



SIOUX FALLS DEVELOPMENT FOUNDATION

TODAY WE BUILD TOMORROW

2021 ANNUAL REPORT OF DEVELOPMENTS



2021 Sioux Falls Economic Development Progress Report

FROM THE CHAIRMAN: PAT COSTELLO



The Sioux Falls Development Foundation began 2021 in a strong position after the Amazon announcement in Foundation Park. As we bring the year to a close, 2021 will be known as the year of recovery, change and growth.

We began the year with the CJ Foods announcement in January and the approval of the Tax Increment Financing Plan for Foundation Park North. With the support of the Mayor and the City Council, the District will allow the Foundation to finance the infrastructure improvements north of the railroad tracks and create additional build ready sites. Grading has begun on the 420 acres, and we will see tremendous progress in installing the infrastructure throughout 2022 and 2023.

Land sales have been brisk with purchases by Amazon, CJ Foods, Federal Express and Muth Electric in Foundation Park and Presidio Manufacturing, Outdoor Gear and Minnesota Fasteners in Sioux Empire Development Park VIII. As a result, the Foundation has been able to pay off the debt incurred with the purchase of Foundation Park, further develop Park VIII infrastructure, and complete the infrastructure in Foundation Park South.

With Forward Sioux Falls funding, the Foundation continues to work diligently to address the availability of workforce and talent. In addition to the ongoing programs, the Foundation is developing new ways to attract talent to the region. Programs including Career Connections, Talent Draft, Talent Rebound, Talent Thursdays, Talent Now and WIN in Workforce are complimented by the new "WORK Sioux Falls" campaign using electronic and social media to target and attract new residents to join the workforce.

The Foundation is again well positioned for continued growth in 2022. With the support of our investors and elected officials, we will continue to grow our economy, our workforce, and our position as a leader in business development. We thank you for your investment and support of the Foundation. We wish you nothing but the best in 2022 as we build tomorrow.



Pat Costello
2021 Board Chair

2021 BOARD OF DIRECTORS

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Schoeneman's Building Materials
Center

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BETTY OLDENKAMP*
Lutheran Social Services

KIETH SEVERSON

BOB THIMJON*
Ramkota Companies

MIKE VAN BUSKIRK*
Van Buskirk Companies

STEVE WATSON
ISG

*denotes retiring Board Member

Ex-Officio Members:
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Minnehaha County

ERICA BECK
City of Sioux Falls

CHRISTINE ERICKSON
Sioux Falls City Council

JIM SCHMIDT
Lincoln County

OUR MISSION

To collaboratively create quality economic growth and workforce development in the Sioux Falls MSA to improve our quality of life.

FOUNDATION PROFESSIONALS



BOB MUNDT
President & CEO



DEAN DZIEDZIC
*Vice President of
Economic Development*



DENISE GUZZETTA
*Vice President of Talent &
Workforce Development*



CORY BUCK
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KAREN RUHLAND
*Director of Research, Membership
& Communications*



MIKE GRAY
*Director of Business
Retention & Expansion*



SHARMAN SMITH
*Project Coordinator for Talent
& Workforce Development*



ROCK NELSON
*South Dakota International
Marketing Director*



LEAH BLOM
*Social & Digital Media
Specialist*



ADRI VAN GRONINGEN
*Administrative & Event
Coordinator*



JESSE FONKERT
President & CEO



RYAN SOLBERG
*Economic Development
Specialist*



MOLLY STEVENS
Intern

ECONOMIC DEVELOPMENT

FOUNDATION PARK NORTH: A TRANSFORMATIONAL TIF



CLASS 1 RAIL
FRONTAGE



I-29 & I-90
ACCESS



ZONED I-2



CROSSROAD
LOCATION



This past year the Sioux Falls Development Foundation worked with the City of Sioux Falls to establish a Tax Increment Financing District (TIF) at Foundation Park. The TIF will help create 460-acres of shovel-ready industrial land located primarily north of the rail tracks. When the Park was created in 2015, the Foundation partnered with a consortium of banks to establish a line of credit to construct the infrastructure necessary to develop the southern portion of the Park. The Development Foundation intentionally left the northern portion undeveloped until there was enough demand to justify development.

With the announcement from Amazon, the Foundation's Board of Directors determined it needed to begin developing Foundation Park North to accommodate additional large users on non-rail sites. In consultation with the City, the Foundation began the process of establishing TIF District #23, the Foundation Park North TIF.

Essentially, the TIF allows the Development Foundation to utilize the future growth in property tax revenue from the District for TIF eligible expenses. The process involves establishing the assessed base value of all the property within the district before improvements and an assessed value after infrastructure buildout and private investment. The difference between these two values is referred to as the increment. Companies that build in the District pay 100 percent of their property taxes. These new tax revenues, the increment, are used over time to directly finance the TIF eligible costs within the District.

TIFs are a strategic process to finance large scale developments like Foundation Park North. It will allow the Foundation to work with the City over time to install infrastructure and provide marketable shovel-ready sites moving forward. Having the infrastructure completed creates an ideal situation for additional tenants in the future.

Included in TIF eligible costs are site grading, access roads, sewer and water lines, drainage plans, detention ponds, electrical and gas line extensions, and an economic competitiveness fund to allow for flexibility within the District for future prospect needs. Grading on Foundation Park North began in the fall of 2021 with completion of all infrastructure planned by 2025.

Being able to use Tax Increment Financing to develop and market 460-acres of shovel-ready industrial land at Foundation Park takes Sioux Falls to the next level. It allows our community to be competitive in attracting, retaining, and expanding businesses.

