

# BELLE FOURCHE ECONOMIC ID DEVELOPMENT



## BFDC Board of Directors Meeting

January 13, 2021

Time: 7:00 a.m.

Location: BFDC Conference Room - 5th & Grant Plaza, 608 5<sup>th</sup> Ave.

## Build Dakota Scholarship

Applications Open:  
January 1 - March 31, 2021

Full-ride scholarship for technical students, recipients commit to work in their chosen field in SD for 3 years following graduation. FMI: [BuildDakotaScholarships.com](http://BuildDakotaScholarships.com)

## Leadership Belle Fourche Class

January 21, 2021

Time: 9 a.m. - 4:00 p.m.

Course Topic: Economics & Community Development



## Save the Date

Belle Fourche Development Corporation  
Annual Meeting

# New Ownership at Scott Peterson Motors

Belle Fourche, SD - Scott Peterson Motors has announced the appointment of Paul Wareing as its new managing owner and operator of the automotive sales and service group located in Belle Fourche and Sturgis.

Paul Wareing brings more than a decade of experience in the automotive industry to the Scott Peterson Motors family of dealerships. Having recently sold his successful dealerships in Idaho, Wareing and his wife Dalena decided to relocate to the Black Hills after finding this investment opportunity.

“My wife and I have always run our own businesses and we simply love working with people. Being a native of Idaho, I have an affinity for the West, and the Black Hills truly represents the best parts of living in rural America,” stated Wareing.

“The entire team is doing a great job at the Scott Peterson Motors. Our plan is to keep everyone on staff, and continue to offer the same great brands and impressive customer service everyone has come to expect from these dealerships,” Wareing said.

Scott Peterson Motors has served the region since 1987, selling pre-owned vehicles at a humble lot on the south side of Belle Fourche before purchasing the new dealership in 1991 on the north end of town at 30 5th Ave. That move expanded their offerings to include new automotive brands from Ford, Chrysler, Dodge and Jeep, along with quality pre-owned vehicles, and pre-owned tractor-trailer rigs as well as parts and service departments. The strong commitment to customer satisfaction around which the business has built its reputation, will remain at the core of the operation for products, parts, service, and repairs.

In 2013 Scott Peterson Motors, acquired the Sturgis Ford dealership from the Jacobsen family, and expanded it to the current location at 1 Ford Place.

Scott Peterson, president and co-owner stated “My two favorite things are cars and people, so what a great stroke of luck for me to find a career that involved both. My wife Susan and I have been blessed to live the American dream, right here in the Black Hills. It is truly a land of great opportunity. We look forward to helping the Wareing family step in and continue the traditions established by our company. We wish them much success in the years to come.”

Scott Peterson Motors has over 70 employees in the Northern Hills. The dealership has been the recipient of multiple Ford President’s Awards based on sales and overall customer satisfaction; multiple Ford Elite Dealer awards- presented to the top 100 dealers in the nation; multiple Chrysler 5-Star Customer Experience awards; South Dakota Retailer of the Year in 2017; and in 2019 they were nominated for the TIME Magazine Dealer of the Year. Annual philanthropic works established by the dealership include the Crush Cancer fundraiser, December Food Drive, and multiple blood drives throughout the year.

The formal transition will take place on January 1, 2021 to learn more visit their website at: [ScottPetersonMotors.com](http://ScottPetersonMotors.com)

*Belle Fourche Beacon* // [news@bellefourchebeacon.com](mailto:news@bellefourchebeacon.com)



The Butte County Sheriff's Office and the Belle Fourche Police Department would like to thank our community for all the support offered for our Cops & Kids Program this year.

This is somewhat of a difficult or rather humbling "Thank You" to write. Because it is hard to put into words all of the emotions the kids, the families, and the Officers go through.

With the communities help, Officers can shed their radios and handcuffs too help people in need for Christmas. With help from our schools and they help us select kids normally from the 5<sup>th</sup> grade that they know could use some help.



On the shopping day, Officers pick the kids up at their homes in patrol vehicles. Prior to going shopping, the kids get to try out all the lights and sirens in our patrol vehicles and interact with Officers!

