



April 24, 2025

Mr. Ryan Brunner
Office of the Governor
State of South Dakota
500 E Capitol Avenue
Pierre, SD 57501

RE: SD DOC RFI for land purchase for new men's prison facility

Mr. Brunner,

Please find the attached submission on behalf of the Sioux Metro Growth Alliance (SMGA) for the SD DOC RFI for land purchase for the new men's prison facility. We are proposing a site approximately 20 miles from the southern boundary of Sioux Falls. The site, known as the I29 Business and Ag Park, is located about 10 miles west of Canton and 10 miles east of Lennox. The property sits along US Highway 18 and is less than one mile from Interstate 29.

This location would be ideal for the project, as it allows the state to use its existing contract with the City of Lennox for wastewater. Furthermore, the site is uniquely zoned to allow for any commercial or industrial use. Its location complies with the Lincoln County 2025 Comprehensive plan as interstate corridors are preferred for commercial and industrial uses.

Please see the attached response letters from each of the electricity, natural gas, and water provider that services the proposed site: Electricity – Southeastern Electric; Gas – MidAmerican Energy; Water – South Lincoln Rural Water. This submission assumes the state will use its contract with the City of Lennox to provide wastewater services. Midco Fiber Internet is available to serve the site.

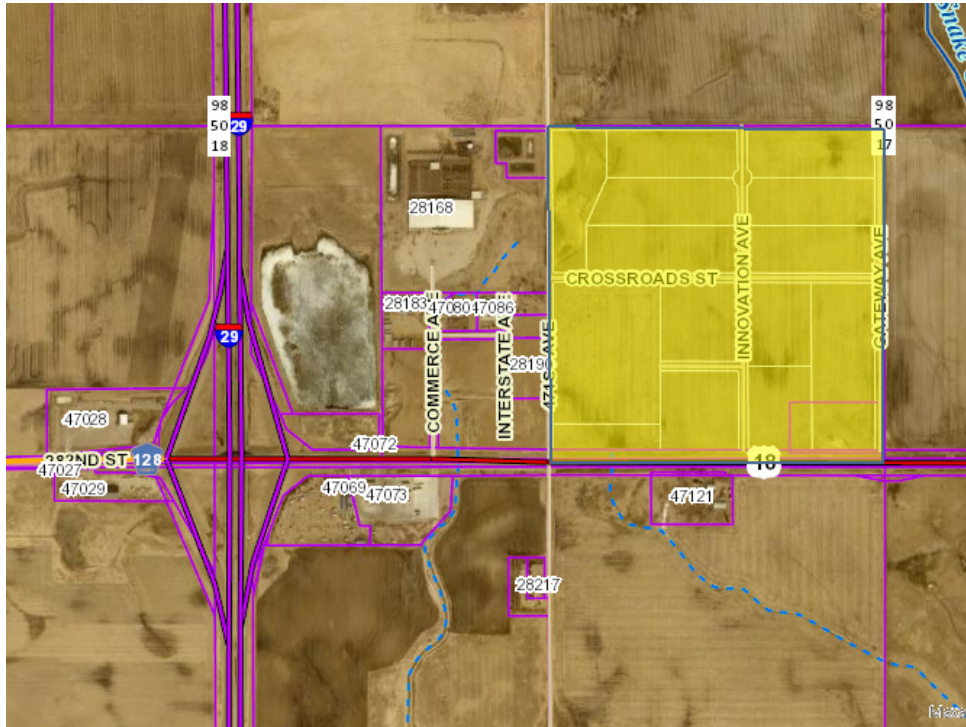
Sincerely,

A handwritten signature in black ink, appearing to read "Tyler Tordsen", is written over a white background.

