

*South Dakota*

**RURAL DEVELOPMENT  
COUNCIL**



**MATRIX OF TEAM REPORT  
FOR  
WALL COMMUNITY ASSESSMENT**

**APRIL 19-20, 2004**

**WALL, SOUTH DAKOTA  
RESOURCE REPORT MATRIX  
(BY MAJOR THEME)**

**Economic Development**

<b>Issue or Project</b>	<b>Recommendations and Objectives</b>	<b>Resources</b>
<p>The need to diversify business opportunities and look for ways to support new businesses so they would locate to the Wall community.</p>	<p>USDA – Rural Development has several programs that could assist in this area. The first program is the Rural Business Opportunity Grant (RBOG). This program is designed to promote sustainable economic development in rural areas by making grants to organizations to provide for economic development planning, technical assistance for rural businesses, or training activities that improve economic conditions. The applicant must be a public body or a nonprofit corporation. USDA – Rural Development also promotes the Rural Business Enterprise Grant (RBEG) which is a grant to a public body or a nonprofit corporation to assist small business enterprises by providing technical assistance or to establish a revolving loan fund. Examples of the assistance that could be provided include: market studies, business plans, feasibility studies, or to provide financial assistance to third parties through a loan.</p>	<p>USDA - Rural Development 1530 Samco Road, Suite 2 Rapid City, SD 57702. Phone number is 605-342-0301 ext. 4</p>

Issue or Project	Recommendations and Objectives	Resources
<p>It was said by long time residents as well as new comers to the community, that new businesses are not encouraged.</p>	<p>Attitudes need to change regarding new business in the area. Instead of looking at them as a threat - - - look at them as an opportunity to expand the business base of community. The Chamber of Commerce could promote the value of buying at home.</p> <p>It maybe time to address entrepreneurial classes in grades k-12 to establish the entrepreneurial spirit. This could be done with FCCLA plus using college resources and SBDC. If individuals have the entrepreneurial spirit, then nurture it.</p>	<p>Wall Badlands Area Chamber of Commerce PO Box 527Wall, SD 57790-0527</p> <p>Governors Office of Economic Development 711E Wells Ave. Pierre, SD 57501-3369</p> <p>Nick Vande Weerd 46833 205<sup>th</sup> Street Bruce, SD 57720 (Current President of SDSU's CEO Chaplee)</p> <p>Rapid City SBDC 444 N Mt. Rushmore Rd, Suite 204 Rapid City, SD 57701-1197</p>
Issue or Project	Recommendations and Objectives	Resources
<p>Jobs for the young, as well as the old! Opportunities for employment for those who wish to stay, return, or relocate to the Wall, South Dakota area.</p>	<p>One of the keys to job creation in any area is business creation. Some of the hardest things to identify in any economy are entrepreneurial endeavors with promise of success and job creation. The Wyoming Business Council has developed "The Business Challenge program" and it is one method of encouraging start-up ventures, evaluating them, and providing incentives to assist them during the startup phase.</p> <p>The beauty of the Business Challenge program is that it can be customized to "target" opportunities that the sponsoring body may choose to pursue. In simple summary, the Business Challenge program that you design can target particular industries, age groups, SIC</p>	<p>Primary contact for further information on the Business Challenge program is: David Spencer Regional Director Wyoming Business Council Dspencer@wysbc.com 307.685.0283 cell 307.689.1320</p>

	<p>codes, etc., etc. limited solely by the organizers desires. It can be used to ferret out particular types of industries and could even be adaptable to outside recruiting programs</p> <p>The Business Challenge is a business plan contest. The winner is "granted" a prize package consisting of contributed "in-kind", as well as "monetary" assistance for use during the start up phase of the business. The amount of the grant is limited solely by the participation of the business community. Most communities, who are utilizing the Business Challenge or an offshoot of the program, offer the opportunity on a yearly basis. The concept is flexible and adaptable to a myriad of situations and targets.</p>	
<b>Issue or Project</b>	<b>Recommendations and Objectives</b>	<b>Resources</b>
<p>It is very difficult to live in Wall where one person can work and make a livable wage to support a family. Many comments were received about quality jobs and living wages.</p>	<p>I have seen this issue come up repeatedly in other community assessments. There are many ways to approach this. I am sure it doesn't come as a shock that many if not all states are struggling with this same issue. States are trying many things, such as raising minimum wages through legislative avenues, city ordinances and encouraging small businesses to increase wages. Of course, these avenues may not be popular with some people, but I mention these ideas as other alternatives.</p> <p>The best example I found is in Vermont with the Vermont Livable Wage campaign. Their website claims many victories. On the left hand side of their web page, click on Mission &amp; Members. The committee members may give ideas of potential partners to work with on a similar campaign in Wyoming.</p> <p>The oldest and largest grassroots organization is The</p>	<p>Vermont Livable Wage Campaign  <a href="http://www.vtlivablewage.org/lwvictories.html">http://www.vtlivablewage.org/lwvictories.html</a>  ACORN <a href="http://www.livingwagecampaign.org/">http://www.livingwagecampaign.org/</a></p>

	<p>Association of Community Organizations for Reform Now (ACORN). ACORN can provide materials and strategies to assist new campaigns. They have been in operation for more than 30 years and they also host the National Living Wage Training Conference. View their websites for a list of successes and organizing information. There is quite a bit of information on the Internet on this subject.</p>	
Issue or Project	Recommendations and Objectives	Resources
<p>Jobs for young adults, opportunities for increased employment options in Wall.</p>	<p>Recruiting new businesses to an area can be quite challenging. One method that might be of interest would be to start looking for opportunities to purchase small businesses from other areas of the country and relocate them to the Wall area.</p> <p>There could be several advantages to this method of increasing the area job base including:</p> <ul style="list-style-type: none"> <li>▪ Selectivity: You can focus your concentration on businesses that would be considered compatible to your environment, your workforce, and your vision for the area's future.</li> <li>▪ Established markets: One of the advantages of established businesses vs. start-ups is the existence of an existing market. While market expansion is always a goal, an existing market can provide the necessary cash flow to "keep the wheels on" during the transition.</li> <li>▪ Local ownership: This concept allows for local ownership and oversight convenience for the owner(s), and offers them the option of self-employment or oversight of hired management, etc. Pride of ownership can drive the value of many small concerns.</li> </ul>	<p>The internet opens up multiple sources for information on businesses for sale, by type, including:</p> <p><a href="http://www.bizbuysell.com">www.bizbuysell.com</a> and  <a href="http://www.businessesforsale.com">www.businessesforsale.com</a></p> <p>Additionally, many recruiting trips and efforts reveal purchase opportunities, as do tradeshow contacts. Operating businesses in the area are also sometimes good resources as they are in continual communication with peers and suppliers located in a variety of places.</p>

	Starting this method of recruiting simply consists of networking with local businesspersons, residents, groups, etc. There may be individuals or groups that would consider purchasing particular types of businesses that might enhance what they are currently involved in, satisfy an unfilled desire, fulfill and unavailable need, or just give them something to be involved in. It may entail holding an open quarterly meeting to present opportunities similar to a Venture Club meeting, or it could simply be accomplished with an informal network of referral.	
<b>Issue or Project</b>	<b>Recommendations and Objectives</b>	<b>Resources</b>
Creating and supporting a business friendly environment for all existing & new businesses. Support for Entrepreneurs and Small Business within the community.	Often we celebrate successful entrepreneurs, but the potential embarrassment of failing in a new business, in a small rural community, can prevent many entrepreneurs from pursuing business opportunities. The key to facilitating more entrepreneurship is to develop a entrepreneurial friendly environment. One simple way to start this process is by having a regular ‘business spotlight’ in the local newspaper. Articles could review how the business began, what issues and challenges the entrepreneur faced in starting the business, what markets are served, and the economic impact the new business has had on the local community.	Pennington County Courant
<b>Issue or Project</b>	<b>Recommendations and Objectives</b>	<b>Resources</b>
Creating and supporting a business friendly environment for all existing & new businesses. Support for Entrepreneurs and Small Business within the community.	There are numerous technical resources available here in South Dakota, and online, to support new business development. Assistance and skills development services provided by these resources include business planning, business start-up assistance, financial and technology analysis, human resources, management and	Rapid City Small Business Development Center - <i>Provides assistance to new and existing businesses in areas such as marketing, business plan development, finance, and much more.</i> 444 N. Mr. Rushmore Road, Ste. 204 Rapid City, SD 57701-1197

