

BELLE FOURCHE ECONOMIC DEVELOPMENT

Belle Fourche Business & Rail Park



Rail Ready for Business!

Leadership Belle Fourche

Nov 21, 2024

Time: 8:30 a.m. - 4:30 p.m.

Location: BFDC Conference
Room - 5th & Grant Plaza, 608 5th
Ave

BFDC Board of Directors Meeting

Nov 20, 2024

Time: 7:00 a.m.

Location: BFDC Conference
Room - 5th & Grant Plaza, 608 5th
Ave.

Contact us to work with our team for connections to the resources to take your business to the next level. Whether starting a new business or expanding an existing business, we can connect you with resources to help. Contact us here: 605-892-5065



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In The Future Growth And
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SDDOT RECEIVES SPECIAL TRANSPORTATION CIRCUMSTANCES (STC) GRANT PROGRAM FUNDS FOR STATEWIDE RAIL PROJECTS

For Immediate Release: Tuesday, Oct. 22, 2024
Contact: Julie Stevenson, Strategic Communications
Coordinator, 605-773-2898



DEPARTMENT OF TRANSPORTATION

PIERRE, SD - The U.S. Department of Transportation's Federal Railroad Administration (FRA) has awarded the South Dakota Department of Transportation (SDDOT) approximately \$54 million in funding through the Special Transportation Circumstances (STC) Grant Program. The projects will benefit short line railroads that serve as a crucial link in the rail supply chain. Selected projects will upgrade tracks, improve highway-rail grade crossings, construct new track, and more.

"The SDDOT had six proposed projects selected for FY2022/23 STC grant program funding," said **Secretary Joel Jundt**. "The selected projects are key to providing economic growth and increasing safety and efficiency for rail services across South Dakota and we appreciate Congress' continued support in funding this important federal program."

Sisseton Milbank Railroad Culvert Rehabilitation Project (\$4,051,000 in total project funds) The proposed project includes construction to replace, install, refurbish, lengthen, and realign culverts along the Sisseton Milbank Railroad (SMRR) Main Line to improve drainage and increase track stability. The SMRR will provide a 20 percent non-federal match.

Ringneck & Western Railroad Grade Stabilization and Repair Project (\$10,389,000 in total project funds) The proposed project includes construction for the purchase and installation of approximately 31,600 ties, 17,000 tons of ballast, 44 miles of surfacing, the replacement of the culverts and bridgework. The Ringneck & Western Railroad will provide a 20 percent non-federal match.

Rapid City, Pierre & Eastern (RCP&E) Railroad Upper Black Hills Corridor Upgrade Project (\$20,089,000 in total project funds) The proposed project includes construction to upgrade approximately 16 miles of rail, replace or upgrade 34 structures, install new turnouts, perform surfacing, make at-grade rail crossing improvements, and enhance ballast on the Upper Black Hills portion of the Pierre & Eastern Railroad, Inc. (RCP&E) mainline. The RCP&E will provide a 30 percent non-federal match.

SD Britton Railroad Line Rehabilitation (\$22,000,000 in total funds) The proposed project includes construction to replace switches and installation of new concrete crossings along the State owned Britton

Railroad Line. The State of South Dakota will contribute \$2,640,054.12 and DMVW Railroad, who is the sublease holder, will contribute \$1,760,036-in funds, totaling a 20 percent non-federal match.

Dakota & Iowa (D&I) Railroad Main Line Rail Relay Project **(\$12,447,000 in total project funds)** The proposed project includes construction to replace approximately 12 miles of worn-out legacy jointed rail with modern 115 pound continuously welded ribbon rail and required componentry. The D&I Railroad will provide a 20 percent non-federal match.

Belle Fourche Industrial and Rail Park Track Expansion Project **(\$1,204,000 in total project funds)** The proposed project includes construction of approximately 110 feet of track realignment of the existing track, approximately 2,695 ft of new track construction and the installation of one new turnout. The Belle Fourche Economic Development Corporation will provide a 20 percent non-federal match.

About STC Funds:

More information about the STC Grant Program is available [here](#). The STC funds are directed grant funds from sums appropriated to the Consolidated Rail Infrastructure and Safety Improvements (CRISI) Grant Program.

