



To: Ryan Brunner

The Mitchell Area Development Corporation is pleased to have an opportunity to provide this information for the *SD Department of Corrections facility*.

**Welcome to Possible.** Mitchell is a thriving and surprising community that serves as an employment base for 13,000 people and the regional trade center for over 35,000. It is our trademark to outperform, outthink, and out produce other communities.

Located at the intersection of Interstate 90 and State Highway 37, Mitchell is within thirty-five miles of U.S. Hwy. 81 and 22 miles to Hwy. 281 and seventy miles from Interstate 29. Market access is further extended by access to two rail lines and Mitchell's world-class communications technology, including fiber-to-the-premises broadband and gigabit speeds.

The Mitchell community is committed to creating possibilities. I look forward to further discussion.

Sincerely,

Mike Lauritsen  
CEO  
Mitchell Area Development Corporation

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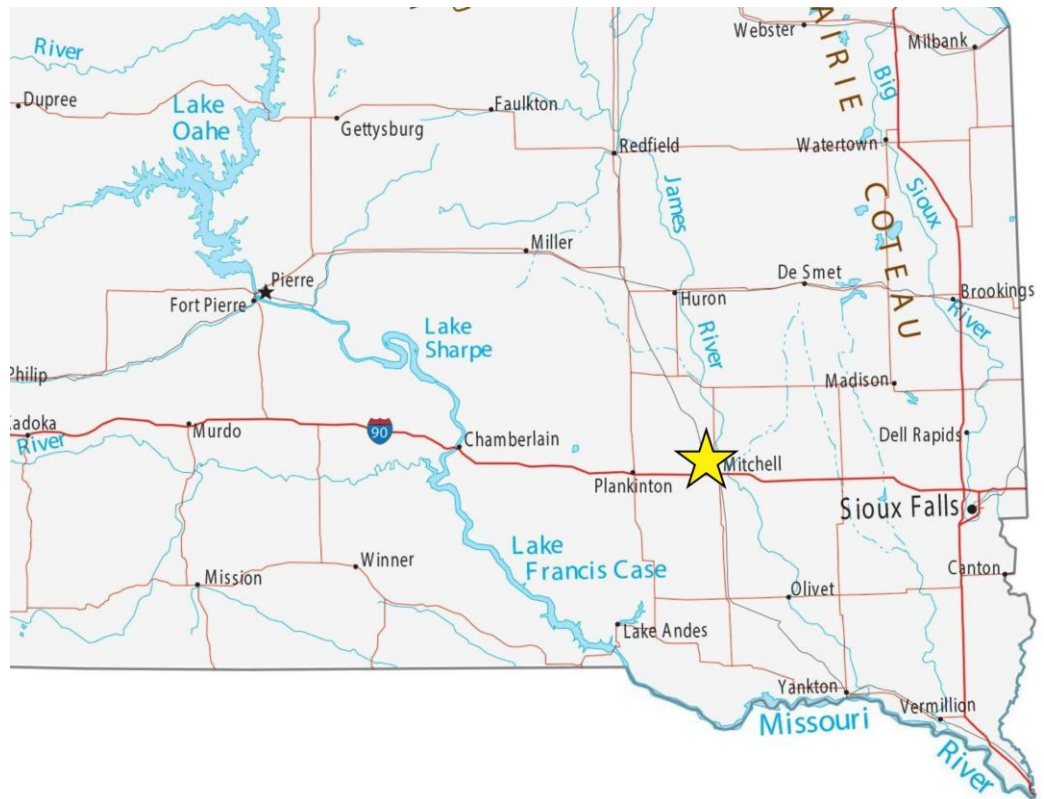
*Outside expectations*

## Introduction

The Mitchell Area Development Corporation, Mitchell, South Dakota is pleased to have this opportunity to provide information for this business project.

Mitchell is located adjacent to Interstate 90 in southeastern South Dakota. The city is within a one-hour drive of the I-29 interchange at Sioux Falls and has a commercial airport.

There is land available that could meet the building needs of this project.