	<p>much more. Many of these support services are provided free of charge. One recommendation may be for Wall (with perhaps the Chamber taking the lead) to host a business development workshop (or a regional workshop with other nearby communities) and bring in some of these organizations as an educational service to potential entrepreneurs within the community. I have listed some of these resources below. A full list of resources is available in the South Dakota Resources Directory at <a href="http://www.sdcommunitynetwork.com">www.sdcommunitynetwork.com</a></p>	<p>605-394-6140  <a href="mailto:jmirehouse@tie.net">jmirehouse@tie.net</a> <a href="http://www.sdsbdc.org">www.sdsbdc.org</a></p> <p>West River Business Information Center  <i>- A central resource for business related publications</i>  444 N. Mr. Rushmore Road, Ste. 204  Rapid City, SD 57701-1197  605-394-6140 <a href="mailto:mcarver@tie.net">mcarver@tie.net</a>  <a href="http://www.bhfreebusinesshelp.org">www.bhfreebusinesshelp.org</a></p> <p>Genesis of Innovation  <i>- helps entrepreneurs in the development and analysis of their business ideas by connecting them with potential technical and financial resources.</i>  444 N. Mr. Rushmore Road, Ste. 204  Rapid City, SD 57701-1197  605-394-1706  <a href="mailto:gbartron@tie.net">gbartron@tie.net</a>  <a href="http://www.genesisofinnovation.net">www.genesisofinnovation.net</a></p> <p>South Dakota Manufacturing Partnership  <i>- helps companies assess their operations and recommend areas of increased efficiency</i>  101 13th Ave. N.E.  PO Box 1533  Watertown, SD 57201  605-753-0153  <a href="mailto:info@ndmep.co">info@ndmep.co</a>  <a href="http://www.dakotamepcom">www.dakotamepcom</a></p> <p>Procurement Technical Assistance Center  <i>- provides technical expertise to businesses interested bidding on and receiving federal, state and local government contracts.</i></p>
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Issue or Project	Recommendations and Objectives	Resources
<p>Creating and supporting a business friendly environment for all existing &amp; new businesses. Support for Entrepreneurs and Small Business within the community.</p>	<p>There are several sources of financial assistance to help start a business in South Dakota. A full list of financial resources for business development is listed in the South Dakota Resources Directory at <a href="http://www.sdcommunitynetwork.com">www.sdcommunitynetwork.com</a>, but I have highlighted</p>	<p>West River Economic Development Coalition Revolving Loan Fund 444 N. Mt. Rushmore Road, Ste. 204 Rapid City, SD 57701 605-394-1706</p>

a few here as well.

tbcrawlfo@gwtc.net

**REDI**

– Entrepreneur Subfund - *Recently passed by the legislature, makes loans to South Dakota entrepreneurs and South Dakota start-up businesses to develop and promote new business activity. Expected to operational later this year.*

Governors Office of Economic Development –  
GOED 711 E. Wells Ave.  
Pierre, SD 57501  
605-773-5032  
goedinfo@state.sd.us  
www.sdgreatprofits.com

**South Dakota MicroLoan Program**

- *provides low interest, gap financing for small businesses for capital, equipment, real estate or other project costs.*

Governors Office of Economic Development  
711 E. Wells Ave.  
Pierre, SD 57501  
605-773-5032  
goedinfo@state.sd.us  
www.sdgreatprofits.com

**Genesis Equity Fund**

- *Invests Capital in startup and expanding businesses, creating an ownership interest.*

444 N. Mr. Rushmore Road, Ste. 204  
Rapid City, SD 57701-1197  
605-394-6140  
jmirehouse@tie.net  
www.genesequityfund.com

		Prairie Gold Venture Partners - <i>Venture Capital Investment Technology Business Center</i> 2329 N. Career Ave., Suite 225 Sioux Falls, SD 57107 605-261-6550 jerstad@pgvp.com www.pgvp.com
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### Education

Issue or Project	Recommendations and Objectives	Resources
<p>It was brought up in most sessions that the new school is a high priority to the community and everyone appeared hopeful that the bids would come in within in budget. In the event of a shortfall, the following program has possibilities.</p>	<p>USDA – Rural Development. The Guaranteed &amp; Direct Community Facility loan program can be used to finance the construction of public schools. Eligible entities include public bodies or nonprofit corporations. Under the direct loan program, USDA can extend the terms to a maximum of 40 years with an interest rate around 5%. The guaranteed loan program allows USDA to offer loan guaranteed to local lenders to help build essential facilities.</p>	<p>USDA - Rural Development          1530 Samco Road, Suite 2          Rapid City, SD 57702          605-342-0301 ext. 4</p>
Issue or Project	Recommendations and Objectives	Resources
<p>In two of the listening sessions there was a strong push in academics.</p>	<p>Resources, programs, suggestions, and examples Parents and students feel the preparation at the high school level is not adequate for the college bound student. The school board needs to review the high school graduation requirements and test scores to determine if the curriculum needs to be adjusted. Also, the parents and students should look at technical schools. There is a possibility of collaborating with technical schools for dual credit during the junior and senior years. This collaboration could provide graduating seniors with</p>	<p>Wall School District Board of Education and High School Principal.</p>

	<p>credits toward technical degrees in areas that are conducive to employment at West Central Electric and Golden West. There are many employees reaching retirement age that work for these utility companies. It also seems that the staff at the High School level are close to retirement age as well. The school needs to recruit younger highly qualified staff. It is very important that academic achievement awards be equal to the athletic/activity awards. They should be held in the evening when parents, family, and community members can honor the students by attending such an event. Held during the day precludes participation from other than the school.</p>	
<b>Issue or Project</b>	<b>Recommendations and Objectives</b>	<b>Resources</b>
<p>Several respondents during the listening sessions expressed concern about the academic achievement of Wall’s high school students. The analysis conducted in conjunction with this assessment bears this out in further detail. Specific concern was expressed regarding preparation for post secondary education.</p>	<p>I would suggest conducting a survey of previous Wall graduates over the last five years regarding their preparation for post secondary education. What was their experience like when they went to college? Did they feel like they were behind students from other schools? Did they have to take any remedial classes in college? What kind of classes did they wish they had taken in high school but did not (by choice or because they were not offered). What kinds of recommendations would they make for Wall’s curriculum? Etc. Former students can be a fountain of knowledge in this regard because they are experiencing these issues on a daily basis. A process of self-assessment is necessary to determine targeted areas for improvement.</p> <p>Also, review the curriculum established for the regents scholarship and see how this relates to the recommended curriculum in Wall High School. Are there significant differences? Are there other classes that could be offered to make up for these differences? How many students are</p>	<p>South Dakota Board of Regents 306 East Capitol Ave Suite 200 Pierre, SD 57501-2545 605-773-3455 info@ris.sdbor.edu</p>

	<p>fulfilling a regent's style curriculum?</p> <p>Set a goal for the number of Regents Scholars you would like to see come out of Wall High School and track your progress in meeting this objective. Remember to think long-term. Changes happen slowly, so set goals that extend out five to seven years.</p>	
<b>Issue or Project</b>	<b>Recommendations and Objectives</b>	<b>Resources</b>
<p>Providing scholarships beyond academic considerations</p>	<p>An option might be to create a scholarship fund similar to the Ole Williamson Memorial Scholarship, which is awarded annually to Stanley County High School graduates (Fort Pierre) and Stanley County residents, at the time of graduation, who are attending a postsecondary institution. The current scholarship levels are:</p> <ul style="list-style-type: none"> <li>▪ \$200 for Second Semester Freshman</li> <li>▪ \$300 for Sophomores</li> <li>▪ \$400 for Juniors</li> <li>▪ \$500 for Seniors</li> </ul> <p>This approach provides funding to all students pursuing a postsecondary education. The hard part would be finding a financial source for funding an endowment for these scholarships.</p>	<p>Stanley County School District, #57-1  Superintendent Larry Jaske  P. O. Box 370  Fort Pierre, SD 57532  605.223.7741  <a href="http://www.stanleycounty.k12.sd.us/ole_williamson.htm">http://www.stanleycounty.k12.sd.us/ole_williamson.htm</a></p>