SIOUX EMPIRE DEVELOPMENT PARKS



2,250
TOTAL ACRES



~150
BUSINESSES



~12,000
EMPLOYEES

PARK INFRASTRUCTURE DEVELOPMENTS



FOUNDATION
COURT PHASE II
ROAD COMPLETED



FOUNDATION PARK NORTH
ROUGH GRADING OF
141 ACRES



FOUNDATION PARK SOUTH
ROUGH GRADING OF
54 ACRES

LAND SALES & STATS

2021 LAND SALES

*Sioux Empire
Development
Park VIII East*

13.66
ACRES

Presidio Components

6.61
ACRES

Outdoor Gear

*Foundation
Park*

7.25
ACRES

Muth

36
ACRES

FedEx Ground

141
ACRES

CJ Foods

ECONOMIC DEVELOPMENT ACTIVITY



5

NEW
PROJECTS
INITIATED



18

GOED RFI'S
SUBMITTED



7

PROSPECTS
HOSTED



15

GROUND
BREAKINGS
HOSTED

WORK SIOUX FALLS

The Sioux Falls region is receiving interest from individuals all over the nation on relocating here to work and live. This year the Sioux Falls Development Foundation implemented Phase II of the community's talent and workforce recruitment campaign, leveraging this interest to promote employment opportunities and careers available within the area's existing businesses.

Launched in July, the WORK Sioux Falls campaign utilized print materials, digital advertising, and a dedicated page on the SiouxFalls.com community website to target individuals within a 250-mile radius including the metropolitan areas of Omaha, Sioux City, Minneapolis, Fargo, and Des Moines. Digital ads running in these markets can be viewed at www.SiouxFalls.com/careers.

These efforts, in addition to our talent attraction programs through universities, tech schools, local high schools and alumni groups are meant to help attract the talent and workforce existing businesses need. The successful campaign has been awarded a matching grant from the Governor's Office of Economic Development to enhance and continue the program for 2022.

WORK Sioux Falls Campaign Results: July 11, 2021 - Oct. 2021

1.89M

IMPRESSIONS
ON VIDEO AD

8.84K

LINK CLICKS ON
VIDEO AD

1.07M

VIDEO
COMPLETIONS

.68%

CLICK THROUGH
RATE ON VIDEO AD

1,061

EMPLOYER CARD
CLICKS

The video ads were placed on the following platforms: Facebook, Pre-Roll, OTT (Hulu, Roku, etc.), and YouTube.



204.47

TOTAL ACRES SOLD IN
2021

2021 STATISTICS*



\$917.8 M

TOTAL VALUE OF
CONSTRUCTION



\$584.1M

CAPITAL INVESTMENT



6,384

NUMBER OF
BUILDING PERMITS



4,000

JOBS RECOVERED
JAN-SEPT 21

*January-October

STARTUP SIOUX FALLS

Startup Sioux Falls is an ecosystem organization; helping people start businesses in the Sioux Falls region no matter where someone is in their journey. Startup Sioux Falls provides resources for high-growth startup and small business founders to network, launch and grow their businesses.

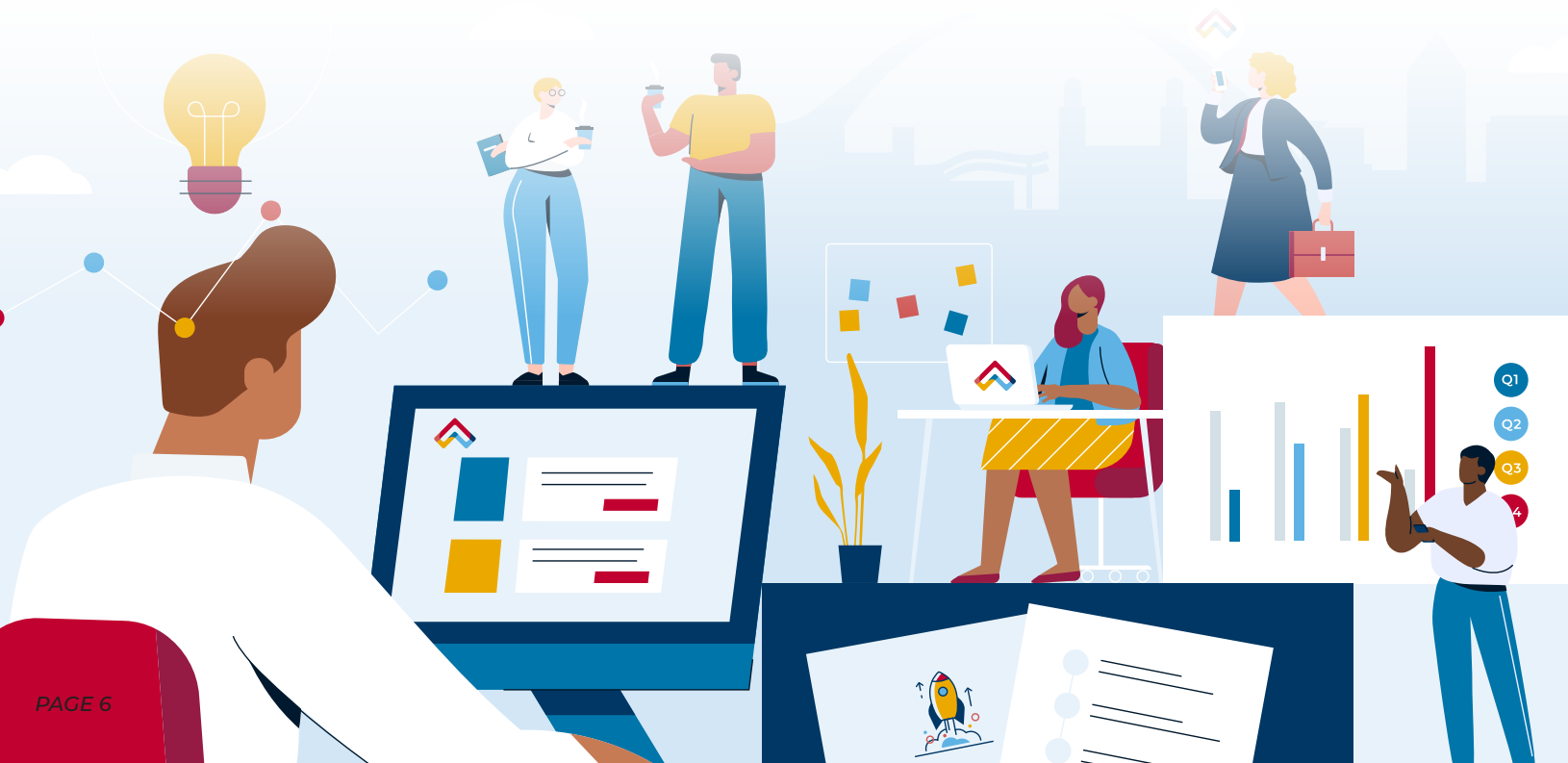
Startups grow in communities friendly to entrepreneurs. Startup Sioux Falls cultivates a network of individuals, organizations, startups, and stakeholders who support and share resources to promote innovation in the region. Thriving startup ecosystems create jobs, attract and retain talent, spur local development, improve quality of life, increase tax revenue, and attract large companies. A thriving startup ecosystem contributes to a cycle that supports long term regional economic development.

