition and coordination efforts. It offers the greatest buffer from residential neighborhoods and is expected to face minimal community resistance. It's located on a paved road currently. Its size and

relative isolation make it highly suitable for a secure correctional facility with room for potential future expansion. Due to its rural setting, infrastructure development—particularly for utilities such as water, sewer, and road access—may involve higher upfront costs compared to the other sites. However, we have confirmed with local utility providers that the necessary infrastructure can be extended to the site and made fully available to support the facility's needs.

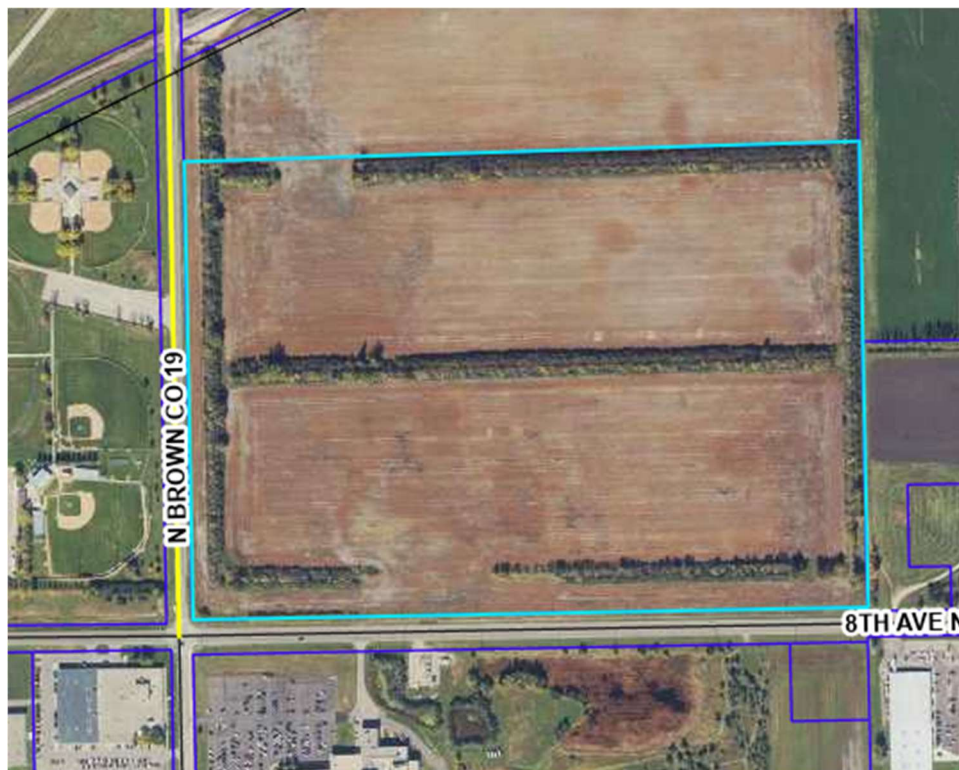
**Site #2:** 4407 8<sup>th</sup> Ave NE, Aberdeen

**Current Use:** Farmland

**Total Property Acreage:** 106.3 acres

**Current Zoning:** I-2

**Distance to US Hwy 12 (4-lane divided highway):** 1 mile



Site 2 is located on the outskirts of the city and is well positioned in terms of infrastructure and access to major transportation routes. The site is appropriately zoned and presents logistical advantages for development. However, its close proximity to residential neighborhoods is likely to raise concerns among local residents. As such, further community engagement would be necessary to assess neighborhood sentiment and determine the overall feasibility of this location from a community impact perspective.

## WORKFORCE

Aberdeen, South Dakota offers a robust and collaborative workforce ecosystem that is uniquely positioned to support the successful operation of a new correctional facility. With a population base that combines low unemployment, and a history of institutional partnerships, Aberdeen presents a sustainable solution for staffing and long-term workforce development in the corrections field.

A key asset to Aberdeen's workforce pipeline is Northern State University (NSU), located in the heart of the city. NSU offers both associate and bachelor's degrees through its growing Criminal Justice Department, providing a direct educational pathway into careers in corrections, rehabilitation, and criminal justice administration. In addition, the university offers degree programs in Psychology and Nursing, further expanding the pool of qualified professionals. Establishing a state correctional facility in Aberdeen presents a unique opportunity to build a model partnership with NSU that supports recruitment, training, and professional development for correctional officers and administrative staff.

This partnership could include:

- **Internship and practicum opportunities** for criminal justice students, giving them direct exposure to correctional operations and encouraging retention in the region post-graduation.
- **Customized curriculum development** to meet Department of Corrections training needs, helping to streamline onboarding and continuing education for new staff.
- **Research collaboration** focused on best practices in rehabilitation, reentry, and corrections management.
- **Community education programs** that engage students, faculty, and residents in topics of restorative justice and public safety.