### Agriculture

<b>Issue or Project</b>	<b>Recommendations and Objectives</b>	<b>Resources</b>
<p>The need for diversification and value added opportunities.</p>	<p>USDA – Rural Development. The Value-Added Producer Grants (VAPG) are available to primarily support the development and implementation of business plans and marketing strategies for value-added products</p>	<p>USDA - Rural Development State Office  Attn: Rural Business Cooperative Service  200 4th Street S.W.  Federal Building Room 210</p>

	and are made directly to agricultural producers. This program is to enable producers of agricultural commodities to participate in the economic returns to be found in the value added market. This grant requires a 1 to 1 match with a maximum request of \$500,000.	Huron, SD 57350-2477 605-352-1142.
<b>Issue or Project</b>	<b>Recommendations and Objectives</b>	<b>Resources</b>
Diversification	USDA – Rural Development. The Renewable Energy Systems & Energy Efficiency Improvements (ENERGY) program provides grants to agricultural producers and rural small business to purchase renewable energy systems and make energy efficiency improvements. The grant funds may be used to pay up to 25% of the eligible project costs with a maximum grant of \$250,000 for energy efficiency improvements and up to \$500,000 for renewable energy systems. Examples of what the funds can be used for include: purchase and installation of equipment, construction or improvements, feasibility studies, business plans, and retrofitting.	USDA - Rural Development State Office 200 4th Street SW Federal Building, Rm 210 Huron, SD 57350 605-352-1142.
<b>Issue or Project</b>	<b>Recommendations and Objectives</b>	<b>Resources</b>
Diversification	Resources, programs, suggestions, and examples It was said in the listening session that the agricultural community members of Wall are very progressive thinkers. Pennington County is ranked 5th in the state for winter wheat production. Attention may need to be brought to agriculture for value added activities. A strawboard manufacturing plant could possibly be researched. With the possibility of DM&E passing through Wall and Walls location with I-90 is a plus.	Cooperative Services Program – USDA Rural Development 200 Fourth Street SW Federal Building 210 Huron, SD 57350 605-352-1100  SD Value – Added Agriculture Center 303 Illinois Ave. SW Huron, SD 57350

Issue or Project	Recommendations and Objectives	Resources
<p>Diversification. Many community members from the agriculture community remarked to us that they realize they must diversify their operations in order to survive. This is definitely a realization of most ranchers and farmers in the west.</p>	<p>My organization, the Wyoming Rural Development Council, partnered with several other organizations in the State of Wyoming to develop a agriculture diversification guide for ranchers and farmers. Partners included: Wyoming Department of Agriculture, Cooperative Extension, Wyoming Business Council and NRCS (Natural Resources Conservation Service). In addition to the guide, we hosted a western agriculture diversification workshop with speakers from several western states including South Dakota.</p> <p>There are many opportunities for diversifying and many resources available to assist you in deciding what would be best for you. I am sending along with my report, a copy of the diversification guidebook. This book retails for \$50.00 and can be purchased through the Wyoming Rural Development Council.</p>	<p>Mary Randolph Wyoming Rural Development Council 2219 Carey Ave. Cheyenne, WY 82002 307-777-6430 mrando@state.wy.us</p>
Issue or Project	Recommendations and Objectives	Resources
<p>It was mentioned several times during the listening sessions that it has become increasing difficult for youth to pursue agriculture as a career.</p>	<p>There are numerous reasons why new farmers or ranchers have difficulty entering this occupational area including the high investment costs involved, the inherent risk in agriculture, lack of land, and the numerous other opportunities for careers in other occupations – to name just a few. While there are no easy solutions to these challenges, I do want to highlight two programs providing financial assistance to new farmers/ranchers.</p> <p>The USDA Beginning Farmer/Ranger Ownership and Operating Loans Program targets a portion of Direct Farm Operating and Ownership loan funds to beginning farmers and ranchers who are unable to obtain financing</p>	<p>USDA – Farm Service Agency 200 4th St. SW Federal Building, Room 308 Huron, SD 57350 605-352-1160 <a href="http://www.fsa.usda.gov/sd/">www.fsa.usda.gov/sd/</a></p> <p>South Dakota Department of Agriculture Division of Agricultural Development 523 E. Capitol Ave. Pierre, SD 57501-3182 605-773-3375 agmail@state.sd.us <a href="http://www.state.sd.us/doa">www.state.sd.us/doa</a></p>

	<p>from commercial credit sources.</p> <p>The South Dakota Beginning Farmer Bond Program is a tax-exempt bond program designed to assist beginning farmers in South Dakota to acquire agricultural property at lower interest rates. This program enables lenders, individuals, partnerships, corporations and other entities to receive federally tax-exempt interest with respect to a loan or contract sale made to beginning farmers/ranchers. Bonds are issued through the Value Added Finance Authority (VAFA).</p>	
<b>Issue or Project</b>	<b>Recommendations and Objectives</b>	<b>Resources</b>
<p>The need for Value Added Ag Opportunities and economic diversification</p>	<p>Along with “Entrepreneurship”, “Value-Added Agriculture” seems to be the prevailing theme currently dominating discussions in community and economic development circles. Value-added agriculture is a natural fit for many of the state’s rural economies, and Wall, because of the historical role agriculture has had in our local economies and social infrastructure.</p> <p>During the listening sessions, we heard several discussions about the need to solicit more agricultural participation in the local chamber of commerce – thereby extending their constituency and the benefits that this organization can provide to the local community.</p> <p>My recommendation would be to form a Value-Added taskforce through the local chamber of commerce to explore value-added ag development activities that would fit the local community. In order to be considered for future projects, your community needs to get involved in this growing area and seek out potential opportunities as they arise.</p>	<p>Rural Community Innovations 1410 Dakota Ave. South Huron, SD 57350 605-352-6761 results@rci-usa.org www.rci-usa.org South Dakota Ag Producer Ventures PO Box 66 Canton, SD 57103 605-764-6905 info@sdapv.com www.sdapv.com</p> <p>Value-Added Agricultural Subfund - REDI Governor’s Office of Economic Development 711 E. Wells Ave. Pierre, SD 57501 605-773-5032 goedinfo@state.sd.us www.sdgreatprofits.com Value-Added</p> <p>Agribusiness Relending Program – VAARP South Dakota Department of Agriculture Division of Agricultural Development 523 E. Capitol Ave. Pierre, SD 57501-3182 605-773-3375 agmail@state.sd.us www.state.sd.us/daa</p> <p>See previous listings for USDA Rural Development’s Value Added Producer Grants (VAPG), Rural Business Enterprise Grants</p>

There are several sources of technical assistance in this area. Theresa Benda, in her recommendation below, mentions the USDA Cooperative Service program and the Value Added Ag Center as two technical assistance sources. Along with these two resources, I would also add the Governors Office of Economic Development (GOED). GOED has been instrumental in various ag-related development activities occurring throughout the state.

Another source of technical assistance is South Dakota Ag Producer Ventures. SDAPV is a member driven professional organization that seeks out, develops, nurtures and evaluates ag-related investment opportunities. Finally, one last source of technical assistance is Rural Community Innovations. RCI offers technical assistance in areas such as strategic planning, feasibility analysis, market analysis, business plan writing, and so forth.

There are several potential areas of financial assistance as well. In previous recommendations, Tim Potts mentions the Value-Added Producer Grants (VAPG), as well as USDA Rural Development's Rural Business Enterprise Grants (RBEG) and the Rural Economic Development Grants/Loans (REDG / REDL).

In addition to these resources, I want to highlight the Value-Added Agricultural Subfund offered through the Governor's Office of Economic Development. The goal of this subfund is to make low interest loans available to innovative value-added agri-business projects which are attempting to take an idea from conception to completion. This fund helps to find niche markets that will add value to SD commodities by providing funding for market research and feasibility analysis.