Tyler Tordsen
President & CEO

Sioux Metro Growth Alliance

I-29 Ag & Industrial Park



Site Features

- **Total Park Size: 110 Acres**
 - Lincoln County Parcel ID: 098.50.17.B005
 - Other parcels in the area may be for sale
- **Price: \$3.00-\$4.00 per square foot**
- **Located along new four-lane U.S. HWY 18 and just off I-29 Exit 62 Interchange.**
- **South Lincoln Rural Water System, MidAmerican Energy, Southeastern Electric and Midco have potential existing or future capacity to serve Project's needs. (See below)**
- **Site is in the Sioux Falls MSA labor shed - the fastest growing MSA in Midwest.**
- **Sioux Falls Regional Airport (FSD) has daily commercial flights and only 23 miles from site.**

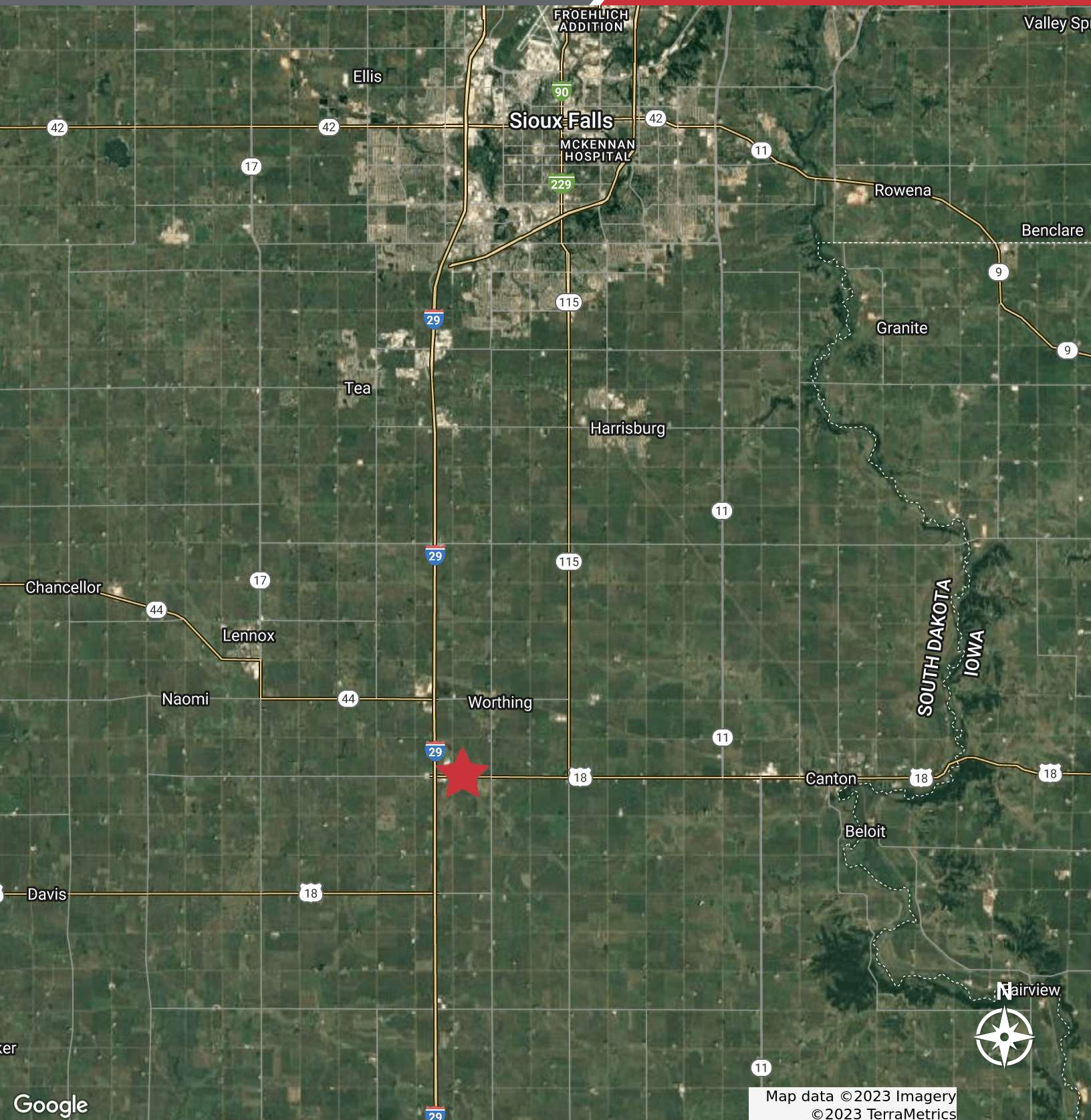


AERIAL

I-29 AG & INDUSTRIAL PARK
Worthing, SD

FOR SALE

Land



NAI Sioux Falls

2500 W. 49th St. Suite 100
Sioux Falls, SD 57105
605.357.7100
naisiouxfalls.com



April 24, 2025

South Lincoln Rural Water System
28647 472nd Avenue
Beresford, SD 57004

Re: Utility Service for SD DOC at I-29 Ag & Industrial Park

To whom it may concern:

South Lincoln Rural Water System, Inc (SLRW, South Lincoln) has capacity to deliver the State of South Dakota's Department of Corrections request of 230,000 gallons per day for the beneficial use of the State's proposed men's prison facility. The site in question is the I-29 Ag & Industrial Park near Worthing. The following discussion describes South Lincoln's ability to deliver the State's request.

Potable Water Service

South Lincoln delivers potable water to its membership in southeast South Dakota. It operates a treatment plant to deliver water meeting the quality and disinfectant standards of a public water system and categorizes water users like the DOC as Class 3 users. The I-29 Ag & Industrial Park is in South Lincoln's service territory and has long been considered a potential site for industrial and/or commercial growth.

South Lincoln's source, treatment, and distribution infrastructure needs improvement to deliver the DOC's request. Those improvements are necessary to ensure SLRW has the capacity to reliably deliver the DOC's request without negatively impacting existing users.