The integration of NSU's academic resources with the operational needs of a new facility would create a replicable model for workforce development in corrections while providing meaningful career opportunities for students and local residents. This concept has been explored previously with support from NSU.

Additionally, Aberdeen's central location in the northeast quadrant of South Dakota supports recruitment from a broad rural and regional talent pool, and its quality of life and cost of living make it an attractive place for long-term employee retention. Below are some statistics centered around Aberdeen's overall workforce.

## General Data for Labor Force Commuting out of Aberdeen Micropolitan Statistical Area

Commute by Distance	Count	Share
Total Primary Jobs	13,901	100.0%
Less than 10 miles	10,901	78.4%
10 to 24 miles	267	1.9%
25 to 50 miles	283	2.0%
Greater than 50 miles	2,450	17.6%

## Employment Wage Statistics Table (Q1 2024)

Area	# of Employees	Average Hourly Wage	Average Weekly Wage	Average Annual Wage
Brown County	20,523	\$24.83	\$993	\$51,636
South Dakota	446,236	\$28.23	\$1,129	\$58,708

## Educational Attainment by Level Aberdeen, SD MSA

Education Level	2023 Population	2023 % of Population
Less Than 9th Grade	657	2.3%
9th Grade to 12th Grade	1,140	4.0%
High School Diploma	8,532	30.1%
Some College	5,170	18.3%
Associate degree	3,461	12.2%
Bachelor's Degree	6,916	24.4%
Graduate Degree and Higher	2,447	8.6%

## Demographics Chart for Aberdeen, SD MSA

Demographic	2023 Population	2023 % of Pop.
White, Non-Hispanic	36,016	85.56%
Black, Non-Hispanic	633	1.5%
American Indian or Alaskan Native, Non-Hispanic	1,350	3.21%
Asian, Non-Hispanic	1,333	3.17%
Native Hawaiian or Pacific Islander, Non-Hispanic	127	0.30%
Two or More Races, Non-Hispanic	145	2.10%
White, Hispanic	1,249	2.97%
Black, Hispanic	143	0.34%
American Indian or Alaskan Native, Hispanic	171	0.41%
Asian, Hispanic	27	0.06%
Native Hawaiian or Pacific Islander, Hispanic	16	0.04%
Two or More Races, Hispanic	145	0.34%

## ABERDEEN INDUSTRY OVERVIEW

### Industry Employment Distribution Table

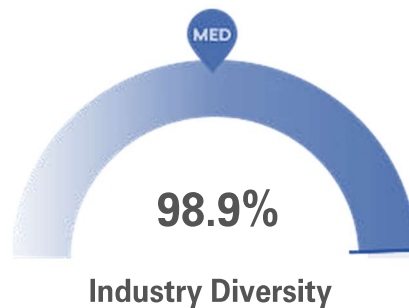
Rank	Industry Sector	Number of Establishments	Number of Employees
1	Health Care and Social Assistance	113	3,103
2	Retail Trade	168	2,819
3	Manufacturing	43	2,734
4	Accommodation and Food Services	98	1,756
5	Wholesale Trade	115	1,044
6	Construction	172	1,025
7	Finance and Insurance	117	878
8	Other Services (except Public Administration)	101	619
9	Professional, Scientific, and Technical Service	142	524
10	Administrative and Support and Waste Management	104	458

### Aberdeen's Major Employers (Private Sector)

3M	Kessler's Grocery	Sanford Aberdeen Medical Center
Avera St. Luke's Hospital	Midstates Inc.	Demkota Ranch Beef
Twin City Fan & Blower		

### Industry Diversity

**Rank: 8**  
(Out of 542 Micro MSAs)



## UTILITIES

The Aberdeen area is served by two electrical companies, Northern Electric Cooperative and Northwestern Energy, and one natural gas company, Northwestern Energy. Based on the required within the RFI, Northern Electric has confirmed they can provide the electrical capacity required in the RFI.

With loads over two Megawatts, state law allows for the electrical service to be opened to competitive bidding. Both Northern Electric Cooperative and Northwestern Energy provide 3-phase electrical service and have significant power available in the area

### Northern Electric Cooperative



Northern Electric Cooperative is a rural electric cooperative serving rural locations and some small communities. They also serve some parts of Aberdeen that have grown into their territory. Electric rates range depending on usage. Please contact Char Hager, General Manager/CEO, at 605-225-0310 for more specific rate details.

### Northwestern Energy



Northwestern Energy serves the majority of Aberdeen and numerous smaller communities in the area. Their electric rates range depending on usage. In addition, Northwestern Energy serves natural gas and has substantial supply capabilities. Natural gas rates vary with the market and usage. Please contact Mike Baumgarn, Manager, at 605-225-6300 for more specific rates details.

