

BELLE FOURCHE ECONOMIC ID DEVELOPMENT



Congratulations 2020 New Businesses in Belle Fourche!

BFDC Board of Directors Meeting

April 14, 2021

Time: 7:00 a.m.

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

Leadership Belle Fourche Class

April 15, 2021

Time: noon - 5:00 p.m.

Course Topic: Leadership & Personal Development

Belle Fourche Development Corporation
2021 Investment Campaign ~
Your investment creates opportunities in Belle Fourche!

Membership Is An Investment In The Future Growth And Development Of Our Community.

Apply & Pay Online:

bfdcsd.com/memberships/

2021 Belle Fourche Development Corporation Annual Meeting

President Renae Schaeffer welcomed the audience of 80 people and stated “2020 was an interesting year. All in all, Belle Fourche came out a shining star, even through the pandemic. Tonight, we will recognize those community accomplishments and take a look at what is ahead. Community and economic development require strong leadership and relationships, working together towards common goals for Belle Fourche. We appreciate our members and our wonderful turnout. That is a real testament to the future of Belle Fourche.” Special thanks were given to Graps owner, Jim and Lisa Grapentine and staff for their incredible hospitality and to Black Hills Energy for being a sponsor for the dinner.



CANDIDATE FORUM WITH DERRICK JONES, DARLA OLSON, WENDY BOWERS & ASHLEY PEARSON.

The 2021 BFDC Board of Directors Election

“With the new year, we also have our annual election for three seats on the Belle Fourche Development Corporation board of directors” said BFDC President Renae Schaeffer.

The current board consists of 9 elected with staggered 3-year terms, and 4 appointed members - one each from the County, City, Chamber and School.

Four Belle Fourche community members ran for 3 seats that were open. Nominations were also accepted from the floor the night of the annual meeting, in the event anyone wanted to get their name in the hat. The candidates listed on the ballot were voted on by the 2021 BFDC membership. The newly elected board members are: Ashley Pearson of Pioneer Bank & Trust, and re-elected members were Derrick Jones of Minerals Technology and Wendy Bowers of Duke Boston State Farm in Belle Fourche.



2021 NEWLY ELECTED BFDC BOARD MEMBERS. L-R WENDY BOWERS, DERRICK JONES & ASHLEY PEARSON

Special Recognition was given to Mike Pawlowski, local Belle Fourche contractor, and to Craig Knapp for his 3 years of service as a board member. Fran White, Black Hills Community Economic Development, had special recognition for Jim Doolittle for his years of service in community economic development in various roles on boards and as director in our region.



SPECIAL RECOGNITION TO BFDC BOARD MEMBER CRAIG KNAPP FOR HIS YEARS OF SERVICE.

Zeann Gollhofer noted the amount of reach we have with the BFDC social media platform and how engaged our followers are with the news that is posted. She encouraged the audience to go to the BFDC Facebook page and check it out and like, follow and share the Belle Fourche successes with your friends.

Total Facebook Reach in 2020: 42,167 different people

Audience: 70% Women - 31% Men

What do we post? All posts relate to one of our strategic goals:

1. Industrial and Rail Park: To continue promoting the park and rail infrastructure as a unique resource for manufacturing companies with opportunities for new job creation.
2. Housing: To continue growing workforce and affordable housing
3. Tech Institute and Public-School Partnership: Become the community that offers technical and vocational education in the Northern Hills region.
4. New Business Attraction: Attract new businesses that range from retail, technology, and manufacturing—small or large—to Belle Fourche.
5. Financial Stability for BFDC: Become financially sustainable to ensure organization will operate for years to come.
6. Community Engagement: Become a leader in engagement from members of our community.



FRAN WHITE PRESENTING AWARD TO JIM DOOLITTLE.