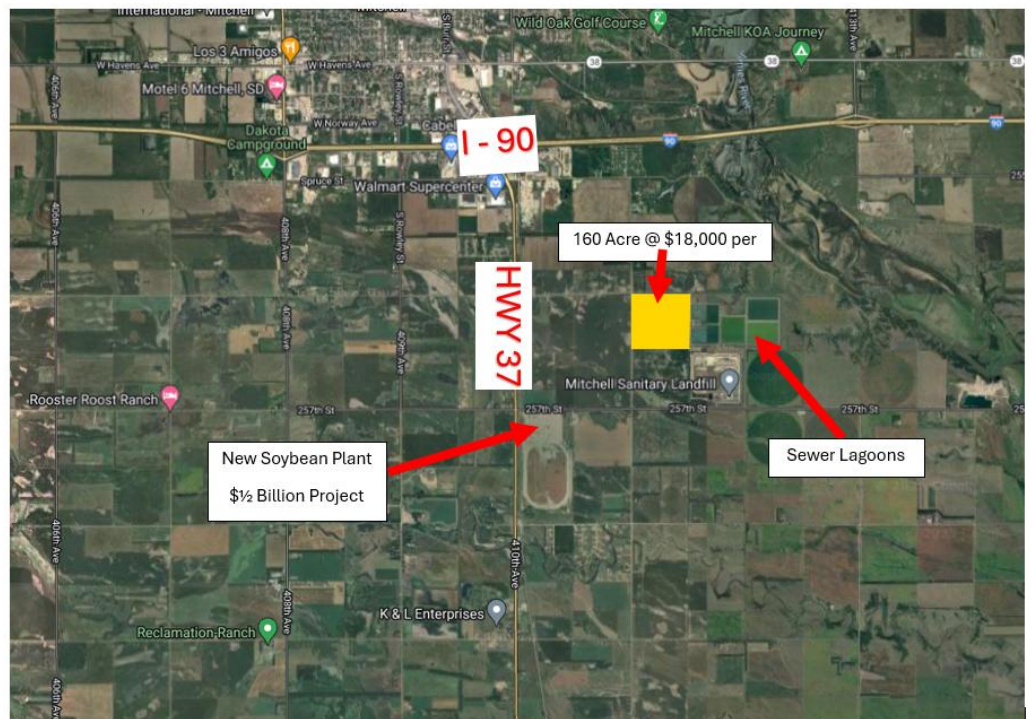


## Available Land

### James River Farms Property

Adjacent is a map of the James River Farms property with the proposed area highlighted in yellow. This property, south of Mitchell has approximately 160 acres available for development with additional property adjacent for future development.

The property is a mile from a main two-lane highway (Hwy. 37) and is less than three miles from Interstate 90 interchange 332.



This land is currently zoned as Agriculture. Would need a conditional use permit from the county until re-zoned.



This property would be served by City water and sewer. Extension of the city services will be required for the development of some of the areas.

Price Range: \$18,000 per acre

### **Overview**

This James River Farms site, outlined in yellow, with approximately 160 acres in southeastern Mitchell is east of Highway 37/South of Spruce, Mitchell, SD. This location would be directly west of city treatment plants / sewer lagoons.

## **Electric and Gas Information**

### **Natural Gas Service and Rates**

The natural gas commodity prices are based on index prices and depending on load size, gas prices can be locked in for the winter months. Delivery cost for the gas is 3.5 cents per therm plus \$350 per month base charge.

### **Electrical Service**

Due to the size of this project, we would have two biddable providers. NorthWestern is a member of the Southwest Power Pool (SPP). NWPS has three-way electrical feeds into the City of Mitchell thereby providing electrical redundancy.

- ▶ Paul Mantz, Manager of National Accounts and Economic Development  
300 South Burr Street, Mitchell, SD 57301  
Office: 605-978-2913; Cell 605-359-1371  
[Paul.Mantz@northwestern.com](mailto:Paul.Mantz@northwestern.com)

Central Electric Cooperative is a member of the East River Electric System.

- ▶ Ken Schlimgen, General Manager  
25487 403rd Ave, Mitchell, SD 57301  
Office: 605-996-7516; Cell 605-933-1098  
[Kens@centralec.coop](mailto:Kens@centralec.coop)

## **Water**

This industrial land site can be served by city water and sewer.

- ▶ Joe Schroeder, Public Works Director  
612 N. Main Street, Mitchell, SD 57301  
605-995-8433  
[jschroeder@cityofmitchell.org](mailto:jschroeder@cityofmitchell.org)

## Terms and Conditions

This proposal is subject to reasonable due diligence and additional discussions with *Project Broadside* company representatives. It is also subject to approval by the Board of Directors of the Mitchell Area Development Corporation.

## Connect with us:

- ▶ Mike Lauritsen, CEO  
Mitchell Area Development Corporation  
601 N. Main Street, Mitchell, SD 57301  
605-996-1140  
[mlauritsen@mitchellsd.com](mailto:mlauritsen@mitchellsd.com)