## TELECOMMUNICATIONS

Aberdeen has incredible connectivity. We are served by multiple telecommunications providers capable of providing all your telecommunication needs, from high-speed internet access to full-range phone services and cable television. All the providers listed below service the submitted properties, each with its own fiber infrastructure, thus providing redundancy and load-balancing capabilities. Please feel free to contact any of the following companies for specific services and pricing details.

- Northern Valley Communications – [www.nvc.net](http://www.nvc.net)
- Midcontinent Communications – [www.midco.com](http://www.midco.com)

## TRANSPORTATION

### Air Transportation

Aberdeen's regional airport has multiple roundtrip flights daily to Minneapolis / St. Paul International Airport via Delta Airlines. In addition, multiple private carriers based in Aberdeen include Quest Aviation, Hangar 9, and Aberdeen Flying Service. The Aberdeen Municipal Airport is located within one mile of the East Business Park area, providing quick and easy access. The two runways are 6,900 feet and 5,500 feet long, with the primary runway long enough for Boeing's 757s to land.

### Highways

Aberdeen is connected directly to **Interstate 29** via US Highway 12, a four-lane divided highway with a speed limit of 70 mph. US Highway 12 runs from the West Coast to the Great Lakes and intersects US Highway 281, which runs from Canada to Mexico.

### Railroads

Aberdeen's history revolves around the railroads, which is how it came to be known as

the Hub City. Burlington Northern Santa Fe (BNSF) serves Aberdeen and has a hub in the heart of the city. BNSF has numerous operating lines in and out of Aberdeen, which can service any type of business, either receiving raw materials or distributing finished products in any direction.

## POPULATION GROWTH AND COMMUTING PATTERNS

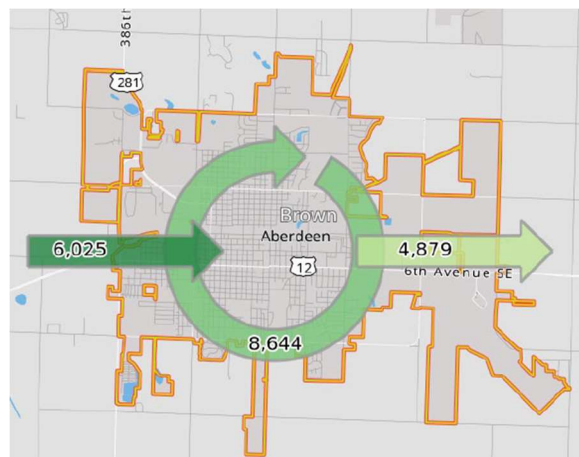
### In Migration

Brown County, South Dakota—part of the Aberdeen Micropolitan Statistical Area—has experienced population growth over several decades. The Brown County workforce continues to strengthen due to in-migration. Over the previous five years, 95% of Brown County's population growth has come from domestic in-migration, with 50% moving from different states and 45% from a different county in South Dakota. The remaining 5% has come from international in-migration.

These new residents are attracted to reasonable commute times, quality schools, low cost of living, low crime rate and a great community to raise a family. Brown County is perfectly suited to produce the ideal workforce with our existing workforce, community growth, and access to high-quality education at the local, regional, and state levels.

### Commuting and Labor Shed

The Aberdeen Micropolitan Statistical Area shares its available workforce with surrounding counties. Over 6,000 people commute into Aberdeen daily to work across all sectors, and almost 5,000 people living in Aberdeen commute out of Aberdeen for work. These commuting patterns offer a potential for keeping a substantial portion of workers who leave Aberdeen for work each day and provide evidence of a regional workforce willing to commute to Aberdeen for work.



Aberdeen, SD, has high industry diversity. This means that employment is distributed more evenly among the 11 industry clusters than the typical Micro MSA. A region with high diversity can signal economic stability and more easily withstand economic pressures, while a region with low diversity can signal economic instability.

As you can see, the Aberdeen Development Corporation (ADC) offers a robust set of resources, partnerships, and expertise to support projects of this scale and complexity. From site selection and infrastructure coordination to workforce development and community integration, we are prepared to work collaboratively with the Department of Corrections to ensure the successful planning and execution of this facility.

Beyond our logistical and economic advantages, Aberdeen provides a high quality of life with strong schools, safe neighborhoods, and a wide range of professional, social, and recreational opportunities that make it an attractive place for employees and their families. Our community takes pride in being welcoming, forward-thinking, and solution-oriented.

We are committed to developing a comprehensive plan that meets the operational needs of this facility while aligning with the long-term goals of our region. We look forward to the opportunity to partner with you on a project that can bring lasting value to both the state and the Aberdeen community.

Kindly,

A handwritten signature in black ink, appearing to read "Tim Hanigan", with a stylized flourish at the end.

Tim Hanigan  
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Aberdeen Development Corporation  
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[timhanigan@adcsd.com](mailto:timhanigan@adcsd.com)