

Director's Notes

-David Reiss, Executive Director

October 2025

With the fall season upon us, the District's local government members face uncertainty and potential impacts from the Federal government shutdown that is ongoing. Many project award determinations are on hold from the Federal review level, primarily those projects funded by EDA, USDA, and potentially FEMA. Current active projects may experience delays in fund disbursements and technical reviews of project specifications will likely not receive required federal review until furloughed federal employees are able to return to their duties.



Due to these challenges, I encourage you to contact the District to visit with our staff to discuss concerns with ongoing project works or future assistance needs in navigating upcoming project and planning needs for your community or organization. CSDDED remains committed to assisting our members in navigating these challenges and plan for necessary project adaptations in order to move ongoing works forward and facilitate planning processes so that cities and counties throughout the region can serve their citizens without significant impacts.

The coming year will bring new challenges, new projects, and new opportunities for our staff at CSDDED to assist members in their efforts to improve their communities and serve their neighbors and friends in counties and cities across Central South Dakota. We look forward to working with members of the District and our many partners to collectively improve the quality of life within Central South Dakota.



Inside this issue:

PEDCO	2-3
Workforce housing	
Opportunity Deadlines	2
Governors House Basics	3
Events	4

Redevelopment Opportunity - Brownfields Program

From contaminated and blighted to clean and revitalized, the EPA Brownfields Program assists communities, states, tribes and others to assess, safely clean up and rehabilitate contaminated properties. CSDDED collected data on sites that were identified as potentially contaminated and in need of rehabilitation. The next step with the Brownfield Program for these identified sites is assessment followed by cleanup/rehabilitation. Rehabilitation of a site may look like a new space for a business, a park or a residential lot, thus bringing improvement in the environment and the local economy.

Funding is available through DANR's Brownfields Programming to assist with an environmental site assessment, clean up and redevelopment of contaminated sites. For further information contact CSDDED.



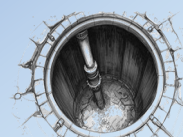
USDA Rural Development Quarterly Interest Rates

Rates have been steadily climbing over the last nine months however rates for this quarter will not change from last quarter.

Community Facility	WEP:
Poverty 4.50%	Poverty 3.125%
Intermediate 4.875%	Intermediate 4.25%
Market 5.25%	Market 5.25%

Local Infrastructure Improvement Program

Construct or reconstruct water mains, storm sewers, sanitary sewers and even roadways in a new or redeveloped area to maintain or grow economic development in an area or industrial park. Visit with CSDDED for assistance with application.



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

Answering the Call to Increase Housing Opportunities - PEDCO Redevelopment Puts Workforce Housing Lots, Homes On The Market

-Jim Protexter, COO, PEDCO

Businesses need workers; workers need homes. That's the chicken and egg conundrum the Pierre Economic Development Corporation is working to address by creating a 32-lot, single-family home development known as Prairie Ridge Addition.

Prior to PEDCO's investment, which was made possible in large part by a State of South Dakota housing infrastructure grant, much of the area between Park and Sully avenues along Harrison Avenue was a dwindling trailer court. Utilities were ill-conceived and failing. South of Sully offered nice "view" lots, but lacked essential infrastructure.

To qualify for the state grant, PEDCO agreed to discount the cost of lots to reflect the state's investment. Prairie Ridge lots range from \$38,000 for the 50' wide lots to \$42,000 for wider lots. All are between 130' and 140' in depth.



The Prairie Ridge Addition workforce housing ribbon cutting Sept. 23 included PEDCO board members and staff, Mayor Steve Harding and city staff, general contractor Morris Incorporated and A2Z Contracting. ISG provided the engineering services.

Besides the state grant, PEDCO's 2023 decision to develop housing was driven by the languid pace of new housing construction, especially single family homes. While Pierre had averaged 15 new stick-built homes a year, there were only two permitted in 2022. The following year, prices soared to new highs with nine built at an average permit value of \$488,000. 2022 also saw the most housing units demolished since 1997, creating a minus five total of new housing units including trailers.