Once inside, the kids shop for everyone in their home. It hits us in our hearts each year when we have to tell the child that is shopping that they have to buy something for themselves. Year after year, these kids want to make sure their brothers and sisters are taken care of first and that is what they are most concerned about, GIVING!

We also find that these kids buy things that are needed, not wanted. Snow pants, shoes, socks, caps, and coats are the order for the day. Yes, they may get a toy or something fun for the family, but usually that is the last item picked out.



Once shopping is done, they ride with the Officers, this year it was to the Community Hall for gift wrapping.

This is where the fun starts, Officers wrap or attempt to wrap and make each package look 100%. Thankfully some of our wives are there to help! During the wrapping, the kids are able to pick out a new home-made quilt! Officers and kids had a pizza party together! Officers loaded up the wrapped gifts and got the kids and their gift a safe ride home.

The ride home is normally where the emotions really start to flow, for both the kids and the Officers. It sets in when the kids start to think about "what just happened". This year one girl started to cry as soon as the Officer got into the driveway. A boy cried because he was so excited to bring home a "family" gift. Another girl cried when the Deputy walked her up to the house with the wrapped presents, both the mother and daughter started to cry. These are not sad tears, but tears of appreciation, pride, and joy.



Being an Officer or Deputy can be difficult at times, we see a lot of things that are not pleasant or kind. As the Sheriff and Chief of Police, we know that our Officers think back to this day when things are not going so well, and remember what we are here for, to help our community!

Sheriff Fred Lamphere  
Chief Marlyn Pomrenke

# Retailer Rep “Storms” Belle

The South Dakota Retailers Association (SDRA) stormed the town and shared on social media all day long last Thursday, November 19. SDRA West River Regional Representative, Karin Hansen, chose Belle Fourche as a community to highlight, going above and beyond her regular member visits and immersing herself within the businesses community.

“I loved the warm welcome I received from everyone in Belle Fourche,” Hansen said. “Everywhere I went, invited us in, and businesses were eager to share how everything was going in 2020!”

Hansen and SDRA staff stopped into 12 different businesses throughout the day, all while sharing their visits on the SDRA social media channels, attracting eyes statewide.

“This year, we wanted to do something fun and feature the amazing Mom and Pop shops across the state, and I think my stop in Belle Fourche topped the charts!”

While in town, Hansen also had the opportunity to speak with the Leadership Belle Fourche class of 2020, and during the day signed up 8 new members to the Association, with others stating they would be soon to follow.

If you want to learn more about the South Dakota Retailers Association and how they can assist your business, visit [sdra.org](http://sdra.org) or email Karin at [khansen@sdra.org](mailto:khansen@sdra.org).

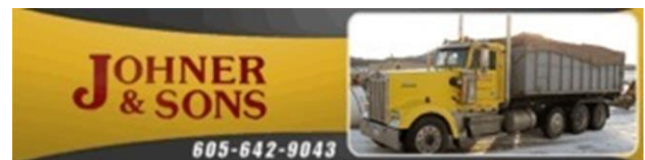
Belle Fourche Beason 11-15-20



**JACKSON**  
dental

503 Jackson St. | Belle Fourche, SD  
605-892-6347 | [Jacksondentalclinic.com](http://Jacksondentalclinic.com)

**BFE**  GOLD MEMBER



415 Industrial Dr. | Spearfish, SD  
605-642-9043 | [office@johnerandsons.com](mailto:office@johnerandsons.com)

**BFE**  GOLD MEMBER

## Belle Fourche Development Sees Marked Increase in Business Inquiries

BEACON STAFF [news@bellefourchebeacon.com](mailto:news@bellefourchebeacon.com)

BELLE FOURCHE - The Belle Fourche Development Corporation (BFDC) has seen a significant increase in inquiries coming from businesses out of state and outside the region interested in hearing more about what the community has to offer, according to Hollie Stalder, Executive Director.

"In the six years I've been in this position we're seeing two to three times more interest right now than I've ever seen," Stalder told the Beacon. "Good things are happening, and good things are coming but they also take time."

Inquiries are coming into the community from out of the region and out of state. "It's exciting to have businesses realizing all the great values we have here in South Dakota," she said. "Many are coming from difficult business climates such as Oregon, California and Minnesota. They have definitely had some challenges and are looking at the freedom we have here in South Dakota."