Capacity and construction costs for 230,000 gallons per day are currently estimated at \$3,400,000. Water delivery is subject to the DOC signing a Water Purchase Agreement with South Lincoln for delivery to the proposed site at I-29 Ag & Industrial Park. The terms for service including contracted daily flow, water rate, and length of agreement are established therein. Agreement terms specific to the DOC can be discussed during agreement negotiations should the DOC elect to build at the I-29 Ag & Industrial Park.

South Lincoln must secure additional water rights from the State of South Dakota to accommodate the DOC's request. Water is available for claim in SLRW's source aquifer and all water rights claims are subject to a hearing before the State's Water Management Board. South Lincoln's past attempts to secure water rights have been successful.

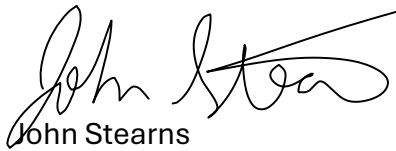
All infrastructure relating to water service will be designed and constructed by engineers and contractors working for South Lincoln. Final costs for water service will be determined upon completion of project design and bidding. The SD DOC must enter into a water purchase agreement

at the I-29 Ag & Industrial Park prior to SLRW engaging its engineer to begin designing the necessary system improvements.

South Lincoln is exploring the development of a regional wastewater system in Lincoln County. Service to the I-29 Ag & Industrial Park is considered important to the system's feasibility. Costs for service are not yet known as system development is in its infancy. Further analysis is needed should the DOC elect to build its facility at the proposed site.

Please direct questions for both water and wastewater services to (605) 777-9905 or john.stearns@slrws.com.

Sincerely,

A handwritten signature in black ink, appearing to read "John Stearns", with a stylized, flowing script.

John Stearns
General Manager
South Lincoln Rural Water
(605) 777-9905
John.stearns@slrws.com



Southeastern Electric Cooperative, Inc.