About SDDOT:

The mission of the South Dakota Department of Transportation is to provide a safe and efficient public transportation system. Read more about the innovative work of the SDDOT at <https://dot.sd.gov>.



Meet BFDC Vice-President Karen Wagner ---

Karen was born, raised, and has lived her entire life in South Dakota. She has had a successful professional career in public school education, serving as a teacher and administrator. Her work experience has spanned school districts throughout the state as well as work with the SD Department of Education. Karen's professional career experience has prepared her well for the various local, state, and national boards she has served on and continues to serve on. This includes but is not limited to the BF City Council, Chairperson of the Black Hills Roundup, and currently the South Dakota Commission on Gaming. She is a co-owner and operator of a ranch and has balanced ranching duties with her professional career as an educator.

Belle Fourche Business & Rail Park

Rail Ready for Business!



Belle Fourche
DEVELOPMENT
CORPORATION

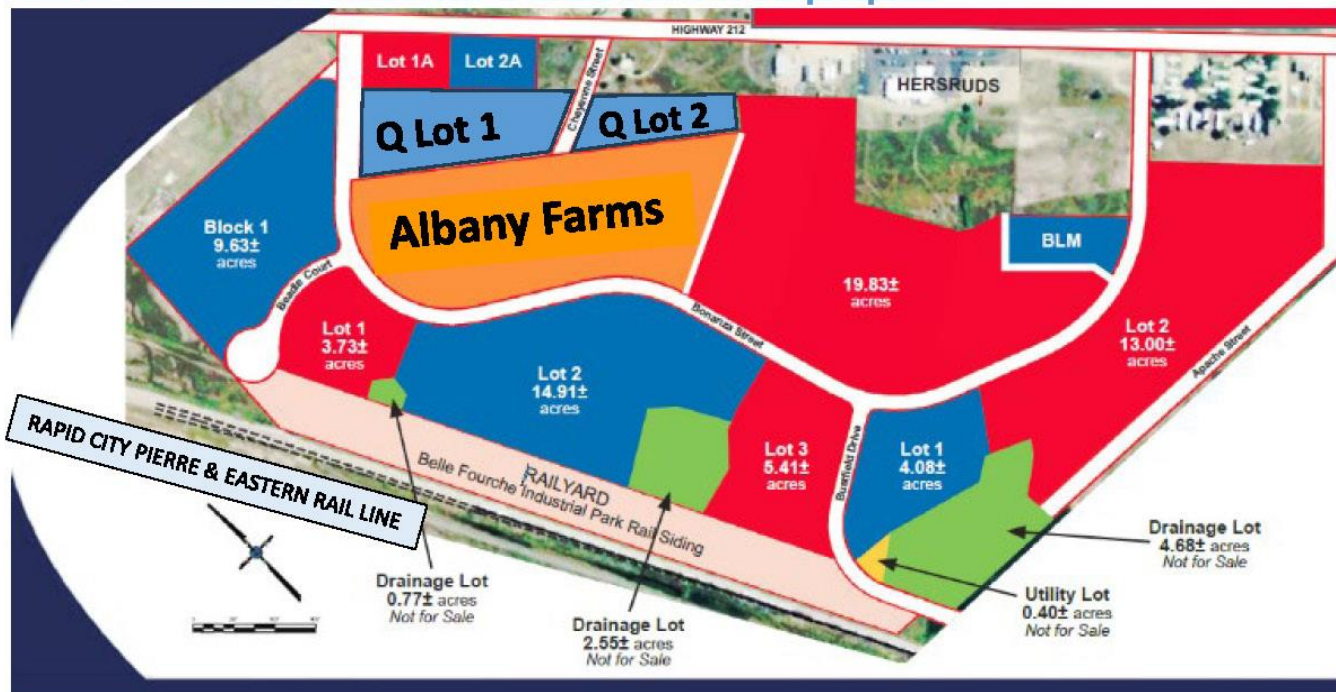
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Belle Fourche