Top 2020 Posts

1. Rancho Los Agaves Mexican Restaurant Grand Opening
2. SME's Treats Voted Best Bakery of the Northern Black Hills for 2020
3. RECORD-SETTING DAY | Belle Fourche Country Club
- 4/5. BUSINESS AS USUAL | New Generation Supplements addition
- 4/5. ROUNDUP CAFE TO OPEN AUGUST 11
6. BELLE FOURCHE RAIL PARK AWARDED FEDERAL RAILROAD ADMINISTRATION GRANT

“Full Steam Ahead” a special Belle Fourche video produced by Western Sky Media, Bryan Walker, highlighting the community growth was shared with the audience. Watch for this on the BFDC Facebook page to share <https://www.facebook.com/BelleFourcheDevelopmentCorp>.

Belle Fourche 2021 Community Investment Awards. At our annual meeting, we have the honor of recognizing businesses who have located their business in Belle or reinvested in an existing business. Over the past 5 years, we have had over 70 businesses in these categories! Said Hollie Stalder, executive director BFDC. While we do our best to capture all of the businesses, I will apologize for any we have missed. Please bring it to our attention so that we can add them to the list for 2021.

In 2021, Belle Fourche welcomed 11 NEW BUSINESSES!

- Gentle Touch Chiropractic - owner, Rylee Anderson
 - Located at 807 10th Avenue in Belle Fourche
- Melling & Roseland Law Office, Erin Melling and Aaron Roseland

- Located 1409 5th Avenue. Melling and Roseland Law has been in operation since 2005 with attorneys licensed in both North and South Dakota, and a primary office in Hettinger, North Dakota. Erin Melling's primary focus is on family law, estate planning, probates, and other general civil litigation. She will be based out of the Belle Fourche office. Aaron Roseland's focus is primarily on criminal litigation, although he delves into some civil litigation as well. We are extremely excited to be here and look forward to meeting new people, integrating into the community, and assisting those who need help.
- Mountain Man Metal Art - owner Corey Tolley
- Northern Car Brokers - owners Brad Huffman and Jeran Konstant
 - Located at 2203 5th Ave: with 3 employees.
- RPMInerals - IDIC Specialty Chemicals - owner Dr. Ahmed Rasheed
 - Located north of Belle Fourche on Hwy 85 out by the airport. Dr. Rasheed will employ upwards of 30 people at full production.
- Rancho Los Agaves - owner Raul & Gerrardo Guzman
 - Located on Hwy 85 next to the EconoLodge Motel, Raul and Gerrardo Guzman opened the restaurant in the fall of 2020 and employ 12 people.
- Roundup Café - owners Dave and Mindy Homola
 - Located at 1405 5th Ave: 5 employees.
- Silver Lining Thrift Store and Meals Program - Director Laura Bennett, and the Silver Lining Board of Directors
- JP Barbering - The Barber Shop - owner Jeremy Polk
 - Located next to Heartland Home Health on Hwy 85.
- The Rose Boutique - owner Rosanna Koistinen
 - Located at 1853 5th Ave, Suite D is a Boutique Store with fabric & gifts employs 3 people, (Roseanna & 2 daughters) see them on Facebook @The Rose Boutique.
- The Tilted Gallery at 516 State Street - owners Larry & Hilea Hutchinson
 - Gallery located on State Street.

Between these 11 businesses, Belle Fourche added 40-50 employees.



*FRONT ROW L-R: RYLEE ANDERSON, ERIN MELLING, BRAD HUFFMAN, JERAN KONSTANT, DR. AHMED RASHEED,
BACK ROW LR: MINDY HOMOLA, DAVE HOMOLA, LAURA BENNETT, ROSANNA KOISTINEN.*

New ownership:

- GGT Lawn Services - Dan Goaders
- ProLine Equipment Rentals - Ronald Bass
- Scott Peterson Motors - Paul & Dalena Wareing
- Wild Magnolia - Troy Jensen & Danielle Voyles

Reinvestment with business expansion:

- American Ag Video Auction - Tom Bauer
- Belle Fourche Counseling - Kayla Grams
- Nehl Dental - NEW building; Dr. Mike and Dr. Matt Nehl
- New Generation Supplements / Smartlic - Zach Westberg
- SME Treats - Sheila Erhart
- Subway - NEW building; Craig & Tara Knapp