47077 276th Street • Lennox, SD 57039-5415

Facsimile: 605-647-9306 • Toll Free: 800-333-2859

E-mail: sec@southeasternelectric.com • Web Site: www.southeasternelectric.com

This institution is an equal opportunity provider and employer.

April 22, 2025

Joshua Chase
Sioux Metro Growth Alliance
196 E 6th St, Ste 200
Sioux Falls, SD 57104

Dear Mr. Chase,

Thank you for your inquiry yesterday regarding Southeastern Electric Cooperative's (Southeastern) ability to provide electric service for the South Dakota Department of Corrections Men's Correctional Facility (DOC Facility) if located in the I-29 Ag & Industrial Park.

In consultation with our wholesale power provider, East River Electric Power Cooperative (East River), Southeastern confirms our ability to serve the DOC Facility at the above location with a 12MW peak electric demand. However, there is not access to 115kV transmission at this location so transmission service would be provided at 69kV.

Southeastern and East River estimate the DOC Facility's contribution in aid of construction (CIAC) for electric service at this location would be between \$4.5 to \$6.0 million. However, Southeastern and East River reserve the right to amend this CIAC estimate once further project details and scope are known. This CIAC estimate also does not include any contract termination charges if current agreements in place are terminated by the State.

Our service, reliability, and rates are generally very attractive to prospective new members. From a rate perspective, Southeastern would negotiate a custom rate with the DOC Facility and I expect these rates to be similar to those agreed upon at the originally planned DOC Facility location. Thanks again for your interest in electric service from Southeastern Electric Cooperative.

Regards,

Chad Kinsley
Chief Executive Officer
Southeastern Electric Cooperative, Inc.
Direct: 855-424-3436
chadk@southeastern.coop

A Touchstone Energy® Cooperative
The power of human connections®





MidAmerican Energy Company
5550 28th Street
Sioux City, IA 51105

VIA - Email

April 15, 2025

Josh Chase
Sioux Metro Growth Alliance
196 E 6th St, STE 200
Sioux Falls, SD 57104

RE: South Dakota Prison – Highway 18/I-29, Lincoln County, South Dakota

Dear Josh:

Thank you for the opportunity to provide preliminary energy information to assist with your client's project location. As the natural gas utility in Lincoln County, South Dakota near Highway 18/I-29 interchange, we appreciate being able to share MidAmerican Energy Company's exceptional story of service, reliability and affordable rates.

Existing natural gas service is located at the town border station in Worthing, South Dakota approximately 3 line-miles from the proposed project location, however, additional natural gas load information is necessary for us to develop a firm proposal for utility service. Understanding the project's requirements will help us define a timeline and accomplish the work needed to meet the desired operational date for a new facility. Please email me the following information:

Natural Gas:

- Total connected gas load in MMBtu/hr or MCF/hr
- Maximum daily requirement in MMBtu/day or MCF/day
- Maximum hourly MMBtu/hour or MCF/hour
- Estimated monthly MMBtu or MCF; provide 12 months if monthly usage differs
- Will the customer transport their own gas?
- Requested delivery pressure PSIG
- Hours per day and days per week that the facility will operate (i.e. 24/7)
- Date service needed
- A site plan indicating where gas service is needed



The MidAmerican Energy Advantage:

We believe we offer an advantage no other energy supplier in the Midwest can match:

- Year after year, MidAmerican Energy is highly ranked by customers in the areas of reliability and power quality, billing and payment, price, customer service, energy efficiency and corporate citizenship.
- MidAmerican Energy communicates on a regular basis with its customers, including electronic newsletters and social media with information specific to our business customers. The latest updates can also be found on our website at www.midamericanenergy.com.
- MidAmerican Energy's parent company, Berkshire Hathaway Energy, is privately owned, which allows us to focus on long-term growth in improving our energy infrastructure.

We welcome the opportunity to meet with the prospect to discuss our services in greater detail. Please let me know if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads "R. Samuel Wagner".

R. Samuel Wagner
Business and Community Development Manager
712-223-7988
sam.wagner@midamerican.com