Business & Rail Park

1. 74 acres of varied lot sizes that can be adjusted to fit the project needs to build a facility.
2. Several sites available, no existing buildings are available at this time.
3. Full utilities in place –
 1. water – looped 8" water line/ over 900 gals/minute,
 2. Sewer – 8" line
 3. 3 phase power, gas and telecom are at the curb throughout the Park.
 4. Electric provider – Black Hills Energy.
 5. Natural Gas provider – Montana-Dakota Utilities
4. Concrete road, curb & gutter - designed for industrial truck traffic, loops through the BFI&RP.
5. **A new 6244 ft. rail siding ready for customer use. Customer constructed rail spurs are permitted to facility location. New proposed track expansion for 2025 will add an additional 3000+ track feet to the BFB&RP.**
6. Belle Fourche is the official geographic center of the nation with a great transportation network:
 - 3 major highways –**
 - north/south Hwy 85,
 - east west Hwy 212 and 34
 - within 15 miles of Interstate-90
 - **Rail** through the center of the community with 5 day a week service to our BFI&RP served by the Rapid City Pierre & Eastern railroad
 - Within 60 miles of three airports.
6. Belle Fourche Business & Rail Park is located on the south side of Highway 212, a half a mile west of Highway 85.
- 7. Local incentives include a \$0 for 5 year discretionary tax on new construction with valuation over \$30,000**

Belle Fourche Industrial & Rail Park lots for consideration.
Can be combined and subdivided to fit the needs of the prospect.



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Belle Fourche, South Dakota Business & Rail Park Siding

**6244' Three Track Rail Siding adjacent to the
Belle Fourche Business & Rail Park**

New track expansion for 2025
will add an additional 2800 track
feet to the BFB&RP.

Current
Belle Fourche
Rail Siding
6244' over
three
tracks

**Belle Fourche
Business & Rail Park**



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Alley Fitness & Recovery Opens Its Doors

Robbi Longbrake | news@bellefourchebeacon.com

BELLE FOURCHE—A Grand Opening to celebrate the highly anticipated launch of Alley Fitness & Recovery was held Sunday afternoon, October 6.

The opening of the gym completed the transition from its previous existence as South Park Lanes Bowling Alley.

The renovation involved gutting the entire building and starting from scratch. "There was not a shred of insulation in the building at all, all the suspended ceiling, all the existing ductwork, all the overhead power, everything came out, all the plumbing," said Trevor Kapsch, Owner. "By the time we got done with the demo, there wasn't a single wall standing in here."



With help from family and friends the rebuilding began. "It's been me and my parents and my wife and my son with the help of some friends intermittently," said Kapsch.

After all of the hard work and planning for the past ten months, Kapsch's dream of opening a fitness center finally came to fruition. "It's been a long time coming, even though it's only been, you know, eight, nine, ten months now, it's been a long time," he said.



With a nod to the old bowling alley, Alley Fitness has kept some of the items from the bowling alley and repurposed them.

The counter that greets you when you walk in is made out of wood from the old lanes, and the seating area chairs are benches from the bowling alley. Trevor's mother made a table for the entry area also utilizing the old wooden lanes.

When you come through the front door you are greeted by a state-of-the-art gym. From the gym membership to class

signup or picking a time to hit the sauna, the gym utilizes sophisticated technology.

“As a member, you sign on to the app, check the calendar to see what’s available, sign up for it. It bills your account, and then you swipe to get in, your phone is your key,” explained Kapsch. “It works out nice because literally, it’s 24-hour signups. That door is always open and then you’re in.”

The facility now hosts four group instructors, two personal trainers and offers classes daily. Kapsch said, “Everything has been falling into place. I’m pretty happy with what we got going on right off the get go.” There is a heated studio for hot yoga, or any future class that will be taught in the space.

A large area dedicated to weightlifting is the most noticeable when you arrive. Along the back wall there is a cardio center with treadmills, elliptical machines, and stair climber along with other machines. One of the highlights of the gym is the turf area large, wide-open area covered with artificial turf.

“This is one of the things I was most excited about. Everyone that’s seen and used it just loves it because of the amount of stuff you can do,” explained Kapsch. “Sports training, Plyometrics, agility training, cardio, stretching, the uses for just an open space with grass are a lot.”

There are also six different sleds to be used for drills and cardio training and agility ladders for anyone who wants to engage. “This area is sports focused,” he said. Another section of the facility is dedicated to recovery rooms.

There is an Infrared Sauna Room, Tanning Room, and Ice Room. The Ice Room is for Contrast Therapy and contains a cold plunge and a sauna. Contrast therapy is designed to cycle between the cold plunge and sauna usually repeating the process 2-3 times. Kapsch aims to keep the facility flexible and responsive to community needs.

