

**BOARD OF ECONOMIC DEVELOPMENT  
GOED CONFERENCE ROOM, 711 E WELLS AVE, PIERRE, SD  
WEDNESDAY, SEPTEMBER 14, 2022, 10:00 A.M., CT**

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**BOARD OF ECONOMIC DEVELOPMENT  
GOED CONFERENCE ROOM, 711 E WELLS AVE, PIERRE, SD  
WEDNESDAY, SEPTEMBER 14, 2022, 10:00 A.M., CT**

**Board  
Members:**

*Jeff Erickson*

*Matt Judson*

*Sharon  
Casey*

*Mike Luken*

*Ted Hustead*

*Don  
Kettering*

*Tom Jones*

*Reed Kessler*

*Joy Nelson*

*Eric Yunag*

*Pat Burchill*

*Kevin  
Tetzlaff*

*David Emery*

**Non-Voting**

*Senator  
Reynold  
Nesiba*

*Senator  
Casey  
Crabtree*

*Representative  
Jennifer Keintz*

*Representative  
Kent Peterson*

**Motion Sheet**

(STAFF RECOMMENDATIONS)

**Agenda**

Motion to approve the agenda as presented.

Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**Minutes**

Motion to approve the minutes of the meeting held August 10, 2022, August 22, 2022 and September 6, 2022, as presented

Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**Conflicts of Interest Disclosures**

**Public Comments**

**Commissioners Comments**

**Executive Session**

Motion to enter into executive session to discuss contract matters and commercial and financial information relating to loan and other assistance to applicants.

Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**Chairman: Declare board out of executive session. [        a.m.]. Chairman: The BED entered into executive session to discuss contract matters and commercial and financial information relating to loan and other assistance to applicants. No action was taken.**

**Motion to approve the chairman's report from executive session.**

Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**Grant Reviews**

**Local Infrastructure Improvement Program (City of Box Elder and Turner County) and Reinvestment Payment Program (Link Snacks, Inc. and Royal Canin, US)**

Motion to approve the grant reviews and recommendations as recommended by staff and Grant Committee.

Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

Please note times:

Call To Order: \_\_\_\_\_

Executive Session \_\_\_\_\_

Regular Session \_\_\_\_\_

Adjournment \_\_\_\_\_

**Loan Review Summary**

**SSM, LLC**

Motion to approve the loan review and recommendation as presented.

Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**Old Business**

**Belle Fourche Development Corporation**

Motion to approve extending the grant agreement for the Belle Fourche Development Corporation to December 31, 2022.

Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**City of Box Elder**

Motion to approve changing the sources of funding as presented for City of Box Elder as recommended by staff and Grant Committee.

Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**Fall River Solar, LLC**

Motion to approve extending the permit expiration date to December 11, 2022, retroactive to current permit expiration date of June 20, 2022.

Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**Fox Run Townhomes, LLC**

Motion to approve a loan commitment extension to January 15, 2023.

Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**North Sioux City Economic Development Corporation**

Motion to approve the Avigation Easement as presented.

Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**Local Infrastructure Improvement Program**

**City of Britton**

Motion to approve Local Infrastructure Improvement grant award to City of Britton in the amount of \$65,368.75, to be granted in accordance with the board's Local Infrastructure Improvement Award Policy as recommended by staff and Grant Committee.

Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**Reinvestment Payment Program**

**Black Tie Components, LLC**

Motion to approve the Reinvestment Payment Program grant application to Black Tie Components, LLC as recommended by staff.

Based on the representations and project description contained in the application for reinvestment payment, including but not limited to the representations concerning jobs created or retained and wages and benefits to be paid, a new or expanded facility reinvestment

payment of \$96,750 but not to exceed 50 percent of State Sales/Use Tax paid on eligible project costs, is approved for Black Tie Components, LLC. The project as completed must be substantially similar to the project described in the application and must comply with the deadlines set out SDCL Ch. 1-16G and ARSD Ch. 68:02:07. The board has considered the factors set out in SDCL 1-16G-59 and ARSD 68:02:07:04 and the likelihood the project would not be located in South Dakota absent the reinvestment payment. Staff is authorized to issue a permit consistent with the application, this approval and the applicable provisions of SDCL Ch. 1-16G and ARSD Ch. 68:02:07.

Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**Bluestem Family Farms, LLC**

Motion to approve the Reinvestment Payment Program grant application to Bluestem Family Farms, LLC as recommended by staff.