The BFDC has been promoting the area's favorable business tax climate. Butte County has a tax abatement program for qualifying new businesses or local businesses that make expansions to property. Known as the "zero for five" the business will not see property tax increases for five years.

How it works, according to Stalder, is fairly straight forward; a new or existing local business buys a lot and builds a new structure. If they qualify for the program, they would only pay property tax based on the value of the land, not the land and the structure, for the first five years, thus the "zero for five." The same would apply for existing businesses that expand or build on to their current locations. The idea is to help businesses build cash flow and revenue more quickly after opening and allow them to plan for the taxes in year six.

In the past the county used a tiered increase in taxes over the first five years, starting with 0% of valuation in year one, 20% in year two then up to 100% after

"So, this is a nice incentive, and it helps businesses get a good start to build and help them with their first five years," Stalder said. "We do promote assistance with financing programs and encourage businesses to work with local banks."

Along with the promotion of local incentives the state of South Dakota bought its first ever national ad campaign designed to bring tourism to the state and ultimately economic activity on a broader scale. The state spent about \$5 million of the \$1.25 billion that South Dakota received from the coronavirus crisis fund and recorded more than 120 million impressions with the ad buy, largely placed on Fox News Channel.

According to Jim Hagen, State Sec. of Tourism, inquiries for travel information have increased more than 200% and he hopes that this is only the beginning.

"We hope it has a halo effect," Hagen said. "Tourism is the front door to economic development. Often times people will say we are going to move here because of the quality of life, then we are going to move here for job opportunities and expand our businesses."

It is a sentiment that Travis Martin, Ward 2 Councilman, agrees with. Martin is the Belle Fourche branch operation manager for Black Hills Title and the council's liaison to the BFDC.

"Property is definitely selling in Belle Fourche," he told the Beacon. "If you talked to other realtors, they'd say the same thing, we have very limited property available right now."

The city is in the midst of conducting a housing study which Martin is certain will show the need for housing in every category: multi-family, townhome, single family, and affordable work force housing. "All of that would be selling right now in Belle Fourche," he said.

Martin says the city has a lot going for it right now. "Our employees have a strong work ethic. We are right on Highway 85 and 10 miles from the Interstate. We can service a lot of industry through our rail park which makes us unique."

Recently the BFDC sold a 1.5-acre commercial lot in the Belle Fourche Industrial and Rail Park at the corner of Bonanza Drive and Hwy 212. The purchase agreement was made sight unseen. The lot is a certified ready site with infrastructure in place. Stalder expects more information on that purchase will be made known by the middle of 2021. It is expected that the business will provide jobs to the area.

The Beacon has learned that more activity is expected in 2021 with at least two additional commercial developments in the works. When asked, Stalder declined to comment on those at this time.



*Does your business need exposure? The 5th & Grant Plaza is conveniently located in the downtown Belle Fourche business district along Hwy 85 where over 10,000 vehicles pass by daily! Individual office and retail space options available.*

*Individual offices start at \$450/month which includes: utilities, Wi-Fi, scheduled use of conference room, free public parking, and high visibility signage.*

*Call today for more information or to schedule a tour! 605-892-5065*



## KBFS & KDYT Radio Stations Sale Agreed Upon

An agreement has been reached between Ultimate Caps, Inc and Tri State Communications, LLC for the sale of Radio Stations KBFS-AM 1450, Belle Fourche and KYDT-FM, Pine Haven. The agreement was signed on Monday, December 7.

Tri State Communications, LLC will apply to the FCC for approval of the sale. Approval could take from three to four months.

KBFS went on the air in February 1959, and was purchased by Ultimate Caps, Inc. in March 1994. KYDT was built by Ultimate Caps, Inc and came on the air in November 1997.

Karl Grimmelmann, owner of Ultimate Caps, Inc. and General Manager of the stations says he is happy to retire and has full confidence in the ability of Crook County residents Ogden Driskill, Tyler Lindholm and Andrea Wood of Tri State Communications to continue the local service the listening area depends on.

Airing of local sporting events is underway.

The purchase price was not disclosed.