The former Zeal Center for Entrepreneurship built upon momentum gained in 2020 and unveiled a rebrand to Startup Sioux Falls in May 2021. In 2022, Startup Sioux Falls will celebrate a 20-year history and establish a downtown space to serve the next generation of Sioux Falls business owners. The rebrand and impending move to downtown Sioux Falls mark a transformation from an incubation facility to a startup ecosystem organization.



Staff capacity and strategic growth remained a key focus during the past year and the team continues to gain familiarity and build momentum with EOS Traction to support its strategic plan. The team is comprised of four full-time staff members and one part-time intern. Startup Sioux Falls has a small, dedicated team and engaged board of directors. Internal team capacity is expanded through strong private sector and community support.

The Startup Sioux Falls team continues to operate and manage the Zeal Center for Entrepreneurship facility. The team is also managing a complex process of moving downtown, with an anticipated opening date in Q1 of fiscal year 2022-2023. The size of the downtown space will be approximately 15 percent of the current facility. To best support the changing needs of the startup ecosystem and greater Sioux Falls community, programmatically, the downtown space will be dedicated to coworking, event space, and limited small office space.



50+

Mentorship connections made since launching network in March 2021. There are 45+ entrepreneur and business mentors in the network.



85%

Average occupancy rate of Zeal Center facility amidst the pandemic and impending building use transition.

135%

Average monthly year-over-year web traffic increase in fiscal year 2020-2021.

35

Graduates of business accelerator program in 2021. An additional 15 will start the 11- week program in November 2021.

85+

Existing or aspiring business owners served through referral and wayfinding program.



3,150+

Number of attendees of events in fiscal year 2020-2021.

7,300+

Members of online community of area business owners and supporters.

32%

Increase in social media followers year over year.

65

Virtual and in-person events held for entrepreneurs.



PROGRAMS AND SERVICES:

- Flexible office and coworking space.
- Networking and educational events and workshops.
- Support services, including connections to mentors, other resource organizations, and investors.
- An accelerator program that supports the growth of startups and small businesses.



STARTUP
SIOUX FALLS

WORKFORCE INITIATIVES

TALENT DEVELOPMENT PROGRAMMING

involves long-term strategies designed to develop, motivate, and retain productive people in our community. Programming created addresses different goals and career readiness outcomes for K-12 students, new Americans, first-generation college students, parolees, and disabled Americans, resulting in a high-performance, sustainable labor force equipped to achieve economic growth and expansion long-term.

Your Future STEM program presents job industries poised for growth to help middle school students understand different pathways and job opportunities within STEM-related careers. In 2021, the Foundation worked with 10 school districts in the area.



The **Career Connections** program provides high-potential at-risk high school juniors and seniors with career exploration, mentorship opportunities, and financial assistance for concurrent dual-credit course work to help begin their post-secondary education and career journey. In 2020, there were 59 program participants from three high schools. In 2021, there are 401 program participants from five high schools.

Second Chance Job Fair provided training and employment options for parolees within 6-to-12 months of release.

Employability Workshops provided 46 organizations with compliance training involving the Americans with Disabilities Act.

In 2021, Talent and Workforce programming focused on targeted marketing using the **Handshake** network. Handshake is the largest association representing college students and alumni across the United States. Since January 2021, approximately two million Handshake members have visited Sioux Falls' community profile. The profile provides community and career information.

Talent Thursdays LIVE on Facebook engaged 19,278 college students with employment opportunities in the Sioux Falls region.

Talent Tours and **Talent Now** programs delivered during SDACCC's Big Job Fair brought over 300 virtual students to Sioux Falls for the one-day event.



Talent Draft Day is a one-day program involving career awareness, employer networking, and professional development designed for middle school, high school, and college students. The program focuses on targeted experimental career exposure and exploration in the health and biosciences, engineering, general business, industrial trades, and manufacturing sectors. Talent Draft Day 2021 was held at the University of Sioux Falls, and included:

- Total attendees: 2,754 students
- Schools and Businesses: 252 colleges, 13 school districts, and 73 businesses
- Geographies: 11 states, including South Dakota, North Dakota, Minnesota, Wisconsin, Illinois, Michigan, Ohio, Missouri, Kansas, Iowa, and Nebraska.

Talent Rebound events re-engage persons who have ties to Sioux Falls with career opportunities and pathways available in the region. In partnership with educational institutions such as SDACCC members and professional associations such as HOSA, programming included Saturday and Sunday at the Summit League Basketball Tournament.

BUSINESS PARTNERSHIP PROGRAMS encourage the exchange and sharing of best talent and workforce management practices to “lift-up” all organizations within the Sioux Falls community.

Recruitment Council membership increased to 531 community members engaged in online monthly workforce programs. WIN Engagement Publications delivered 21 digital newsletters to 2,394 subscribers.

WIN SUMMIT SPONSORS

Avera
Sanford
MidAmerican Energy Company
First PREMIER Bank
Xcel Energy
South Dakota Governor’s Office of Economic Development
Sayre Associates
Greater Sioux Falls Area Chamber of Commerce
City of Sioux Falls
Forward Sioux Falls



The fourth **WIN in Workforce Summit** welcomed Chad Greenway, former Minnesota Viking’s linebacker, as the keynote speaker. The annual program brings together industry leaders, innovative educators, and business professionals from the upper Midwest to prioritize, strategize, and energize workforce development. Forty-three talent and workforce experts shared their organizational strategies for talent development, attraction, and retention to help and enhance talent management initiatives.





131

CLIENTS
ASSISTED



4

FOREIGN
DIGNITARIES
HOSTED



4

TRADE
REPRESENTATIVES
HOSTED



1

SEMINAR
CONDUCTED



57

SEMINAR
ATTENDEES



\$91.3M

DOLLARS AMOUNT
OF GOODS
EXPORTED



\$45.8M

DOLLARS AMOUNT
OF GOODS
IMPORTED

INTERNATIONAL TRADE

The South Dakota International Trade Center (SDITC) provides free export/import consulting services and assistance to businesses regarding international law, logistics, freight and insurance rates, compliance, documentation, foreign and domestic rules and regulations, foreign currency exchange rates, foreign and domestic duties, and taxes, etc. The ITC hosts several educational seminars each year; live streaming the events. As a primary resource center, the ITC staff administers the State's two Foreign Trade Zones and acts as a liaison between client businesses and over 60 U.S. government agencies to resolve issues and answer questions that may arise.

The SDITC was established through a partnership between the Governor's Office of Economic Development, U.S. Small Business Administration, Small Business Development Center, Greater Sioux Falls Chamber of Commerce, and the Sioux Falls Development Foundation.

UNIVERSITY OF SOUTH DAKOTA DISCOVERY DISTRICT



The USD Discovery District is a 111-acre innovation-focused community under development in northwest Sioux Falls where entrepreneurs, industry, and universities cooperate to create new jobs, support workforce development, bring new innovations to market, and grow the economy of Sioux Falls and the State of South Dakota. It is a public-private partnership among the University of South Dakota, the City of Sioux Falls, the South Dakota Board of Regents, the Governor's Office of Economic Development, and the local business community through Forward Sioux Falls. When fully developed, it will include an estimated 26 privately developed buildings with nearly 2,800 people working for companies housed within the district.

Former University of South Dakota president Jim Abbott has been named interim president and CEO of the USD Discovery District. Abbott was instrumental in the creation of the Discovery District, that will turn university research into commercialized products, resulting in jobs and economic activity.

Research taking place on USD's Sioux Falls campus has significant commercial potential. The Discovery District will provide development and incubation space where researchers, scientists, innovators, and entrepreneurs can refine, incubate, commercialize, and produce their products.

ACCOLADES

#10

IN ECONOMIC
STRENGTH
RANKINGS
POLICOM

#1

BEST CITY
FOR YOUNG
PROFESSIONALS
SmartAsset

#1

STATE FOR POST-PANDEMIC
ECONOMIC RECOVERY
*Moody's Analytics & CNN's
Business' Back-to-Normal Index*

#1

BEST PLACE TO
RENT IN AMERICA
WalletHub

#1

STATE FOR JOBS
WalletHub

#4

HARDEST WORKING
STATE
WalletHub

TOP 10 LOWEST
TAX BURDENS
Location Matters

#3

SMALL CITIES FOR
RENTERS
Dwellsy

TOP 20 CITY TO
LIVE
Livability

A BEST
PERFORMING CITY
Milken Institute

SPiRiT OF SIOUX FALLS

SPiRiT OF SIOUX FALLS SCHOLARSHIP

Each year the Sioux Falls Development Foundation awards up to four Spirit of Sioux Falls scholarships to Sioux Falls residents or students who have completed at least one year of post-secondary work in business-related areas of study. The scholarships were established by the Sioux Falls Development Foundation in 1993 to honor the memory of Roger Hainje, Angus Anson and David Birkeland, Sioux Falls business and economic development leaders.

Winners of the 2021 Spirit of Sioux Falls \$3,500 Scholarships include:

Julia Andresen, University of Sioux Falls Business Administration Major

Jacob Johnson, University of Sioux Falls Entrepreneurial Studies Major

Sara Lum, University of South Dakota Master's of Business Administration

Andy Malaterre, University of South Dakota Accounting Major

SPiRiT OF SIOUX FALLS AWARD

The Spirit of Sioux Falls Award is given annually to a person who has demonstrated leadership and commitment to the economic growth and development of our community. The award honors the memory of David Birkeland, Angus Anson, and Roger Hainje who perished in the plane crash along with Governor Mickelson and other state officials and staff in April of 1993.

SPiRiT OF SIOUX FALLS RECIPIENTS

1994	Al Schock	2008	Mark Griffin
1995	Russ Greenfield	2009	Jim Wilcox
1996	Lyle Schroeder	2010	Steve Crim
1997	Curt Kuehn	2011	Steve Egger
1998	Charlie Kearns	2012	Sylvia Henkin
1999	Gary Olson	2013	Larry Ritz
2000	David Christensen	2014	Dale Froehlich
2001	Jack White	2015	Dana Dykhous
2002	Tony Bour	2016	Tom Walsh
2003	Linda Barker	2017	Craig Lloyd
2004	Steve Kirby	2018	Governor Dennis Daugaard
2005	Governor Mike Rounds	2019	Evan Nolte
2006	Tom Everist	2020	Steve Metli
2007	T. Denny Sanford		



SIOUX FALLS
DEVELOPMENT FOUNDATION

**GROUNDBREAKINGS
HOSTED BY SFDF**



CHILDREN'S INN



AUGUSTANA UNIVERSITY
RESIDENCE HALL



HIGHEST HEALTH CHIROPRACTIC



CALL TO FREEDOM



CHERRY CREEK CORRIDOR BIKE TRAIL



FURNITURE MART USA



STEEL DISTRICT



MINNEHAHA COUNTY
HIGHWAY FACILITY



MILLSTONE APARTMENTS



AUGUSTANA UNIVERSITY
MIDCO ARENA



POWDERHAUS APARTMENTS



KIDS R KIDS LEARNING ACADEMY



CHERAPA PLACE



THE PARKWOOD COMMUNITY



PUBLIC SAFETY TRAINING CAMPUS

FORWARD SIOUX FALLS

Our theme of Today We Build Tomorrow couldn't be more appropriate as it applies directly to the Forward Sioux Falls Campaign. For 35 years, Forward Sioux Falls has paved the way for growth and development in Sioux Falls by identifying issues and developing initiatives that build tomorrow. With the completion of the Forward Sioux Falls 2026 campaign and the record \$16.7 million raised from the business community, Sioux Falls has again laid the foundation for how we grow and the programs we need to continue growth in a logical and calculated way.

With a strong focus on workforce, the Development Foundation will partner with the public and private sector to recruit more talent to the region through Talent Draft, Talent Tours, Talent Rebound, and a targeted electronic and social media campaign promoting jobs and opportunities in Sioux Falls. Working with our middle and high schools, the Foundation will continue to engage local students with local companies to connect them with jobs upon graduation. Continued targeted marketing to existing businesses looking to grow and expand as well as new companies looking to relocate or expand to South Dakota will be refined to focus on high wage jobs and expanding our tax base including advanced manufacturing, biotechnology, cyber sciences, and logistics/distribution.

New emphasis on innovation and entrepreneurship through work with Startup Sioux Falls, the USD Discovery District, and a new Cyber IT Campus will establish Sioux Falls and the region as a premier location for these high tech, high wage businesses.

Quality of place initiatives directed by the Greater Sioux Falls Chamber of Commerce will focus efforts on advocacy and advancing issues and projects that will continue to create a strong environment for growth. Creation of the Innovation Center of Excellence will support programming in diversity, equity and inclusion, air service marketing, community strategic planning, and several community projects adding to the quality-of-life factors for our citizens.

Sioux Falls is well positioned over the next five years to address the issues and challenges that we face as a growing community. The Foundation sincerely thanks all businesses who contributed to the Forward Sioux Falls Campaign and to the many volunteers who made this success possible. "Today We Build Tomorrow".

2026 OUTCOMES



- 1,000 new housing units from the Housing Trust Fund
- 25,000 new residents
- 12 ongoing talent/workforce recruitment programs
- 350 Post-Secondary Recruitment Partners
- 1,000 Apprenticeships/Internships/Job Shadows

DOLLARS LEVERAGED
\$4,000,000



- 4,500 new direct jobs above median wage
- \$500 million new capital investments
- \$250 million new property tax revenues
- 300+ acres land sold & developed
- 300 existing companies assisted
- 30 Foreign Trade relationships formed

DOLLARS LEVERAGED
\$5,700,000



- 35+ Site Selector/Broker Events
- 75+ company hostings
- 30,000 direct workforce contacts
- 250,000 electronic workforce exposures

DOLLARS LEVERAGED
\$5,300,000



INDUSTRIAL & WAREHOUSE DEVELOPMENTS:

Amazon.com Services, Inc. purchased 80 acres in Foundation Park for a five-story, three million square foot fulfillment center under construction. The facility represents a \$286+ million investment that will create 1,000 jobs when operational in 2022. The company also leased 60,000 square feet at 800 East 60th Street North for a small package distribution center with 60 employees earlier this year.



B&F Fastener Supply constructed a 25,000 square foot facility on 2.3 acres in Sioux Empire Development Park VIII East. The project represents a \$2.3 million investment and 15 new jobs.

Bakker Landing near the Tea Exit off of I-29 is home to a number of new facilities including the new facilities for **Copher Irrigation** and **Glass Doctor's**.

Construction is underway on a new facility for **Border States Electric**. The building is located at 1100 North Career Avenue and represents a \$10 million investment.

Builder's Millwork & Window expanded with the purchase of the former Campbell Supply building on East 10th Street. The remodeled facility provided space to consolidate the showroom and warehouse operations when it opened in August.

CJ Foods USA Inc., a U.S.-based affiliate of South Korean company CJ CheilJedang, purchased 141 acres in Foundation Park in April for a 700,000-square-foot food production facility. The \$500 million development is expected to create more than 600 jobs by 2024.

Combined Building Specialties' new facility at 4921 West Frank Boyce Drive in northwest Sioux Falls represents a \$1.3 million investment.

A **FedEx Ground** distribution center and maintenance garage is under construction on 36 acres in Foundation Park. The 337,000 square foot facility is scheduled to be operational late 2022 and represents a \$30 million investment.

Grand Prairie Foods purchased the former US Foods Facility in Sioux Empire Development Park VIII. The 50,000 square foot facility features freezer, cooler and dry warehouse space and sits on 15 acres providing additional land for growth.

Groomer Choice Pet Products added 70,000 square feet of office, manufacturing and warehouse space to their corporate headquarters located near Interstate 29 and Benson Road. The addition represents a \$4 million investment and a handful of new jobs.

Minnesota-based **Hills Stainless Steel** expanded operations to Sioux Falls. The tank manufacturer is located in a new 12-bay facility at 4100 North Northview Avenue near Benson Road and Interstate 29. The facility housing 15 employees represents a \$4 million investment by the firm.

The **International Brotherhood of Electrical Workers Local 426** constructed a new \$2.5 million headquarters facility at 3725 North 4th Avenue in Sioux Empire Development Park III. The 13,000 square foot building provides training space for growing apprenticeship programs, with state-of-the-art labs and classrooms.

Family-owned businesses **Kwik Kerb** and **Salty Pop Popcorn** outgrew their production space and relocated to a new facility at 2406 North Fourth Avenue. The move provides additional room for a Kwik Kerb showroom.

Muth Electric and **Muth Technology** will join operations in a new facility in Foundation Park. The company purchased 7 acres of land with plans to break ground on a 20,000 square foot facility in the coming months to house operations and their 100 employees.

Nordica Warehouses Inc. purchased 12 additional acres of land in Foundation Park for Phase 3 of their development which involved another 200,000 square foot, \$7.4 million expansion.

Outdoor Gear purchased 6.61 acres in Sioux Empire Development Park VIII for a 50,000 square foot wholesale distribution facility.

Poet's on-site solar panel farm at their campus in Sioux Empire Development Park IV includes six rows of solar panels. It is the largest on-site solar project in the city; generating renewable power equal to the annual electricity use of 90 homes and offsetting 630,000 pounds of carbon emissions each year.

Presidio Components purchased 13.66 acres in Sioux Empire Development Park VIII for a manufacturing campus. The 80,000 square foot facility under construction will employ 115.

Roodle LLC, known as **Vanilla Bean Kings** broke ground on a new facility to house their growing business. The 11,000 square foot facility is located in Hartford's Western Meadows Industrial Park providing additional warehouse space for the company that imports vanilla from around the world and specializes in vanilla products.

RushMore Logistics, a third-party contractor supporting the newly opened Amazon warehouse, started operations in May. The transportation firm created 50 new positions.

A \$3.5 million expansion is underway on the **Showplace Cabinetry** campus in Harrisburg. The expansion links the two manufacturing facilities providing additional space for warehousing and shipping.

Silencer Central purchased the former Cigna building in Sioux Empire Development Park II, consolidating office, warehouse, and machine shop operations. The 35,000 square foot facility will accommodate up to 100 employees as the company continues to grow. The facility underwent a \$4 million remodel.

Smithfield Foods is investing over \$6 million to upgrade the plant's wastewater treatment facility on their Weber Avenue campus.

Construction was completed on a 42,000 square foot facility on Diane Circle in Foundation Park. The five-acre site is home to **Tessier's** Sioux Falls operations.

Win Chill, the anchor tenant in Foundation Park, continues expanding on their 54-acre campus. Phase III, recently completed, includes a 133,825 square foot addition representing a \$30 million-dollar investment and more than twenty new jobs.

OFFICE, COMMERCIAL & MEDICAL DEVELOPMENTS:

Allure Health, an expansion and relocation of Storm Clinic, is under construction. The 10,000 square foot medical center and spa is located at 7000 South Lyncrest Place. The facility, including a fitness center and space for ivClub, will wrap up by the end of the year.

Iowa-based **American State Bank** opened a new facility that will serve as their main office in Sioux Falls. The 5,000 square foot building is located on Cliff Avenue, north of 85th Street. Half of the ten employees will be new hires.

Avera broke ground in June on a 3-story, 86,000 square foot medical center at 26th Street and Veterans Parkway in the Dawley Farm Village development. The facility, scheduled for completion in early 2023, will include the organization's second free-standing emergency department along with lab and imaging services,

urgent care, family medicine and other specialties. Construction is also underway on Kirby Place, a \$2.5 million addition to the Walsh Family Village. The 6,500 square foot facility will more than



double patient and family lodging with 14 guest rooms for those receiving care at Avera McKennan Hospital & University Health Center. Work on the four-story, \$28 million addition to the Avera Behavioral Health Center continues. The 56,000 square foot project will include a psychiatric urgent care center and additional services for

youths opening in 2022. Work underway at the Heart Hospital includes a \$1.2 million remodel of the pharmacy and a lab.

The \$225 million **Cherapa Place** expansion includes three new multistory mixed-use buildings. The centerpiece will be the ten-story, 200,000 square foot The Bancorp at Cherapa Place Building which includes ground-floor retail, office space, and two floors of luxury condos on top. The building will be connected to the original building with a 5,000-square-foot, two-story community event space and deck overlooking a new courtyard and existing riverfront amphitheater. **The Bancorp Inc., ISG, Eide Bailly** and **MarketBeat** are all anchor tenants in the new development. Two additional buildings will add 228 apartments along with parking and space to create a unique multi-use community in the heart of the city. Collectively, the new buildings at Cherapa Place will include over 50,000 square feet of retail space which is planned to include restaurant, bar, gym/spa and other offerings to be announced in 2022.



The combined **Click Rain** and **Lemonly** digital marketing agencies purchased the historic Sawtooth Building at 7th Street and Nesmith Avenue in the downtown East Bank. The nearly 20,000 square foot facility will provide expanded room for the 55-person agency when renovations are complete summer 2022.

The Crossroads 26-acre redevelopment of the former Gage Brothers site on West 12th Street will be home to a new store for **Northern Tool + Equipment**. The facility, scheduled to open February 2022, will provide an additional 6,500 square feet of space.

The Dawley Farm Village development in eastern Sioux Falls features new retail options including a second location for **Waxing the City** and a third location for **Wendy's**. Other new space in the development includes a 5,800 square foot facility housing **Burn Boot Camp**, an 8,600 square foot retail center housing **Budget Blinds**, and a \$1.3 million, 9,600 square foot office center housing



Trademark Homes and **Horace Mann Insurance/Ryan Hofer Agency**. The **Carlton at Dawley Farms**, a mixed-use apartment and commercial space is currently under construction as well as **Freddy's Steakhouses**, and a 16,000 square foot facility for **DGR Engineering**.

Hy-Vee is bringing their **Dollar Fresh** concept to the region. The first combination small grocery/dollar store is in Harrisburg at 201 East Willow Street with the second nearing completion at 725 East First Street in Tea.

Activity continues at **Empire Place**, the new retail development. Standalone buildings for **Chick-fil-A**, and a **JP Morgan Chase & Co.** branch with 3,300 square feet and 10 employees, are open. Other retailers new to the development include **Verizon Wireless, Crumbl Cookies, The Good Feet Store, Buff City Soap, Face Foundrie** and **Nautical Bowls**. **Pizza Shop** will join the mix spring 2022.

First PREMIER Bank's new headquarters facility opened in April. The 77,000 square foot, 5-story office is located at the northeast corner of 14th Street and Minnesota Avenue housing 135 employees with room for growth.



A major warehouse and office expansion at the Sioux Falls headquarters of **Furniture Mart USA** is under way. The 300,000 square foot addition will double the size of the facility. In addition to relocating the existing retail clearance center, the project includes a new 40,000 square foot Furniture Mart and a 40,000 square foot Ashley HomeStore. The expansion is scheduled for completion spring 2022.

Get-n-Go is expanding with a new gas station/hybrid store and Blue Tide car wash at Sycamore Avenue and 57th Street. A stand-alone Blue Tide Car Wash will be located at 18th Street and Veteran's Parkway.

Glacial Lakes Distillery opened a taproom after completely renovating a downtown Sioux Falls building at 200 South Main Avenue earlier this year. The taproom employs sixteen. Future plans include relocating its distillery operation to a new building in Hartford.

Heirloom Creations' two new 4,000 square foot facilities are operational; housing an event center, and a warehouse and sewing machine service center. The expansion, located at South Hawthorne Avenue, represents a \$1.2 million investment.

Higher Health Chiropractic will occupy half of a new 9,000 square foot facility at the corner of 57th Street and Rolling Green Avenue. The facility represents a \$3.3 million investment.



Kids R Kids Prairie Hills will open May 2022 in a 17,000 square foot facility under construction at 2201 West Trevi Place. The daycare, summer care and learning academy will be able to accommodate up to 255 children. The facility represents a \$4.5 million investment.

The newest additions to **Lake Lorraine**, the 130-acre mixed-use development near Interstate 29 and the 26th Street Exit, include an office for **Pillar Dental** and **Wings Gymnastics Academy's** second location. **Blu on Lorraine**, a six-story apartment complex started construction with a planned completion of spring 2023 and **Dave & Buster's** resumed build-out of their facility with plans to open early 2022.

A 4,000 square foot **Lewis Family Drug Store** is under construction as part of a 20,000 square foot healthcare facility in Harrisburg. The facility will open in 2022 at the corner of Cliff Avenue and Willow Street.



McGough, a Twin Cities-based complex health, research-related, and life-sciences contractor opened an office in downtown Sioux Falls in March. The firm anticipates having about 20 professionals in the Sioux Falls office and another twenty employees working in the field.

Midco is investing \$100 million within the Sioux Falls area; starting construction on the next-generation fiber technology project that will provide 10G speeds.

Development wrapped-up on **Railyard Flats**, the first new construction in the downtown rail yard area. The 3-story, mixed-use development has 7,500 square feet of commercial space and 42 residential apartments on 4-acres. Commercial tenants include cocktail bar Highball, new offices for **Confluence** and **Co-op Architects**, and a leasing office for **Pendar Properties**. The property also offers a ChargePoint electric vehicle charging station.



A newly constructed event venue on the east side of Sioux Falls overlooks the Big Sioux River. The gambrel-style **Riverview Barn** accommodates up to 330 guests and represent a \$2 million investment.

Sanford Health is investing millions with major upgrades to the main campus and neighborhood services. A two-story, 33,000 square foot expansion of the Van Demark building will open spring 2022 adding 23 exam rooms with 20 specialists and additional support staff. A 16,000 square foot clinic in Harrisburg is currently under construction.

A former dealership at 1500 South Minnesota Avenue is the headquarter office and training center for **Silverstar Car Wash** consolidating the corporate support and maintenance teams. The site includes a new car wash. The company also built car washes on East 57th Street, and 41st and Grange. Two additional washes are under construction at near 41st and Ellis Road and The Crossroads development.

Construction wrapped up on the new \$2.4 million, 4,000 square foot expansion and remodel of the **Sioux Falls Food Co+op**. With the expansion, the store on Minnesota Avenue and 18th Street, added 15 new employees.

The Crimson, a mixed-use office/apartment building, is under construction near 85th Street and Minnesota Avenue. The development represents a \$15 million investment.

A nearly \$200 million development on the former Sioux Steel site downtown broke ground in August. **The Steel District** will include a 930-stall parking ramp with 30,000 square feet of office and retail on the main floor surrounded by 95

apartments and 20 condominiums; a nine-story, 160,000 square foot office building with restaurants on the main floor; and a 216-room



Canopy by Hilton.

VandeWalle Architects renovated the 6,000 square foot facility at 210 South Phillips Avenue into offices for their firm. The new location doubles their previous space, providing growth opportunities.

The 25-acre **Westtown Marketplace** development features a \$2.8 million, 21,000 square foot **Fareway Stores Inc.** that opened in March and a 10,000 square foot Dollar Tree. A stand-alone **Starbucks** is being developed and scheduled to open by summer 2022.

OTHER DEVELOPMENTS:

15th Round Boxing (41st & Marion)
5 Oaks (69th & Minnesota)
605 Ninja expansion (Western Mall)
A Crate Deal Liquidation Outlet expansion (Tea)
Acton Academy (49th & Southeastern)
Animal World (Empire Mall)
Anthropologie (Empire Mall)
Artistry Dance Studio (69th & Southeastern)
Average Joes Gaming (Tea)
B&G Milkyway (Harrisburg)
Barbara's Needlepoint expansion (Park Ridge Galleria)



Bella Rosa relocation & expansion (Downtown)
Bender Commercial expansion/remodel (57th Street)
Black Cat Art Studio (41st Street)

Booth 202 (West 12th Street)
BoxLunch (Empire Mall)
Camille's Sidewalk Café (Empire Mall)
Capriotti's Sandwich Shop (69th & Louise)
Caribou Cabin (East 26th Street)
Central Dakota Perk (Tea)



Chuck's Drive-In (Lennox)
Charlie's Pizza (Old Village Place)
Creekside Meats (Hartford)
Crisp & Green (Western Mall)
CrossFit Viable expansion (Hawthorne Avenue)
Crystal Rock Healing (Western Mall)
Dollar Tree (49th Street)
Dollar General (Harrisburg; Cleveland Avenue)
Dugan Sales & Service showroom (41st Street)
EarthWise Pet Supply expansion (69th & Western)

Elite Autoworks LLC (West 8th Street)
 Encompass Mental Health (77th Street)
 Fair Market (Carolyn Avenue)
 Fancy Bowl (Downtown)
 Frontier Wellness (East Grant Street)
 Furniture For Life Gallery by The Better Living Store (Empire Mall)
 Gilberto's Mexican Restaurant relocation/renovation (Minnesota Avenue)
 Gist Wine Shop (Downtown)
 Grow Organic (East 10th Street)



Harvester Kitchen by Bryan (Downtown)
 Hausmood Interiors (Brandon)
 Henna Harvest (Downtown)
 Henry Carlson Construction office addition (Russell Street)
 HiFi Hair (Downtown)
 Impact Dental (Minnesota Avenue)
 InReach Physical Therapy (69th & Western)
 Interiors Etc. (Downtown)
 International Mini Mart (41st Street)
 J.P. Morgan Chase branches (26th & Sycamore; Western Avenue)
 Jacky's Restaurant (Empire Mall)
 JCPenney remodel (Empire Mall)
 Josephine's Floral Designery (69th & Western)
 Kabab King (East 10th Street)
 Kevin's Affordable Detailing (Weber Avenue)
 La India Taina (Benson Road)
 La Plaza Fiesta (85th & Minnesota)
 Let it Fly (Bridges at 57th)
 Lucky's renovation (Downtown)



Mary's Mountain Cookies (Downtown)
 Mason Jar Boutique (The Bridges)
 McDonald's remodels (South Louise; East 26th)
 Midwest Wellness Institute (49th & Louise)
 Mini-Critters second location (Minnesota Avenue)
 Mixx Nutrition Club (Downtown)
 MK Threads Boutique & BluMoon Designs relocation & expansion (Downtown)



Mr. Donuts (Minnesota Avenue)
 North Marion Road Storage (Ebenezer Avenue)
 Nrdvana & NrdyBrdy Lounge relocation & expansion (26th & Cliff)
 Nyberg's Dakota Workwear (Minnesota)
 OFFLINE by Aerie (Empire Mall)
 On the Rocks C-Store (Valley Springs)
 Papa Woody's relocation & expansion (Downtown)
 Paradise Patio, Pool & Spa (41st Street)
 Pawsabilities (41st Street)
 Pet Supplies Plus (26th & Marion)
 Pet Wants (85th & Minnesota)
 Posh Paws Parlour (Minnesota Avenue)
 Prairie Cocoa & Confections (Downtown)
 Re-Bath (41st Street)
 Reliabank (Colton)
 RoundHouse BrewPub (East 69th Street)
 Samurai Tasteas (Roosevelt Marketplace)
 Scooters Coffee (West 12th Street; Tea)
 Serenity Nail Spa (Harrisburg)
 Simon's Tacos (South Louise Avenue)
 Simply Perfect expansion (Downtown)
 Sir by Vanessen's (Downtown)
 Sneaker Flavorz (Empire Mall)
 Spoke-N-Sport 2nd location (Spencer Park)
 Starbucks (69th & Louise; 41st & Sycamore)
 Swamp Daddy's Cajun Kitchen expansion (Downtown)
 Sweetgrass Soapery and All Walks Trading Co. (Downtown)
 Sweet Cheeks (69th & Louise)
 Sub Zero Nitro (Empire Mall)
 The Bouquet Bar (Minnesota Avenue)
 The Combine (Garretson)
 The Deku Tree (Downtown)
 The First National Bank in Sioux Falls renovation (Downtown)
 TikTok Toys (Empire Mall)
 Tre Lounge (33rd Street)
 Truks-N-Trykes (57th & Sycamore; Minnesota Avenue)
 Ultimate Automotive (East 77th Street)
 Valkyrie and the Beast (Tea)
 Walmart remodel (Minnesota Avenue)
 Watecha Bowl (West Madison Street)
 Windsor (Empire Mall)
 Vern Eide Marine (Arrowhead Parkway)
 Year Round Brown (57th & Western)
 Zooks Coffee Bar (Tea)

QUALITY OF LIFE DEVELOPMENTS:

Allegiant Air – Service to Austin, TX; Orange County, CA; & Fort Lauderdale, FL

Augustana University – New 53,550 square foot residence hall; renovation of two residence halls & infrastructure upgrades, \$50M; University Welcome Center; \$40M, 3,000-seat Midco Arena for Men's Hockey

Bethany Lutheran Home for the Aged – \$2M+ expansion



Brandon Valley School District – \$15M Inspiration Elementary School

Call to Freedom – Marissa's Housing Project expansion, \$1.84M, 12,060 square feet

Children's Inn – New \$12M, 48,000 square foot facility on the Empower Campus

City of Brandon – Upgraded pool

City of Sioux Falls – \$159M Water Reclamation Plant expansion & rehab; Water Purification Plant additions; Fire Station #12; Greenway Trail extension; \$55.7M Public Safety Training Campus

Dakota Wesleyan University – Leased 6,000 square feet of classroom space downtown for the Learn & Earn program

Frontier Airlines – Service to Las Vegas, NV & Orlando, FL

Great Bear Ski Valley – \$1.8M chair lift

Great Plains Zoo – Modernized black bear exhibit

Harrisburg Public Schools – \$17M, 96,000 square foot Adventure Elementary; \$60M Middle School & Freshman Academy

Minnehaha County – \$12.9M Highway Maintenance Facility

Sanford Sports Complex – 173-acre, \$50M expansion with 5 Baseball Fields, 5 Softball Fields, 8 Soccer Fields

SculptureWalk 2021 – 60 outdoor sculptures exhibited throughout downtown Sioux Falls

Sioux Falls Lutheran School – \$750K high school addition

Sioux Falls Regional Airport – \$10M Runway reconstruction; Concourse renovation & upgrades

Sioux Falls School District – \$84M, 330,000 square foot Thomas Jefferson High School; \$40M Benjamin Reifel Middle School; Lincoln High, Cleveland, Jane Adams, Horrace Mann, Laura Wilder & Patrick Henry school upgrades



Southeast Technical Institute – Veterinary Tech addition & various building renovations totaling \$2.25M

Sunnycrest Village – \$6M, 60-unit apartment complex with services for Independent Seniors

The Link – Community Triage Center, a City/County/Avera/Sanford cooperative mental health & addiction treatment center

Tri-Valley School District – \$9M build out of the Early Learning Center to serve as the new elementary school

Tuthill House – \$375,000 restoration of historic home in Tuthill Park

Veteran's Cemetery – 60-acre site with 12.9 acres developed in rural Minnehaha County

Veteran's Administration Medical Center – 15,000 square foot addition to outpatient services

Woster Plaza at Falls Park – interactive outdoor agriculture plaza.



Special thank you to Xcel for sponsoring the Sioux Falls
Development Foundation Annual Meeting.



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*The developments highlighted in this progress report reflect regional growth, not just Development Foundation projects.
Space and deadline constraints do not allow us to list all developments.*