Based on the representations and project description contained in the application for reinvestment payment, including but not limited to the representations concerning jobs created or retained and wages and benefits to be paid, a new or expanded facility reinvestment payment of \$517,517 but not to exceed 100 percent of State Sales/Use Tax paid on eligible project costs, is approved for Bluestem Family Farms, LLC. The project as completed must be substantially similar to the project described in the application and must comply with the deadlines set out SDCL Ch. 1-16G and ARSD Ch. 68:02:07. The board has considered the factors set out in SDCL 1-16G-59 and ARSD 68:02:07:04 and the likelihood the project would not be located in South Dakota absent the reinvestment payment. Staff is authorized to issue a permit consistent with the application, this approval and the applicable provisions of SDCL Ch. 1-16G and ARSD Ch. 68:02:07.

Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**Driftwood Dairy**

Motion to approve the Reinvestment Payment Program grant application to Driftwood Dairy as recommended by staff.

Based on the representations and project description contained in the application for reinvestment payment, including but not limited to the representations concerning jobs created or retained and wages and benefits to be paid, a new or expanded facility reinvestment payment of \$265,136 but not to exceed 100% percent of State Sales/Use Tax paid on eligible project costs, is approved for Driftwood Dairy. The project as completed must be substantially similar to the project described in the application and must comply with the deadlines set out SDCL Ch. 1-16G and ARSD Ch. 68:02:07. The board has considered the factors set out in SDCL 1-16G-59 and ARSD 68:02:07:04 and the likelihood the project would not be located in South Dakota absent the reinvestment payment. Staff is authorized to issue a permit consistent with the application, this approval and the applicable provisions of SDCL Ch. 1-16G and ARSD Ch. 68:02:07.

Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**Kingston, LLC**

Motion to approve the Reinvestment Payment Program grant application to Kingston, LLC as recommended by staff.

Based on the representations and project description contained in the application for reinvestment payment, including but not limited to the representations concerning jobs created or retained and wages and benefits to be paid, a new or expanded facility reinvestment payment of \$1,213,758 but not to exceed 100 percent of State Sales/Use Tax paid on eligible project costs, is approved for Kingston LLC. The project as completed must be substantially similar to the project described in the application and must comply with the deadlines set out SDCL Ch. 1-16G and ARSD Ch. 68:02:07. The board has considered the factors set out in SDCL 1-16G-59 and ARSD 68:02:07:04 and the likelihood the project would not be located in South Dakota absent the reinvestment payment. Staff is authorized to issue a permit consistent with the application, this approval and the applicable provisions of SDCL Ch. 1-16G and ARSD Ch. 68:02:07.

Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**Adjourn**

Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

A

**BOARD OF ECONOMIC DEVELOPMENT  
GOED CONFERENCE ROOM, 711 E WELLS AVE, PIERRE, SD  
WEDNESDAY, SEPTEMBER 14, 2022, 10:00 A.M., CT**

***The public may participate by the following:***

Call In Number: (669) 900-9128 Meeting ID: 96677988449 Participant Id: # Passcode: 421401  
<https://state-sd.zoom.us/j/96677988449?pwd=S1I2bW5wRkd6OWJmVjUza0N2K1pDQT09>  
[www.zoom.com](http://www.zoom.com) Meeting ID: 96677988449 Passcode: 421401

**REGULAR SESSION AGENDA**

10:00 A.M. Call to Order, Chairman Jeff Erickson

10:05 A.M. **Agenda**  
RECOMMENDED ACTION: Motion to approve the agenda as provided or amended.

**Minutes**  
RECOMMENDED ACTION: Motion to approve the minutes of August 10, 2022, August 22, 2022 and September 6, 2022, as presented.

**Conflicts of Interest Disclosures**

**Public Comments**

10:15 A.M. **Commissioner's Comments**

10:20 A.M. **Executive Session**  
RECOMMENDED ACTION: Motion to enter into executive session to consult with legal counsel concerning contractual matters, to discuss contractual matters, and to discuss commercial and financial information relating to loan and other assistance applicants. SDCL 1-25-2(3), 1-25-2(4), 1-16G-11, 19-19-502

10:45 A.M. **Report from Executive Session**  
RECOMMENDED ACTION: Approve Chairman's report from Executive Session.

**Other Motions**

- Grant Reviews
- Loan Review Summary
- Belle Fourche Development Corporation
- City of Box Elder
- Fall River Solar, LLC
- Fox Run Townhomes, LLC
- North Sioux City Economic Development Corporation
- Local Infrastructure Improvement Program
- City of Britton

Reinvestment Payment Program  
Black Tie Components, LLC  
Bluestem Family Farms, LLC  
Driftwood Dairy  
Kingston, LLC

**Adjournment**

Notice is further given to persons with disabilities that this meeting is being held in a physically accessible place. Please notify the above mentioned office within 48 hours of the public hearing if you have special needs for which this agency will make the necessary arrangements.



B

**BOARD OF ECONOMIC DEVELOPMENT  
GOED CONFERENCE ROOM, 711 E WELLS AVE, PIERRE, SD  
WEDNESDAY, AUGUST 10, 2022, 10:00 A.M., CT**

Members Present

Chairman Jeff Erickson, Matt Judson, Sharon Casey, Mike Luken, Don Kettering, Tom Jones, Reed Kessler, Joy Nelson, Eric Yunag, Pat Burchill, David Emery and Reynold Nesiba

Staff Present

Commissioner Steve Westra, Travis Dovre, Ashley Moore, Jack Valentine, Cathleen Rouillard, Nadine Agneau, Joe Fiala and Nick Rabern

Other Staff Present

Mike Bietz and Shawn Hofer – BankWest, Inc.

Other's Present

Bob Mercer – Keloland News

Call to Order

Chairman Erickson called the meeting to order at 10:00 a.m.

Agenda

A motion was made by Matt Judson and seconded by Reed Kessler to approve the agenda as approved.

Motion passed by a voice vote.

Minutes

A motion was made by Pat Burchill and seconded by Joy Nelson to approve the minutes of the meeting held July 13, 2022, as presented.

Motion passed by a voice vote.

Conflicts Disclosure

Chairman Erickson opened the floor for board members to identify potential conflicts under SDCL Chapter 3-23. There were none from board members and no objection to proceeding with the agenda.

Public Comments – none

Executive Session

A motion was made by Tom Jones and seconded by David Emery to enter into Executive Session at 10:07 a.m. to discuss contract matters and commercial and financial information relating to loan and other assistance to applicants. SDCL 1-25-2(4) and SDCL 1-16G-11.

Motion passed by a voice vote.

Executive Session Report

The Chairman declared the board out of Executive Session at 10:16 a.m. The Chairman reported that the Board of Economic Development entered into Executive Session to discuss contract matters and commercial and financial information relating to loan and other assistance to applicants. No action was taken.

A motion was made by Pat Burchill and seconded by Matt Judson to approve the Chairman's report from Executive Session.  
Motion passed by a voice vote.

Old Business

City of North Sioux City

A motion was made by Joy Nelson and seconded by Eric Yunag to approve an extension of the grant agreement to December 8, 2023.  
Motion passed by a voice vote.

Wild Springs Solar, LLC

A motion was made by Don Kettering and seconded by Pat Burchill to approve extending the permit one year for a completion date of December 16, 2023.  
Motion passed by a voice vote.

Adjourn

A motion was made by Mike Luken and seconded by Sharon Casey to adjourn the meeting at 10:19 a.m.

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Matt Judson, Treasurer

**GRANT COMMITTEE  
GOED CONFERENCE ROOM, 711 E WELLS AVE, PIERRE, SD  
WEDNESDAY, AUGUST 22, 2022, 11:00 A.M. CT**

Members Present

Chairman Don Kettering, Mike Luken and Sharon Casey

Staff Present

Commissioner Steve Westra, Travis Dovre, Ashley Moore, Nadine Agneau and Nick Rabern

Call to Order

Chairman Kettering called the meeting to order at 11:08 a.m.

Agenda

A motion was made by Sharon Casey and seconded by Mike Luken to approve the agenda as presented.

Motion passed by a voice vote.

Conflicts Disclosure – Chairman Kettering opened the floor for committee members to identify potential conflicts under SDCL Chapter 3-23. There were none from committee members and no objection to proceeding with the agenda.

Public Comments – none

Executive Session

A motion was made by Mike Luken and seconded by Sharon Casey to enter into executive session at 11:09 a.m. to discuss contract matters and commercial and financial information relating to loan and other assistance to applicants.

Motion passed by a voice vote.

Executive Session Report

The Chairman declared the Grant Committee out of executive session at 11:23 a.m. The Chairman reported that the Board of Economic Development Grant Committee entered into Executive Session to discuss commercial and financial information relating to loan and other assistance to applicants. No action taken.

A motion was made by Sharon Casey and seconded by Mike Luken to approve the chairman's report from executive session.

Motion passed by a voice vote.

Grant Reviews

Local Infrastructure Improvement Program (City of Box Elder and Turner County) and Reinvestment Payment Program (Link Snacks, Inc. and Royal Canin, US)

Grant Committee recommends to the Board approving the grant reviews and recommendations as presented.

A motion was made by Mike Luken and seconded by Sharon Casey.

Motion passed by a voice vote.

Old Business

City of Box Elder

Grant Committee recommends to the Board approving changing the sources of funding as presented for City of Box Elder.

A motion was made by Sharon Casey and seconded by Mike Luken.

Motion passed by a voice vote.

New Business

Local Infrastructure Improvement Program

City of Britton

Grant Committee recommends to the Board approving a Local Infrastructure Improvement grant award to City of Britton in the amount of \$65,368.75, to be granted in accordance with the board's Local Infrastructure Improvement Award Policy.

A motion was made by Mike Luken and seconded by Sharon Casey.

Motion passed by a voice vote.

Adjourn

A motion was made by Sharon Casey and seconded by Mike Luken to adjourn the meeting at 11:27 a.m.

Motion passed by a voice vote.

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Matt Judson, Treasurer

**CREDIT COMMITTEE  
GOED CONFERENCE ROOM, 711 E WELLS AVE, PIERRE, SD  
TUESDAY, SEPTEMBER 6, 2022, 10:00 A.M. CT**

Members Present

Vice-Chairman Don Kettering, Reed Kessler, Matt Judson and Pat Burchill

Staff Present

Commissioner Steve Westra, Deputy Commissioner Chris Schilken, Ashley Moore, Travis Dovre, Jack Valentine, Cathleen Rouillard and Nick Rabern

Other Staff Present

Mike Bietz, Andrew Coppersmith and Shawn Hofer - BankWest, Inc.

Others Present

Brian Coyle – Liberty National Bank, North Sioux City

Call to Order

Vice-Chairman Kettering called the meeting to order at 10:10 a.m.

Agenda

A motion was made by Reed Kessler and seconded by Pat Burchill to approve the agenda as presented.

Motion passed by a voice vote.

Conflicts Disclosure – Vice-Chairman Kettering opened the floor for committee members to identify potential conflicts under SDCL Chapter 3-23. There were none from committee members and no objection to proceeding with the agenda.

Public Comments- none

Executive Session

A motion was made by Matt Judson and seconded by Pat Burchill to enter into Executive Session at 10:12 a.m. to discuss contract matters and commercial and financial information relating to loan and other assistance to applicants.

Motion passed by a voice vote.

Executive Session Report

The Vice-Chairman declared the Credit Committee out of Executive Session at 10:52 a.m. The Vice-Chairman reported that the Board of Economic Development Credit Committee entered into Executive Session to discuss contract matters and commercial and financial information relating to loan and other assistance to applicants. No action was taken.

A motion was made by Matt Judson and seconded by Pat Burchill to approve the Vice-Chairman's report from executive session.

Motion passed by a voice vote.

Loan Review

SSM, LLC

Credit Committee recommends to the Board approving the loan review and recommendation as presented and discussed.

A motion was made by Pat Burchill and seconded by Reed Kessler.

Motion passed by a voice vote.

Old Business

Fox Run Townhomes, LLC

Credit Committee recommends to the Board approving the loan commitment extension to January 15, 2023.

A motion was made by Matt Judson and seconded by Pat Burchill.

Motion passed by a voice vote.

North Sioux City Economic Development Corporation

Credit Committee recommends to the Board approving the Avigation Easement as presented.

A motion was made by Matt Judson and seconded by Reed Kessler.

Motion passed by a voice vote.

New Business

Black Tie Components, LLC

Credit Committee recommends to the Board denying the application as presented.

A motion was made by Reed Kessler and seconded by Pat Burchill.

Motion passed by a voice vote.

Adjourn

A motion was made by Matt Judson and seconded by Pat Burchill to adjourn the meeting at 10:56 a.m.

Motion passed by a voice vote.

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Matt Judson, Treasurer