# Firefly Purchases Shopko Building



## Builder strives for perfection and achieves excellence

COLLEEN BRUNNER | [news@bellefourchebeacon.com](mailto:news@bellefourchebeacon.com)

Belle Fourche - Wayne Koistinen and his wife were sitting on the porch one night in Northeast South Dakota watching the lightning bugs flit around. The comment was made that Firefly would be a unique name for a property management or construction company. The germ of the idea began and eventually became a reality.

Koistinen worked in construction for 22 years, owning his own business, obtaining a SD contractor's license when he was 18 years old. He did construction in eastern SD in the Watertown and Brookings areas from 1998 to 2010. He began the rebranding of his company in 2016 after receiving news that his father had lost his job of 22 years. He offered his father a position in his company as an owner and moved to Belle Fourche.

Firefly Builders, Inc. has been successful in building many projects throughout South Dakota, both east and west river. With the ability to perform industrial, commercial, residential, agricultural, and equine facilities they have had the privilege to build many custom homes, numerous shop buildings and garages, several assisted living centers, fertilizer storage facilities, cattle and hog confinement buildings, a few Federal projects, including a remodel on a jail and a post office, and a set of college dormitories in the Sisseton/Wahpeton area for the tribe, a project close to \$2 million dollars that took over a year to finish.

"The business model changed," said CEO and Office Manager Kevin Wilen, who came on board in July of 2019. "He (Wayne) wanted to stay local and keep it a family-oriented business." Wilen said that focusing on keeping employees with their families brought a focus on staying with local projects.

"We go from the ground up to the last nail in the trim," said Wilen. He said once in a while they contract drywall painting, roofing, and landscaping out if they feel they need the extra help.

The company motto is: "Strive for perfection and achieve excellence." Wilen said he feels their niche is that their clients value excellence.

"If what you're looking for is the cheapest, we will probably not be the best fit" said Wilen, referring again to the fact that they believe in quality and good workmanship. "People remember if they receive good or bad service. We want to be remembered for good service and quality construction." There are some rumors flying since the company purchased the Shopko facility at the north edge of town. Wilen said that originally the company planned to build a shop structure south of Belle Fourche along Highway 85, hence the current address of 19445 Hwy 85. With the purchase of the Shopko building plans are now being made to move both the offices from the current location at 1411 5th Ave, Ste. A (in the strip mall with the new Roundup Café) to the Shopko site, probably in the spring. Firefly is proud to announce that they are finally an authorized Logix Block Distributor. Logix is an ICF (insulation, concrete, form). The forms are used to form walls, similar to a Lego block with a hollow core. Concrete is poured through the center and the block is left in place. It is Green building at its best. It is an easy way to connect drywall to the inside and siding to the outside. Wayne has been trying to become a distributor for many years now but has never quite been able to pull it off. Either there was another distributor too close or he did not have enough storage space for the block. Firefly has been using the Logix Block Product for many, many years on all of their own projects. Wayne is absolutely thrilled that Firefly can now distribute this amazing product to the entire Black Hills Area.

Wilen said other future plans for the site are not ready to share at this time, but that hopefully those plans will bring new jobs to the area.

The company has a full schedule through May 2021 but encourages people to call the store number at 605-723-1625. You can contact the company at the phone number above or by emailing [info@fireflybuilders.com](mailto:info@fireflybuilders.com) or log on to the website at <https://fireflybuilders.com/>. Other contact numbers include Wayne Koistinen (owner) at 605-881-5981, Larry Koistinen at 605-881-0844, or Zach Lafontaine at 605-589-2092. Estimates are free by calling 605-881-5981.



**FIREFLY BUILDERS, INC WILL MOVE FROM THEIR CURRENT OFFICE AT 1411 5TH AVENUE TO THE OLD SHOPKO BUILDING. -BEACON PHOTO**

# EXCITING NEWS!

Out of a growing and pressing need to serve our seniors, we are taking on an **IN HOUSE** meal program for our area senior citizens.