BUSINESS REVITALIZATION

- Belle Flower Designs & Décor on State Street
- The Coronado Family renovation of the old JC Penney Building on State Street, now the home of Relic Diggers.
- Hair Gallery on State Street

COMMUNITY REVITALIZATION

- Special recognition to the City of Belle Fourche for several community development accomplishments! To name a few: the new Splash Pad, Robb Park, the gazebo at Arnold Park, Ice Rink at Highland Park, pickle ball courts, City disc golf extension, skating rink, fitness stations along the bike path, rebranding the Belle Fourche Rec Center, and the 2020 BF Housing Study - this is just a few in a long list of accomplishments for the community. Over 26 in 2020 alone.
- Butte County updated the discretionary formula to help business development and housing.
- NWDHR - significant and ongoing investment in Belle Fourche housing 2020 with new housing, rehab projects, FREE first-time homebuyer education classes and much more.



VICE PRESIDENT WENDY BOWERS PRESENTS MAYOR GLORIA LANDPHERE WITH THE COMMUNITY REVITALIZATION AWARD FOR THE CITY'S MANY COMMUNITY DEVELOPMENTS AND ENHANCEMENTS.



BFCD WENDY BOWERS PRESENTS NEIGHBOR WORKS DIRECTOR, MIKE WALKER, WITH SPECIAL RECOGNITION FOR THEIR SIGNIFICANT HOUSING ACCOMPLISHMENTS IN BELLE FOURCHE.

Congratulations and thank you to all of our recipients - your investment in our community has a significant economic impact!

The designation of officers for 2021 will take place at the BFDC board of directors meeting March 10th; 7 a.m. at the 5th & Grant Plaza Conference Room - 608 5th Avenue.

Belle Fourche creates redevelopment districts

Housing study prods local partnerships to focus on housing needs within the city

By Lacey Peterson, Black Hills Pioneer

BELLE FOURCHE — A handful of local organizations gathered Monday to announce the creation of three new redevelopment districts located on the north end of Belle Fourche with the combined goal of improving the housing conditions in Belle Fourche.

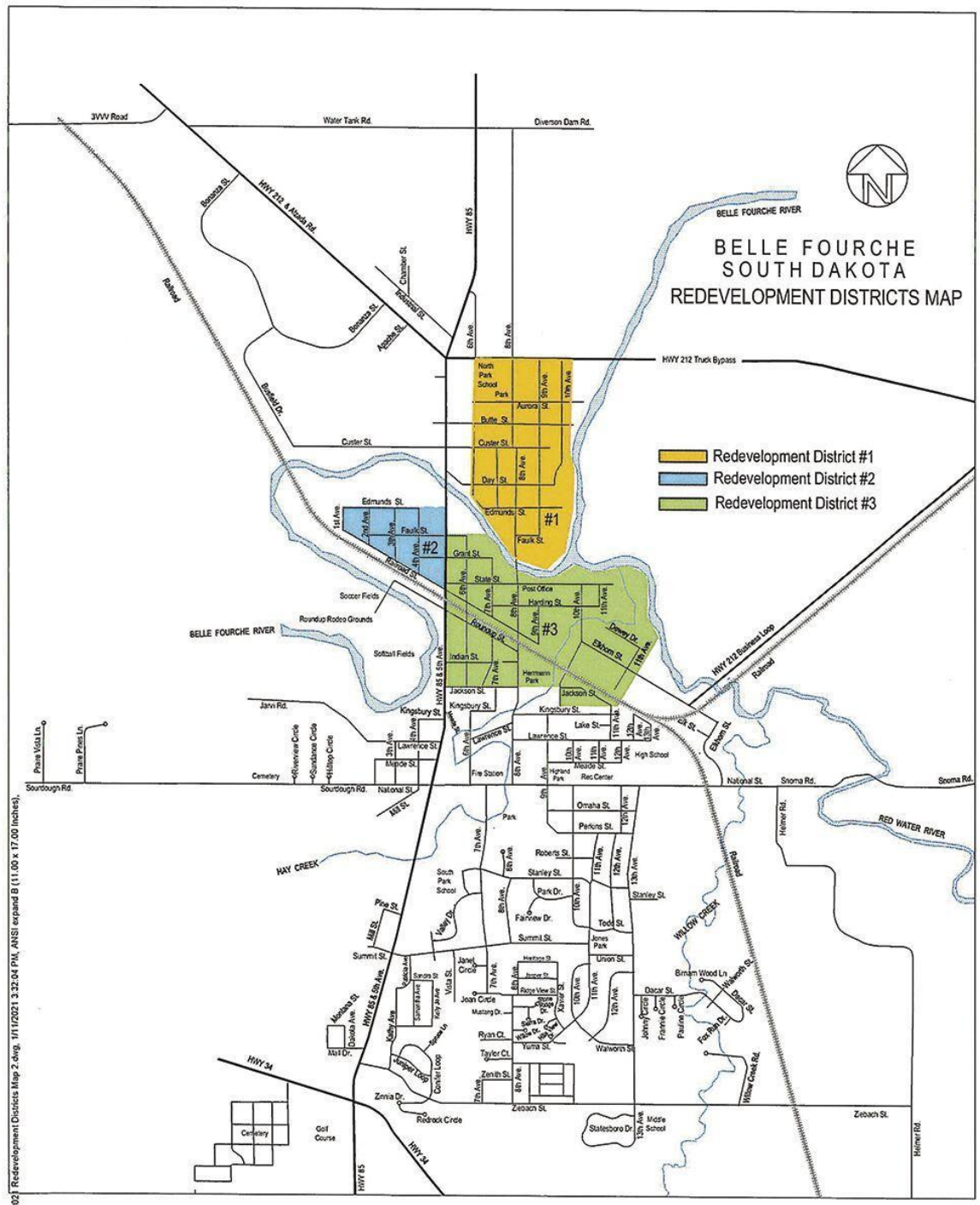
Mayor Gloria Landphere said the announcement is exciting news and explained the partnerships that will be a conduit to the future growth and improvements within the city.

The changes began after the updated housing study was released in January, highlighting areas of improvement that needed more immediate attention, Landphere said.

Krysti Weed, the city engineering department assistant, coordinated with Landphere and Community Partners Research, Inc., located in Faribault, Minn.

Landphere said the updated study told a familiar story about the housing conditions in Belle Fourche.

“It told, in a lot of ways, the same story that the other one (completed seven years ago) told, which is, Belle Fourche needs affordable housing,” she said. “And that comes in many different ways with affordable housing.”



Although Landphere said often times people think that means building new housing, but that is not necessarily the case.

“It’s through renovations, it’s through apartment buildings, all of (those) kind of thing(s),” she said. “So, the goal here that we have is to see what kind of things that we can put in place to create this affordable housing.”

Another aspect to the overall goal, Lamphere said, is continued neighborhood rehabilitation.

“That is why the city incorporated the redevelopment district in Belle Fourche,” she said.

During the city council’s March 1 meeting, the city held a second reading of an ordinance amendment, modifying the taxation formula for new structures and additions, adding a classification for redevelopment neighborhoods identified in the new housing study released in January.

The boundaries for the redevelopment neighborhoods are identified as follows:

Redevelopment Neighborhood No. 1 – All land within the city located north of the Belle Fourche River, south of U.S. Highway 212, east of Sixth Avenue, and west of the Belle Fourche River.

Redevelopment Neighborhood No. 2 – All Land within the city located north of Railroad Street, south of Edmunds Street, east of First Avenue, and west of Fifth Avenue.

Redevelopment Neighborhood No. 3 – Any parcel of land within the city located east of Fifth Avenue/U.S. Highway 85 that abuts Jackson Street or is north of Jackson Street, and is south of Faulk Street, the Belle Fourche or Red Water rivers, and the land south of Jackson Street, north of the alleyway between Jackson Street and Kingsbury Street, east of 10th Avenue, and west of 11th Avenue or abutting 11th Avenue.

After reviewing the updated housing study, Weed said she realized that some city ordinances would need to be changed to incorporate redevelopment districts.

“So we wrote up and ordinance, it went through council, (and) it will take effect next week,” she said.

Weed said this was a direct result of recommendations that came out of the housing study – promote rental housing rehabilitation programs, promote owner-occupied housing rehabilitation efforts, and to continue neighborhood revitalization efforts.

“And that’s where NeighborWorks (Dakota Home Resources) comes in, and that’s where economic development (Belle Fourche Development Corp.) comes in,” Weed said. “NeighborWorks has so many opportunities out there for these people to spruce up their homes - make them livable again instead of letting them go into bad decay.”

Lisa Nelson, director of equalization for Butte County, explained new tax breaks offered for those within the redevelopment districts.

“Last year, an ordinance was amended and adopted by the Butte County Commission, and this year, of course with our city council, for zero for five years,” Nelson explained. “So, this is on commercial structures that’s over \$30,000 – they get that zero for five, same with residential,” she said.

According to SDCL 10-6-35.2, “Any new residential structure or addition to or renovation of an existing structure located in a redevelopment neighborhood established in SDCL 10-6-56, if the new structure, addition, or renovation, has a full and true value of \$5,000 or more and the structure is located in an area defined and designated as a redevelopment neighborhood based on the designations provided by SDCL 11-7-2 or SDCL 11-7-3.

“So this is also for ... we also have housing, that’s for residential, but if there’s also commercial that’s over \$30,000 (in assessed value), they would get that zero for five years,” Nelson explained.

Nelson said that if community members have questions about their specific situations, they’re welcome to come into the Equalization office, located in the county administration building at 117 Fifth

Ave. on the north end of Belle Fourche. The information can also be found on the county's website at: <https://www.buttesd.org/director-of-equalization>.

Butte County changed its discretionary formula to stimulate commercial development. Under the county and city new formulas, the full-assessed taxes would not be due until the sixth year.

Additionally, in 2020, the city amended its tax valuation structure to mirror the county's, offering a zero for five years valuation in an effort to encourage economic development and promote improvements and new construction within the city.

Landphere said that after the ordinance was updated to reflect the changes recommended from the housing study, Belle Fourche Development Corporation revamped their housing committee to narrow their focus based on the recommendations from the study.

"So their goals and aspirations were adjusted in accordance with all of these things we're doing here," she said.

Wendy Bower, BFDC housing committee member, said that in the past, the committee's focus has largely been on building new affordable homes in conjunction with the Belle Fourche High School residential construction course, and West River Foundation.

"With the housing study, and with everything else that has been going on, we decided that we really need to expand our focus," she said, adding that with a little guidance from Pat Kurtenbach, regional economic development coordinator with West River Business Service Center. "We realized that's really what Belle Fourche needs, is to get some developers to the table. ... We have kind of refocused and revamped our committee to work toward trying to bring all the developers to the table and get all the parties together."

Nelson and Weed, Bower said, have compiled a list of properties within the city that are ripe for development, "And hopefully get a little bit larger scale that what we've been doing in the past."

NeighborWorks steps in

NeighborWorks Dakota Home Resources has been working in the Belle Fourche Community for a number of years, and Mike Walker, executive director, is offering to fill the gap to assist the homeowners in the redevelopment districts.

In addition to three new homes going in on the corner of Eighth Avenue and Aurora, within the Redevelopment District No. 1, NeighborWorks plans to blanket all three districts with resources related to free homebuyer education courses, new home construction opportunities, home loan program to assist with down payment and closing costs, new construction, and home repair and rehab programs.

"With our organization, we're trying to help reach every single area of housing, whether it's helping people clean up their credit so they can be able to purchase a home, whether it's helping with their budgets on the counseling or home buyer education fees," Walker said. "We're trying to do five new homes in Belle Fourche this year."

Additionally, he said the home rehab and repair program is another great resource for people whose homes are falling behind in care and maintenance, and even programs to help the aging homeowners in the area "age in place."

"We've been able to come in and put handicapped ramps, widened doorways, adjust bathrooms ... all sorts of different features to make it easier to stay in that home longer," Walker said.

For more information about resources offered by NeighborWorks Dakota Home Resources, contact Walker at (605) 578-1401 or via email at mike@nwdhr.org.



Thank You to our New & Returning 2021 Members

Black Hills Energy – Platinum
David Pummel & Associates – Platinum
First Interstate Bank – Platinum
Gillette Fence – Platinum
Grossenburg Implements – Platinum
Jackson Dental – Platinum
Mineral Technologies Inc. - Platinum
Pioneer Bank & Trust – Platinum
Scull Construction - Platinum
State Home Care Services – Platinum
Upper Deck Architects, Inc. – Platinum
Belle Fourche School District - Gold
Bunney's Body & Collision Repair – Gold
Butte Electric – Gold
Civil Design - Gold
ET Sports – Gold
Johner Trucking - Gold
Pain & Movement Solutions – Gold
Bennett Main & Gubbrud P.C. - Silver
Bob Morris Law Firm – Silver
Dakota Home & Ranch Real Estate - Silver
Cowboys Too! – Silver
Ensz Appraisals - Silver
Highmark Federal Credit Union – Silver
Hills Product Group – Silver

Joe Dirt – Silver
Leverington Funeral Home of NH - Silver
New Generation Supplements – Silver
Black Hills Monument - Bronze
Black Hills Pioneer – Bronze
Black Hills Vision Care – Bronze
Carl's Trailer Sales – Bronze
Jeb & Maureen Clarkson - Bronze
Clutter Buster Storage – Bronze
Denim & Opal - Bronze
Jim Doolittle – Bronze
Dirk & Betty Jo Hoffman - Bronze
Lensegrav & Sons Motor Express – Bronze
NH Federal Credit Union – Bronze
Redwater Eye Clinic - Bronze
SD Dept. of Labor – Bronze
Karen Wagner – Bronze
Legacy Financial Partners – Associate
Reese Property Mgt. - Associate
Z Productions – Associate
Wendy Bowers – Individual
Jay Cordell - Individual
Stan Harms – Individual
Renae Schaeffer – Individual



Belle Fourche Development Corporation

2021 Investment Campaign ~

Your investment creates opportunities in Belle Fourche!

Membership is an investment in the future growth and development of our community. Select your membership level and return this Member Application with your pledged amount.

MEMBERSHIP APPLICATION

Belle Fourche Development Corporation

Date: _____

Name of Business: _____

Contact Person: _____

Billing Address: _____

Phone: _____

Website: _____

E-Mail: _____

Signature: _____

Please check one:

Platinum
\$1,000 or above

Gold
\$500 - \$999

Silver
\$250 - \$499

Bronze
\$100 - \$249

Associate or Individual
\$50 - \$99

See page 2 for membership benefits and payment options

We appreciate your investment and offer these member benefits in our promotional material:

1. **\$1000 Membership**
 - ~ receives a scrolling logo on the BFDCSD.com home page.
 - ~ member shout-outs in the BFDC newsletter and social media posts
 - ~ a special BFDC gift
2. **\$500-\$999 Membership**
 - ~ member shout-outs in the BFDC newsletter and social media posts
 - ~ a special BFDC gift
3. **\$250-\$499 Membership**
 - ~ member name listed & social media shout-outs
4. **\$100-\$249 Membership**
 - ~ member name listed

Submit this application and membership investment to:
Belle Fourche Development Corporation
 PO Box 344
 Belle Fourche, SD 57717

3 Easy Ways to Pay!

1. Mail this application and membership investment
2. Mail this application with card information:
 Name on card: _____
 Card # _____
 Card expiration date: _____
 Security Code: _____ Amount: \$ _____
 _____ VISA _____ MASTERCARD _____ DISCOVER
 A 3.5% transaction fee added to all credit card payments.
3. **OR Apply AND Pay Online**
 at www.bfdcsd.com/memberships/