(RBEG) and Rural Economic Development Grants/Loans (REDG / REDL)

	<p>Finally, another source of financing is the Value-Added Agribusiness Relending Program (VAARP) offered through the State Department of Agriculture. VAARP provides direct loans to assist with community development projects, the establishment of new businesses, expansion of existing businesses, creation of employment opportunities or saving existing jobs, and adding value to South Dakota agricultural commodities through further processing or marketing.</p>	
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### Housing

Issue or Project	Recommendations and Objectives	Resources
<p>Housing availability</p>	<p>USDA Rural Development has several programs that could assist with housing in the Wall area. The first one is the Section 502 Direct Home Ownership Loans; these loans may be used to build, buy, improve, repair, or rehabilitate homes. These loans are offered to help families or individuals with very low or low incomes. Loans may be made for up to 100% of the appraised value and are typically financed for 33 years. This program allows for subsidized interest as low as 1% based on the adjusted household income. Rural Development also has a Section 504 Rural Home Repair Loan &amp; Grant program that is available to assist eligible very low income homeowners make repairs to their home. Repairs can be made to improve or modernize the home, to make it safe, sanitary, or to remove health and safety hazards. Rates and terms are 1% with up to 20 years to repay the loan. Grants are available only for repairs that remove health or safety hazards. Applicants for the grants must be at least age 62.</p>	<p>USDA - Rural Development 1530 Samco Road, Suite 2 Rapid City, SD 57702 605-342-0301 ext. 4.</p>

Issue or Project	Recommendations and Objectives	Resources
<p>During almost every listening session we heard that Wall desperately needs an Assisted Living Facility.</p>	<p>USDA - Rural Development has a Direct &amp; Guaranteed Community Facilities program. These programs can be used to assist rural areas and towns in developing essential community facilities. Typical facilities include: health care, assisted living facilities, public safety stations or vehicles, child care centers, and schools. The applicant would need to be a public entity or a nonprofit corporation. The direct program can finance projects for a maximum term of 40 years with the interest rate around 5%. Rural Development can also work with the local lenders to offer loan guarantees to assist in the financing of the essential community facility.</p> <p>Another option that your community may want to consider is converting a portion of Prairie Village into assisted living. To explore this option further, you can contact Doug Wells at the Pennington County Housing and Redevelopment Commission, which currently operates this facility. Conversion is possible within HUD guidelines, but there are rules and regulations that need to be taken into consideration.</p> <p>HUD also offers a couple of financial assistance programs that would be available to help convert an existing facility. The Assisted Living Conversion Program (ALCP) provides private nonprofit owners of eligible developments designed for the elderly with a grant to allow the conversion of some or all of the dwelling units in the project into an Assisted Living Facility (ALF) serving frail elderly. The ALCP provides funding for the physical costs of converting some or all of the units of an eligible development into an ALF, including the unit configuration, common and services</p>	<p>USDA - Rural Development  Tim Potts, Rural Development Director  1530 Samco Road, Suite 2  Rapid City, SD 57702  605-342-0301 ext. 4</p> <p>U.S. Department of Housing and Urban Development – HUD  2400 West 49th Street, Ste. I-201  Sioux Falls, SD 57105  605-330-4223  SD_Webmanager@hud.gov  www.hud.gov/local/sd/working/localoffices.cfm</p> <p>Doug Wells  Pennington County Housing and Redevelopment Commission  1805 W Fulton  Rapid City, SD 57701  (605) 394-5350 (W)  dougw@pchrc.net</p>

	<p>space and any necessary remodeling, consistent with HUD or the State’s statute/regulations (whichever is more stringent).</p> <p>HUD also administers the Section 202 Supportive Housing for the Elderly Program. This program provides capital advances to finance property acquisition, site improvement, conversion, demolition, relocation, and other expenses associated with supportive housing for the elderly. The capital advance does not have to be repaid as long as the project serves very low-income elderly persons for 40 years. Project Rental Assistance is used to cover the difference between the HUD-approved operating cost per unit and the tenant’s rent. The applicant must be a private, nonprofit organization with prior experience in housing or related social service activities.</p> <p>Converting a portion of Prairie Village to assisted living housing serves a couple of purposes. First, it would allow for assisted living in Wall without having to own or operate an entire facility for this purpose. Second, it helps to eliminate some of the concerns with on-going operating costs for such a facility. And finally, conversion may help alleviate some of the vacancy previously experienced at this facility.</p>	
<b>Issue or Project</b>	<b>Recommendations and Objectives</b>	<b>Resources</b>
Availability of Housing	<p>The Community of Wall may pursue implementation of a Youthbuild program. Such a program would provide a learning activity for the community’s youth, while at the same time, assisting the community with housing availability issues.</p> <p>The Youthbuild program is coordinated by the US Department of Housing and Urban Development.</p>	<p>US Department of Housing and Urban Development 2400 West 49th Street, Ste. I-201 Sioux Falls, SD 57105 605-330-4223 SD_Webmanager@hud.gov www.hud.gov/local/sd/working/localoffices.cfm</p> <p>South Dakota Housing Development Authority PO Box 1237 221 S. Central Ave. Pierre, SD</p>

Youthbuild shows young people how to build new homes for people in need, and new lives for themselves. Each year, youth who participate in Youthbuild receive a combination of classroom academic and job skills development and on-site training in a construction trade. With support from HUD, Youthbuild participants are able to put their newly acquired skills to good use rehabilitating and building housing for low-income in their communities.

Youthbuild provides funding to public and private non-profit organizations, that include community-based organizations, community action agencies, state or local housing agencies, community development corporations, and any other entity including States, and units of general local government eligible to provide education and employment training.

The Pennington County Housing Authority is a good source of information regarding this program. You may also want to contact HUD, the South Dakota Housing Development Authority, and the Community Action Agency for your area to see if other communities have implemented this program and the potential benefits this program has had on their communities.

The Deadline for this years Youthbuild grant is July 2, and is far too early for you take advantage of this program this year. You may, however, look into planning such a program in time for next year's funding round. A webcast information training session on this grant program will be held on June 8 at 10:00 a.m (eastern time) with the web cast archived for future access soon thereafter. You can watch this web cast online at <http://www.hud.gov/webcasts/schedule/index.cfm>

57501-1237 605-773-3181 [www.sdhda.org](http://www.sdhda.org)  
Western SD Community Action Agency 1844  
Lombardy Drive Rapid City, SD 57703 605-  
348-1460 [wsdcap@rapidcity.com](mailto:wsdcap@rapidcity.com)  
[www.sdcommunityaction.org](http://www.sdcommunityaction.org) Doug Wells

Pennington County Housing and  
Redevelopment Commission 1805 W Fulton  
Rapid City, SD 57701 (605) 394-5350 (W)  
[dougw@pchrc.net](mailto:dougw@pchrc.net)

## Community Involvement

Issue or Project	Recommendations and Objectives	Resources
<p>It was mentioned that the same people are in the fore front for fund raisers, etc.</p>	<p>Resources, programs, suggestions, and examples A campaign could be spearheaded to identify new leaders in the community. A leadership skills program should be identified. This training should provide skills to new and emerging leaders.</p> <p>It maybe appropriate for those volunteers spearheading activities to ask others to help that are not normally involved. This will place a value on the “new volunteer.’ Then they may feel valued enough or “wanted” to assist or volunteer. It was said time and time again, at the listening sessions, the most valued asset is the people.</p>	<p>Beth Davis Leadership Plenty SD PO Box 802 Sioux Falls, SD 57101-0802</p>
Issue or Project	Recommendations and Objectives	Resources
<p>Communication</p>	<p>Resources, programs, suggestions, and examples This is a hard issue to resolve. Somehow the City and the School District need more communication and cooperation.</p> <p>It maybe resolved by the Mayor and Superintendent sharing the visions of each entity. Also, with the use of technology the school and city should share with each other all happenings in the area.</p>	<p>City of Wall Mayor David Hahn School District Superintendent</p>
Issue or Project	Recommendations and Objectives	Resources
<p>I was impressed to hear the enthusiasm community members had to help and volunteer for</p>	<p>NRCS, Natural Resource Conservation and Development, has a wonderful program called, ABCD-Asset Based Community Development. The concept of</p>	<p>Natural Resource Conservation Service 200 Fourth Street SW, Suite 200 Huron, SD 57350</p>