## OUR NEW MEAL PROGRAM

**LOCAL  
HOME-MADE  
365 DAYS  
AFFORDABLE**  
**DINE IN | DELIVERY | CARRYOUT**



- **LOCAL Meals Program**  
(All donations stay local and provide services for our area seniors.)
- Meals served in the Silver Lining Dining Room (affectionately called the "**Chuckwagon Cafe**"), delivery and pick-up 7 days a week 365 days a year...yep that includes holidays!!
- **Bus Service** to and from meals (This is a work in progress)
- **Meals are "home made"**, "from scratch" recipes, delicious and approved by certified dietitian
- We are **committed to purchasing our foods locally** from area ranchers, farmers and businesses when possible. (This will cause our food costs to be higher than buying from large food service companies, but we feel this is very important and are committed to local commradery.)
- **No reservations needed** for meals eaten at the Chuckwagon Cafe (senior center dining room)
- **DINE IN | DELIVERY | CARRY OUT**
- **Friendly, fun, and kind kitchen staff**  
(Good cooks too! :)
- **Affordable Meals** for Seniors. By donation senior meals program. No one will be turned away.



**WE NEED YOUR HELP!**



## Silver Linings Senior Center Strives on Excellence & Improvement

The Board of Directors of the Silver Linings Senior Center are working on an ambitious course of action that includes maximizing present services offered and planning for improvements and implementing a course of action for the future needs of our seniors.

Present board members are: Scott McCart, Colleen Butler, Irene Schuchard, Chip Kimball, Rita Bollwitt, Mary Riley Cindy Stover, Charlie Johnson and Cyndi Rankin.

The group is working with capable Executive Director, Laura Bennett.

The Center's top notch Meals Program is in high gear providing affordable meals for Seniors. As one might expect attendance with Covid-19 concerns has not been as strong it could be, but the public should know that social distancing and sanitary protocols are followed so the safety of those who wish to utilize the service can do so in a safe and conscientious manner.

Home delivery is available for those who choose not to dine in.

The quality of the meals is guaranteed by their Sooper Dooper Kitchen Staff (paid staff): Nona Howard, Kitchen Manager and Head Cook (full time); Baily Talkington, Kitchen Aid; and Laura Bennett: Kitchen Aid and Volunteer Craft Dept. Leader; Karen Wopinski: Kitchen Aid; and the wonderful Kitchen Volunteers: Marilyn Berdan, Deb Geiger and Lori Helms.

### Where Do They Go From Here?

The Center is fully dependent on local/private donations as they receive no state or federal funding for any of the services.

They subsidize the meals program out of their own funds to ensure that they are offering nutritious and affordable meals to Seniors.

The Center has around 265 members who pay \$12 a year to belong.

Operational overhead of the aging facility is quite expensive and plans to consider an alternative for the Center are being considered.

The Board has contracted with Sherwood Consulting to provide a feasibility study on a fund drive for the senior center. "We set a goal of \$5 million. That feasibility study should be completed by April, commented Board President, Scott McCart. Sherwood' findings will tell the Center Board what a realistic goal is, based on his companies interviews with potential donors, at which point plans will be made as best direction to proceed."

Community support is most appreciated and new members are always welcome as well.



*SILVER LININGS BOARD MEMBERS AT A RECENT BOARD MEETING: SCOTT MCCART, COLLEEN BUTLER, IRENE SCHUCHARD, CHIP KIMBALL, RITA BOLLWITT, AND MARY RILEY, AS WELL AS EXECUTIVE DIRECTOR LAURA BENNETT. CINDY STOVER WAS PRESENT ON ZOOM; AND CHARLIE JOHNSON AND CYNDI RANKIN WERE NOT PRESENT. HUNTER ANDERSON PHOTO*

# Wrapping Up with MOXIE

## GIFT WRAPPING FUNDRAISER EVENT

**Bring Your Gifts in Boxes! We Will Wrap Them!**

EVENT IS BY DONATION. SUGGESTED MINIMUM OF \$5.

All proceeds benefit the  
• **Belle Silver Lining Senior Center Meal Program!**



**December 13<sup>th</sup> | 2:00-6:00 pm**

**Cookie Walk Too!**

Make Your Own Plate of Cookies. Buy by the Pound!

**December 21st | 5:00-7:00 pm**

Just in time for Christmas!

**Bowman Hall at Herman Park  
Belle Fourche, SD**

Sponsored By:

