

# CSDDED NEWS

CSDDED

Central South Dakota  
Enhancement District

"Assisting Communities, Businesses, and Individuals in Achieving their Highest Economic Potential"

## Director's Notes

-Nicole Gordon, Executive Director

Season's Greetings!

I hope you are all enjoying the festivities of the season with loved ones and friends.

This time of year is a great time to look back at the successes of the year and look forward to the opportunities in the new year ahead.

Looking back, the district had a successful and very busy year.

We obtained new projects and continued to develop and manage many existing ones. We hired an additional staff member, Sadie Goodman, in June, who is continuing to learn every day and has been vital in taking on some of the workload. She has been a great addition to our small office. All four of us have continued to "wear many hats" and have full project work.

We look forward to continuing to build relationships with each of our members in 2024. We have many future projects and I, along with the staff at CSDDED, look forward to assisting each of you with any needs that arise so you can look forward to the future growth of your communities.

Wishing you good health and happiness in 2024.



*Nicole*

December 2023

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Learn More about the North Central Regional Food Business Center.



### Local Infrastructure Improvement Program (LIIP)

This program is designed to assist with construction or reconstruction of public infrastructure within associated with an economic development project.



To learn more about LIIP and its benefits, visit about your economic development project or for assistance completing an application please reach out to staff at CSDDED.

### Public Notice:

CSDDED work plan for the North Central Regional Food Business Center is available at [www.csded.org/reg-food-business-center](http://www.csded.org/reg-food-business-center) for public comment.

Serving Corson, Dewey, Haakon, Hughes, Hyde, Jackson, Jones, Mellette, Stanley and Sully Counties and the communities within.



## North Central Regional Food Business Centers



In September 2022, USDA announced \$400 million to fund the USDA Regional Food Business Center initiative. Twelve organizations were selected to lead efforts in their region and together serve all areas of the country. Region Five Development Commission was invited to execute a cooperative agreement with USDA AMS to support work of 35 different partners delivering services across Minnesota, North Dakota, and South Dakota. The USDA Regional Food Business Centers will support producers

by providing localized assistance to access a variety of markets including linking producers to wholesalers and distributors. By strengthening connections between rural and urban areas, the North Central Regional Food Business Center will drive economic opportunities across the three-state region, creating a more diversified and resilient food system. These organizations are engaging with grassroots food and farm organizations and employing a range of creative strategies to build food system resiliency. The USDA Regional Food Business Centers will target their work to historically underinvested communities in their region.

The focus of CSDED as part of this initiative will be to continue the conversation through engagement with producers and interested parties, to assist those small to midsized farm and food producers and businesses in the middle of the supply chain in identifying and navigating third party financial assistance, particularly from federal, state, tribal and other sources, to assist with writing grant applications and loan applications. To learn more about the work the District is embarking on and review the plan go to [www.csded.org/reg-food-business-center](http://www.csded.org/reg-food-business-center).

## Winter Trivia and Mental Health Inspiration

While last December's snowstorm was beautiful it also inspired a fun facts list about snow and snowstorms, disasters related to snowstorms and the like. So inspired by some of the past fun fact lists and mental health reminders we have done here are a few fun facts and a few fun morale builders to enjoy and inspire you to do your best.

Thundersnow!!! It's a thing and we have seen a few occasions for it in central SD. Thundersnow is a thunderstorm that sometimes occurs during a heavy snowstorm with the right conditions of instability and moisture. It is rare but real, and yes, lightning is present, it is a thunderstorm after all!

The equivalent of a tumbleweed in the winter is a snow roller. These develop as wind pushes snow across the ground gathering into a hollow cylinder. I remember seeing these on the hillsides at my grandparents place up in Corson County when I was a kid during winter breaks when we would travel to visit them!

Limit screen time!! Make that time you spend on the screen count with that movie you have been saving just for a cold day that you stay indoors. It's a great activity to relax and enjoy time with family or friends. To boost the morale of the day turn it into a movie themed costume party, decorate and incorporate fun activities and snacks.

Enjoy a Virtual Adventure!!! Select a country to explore virtually by breaking into teams and travel through trivia questions Jeopardy style. You can do this with the holidays as well, just pick a theme say Christmas in the 90's or Party like its 1999 and run with it. Remember, Google is your friend for finding fun facts and finding trivia questions.





## South Dakota Housing and the Governors House Program

Greetings and Happy New Year from South Dakota Housing and the Governor's House Program  
We wanted to give a quick update on the status of these programs as we head into 2024.

For those of you unfamiliar with these programs the Governor's House program is a program that builds off-site 2 and 3-bedroom homes at the Mike Durfee State Prison as part of an inmate training program. The program has existed since 1997 and has built and moved over 3100 homes across South Dakota in that time period. In 2018 we added the DakotaPlex program which uses the concept of the Governor's House program to offer affordable multi-family opportunities for rural communities.

Further details can be found on both programs at [sdhousing.org](http://sdhousing.org).

As many of you are aware the past three years have been a challenging time for our program with supply chain and material shortage issues, labor issues and extended lead-times. I am happy to say that we feel that we have turned the corner on most of those issues and have returned to a more normal production process. We have quite a large backlog of existing orders to work through but from a pure production footing, we are close to normal as we have been in 3 years.

We are still currently offering a projected lead-time of 30-36 months for new orders as we work through the existing backlog but will be looking to start reducing that in 2024.

We have no upcoming plan or design changes in either program. We have the current 8 designs offered in the Governor's House program and 4 units designs in the DakotaPlex Program. These include the 3-Bedroom, 3-Bedroom narrow lot, 2-Bedroom, 2-Bedroom narrow lot as well as a reverse of each. Within the DakotaPlex program we offer a 2-bedroom and 3-bedroom unit as well as a reverse of each lay-out.

Current pricing and qualifications of each program are as follows: For the Governor's House Program, the 2-bedroom is priced at \$71,400.00 and the 3-bedroom at \$85,400.00. Income qualifications are income of \$74,080.00 or less for houses of 3 or more and \$64,820.00 for households of 2 or less. The DakotaPlex program is still restricted to communities of 5000 or less with a purchase price of \$85,900.00 for each 2-Bedroom unit and \$95,900.00 for each 3-bedroom unit.

We are in the process currently of securing material for the 2024 production season and as that process plays out over the first few months of 2024, the possibility of pricing adjustments exists. As soon as we are aware of any changes to the pricing of the program, we will announce them.

In April, as they do each year, HUD will release their calculation of the median income in South Dakota. As our income limits are driven from that calculation, we will announce those changes as soon as they are available.

Again, Happy New Year and hope for a prosperous 2024

Mike Harsma

Director, Single Family Development SDHDA

### Upcoming Funding Deadlines:

December 31<sup>st</sup>

REAP-RD

January 1<sup>st</sup>

Drinking Water /Clean Water SRF –DANR

Solid Waste Management Program – DANR

Consolidated Water Facilities Construction program- DANR

January 2<sup>nd</sup>

B.I.G. Rehabilitate or Replace Applications – SDDOT

Deadwood Historic Preservation Grant

January 18<sup>th</sup>

Outside Deadwood Grant –Deadwood historic Preservation commission

January 31<sup>st</sup>

Local Infrastructure Improvement Program – GOED

February 1<sup>st</sup>

Amendments to State Water Plan – DANR

SD Historical Society's Deadwood Fund - preservation grant

February 10

assistance to Firefighter Grant Applications - FEMA

March 1<sup>st</sup>

Shooting Range Grant – SDGFP

March 8

Hazard Mitigation Grant applications due –OEM

March 31

REAP-RD

\*Please note that the deadline for submitting documents to this office may be prior to deadlines listed here. Contact Nicole or Paul.



## CSDED Events:

### December

25<sup>th</sup> – 26<sup>th</sup> Christmas observed  
— office closed.

### January

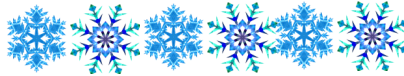
1<sup>st</sup> New Year's Day  
— office closed.

15<sup>th</sup> Martin Luther King Jr. Day  
— office closed

18<sup>th</sup> TENTATIVE CSDED Board  
Meeting

### February

19<sup>th</sup> Presidents' Day  
— office closed



The CSDED newsletter pertains to items of interest to CSDED members and those we serve. This letter is funded in part by the Economic Development Administration, US Department of Commerce.

The year past has been filled with new experiences and opportunities for growth and development in all our communities and we are grateful for these blessings. May the coming year be just as fulfilling as the last!

Wish you a joyous Holiday Season and a prosperous New Year!

From the staff at CSDED!

**Nicole, Paul, Sadie, & Malinda**



### **2023-2024 CSDED Executive Committee**

Gloria Hanson, Chairwoman, Ft. Pierre  
Bill Abernathy, Vice-chair, Hughes Co.  
Krysti Barnes, Sec/Treasurer, Jones Co.  
Vikki Day, at large, Highmore  
TBA, At large,

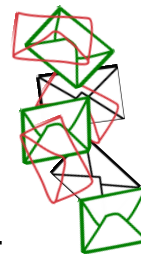
### **CSDED Staff**

Nicole Gordon, Exc. Director,  
Paul Melhlaff, Asst. Director, Project Admin.  
Sadie Goodman, Community Development Specialist  
Malinda Hetzel, Office Mgr., Gov. House Rep.

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Central South Dakota  
Enhancement District

**CSDED**