“Nothing’s really set in stone. We’re going to be pretty fluid about everything.”

The open house had a good turnout with vendors like Superior Nutrition and Game Day Men’s Health participating. Door prizes were given out.

The event led to several new memberships. “It’s been great, the input from the community has been nice.

A lot of people have been terribly excited about it,” said Kapsch. “

We have had really good feedback,” added Joanne Kapsch, Owner, “it’s been a very successful two weeks.

Just hope that people will keep coming. I met some of my lifelong friends at a gym.”



*One of the recovery rooms is called the Ice Room and it is for Contrast Therapy. It contains both a cold plunge and a sauna.
Longbrake photo*

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**3
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**2
Bathrooms**



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Garage**



**1,250 - 1,480
SQFT**



**6
Floorplan
Options**
Buyers Choose

\$320,000 - \$369,000

Welcome to American Estates, an affordable housing development located approximately 1 mile west of Belle Fourche, SD on Sourdough Road. Each home has been carefully designed to capture all of the amenities of modern living with affordability and comfort in mind.

Buyers will be able to choose such finishes as, the exterior color, luxury vinyl color, carpet, cabinet color and counter tops.

This project promotes South Dakota First Time Home Buyer programs along with Rural Development, VA, USDA and FHA loans.



KADE WELFL

605-210-0010

KADE@REALESTATECENTERS.COM





DAKOTA HOME RESOURCES

BELLE FOURCHE, SD - The BFVFO conducted a training day at 805 Aurora (8th & Aurora) in Belle Fourche on Saturday, October 19th beginning at 8:00 am as part of a joint effort between the City of Belle Fourche and NeighborWorks DHR to remove blight and increase affordable homeownership opportunities in the redevelopment district.

The home recently purchased by NeighborWorks and its affiliate Dakota Land Trust was dilapidated with the roof and floors caving in and the garage falling down. This home was causing a hazard in the neighborhood and needed to be torn down. So, NeighborWorks acquired the home and is allowing the Belle Fourche Volunteer Fire Department to use the home as part of their firefighter training. Once the training is completed and fire extinguished. NeighborWorks will have the lot cleared in preparation for a new affordable. 3 bedroom, 2 bath home that's expected to be completed early in the new year.

NeighborWorks plans to place a new Governors Home, provided by South Dakota Housing, on this site. The Governors Home is an affordable way to provide quality new homes in the Redevelopment District. The new 3 bedroom, 2 bathroom home will be 1,200 square feet and will feature luxury vinyl plank flooring in the common areas and carpet in the 3 bedrooms, as well as stainless steel appliances in the kitchen. NeighborWorks plans to make the home part of the Dakota Land Trust Program where the land will remain in the trust to keep the home affordable in perpetuity.

In addition, NeighborWorks affiliate Neighborhood Lending Services, plans to offer up to \$10,000 in down payment and closing cost assistance for qualified buyers toward the purchase of this home to make it even more affordable. This home is located in a Redevelopment District where the home may be eligible to receive certain property tax benefits as part of the discretionary formula keeping the monthly payment even lower.

By working together with partners like the City of Belle Fourche, Belle Fourche Volunteer Fire Department, Belle Fourche Development Corp, Butte County, South Dakota Housing, Dakota Land Trust, and Neighborhood Lending Services - NeighborWorks DHR is able to reach their goal of providing the most affordable quality home to residents in the City of Belle Fourche. For more information contact Mike Walker at 605-578-1401. ~ Belle Fourche Beacon

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Managing South Dakota Grasslands for Profitability and the Next Generation

Holiday Inn Downtown Rapid City



CONFERENCE DATE:
December 5, 2024

EVENT DETAILS

- ✓ A full day of learning, networking, and inspiration tailored for ranchers, land managers, and ag professionals.
- ✓ Two keynote speakers, interactive breakout sessions, and practical insights on building a sustainable ranching operation.
- ✓ Focus on profitability, land management, and succession strategies to ensure long-term success.

Don't miss this opportunity to gain valuable insights, strategies, and tools for leading your ranch into the future!



KEYNOTE SPEAKERS

Registration Link:
<https://tinyurl.com/SDG-AnnualConference>



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