<p>activities. Just the efforts people put into coordinating the assessment were remarkable. As in any community, you have a multitude of talents.</p>	<p>asset based community development is a derivative of community capacity development and provides a mechanism to gather information about the community that can be reorganized to generate new entrepreneurial endeavors, enhance social services and potentially protect natural resources.</p> <p>It is a model that assumes the community already has many of the assets necessary to create a viable future. Rather than focusing on needs and problems or concerns as in the traditional path of community development, the conversation at the local level draws on the assets of the community which include: natural resources, youth, elderly, businesses, libraries, cultural groups, clubs, farms and ranches as well as a long list of other locally located assets.</p> <p>Traditional Community Development Models often times rely on small groups of citizens who determine the final assessment of priorities. Smaller groups are usually involved in the follow through and implementation of plans developed to focus on resolving problems. ABCD engages as much of the community as possible. It focuses on the inherent ability of citizens to create their future drawing upon locally identified assets. With this method, grants are looked for only to fill gaps in local efforts when the current assets of a community are reorganized. NRCS offers training sessions in this process as well as technical assistance.</p>	
<b>Issue or Project</b>	<b>Recommendations and Objectives</b>	<b>Resources</b>
<p>Recruiting new volunteers. Many communities seem to suffer from "STP" - Same Ten People. Well is no exception. In rural communities</p>	<p>A few suggestions for getting some new volunteers are 1) Schedule your follow up meeting for the assessment as soon as possible. The process used to set priorities helps to establish new volunteers.</p>	

volunteers are what makes everything happen and you need to continue to build upon increasing your pool of volunteers.	2) Recruit young people. We find that youth want to help and they have the energy we older people don't have! They can also be a delight to work with. ASK them to serve on committees and volunteer their time and energy. 3) Make sure volunteers are recognized - have a picnic to recognize their achievements, develop a "volunteer" of the year award.	
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Issue or Project	Recommendations and Objectives	Resources
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One of the needs and challenges I heard from community members, was for an organized volunteer system.	<p>One solution may be to research the AmeriCorp Vista volunteer program. AmeriCorps*VISTA is about finding long-term solutions to the problems of poverty by increasing the capability of low-income people to improve the conditions of their lives. This focus on empowerment and poverty is VISTA's unique niche in the service field, and defines the role of the Volunteer. Therefore, the focus of VISTA Volunteer activity is not to provide direct service such as one-one tutoring or counseling. Rather, VISTAs are community organizers.</p> <p>VISTA Volunteers try to engage all elements of the community, enabling the community to solve its own problems. Examples of activities include recruiting and training community volunteers, creative fundraising and grantwriting, public awareness work, creating resource centers, or assisting a sponsor to develop a new program. An AmeriCorps*VISTA project is considered successful when the work continues after VISTA Volunteers have left.</p>	<p>South Dakota/North Dakota John Pohlman 225 S. Pierre Street, Room 225 Pierre, SD 57501-2452 605/224-5996 605/224-9201 SD@cns.gov</p>
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Issue or Project	Recommendations and Objectives	Resources
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Activities for youth and seniors. Academic Achievement	The Federal Department of Education provides grants for the development of Community Technology Centers	Karen Holliday U.S. Department of Education OVAE
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	<p>(CTC's). CTC's must be developed in cooperation between a Community Based Organization and a Local Educational Institution (such as a school). With the potential construction of a new High School, the integration of a CTC for the community and students performing below average academically is possible. Average grants are expected to be around \$250,000, with about 30-40 grants being awarded nationally.</p> <p>Grant applications were due on June 1, 2004 – but you may consider applying for this program in 2005.</p>	<p>400 Maryland Avenue, SW.  Washington, DC 20202–7110.  (202) 245–7708  Karen.Holliday@ed.gov  <a href="http://www.ed.gov/news/fedregister">http://www.ed.gov/news/fedregister</a></p>
<b>Issue or Project</b>	<b>Recommendations and Objectives</b>	<b>Resources</b>
<p>Need to foster new leadership within the community in order to increase community involvement.</p>	<p>In addition to the leadership programs referenced by Theresa Benda in her recommendations, you may also consider a couple of other leadership training programs currently being offered in South Dakota.</p> <p>The LeadershipPlenty Program is currently being rolled out by your local planning district – The Black Hills Council of Local Governments. You can contact the Black Hills Council regarding whether Wall may be able to host this leadership development training forum for local community residents.</p> <p>The Federal Home Loan Bank of Des Moines is also hosting a day and a half leadership training workshop in Chamberlain on September 21-22. The leadership training conference will include teams of three to five participants from 20 communities in South Dakota. Teams are composed of community leaders, but must include participation from a local Home Loan bank member financial institution. The training costs \$70 per team member, and includes materials and two meals.</p>	<p>Van Lindquist, Executive Director Black Hills Council of Local Government PO Box 9686 Rapid City, SD 57709-9686 605-394-2681 <a href="mailto:vlindqst@iw.net">vlindqst@iw.net</a></p> <p>Federal Home Loan Bank - Des Moines Community Investment 907 Walnut Street Des Moines, IA 50309 Phone: 800-544-3452, Ext. 1025 Fax: 515-281-1022 <a href="mailto:kwelsch@fhlbdm.com">kwelsch@fhlbdm.com</a> <a href="http://www.fhlbdm.com">www.fhlbdm.com</a></p> <p>South Dakota Agriculture &amp; Rural Leadership, Inc. South Dakota State University Box 2170 Brookings, SD 57007 605-688-5440 <a href="mailto:Dan_Gee@sdstate.edu">Dan_Gee@sdstate.edu</a> <a href="http://sdarl.sdstate.org/">http://sdarl.sdstate.org/</a></p>

	<p>Finally, South Dakota Agriculture and Rural Leadership, Inc. offers an intensive study and training experience for future agricultural leaders of South Dakota. The SDARL program consists of 12 seminars over a 2 year period. Ten of the seminars are 3-4 day in-state seminars held at various locations throughout the state. The National Seminar is a 6-day study/travel seminar to Washington DC and the International Seminar is a two-week study seminar abroad. Tuition and fees apply.</p>	
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### Youth

Issue or Project	Recommendations and Objectives	Resources
<p>One of the listening sessions I always enjoy when doing a community assessment is the youth session. I was impressed that your school gave students extra credit for attending and even though credit was the motivation, the youth still participated well, care about their community and had some very good ideas. The challenge is to get these kids involved in today and the future of Wall.</p>	<p>I would recommend you begin a youth council. This is an opportunity for young people to be involved in government, in the decisions being made about their community and an opportunity to gain leadership skills. Several towns and cities are creating youth as a part of their city government and these programs have been very successful. A very good example in Wyoming is the Lovell, Wyoming Youth Council. I would suggest contacting Angel Montanez, City Councilman at Lovell, Wyoming for information about their program.</p>	<p>Angel Montanez Town of Lovell P.O. Box 188 Lovell, WY 82431 307-548-6551</p>
Issue or Project	Recommendations and Objectives	Resources
<p>Involvement, Retention, Activities/Recreation</p>	<p>There is no easy solution to the challenge of retaining or attracting youth to small rural communities such as Wall. Interestingly, when we held the youth listening session, a majority of the students stated that they would be interested in staying in Wall or another rural community</p>	<p>Junior Achievement of South Dakota Carol Ann Borchard (jasd@rushmore.com) West Region District Manager 1000 N. West Ave, Ste. 110 Sioux Falls, SD</p>

	<p>if the right opportunities existed there. Generating those types of opportunities is the hard part.</p> <p>In the past, rural communities have attempted to develop high quality jobs by competing with other communities to have businesses locate there. This practice has had its weaknesses over time and has placed rural communities in a competitive position rather than a cooperative position. The new focus has been to develop these opportunities from within by focusing on entrepreneurship – another area that is not easily accomplished. There are several financial and technical resources available to assist aspiring entrepreneurs in their efforts (detailed in my later recommendations). The critical component is generating a supply of entrepreneurs within the community that will provide the foundation for future economic growth</p> <p>During the listening sessions, we heard a lot about youth concerns - more specifically about retaining youth, having youth involved in the community, creating activities for youth to participate in, etc. These issues are not mutually exclusive and the best way to address these issues is through efforts that address a variety of concerns simultaneously.</p> <p>My recommendation to the Community of Wall and to the Wall School District is to develop a project that helps develop the skills of entrepreneurs at an early age. One way to do this is through hands-on learning. A recent trend that many schools have pursued is the development of student run businesses. These projects allow students to build a business from the ground up, and teaches them the skills to start and operate a business</p> <p>Various organizations provide support for such</p>	<p>57104-1314 605-336-7318  jasd@jasd.org (general email)  www.southdakota.ja.org</p> <p>REAL Enterprises  Corporation for Enterprise Development  115 Market Street, Ste. 221  Durham, NC 27701  919-688-7328  919-682-7621  info@realenterprises.org  www.realenterprises.org</p> <p>Kauffman Foundation  4801 Rockhill Road  Kansas City, MO 64110-2046  816-932-1000  www.kauffman.org</p> <p>National Council of Economics Education  1140 Avenue of the Americas  New York, NY 10036  212-730-7007  212-730-1792 (Fax)</p> <p>South Dakota DECA Distributive Education  Clubs of America (DECA)  Mr. Steven Rounds  South Dakota DECA  700 Governor's Place  Pierre, South Dakota 57501  605-773-4673  605-773-4236 (fax)  steven.rounds@state.sd.us</p> <p>Rural Business Enterprise Grant – RBEG</p>
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	<p>initiatives. One of these organizations is the Distributive Education Clubs of America (DECA), which I believe is already operating in Wall’s high school. Another organization that has seen success is Junior Achievement. I do not know if this is currently implemented at Wall High School, but this set of curriculum teaches students how to start and run a businesses through a student led enterprise – with the assistance of volunteer resources and mentors from the local community.</p> <p>Finally, REAL enterprises, the Kauffman Foundation of Kansas city and the National Council on Economic Education also provides excellent curriculum and support for these types of initiatives. These resources are listed below as well.</p> <p>The youth in Wall seemed interested in such an initiative. Their efforts could be geared towards a business that would provide activities and enhance community involvement of youth. Possible efforts might include running a wellness center, starting a summer activities program for youth, creating a youth activities center, etc.</p> <p>By fostering this type of experience at an early age, you can assist the youth in your community to create opportunities for themselves in Wall – helping to retain them within your community into the future.</p>	<p>USDA Rural Development  1530 Samco Road, Ste. 2  Rapid City, SD 57702-8007  605-342-0301  605-342-0583 (Fax)  tim.potts@sd.usda.gov</p>
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### Facilities

Issue or Project	Recommendations and Objectives	Resources
The need and funding for a wellness center, gymnasium and	USDA – Rural Development. The Guaranteed & Direct Community Facility loan program can be used to	USDA - Rural Development Office 1530 Samco Road, Suite 2

<p>new school.</p>	<p>construct, enlarge, or improve community facilities for health care, public safety and public services. Examples include: public schools, wellness centers, fire and rescue buildings, library, and community center. Eligible entities include public bodies or nonprofit corporations. Under the direct loan program, USDA can extend the terms to a maximum of 40 years with an interest rate around 5%. The guaranteed loan program allows USDA to offer loan guaranteed to local lenders to help build essential facilities.</p>	<p>Rapid City, SD 57702 605-342-0301 ext. 4.</p>
<p><b>Issue or Project</b></p>	<p><b>Recommendations and Objectives</b></p>	<p><b>Resources</b></p>
<p>In all of the listing sessions the issue of the construction of a new school facility was identified. Also a wellness center and gymnasium was mentioned in the majority of the listening sessions.</p>	<p>Resources, programs, suggestion, and examples The construction of the new school facility and gymnasium will allow other options to be considered for the “old” school facility. Plans could allow for the use of the old gymnasium for three on three tournaments developing new markets. It would also reduce some of the pressure on the gymnasium for school during seasons that require teams to practice at the same time. It would also allow another option for adult recreation when the gyms aren’t being used. When the school facility is built it will be necessary to develop avenues to use the facility to market Wall.</p>	<p>Department of Education Impact Aid Construction Funds US Department of Education 400 Maryland, SW Room 3 E 103 Washington, DC 20202-6244</p>
<p><b>Issue or Project</b></p>	<p><b>Recommendations and Objectives</b></p>	<p><b>Resources</b></p>
<p>I cannot even count the number of times we heard from all of you that you would like to see a wellness center, fitness center or some type of recreational facility! I think we heard you!</p>	<p>I am sure other team members have already noted that a very good location for this type of facility would be the "mystery" building downtown. It would take a private investor to make this a reality, but it is not impossible. Several weeks ago I was in Prescott, AZ and they had converted an old town hall building, right on Main Street, into a fitness center.</p>	

Issue or Project	Recommendations and Objectives	Resources
<p>During several listening sessions, we heard comments about the need for a new swimming pool, an indoor swimming pool, a pool integrated with a Wellness Center, etc.</p>	<p>Building, repairing, reconstructing and maintaining a swimming pool is a common issue in many rural communities. The ways that different communities have approached this issue is as varied as the communities themselves.</p> <p>Before considering the construction of an indoor facility, it would be prudent to assess the condition and longevity of your current outdoor pool. You might consider how much longer this facility might last and whether repair or new construction makes sense. If new construction is the most prudent option, you might consider whether to build another outdoor facility or replace it with an indoor facility.</p> <p>Like other capital projects, such as an assisted living facility or wellness center, it is not necessarily the up-front capital construction costs that are the most significant financial hurdle. Instead, it is the on-going operating costs that are of concern. Swimming pools rarely, if ever, generate income sufficient to cover their regular operating costs – especially in rural communities. By considering the repair and replacement of your existing pool – you can mitigate these on-going expenses because these are expenses you are already incurring on a regular basis to operate the existing facility.</p> <p>Construction of an aquatic facility in Wall might make some sense in terms of tourism. We also heard a lot of comments during the listening sessions about making Wall a destination rather than pass through tourism attraction. An updated swimming facility could not only service the local community (and surrounding communities), but it also could be an outdoor</p>	<p>Britton Swimming Pool Marie Marlow City Finance Officer City of Britton PO Box 91 Britton, SD 57430 605-448-5721 cityhall@brittonsd.com</p> <p>Canistota Swimming Pool Darin Nugteren City of Canistota 531 N. East Ave Canistota, SD 57012 605-333-0525 noot@mchsi.com</p> <p>Community Development Block Grants Norm Lingle or Steve Harding Governor’s Office of Economic Development Department of Tourism and State Development 711 E. Wells Ave. Pierre, SD 57501 605-773-5032 goedinfo@state.sd.us www.sdgreatprofits.com</p> <p>Flandreau Swimming Pool Arlyce Derald City of Flandreau 103 N. Wind Street PO Box 342 Flandreau, SD 57028 605-997-2353</p>

	<p>recreational activity for tourists – allowing them to spend more time in community, perhaps eat a few more meals, take in more of your local attractions, and stay overnight at one of the local hotels.</p> <p>Wall can benefit from the experience of other South Dakota communities that have constructed a swimming pool in the last few years. The City of Britton built a new swimming pool last year. Construction was funded by a \$300,000 contribution from the City, \$100,000 from the local community foundation, \$150,000 from small donations, and \$250,000 borrowed and repaid with a penny sales tax.</p> <p>Canistota’s swimming pool underwent extensive repairs in 2002 at a cost of \$200,000. Local fundraising efforts covered a fair amount of this cost, with the remainder being covered by the city.</p> <p>Flandreau also built a new aquatic facility in 2002 because its current pool was not longer code compliant and many local residents were taking their kids to nearby Pipestone MN to swim. Flandreau was able to secure a CDBG grant for the pool’s construction in the amount of \$900,000. Another \$100,000 was funded by the City Electric Fund and \$400,000 of the remaining construction costs was funded through a local bond.</p> <p>More information about the experiences of Canistota, Flandreau, and Britton are included in this report’s Appendix.</p> <p>These three communities show a variety of ways in which a new facility might be funded including CDBG, bonds, sales taxes, loans, and fund raising. A CDBG grant may not be as viable for Wall because this grant</p>	<p>flandreau3@dignet.com</p> <p>Land and Water Conservation Fund Grant South Dakota Department of Game, Fish and Parks Joe Foss Building 523 E. Capitol Ave. Pierre, SD 57501-3185 605-773-3391 parkinfo@state.sd.us www.state.sd.us/gfp</p> <p>USDA Rural Development 1530 Samco Road, Ste. 2 Rapid City, SD 57702-8007 605-342-0301 605-342-0583 (Fax) tim.potts@sd.usda.gov</p> <p>Van Lindquist Executive Director Black Hills Council of Local Governments PO Box 9686 Rapid City, SD 57709-9686 Phone: 605-394-2681 Fax: 605-394-2684 vlindqst@iw.net</p>
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	<p>source requires a certain percentage of all CDBG projects to meet certain income qualifications. Wall's higher than average per capita income could make this particular source a less viable alternative. It is, however, worth pursuing as a possibility.</p> <p>Other sources of funding might include Land and Water Grant through the South Dakota Game, Fish and Parks department. I am aware of other communities, such as Elk Point and Salem, which received small grants to assist them with their outdoor pool reconstructions.</p> <p>USDA Rural Development has two programs that could assist in providing loan financing for a pool reconstruction project. The Rural Economic Development Loan program (REDL) could provide 0% interest financing for a swimming facility. The loan is actually made from USDA Rural Development to a local cooperative, who then reloans the funds to a local municipality or non profit at 0% interest for 10 years. The other USDA Rural Development program that this fits under would be the Community Facility Loan Guarantee program, which would guarantee a loan made for this type of a project.</p> <p>Your local planning district, the Black Hills Council of Local Governments. is a good source of information and advice on coordinating financing for this type of a project.</p>	
<b>Issue or Project</b>	<b>Recommendations and Objectives</b>	<b>Resources</b>
<p>One of the most talked about potential projects in the listening sessions was the need for a wellness center / activity center,</p>	<p>As with the swimming pool or an assisted living facility, it is not always the original construction cost that is the primary financial concern, but rather it is the on-going operating costs. This has to be kept in mind as your</p>	<p>(Alexandria) Hanson School Community Activity Center Curt Hart Security State Bank</p>

<p>and the need for there to be additional activities for the youth.</p>	<p>community decides the potential need for this type of a facility. It is obvious from the responses during the listening sessions, however, that there is strong interest in this type of a facility for the community.</p> <p>If Wall were to develop such a facility, you would have to think creatively about how the on-going operating costs could be managed. Survey the community to determine what type of options they would like to see in such a facility and how much they would be willing to pay. Conduct a membership drive within the community to solicit annual or long-term memberships before constructing such a facility so that commitments are made prior to development.</p> <p>Other ideas for managing long-term operating costs include: (1) Develop the facility in conjunction with a new school – working cooperatively with the school to handle operations. (2) Perhaps develop the wellness center in conjunction with a student-led project. (3) Look into renovating or refurbishing the old Wall high school gym if a new Gym is built with the school. (4) Look into developing a center out with the golf course and see if there would be savings by sharing the operating costs, management and labor between the two facilities.</p> <p>In addition to the financial resources Tim Potts mentions in his recommendations above, a wellness center would also qualify under the USDA’s Rural Economic Development Grant Program (REDG) or the Rural Economic Development Loan Programs (REDL). The grant program provides funds to a cooperating local utility to set up a revolving loan fund to finance a community facility, or provides grant assistance in conjunction with a REDL loan. REDL, as specified in one of my previous recommendations, provides a 0%</p>	<p>PO Box 430 Alexandria, SD 57311 605-239-4306</p> <p>Beaumont Foundation of America PO Box 1855 Beaumont, TX 77701 866-546-2667 www.bmtfoundation.com</p> <p>Community Development Block Grants Norm Lingle or Steve Harding Governor’s Office of Economic Development Department of Tourism and State Development 711 E. Wells Ave. Pierre, SD 57501 605-773-5032 goedinfo@state.sd.us www.sdgreatprofits.com</p> <p>Governors House South Dakota Housing Development Authority PO Box 1237 221 S. Central Ave. Pierre, SD 57501-1237 605-773-3181 www.sdhda.org</p> <p>Hill City Boys and Girls Club Center Boys and Girls Club of the Black Hills Jessica Haeder PO Box 677 Hill City, SD 57745 605-574-2010 bgcbh@hills.net</p>
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	<p>loan to a cooperating local utility who then loans the funds to a local entity at 0% financing for 10 years.</p> <p>Another financial resource to explore is a community development block grant.</p> <p>A couple of examples of communities that recently built community centers are Alexandria and Hill City. Alexandria was able to raise \$600,000 towards the construction of a recreation facility, which was built as an addition onto their school. The remainder of the cost was covered by the local school district as part of its capital outlay.</p> <p>Hill City is in the process of completing a community center as well through the efforts of the local Boys &amp; Girls Club. Funding for the project was secured through local donations, city contributions, USDA Rural Development and the Boys &amp; Girls Clubs of the Black Hills. A Governor’s House was secured as part of this project. The National Guard and other volunteers helped with construction of the shell containing the gym, teen center and snack room. I have attached additional information regarding these two projects to this report’s appendix.</p> <p>One might consider incorporating a technology center into this type of a center. In addition to Federal grant funding for a technology center, which I referenced in a previous recommendation, I also want to highlight a grant opportunity from the Beaumont Foundation of America. The Beaumont Foundation provides grant assistance for securing technology and servicing technology centers for low-income residents.</p>	<p>USDA Rural Development  1530 Samco Road, Ste. 2  Rapid City, SD 57702-8007  605-342-0301  605-342-0583 (Fax)  tim.potts@sd.usda.gov</p>
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Issue or Project	Recommendations and Objectives	Resources
Building a Gymnasium for the new school	<p>The route pursued by the City of Alexandria, referenced in the previous recommendation, was to secure donations for building a Gym onto their school and then using the facility for dual purposes (i.e. a community activity center). They were able to secure financial assistance through donations from the community.</p> <p>Another recommendation I have is to go back to your school's alumni and solicit potential donations – even those that no longer live in the community. When my hometown of Pipestone MN built a new school, they could not afford to add a library. A single donor gave a large donation to add the library to the school and the library was subsequently named after the patron.</p> <p>There is an untapped resource in terms of generational wealth transfer within many of our rural communities. A concerted effort to tap into these resources is required. A fund could be developed for a gym or activity center through your local community foundation and a capital campaign. Contact the South Dakota Community Foundation for technical assistance in developing such a campaign in Wall.</p>	<p>Bob Sutton Executive Director South Dakota Community Foundation PO Box 296 207 E. Capitol Ave. Pierre, SD 57501 605-224-1025 or 800-888-1842 <a href="http://www.sdcommunityfoundation.org">www.sdcommunityfoundation.org</a></p>

### Promotion

Issue or Project	Recommendations and Objectives	Resources
The Wall area has many historic sites, outdoor recreation opportunities and other attractions and should be able to attract more tourists. You also have great	Many things can be done to strengthen and promote tourism for Wall and the surrounding area.; Branding and positioning Wall as a tourist destination; Evaluating existing marketing materials and methods; Develop a marketing plan; Understanding target market;	<p>South Dakota Department of Toursim 711 E. Wells Ave. Pierre, SD 57501-3369 Phone: 605-773-3301</p>

<p>opportunity in the future with the Minuteman Missile National Historic Site to capitalize on the opportunities and become more known as a destination point.</p>	<p>Collaborating with a variety of partners (small businesses, non-profit, county, city, etc) Contact your State Department of Tourism for information on marketing, promotional materials and surveys.</p>	
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<p><b>Issue or Project</b></p>	<p><b>Recommendations and Objectives</b></p>	<p><b>Resources</b></p>
<p>Marketing Wall as a destination, rather than as a pass through tourism market, in order to capture additional tourism dollars and increase economic activity.</p>	<p>With the addition of the Minuteman Missile National Historic Site, Wall continues to grow its tourism industry such that Wall becomes more of a tourism destination rather than a pass through market. Along with Wall Drug, the local museums, Badlands National Park, Prairie Homestead, National Grasslands Visitor Center, and so forth – there are a growing number of attractions and activities in the Wall vicinity. To increase Wall’s image as a destination, increased emphasis on joint marketing would be helpful.</p> <p>The Department of Tourism and State Development, along with your regional tourism association, offers package cooperatives to assist communities in putting together packages for potential visitors. I see one package currently listed for Wall. I would recommend continuing and increasing these efforts – including marketing of these packages to trade groups, publications etc.</p> <p>You may also want to include the new golf course as another marketable activity by putting together a golfing package.</p> <p>You can also work to package all of these attractions locally through the chamber. If you have not done so already, a good starting point would be the development of a brochure that contains snapshot information on all</p>	<p>Value Added Tourism Subfund Governor’s Office of Economic Development 711 E. Wells Ave. Pierre, SD 57501 605-773-5032 goedinfo@state.sd.us www.sdgreatprofits.com</p> <p>South Dakota Office of Tourism 711 E. Wells Ave. Pierre, SD 57501-3369 605-773-3301 sdinfo@state.sd.us www.TravelSD.com or www.SDVisit.com</p>

the local attractions that can easily be distributed at each of the attractions, as well as local hotels/motels.

The Department of Tourism and State Development offers a number of services to communities including advice on tourism planning, assistance with graphical design, and events promotion. It would be worth having a staff member from the department visit Wall to further explain their programs and how they might benefit Wall.

A current promotion by the Department of Tourism is the Great Shoulder Events Campaign, where the department's staff selects a few targeted events occurring throughout the State during the shoulder season. The department looks for events, held over two or more days, with widespread appeal and room for growth. The Department does additional targeted promotion of the event throughout the state and nationally. The department chooses 10-13 events per year for this special promotion. If Wall has an event that they would like to have considered, contact the staff of the SD Office of Tourism.

I do not have any specific recommendations on creating new markets, but it would be worth contacting Maureen Droz in the Office of Tourism at 605-773-5193. Maureen works specifically with issues of international tourism promotion.

I also want to highlight the Value Added Tourism Subfund, available through the Governor's Office of Economic Development. This fund provides loans and grants specifically for feasibility studies, marketing studies, and marketing of value-added tourism projects. The purpose of the Value Added Tourism Subfund is to attract more visitors to South Dakota from other states and countries, lengthen the stay of visitors of South Dakota, expand the visitor shoulder seasons, create

	<p>primary jobs in the visitor industry, and expand upon the historical, cultural, scenic, wildlife and other resources in South Dakota. Loans cannot exceed more than 50 percent of the project costs and applicants must provide an equity contribution of at least 10 percent.</p> <p>A good source of technical assistance that I want to highlight is the National Trust for Historic Preservation. The National Trust's Heritage Tourism program provides consulting assistance in heritage tourism development, management and marketing. The Heritage Tourism Program can provide cultural heritage tourism assessments, project coordination, planning, facilitation, presentations and training workshops. Services are provided on a fee-for-service basis. The National Trust is also a good source of "how-to" publications providing instruction to individuals and organizations developing cultural heritage tourism programs. These publications are available for a small fee.</p>	
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### Miscellaneous

Issue or Project	Recommendations and Objectives	Resources
Funding for projects	The Wyoming Rural Development Council maintains a subscription to "GrantStation" - a grant search engine that has been specifically designed for rural communities. I would be happy at any time to search grants for community projects.	Mary Randolph Wyoming Rural Development Council 2219 Care Ave. Cheyenne, WY 82002 307-777-6430 mrando@state.wy.us GrantStation.com

Issue or Project	Recommendations and Objectives	Resources
Continuing to make Wall a better place to live and work.	I have attached to the appendix of this report, a list of 20 indicators of a healthy community prepared by the Heartland Institute of Lincoln, Nebraska. I believe that this list gives communities a good indicator of where they are and what they need to improve to become healthy and vibrant.	See appendix
Issue or Project	Recommendations and Objectives	Resources
During the listening sessions, it was mentioned that the community may want to consider upgrading the street lighting downtown to give Main Street a more historical feel.	<p>Upgrading downtown’s street lighting would be a nice addition to the already historic “look and feel” of the area. Funding such an expense, however, is problematic when there are numerous other priorities. One potential source of financial assistance may be the South Dakota Transportation Enhancement Program (TE). Funded as part of the federal highway reauthorization, the TE program provides funding for transportation activities such as bicycle and pedestrian facilities, streetscape improvements, refurbishment of historic transportation facilities, tourist centers, etc.</p> <p>Funding is contingent upon the project being connected to an intermodal transportation system (railroad, transit, highway, etc). Grants are provided for up to approximately 80% of the cost of the project, with the public entity sponsor providing a 20% match. Funding varies from year to year depending on Congressional appropriations. I believe that future funding and program specifications (2004 and beyond) are also contingent on the federal reauthorization of the Transportation Equity Act currently working its way through Congress.</p>	<p>South Dakota Department of Transportation  700 E. Broadway Ave.  Pierre, SD 57501-2586  Phone: 605-773-3265  Fax: 605-773-3921  <a href="http://www.sddot.com/fpa/lga/">www.sddot.com/fpa/lga/</a></p>

Issue or Project	Recommendations and Objectives	Resources
<p>The drainage that runs through Wall was mentioned as a concern with regard to West Nile.</p>	<p>The South Dakota Department of Environment and Natural Resources (DENR) can offer technical assistance through the Water Resources Assistance Program as a first step of evaluating the problem and potential countermeasures. If an engineering study is warranted, the DENR has a Small Community Planning Grant Program available to cost share an engineering study of the drainage. Through this program, communities are reimbursed for 80% of the costs of the engineering study up to a maximum of \$4,000. The remaining cost is paid by the community or other non-state grant assistance. Communities undertaking a wastewater study may be eligible to increase the maximum reimbursement to \$6,400 if infiltration and inflow are studied.</p>	<p>Water and Waste Funding Division  SD Department of Environment and Natural Resources  523 E. Capitol Ave.  Pierre, SD 57501-3182  605-773-4216  605-773-4068 (Fax)  denrinternet@state.sd.us  www.state.sd.us/denr</p>
Issue or Project	Recommendations and Objectives	Resources
<p>It was mentioned during the listening sessions that the city might want to consider expanding water and sewer to new developments. Expansion may also be necessary if the DM&amp;E project progresses.</p>	<p>The State Department of Environment and Natural Resources (DENR) can provide technical assistance or referrals to other technical assistance providers for water and waste issues.</p> <p>The Midwest Assistance Program (MAP) also provides technical assistance to small communities, most of which is free of charge. MAP provides technical assistance in two broad areas: Development and support. Development assistance is provided to help communities obtain or expand water or wastewater facilities. It includes needs assessments, income surveys, dealing with engineers, financial packaging, application preparation, construction supervision, and many other kinds of "front-end" work necessary to put facilities into place. Support assistance helps communities manage, operate, and maintain facilities</p>	<p>Water and Waste Funding Division  SD Department of Environment and Natural Resources (DENR)  523 E. Capitol Ave.  Pierre, SD 57501-3182  605-773-4216  605-773-4068 (Fax)  denrinternet@state.sd.us  www.state.sd.us/denr</p> <p>Laura Dellinger  Midwest Assistance Program (MAP)  PO Box 3681  Rapid City, SD 57709  Phone: 605-716-0202  Fax: 605-716-0203</p>

	<p>that are already in place. It may include operator training, improving financial management systems, setting rates, or other items to help systems work more effectively.</p> <p>Another good source of technical assistance for water and waste issues is your local planning district, the Black Hills Council of Local Governments.</p> <p>There are several sources of funding available for funding water and waste projects, including from DENR, USDA, CDBG, and MAP. Before being considered for DENR funding, a project must be included on the State Water Facilities Plan. The Deadline for placement on the Plan is October 1, with amendments considered quarterly. Placement onto the Plan is contingent on the completion of a preliminary engineering study or watershed assessment. Construction must begin within two years of placement on the Plan</p> <p>Financial Resources</p> <p>Clean Water State Revolving Loan Fund (DENR) – provides low interest loans for wastewater, storm water, and nonpoint source pollution control projects. The current interest rate is 2.5% for loans up to 10 years, and 3.25% for loans greater than 10 years.</p> <p>Community Revolving Loan Fund (MAP) – provides loans to finance pre-development activities, interim financing, construction loans, gap financing, and equipment. Priority is given to communities with a population of 3,000 or less. These funds may be used for water or wastewater projects</p> <p>Consolidated Water Facilities Construction Program (DENR) – provides grants and low interest loans for projects on the State Water Facilities plan. Funds may be</p>	<p>lauramd6@juno.com plmap@bevcomm.net www.map-inc.org</p> <p>Van Lindquist Executive Director Black Hills Council of Local Governments PO Box 9686 Rapid City, SD 57709-9686 Phone: 605-394-2681 Fax: 605-394-2684 vlindqst@iw.net</p> <p>Steve Harding or Norm Lingle Community Development Block Grants Governors Office of Economic Development 711 E. Wells Ave. Pierre, SD 57501 Phone: 605-773-5032 Fax: 605-773-3256 goedinfo@state.sd.us www.sdgreatprofits.com</p> <p>USDA - Rural Development 1530 Samco Road, Suite 2 Rapid City, SD 57702 605-342-0301 ext. 4</p>
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used for community infrastructure projects such as drinking water, wastewater, storm water, and watershed restoration.

Drinking Water State Revolving Fund Loan (DENR) – provides low interest loans for drinking water projects. The current interest rate is 2.5% for loans up 10 years, and 3.25% for loans greater than 10 years. Communities meeting a disadvantaged status (Median household income, MHI) may qualify for lower interest rates.

Water and Waste Disposal Loan and grants (USDA) – provides grants and/or low interest loans for water and waste development projects. Funds may be used to: construct, repair or expand rural water supply and distribution facilities; acquire water rights; construct, repair or improve waste water disposal facilities; pay necessary fees for legal and engineering services; and other development related costs.

Community Development Block Grant – CDBG (GOED) – In some cases, Community Development Block Grants may be awarded for water development projects - depending on the community's circumstances.