(Continued on page 3)

Looking Ahead to Funding Deadlines:

October 15—Bridge Improvement Plan Deadline

Feb. 1 and Oct. 1—Deadwood Fund Grant

Jan. 18—Outside Deadwood Grant

April 30, July 31, Oct. 31, & Jan. 31—Deadlines for Local Infrastructure Improvement Program

April 15, July 15, Oct. 15 Industrial Parks grants and Agri-Business grants

April 1, July 1, Oct. 1, & Jan. 1—Deadlines for State Revolving Fund (SRF) Applications

April 1 & Oct. 1—Deadlines for CDBG Applications

May 1, Aug. 1, Oct. 1, & Feb. 1—Deadlines for State Water Plan (SWP) Applications

Year round:

- Small Community Planning Grant @ DANR
- Community Facilities Programs @ USDA-RD
- Special Evaluation Assistance for Rural Communities and Households Grant @ USDA-RD



To help get the project going as quickly as possible, PEDCO ordered two Governor's Houses through the Central SD Enhancement District in late 2023. Those homes were pre-sold by the time they arrived at the end of September. Kris Edwards Construction installed the foundations and will finish the site work, while LEC Construction Services out of Gettysburg placed the homes by crane.

Another effort to fast-track the development was to seek proposals from contractors to commit to five lots. An incentive was offered and A2Z Contracting was awarded the project. A2Z consists of Brett Wheelhouse, Ryan Bass and Shawn Williams, who convinced PEDCO they shared a common interest in developing more affordable homes in Pierre. To date two Custom Touch homes have been placed by A2Z and garages are being constructed on site.



The first two Governor's Houses delivered to Prairie Ridge were set on walk-out basements.

Based on the initial interest in the Prairie Ridge lots, PEDCO has ordered two more Governor's Houses. Those are expected to take two years to be completed and delivered.

For information on Prairie Ridge, visit PEDCO's website at www.pedco.biz and click on the Real Estate tab. There you can see which lots have been sold and the prices. Clicking on an individual lot will pull up the lot size and whether or not that lot can accommodate a full basement.



Also on that page is the Planned Unit Development (PUD) document, which describes

the purpose of the development and provides some restrictions. For example, homes at Prairie Ridge must be new construction, which can include modular homes but not manufactured homes. Lots are not intended for speculation, so home construction must begin within 12 months after purchase.

PEDCO board members got a first look at one of the two Custom Touch modular homes that are being developed at Prairie Ridge by A2Z Contracting.

For more information please email PEDCO at jim@pedco.biz.

Governor's House Basics:

Income Restrictions:

- Family of two or less: \$71,540
- Family of three or more: \$81,760

Net Worth & Liquid Assets Limitations:

- House holds under 62 years of age:
⇒ Net Worth: \$125,000, Liquid Assets: \$105,999
- House holds 62 and older:
⇒ Net Worth: \$250,000, Liquid Assets: \$140,000

Prices:

- ◆ 2 Bed Room: \$86,000 (+tax)
- ◆ 3 Bed Room: \$96,000 (+tax)

Contact Malinda at enhancement@csded.org for more information or scan the code.



CSDED Events:

October

- ◆ 13th Columbus Day/Native American Day - Office Closed
- ◆ 14-17th NADO Annual Training Conference -Salt Lake City, UT

November

- ◆ 11th Veterans Day - Office Closed
- ◆ 27-28th Thanksgiving - Office Closed

December

- ◆ TBA — CSDED Board Meeting
- ◆ 25th Christmas - Office Closed

January

- ◆ 1st New Year's Day – office closed.
- ◆ 13th First day of Legislative session (second Tuesday of January)
- ◆ 15th Martin Luther King Jr. 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.

HAPPY FALL!

We were visiting about the peak of fall foliage and the turn of the season the other day in office and thought a peek at where central South Dakota is would be interesting. Mid to late October is our estimated timing for the “peak” of color change and this may hold true as color foliage trackers show the central SD to be at minimal to patchy change currently. What would your assessment of your location be? Take a moment to breathe and enjoy the season!

We hope to visit with you soon!

- David, Paul, Sadie and Malinda



2025/2026 CSDED Officers/Executive Committee

Krysti Barnes, Chairperson

Gloria Hanson, Vice-Chair

Vikki Day, Sec./Tres.

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Central South Dakota
Enhancement District

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