

# RFI SUBMISSION: SOUTH DAKOTA DEPARTMENT OF CORRECTIONS

City of Box Elder  
420 Villa Drive, Box Elder, South Dakota 57719  
(605) 923-1404



June 23, 2025

Mr. Ryan Brunner:

The City of Box Elder is pleased to submit this information in support of consideration for a South Dakota Department of Corrections facility.

## **Box Elder: Built for Opportunity**

Box Elder is one of South Dakota's fastest-growing communities, located within the Rapid City metro area and adjacent to Ellsworth Air Force Base. With a regional population of over 150,000 and annual growth exceeding 4.5%, Box Elder provides access to a dynamic and expanding labor force.

## **Workforce & Labor Pool**

The Black Hills region supports more than 104,000 workers, with strong representation in public safety, healthcare, logistics, and skilled trades—sectors directly aligned with state correctional facility needs. Local institutions such as Western Dakota Technical College and regional universities supply trained graduates in criminal justice, law enforcement, and related fields.

The area also benefits from a steady pipeline of military veterans transitioning from Ellsworth AFB, bringing leadership, discipline, and security-clearance qualifications ideal for corrections, administration, and facility support roles. With a 30-minute labor shed and a culture of service, Box Elder is well-positioned to meet institutional staffing needs.

## **Ellsworth AFB & B-21 Mission Growth**

Ellsworth currently supports roughly 10,600 personnel. The incoming B-21 Raider mission is expected to increase the base population by 30%, adding 3,100 personnel by 2026 and up to 4,000 over the long term. This growth strengthens regional workforce availability across security, food service, maintenance, and healthcare sectors.

## **Strategic Location & Infrastructure**

Box Elder is situated at the junction of Interstate 90 and North Ellsworth Road, with quick access to U.S. Highways 14 and 16 and Rapid City Regional Airport. The city also offers freight rail access and citywide gigabit fiber-optic broadband—supporting secure and modern operational requirements.

We are proud of Box Elder's growth, capacity, and commitment to public service. We welcome the opportunity to discuss this project further and explore this opportunity with the State of South Dakota in meeting its long-term correctional infrastructure and workforce needs.

Best Regards,

Sean Overeynder, Economic & Community Development Director  
City of Box Elder, South Dakota

<https://www.boxeldersd.us/departments/economicdevelopment>

## INTRODUCTION:

Located in the heart of western South Dakota, the City of Box Elder is a fast-growing, strategically positioned community directly adjacent to Ellsworth Air Force Base and part of the greater Rapid City metropolitan area. With a population that has more than doubled over the past two decades, Box Elder has evolved into a key residential, commercial, and workforce center for the region. The city's proximity to major transportation routes—including Interstate 90, U.S. Highways 14 and 16, and Rapid City Regional Airport—positions it as a prime location for investment, development, and access to regional markets.

Box Elder's growth is driven by a combination of military investment, private-sector development, and community-focused planning. As the host community for the B-21 Raider mission at Ellsworth AFB, Box Elder is experiencing significant infrastructure expansion and a growing, diverse population. The city offers a pro-growth business climate, excellent access to education and training resources, and a collaborative approach to public-private partnerships. With a strong sense of identity, commitment to innovation, and a forward-looking vision, Box Elder is poised to continue its emergence as a regional leader in economic development and quality of life.

## PROPOSED SITE:

The proposed site encompasses approximately 104.67 acres and is owned by Gikling Ranch LLC. Located along Highway 1416—a two-lane highway—it is approximately two miles from Interstate 90. The property is currently zoned as Agriculture and would require a conditional use permit from the county for development until formal rezoning is approved.

The property will be served by City of Box Elder water and sewer utilities. Extension of these services will be



necessary to accommodate development in certain portions of the site.

## UTILITY SERVICE PROVIDERS AND CONTACT INFORMATION:

### Natural Gas

Montana-Dakota Utilities Co.

Ken Callahan

Industrial Services Manager

Office: 406-896-4254

Cell: 701-770-5030

eMail: [ken.callahan@mdu.com](mailto:ken.callahan@mdu.com)



### Electricity

West River Electric Association, Inc.

Matt Schmahl

Business Development Manager

Office: 605-393-1500

Cell: 605-391-1956

eMail: [matt.schmahl@westriver.coop](mailto:matt.schmahl@westriver.coop)



### Fiber/Internet

SDN Communications

Greg Robinson

Senior Account Executive

Office: 605-341-2518

Cell: 605-877-2830

eMail: [greg.robinson@sdncommunications.com](mailto:greg.robinson@sdncommunications.com)



### Water/Wastewater

City of Box Elder

Bruce Martin

Public Works Director

Office: 605-923-1404

Cell: 605-877-4086

eMail: [bruce.martin@boxelder.us](mailto:bruce.martin@boxelder.us)







**104.67 Acre Site**  
*Approx.*  
 Owner: Bill Gikling

**Gas: 4"**  
 Montana-Dakota Utilities

**Water: 16"**  
 City of Box Elder

**Wastewater: 42"**  
 City of Box Elder

**Fiber Connectivity**  
 SDN Communications



## **CONDITIONS OF APPROVAL:**

This proposal is subject to appropriate due diligence and additional discussions with the City of Box Elder, South Dakota. Final approval is required by the City Council for the City of Box Elder, South Dakota.

## **FOR ADDITIONAL INFORMATION:**

Sean Overeynder

Economic & Community Development Director

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