

50 Years of SEDC

Amanda Anglin
SEDC Executive Director





In 1973, SEDC was formed by a group of visionary local businessmen as a 501(c)6 non-profit organization under the name Sturgis Industrial Expansion Corp (SIEC).

Those businessmen and initial Board of Directors were Dale Hansen, Francis Langin, Michael Jackely, Don Jacobsen, Seth Kunert, Bob Morrison, LaVern Mitchell and J.U. Dickson.

ARTICLES OF INCORPORATION OF
STURGIS INDUSTRIAL EXPANSION CORPORATION

KNOW ALL MEN BY THESE PRESENTS that we, Dale R. Hansen, Francis Langin, and Michael Jackley, residents of the State of South Dakota, and over 21 years of age, have associated ourselves together for the purpose of forming a non-profit corporation, and do hereby make, execute and acknowledge in triplicate these Articles of Incorporation in writing.

ARTICLE I

The name of this corporation shall be Sturgis Industrial Expansion Corporation.

ARTICLE II

This Corporation shall have perpetual existence.

ARTICLE III

The purpose for which this organization is formed and the general nature of the activities which it is proposed to conduct are:

(A) To relieve and reduce unemployment; to promote and to provide for additional and maximum employment; to better and maintain job opportunities within the City of Sturgis, South Dakota, and the surrounding geographical area; to instruct or train individuals to improve or develop their capabilities for jobs; to carry on scientific research for the purposes of aiding the City of Sturgis, South Dakota, and the surrounding geographical area by attracting industry to the community or area or by encouraging the development of or retention of an industry in the community or area; and to lessen the burdens of government and to act in the public interest.

(B) To buy, own, sell, convey, assign, mortgage or lease any real or personal property. To borrow money and issue evidence of

SIEC's mission was to relieve and reduce unemployment, promote and provide for additional and maximum employment, to better job opportunities, train and develop workforce, attract industry by encouraging development and retention.



SIEC's initial goal was to secure federal funding from the Economic Development Administration (EDA) to develop the first Sturgis Industrial Park. Ten acres were purchased and divided into four lots. EDA funds provided a well and water distribution system. The City of Sturgis and SIEC cooperated to extend a sewer line to the Park. The lots for this first Industrial Park sold in the late 1970's. Today, businesses on the east side of Industry Road (i.e. Iverson Construction, Former Dakota Arms now Jacobs Auto and the SEDC incubator building) are located in this section of the Park.

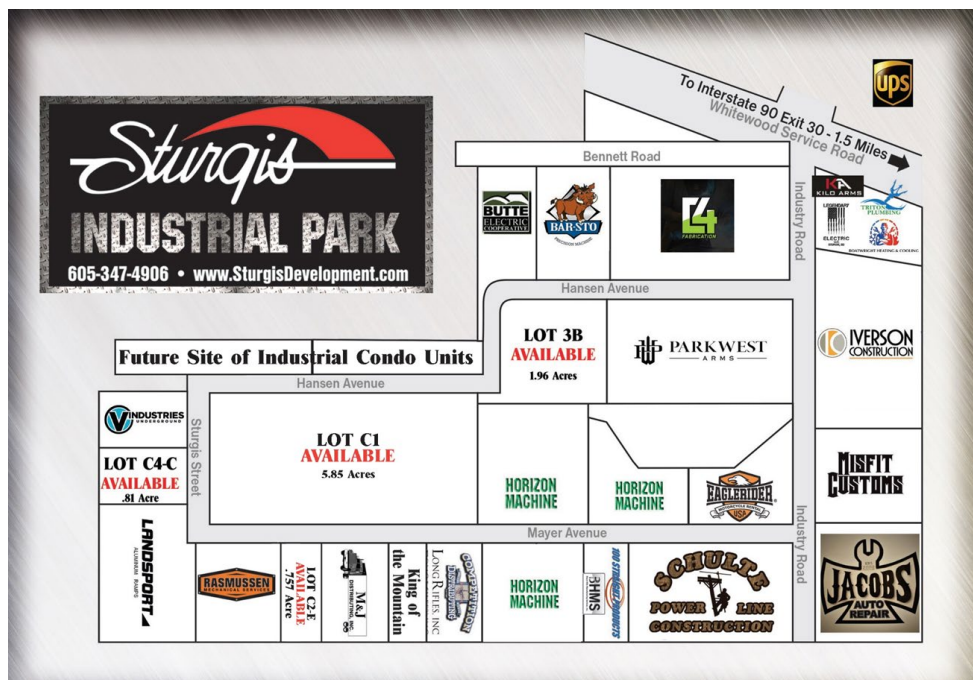


In the 1980's, a second acreage was purchased on the north side of the Whitewood Service Road in close proximity to the first Park. This purchase included a building that previously housed an implement dealership. This building was remodeled and leased to UPS. UPS has since purchased the building and land. The remaining land was divided into three additional lots. Today, this second section of the Park is home to businesses from UPS on the east to Brosz Engineering on the west.



In early 1993, SIEC purchased an additional 25 acres of land adjacent to the original Park. For several years, the development of the infrastructure in this new Industrial Park was SIEC's major focus, and was the result of extensive collaboration with the City of Sturgis and the SD Department of Transportation.

The relocation of Cor®Bon, a custom ammunition manufacturer from Detroit, MI was key to receiving DOT funding. When Cor®Bon announced plans to locate in Sturgis, the DOT and City of Sturgis approved funds to assist with the development of Industry Road, the main entrance into the Park. At that time, improvements were made to the railroad crossing. In 1997, two internal roads in the Park were completed. The completion of these projects in the fall of 1997 finalized the development of the infrastructure within the Park. This infrastructure includes paved streets, curb, gutter, streetlights, water and sewer extension, site grading, engineering and design. Again, all improvements resulted from collaboration among the City, DOT and SIEC.



Some of these earlier companies included: UPS, Bruce Bowen Guns, 100 Straight Products, Brosz Engineering, Werlinger Auto Body, Horizon Machine, Key City Glass, Dakota Drywall, Competition Distributing, Iron Age International, Legend Air Suspension, LongRifles, Inc., Jamison International, Iverson Construction, Butte Electric, Dakota Arms/Remington, Landsport, CorBon Glaser Co., and Central Air Heating & Cooling.

In September 2010, Bar-Sto Precision Machine relocated from California to the Sturgis Industrial Park, creating 10 new jobs. In 2013, King of the Mountain and Black Hills Grid located in the Park. In July 2013, Samson Exhaust relocated its motorcycle parts manufacturing operation from California. Indian Motorcycle Sturgis opened in May 2014, created 20 jobs and continues to attract spinoff retailers and construction activity. They purchased a Sturgis Industrial Park building for their Eaglerider franchise. Hi Qual Livestock Equipment, a subsidiary of Sioux Steel, opened its manufacturing facility in a leased building in the Sturgis Industrial Park in June 2015. In 2016, Enviro Shield Products and Sturgis Moto Cruzn relocated to the Sturgis Industrial Park. In 2017, Rasmussen Mechanical expanded to the Sturgis Industrial Park creating 15 full time jobs.

Businesses have changed over the years and currently we have over 25 businesses employing more than 250 people. Some of the newer business to the Park are Jacobs Auto Repair, Schulte Powerline Construction, M&J Distirbuting, Vindustries Underground, Parkwest Arms and C4 Fabrication.



Today, the Sturgis Industrial Park contains 45 acres.



The mission of the Sturgis Economic Development Corp (SEDC) is to actively pursue economic development by assisting expanding or new business, industry, and housing in Sturgis and Meade County.

In 2007, SIEC recognized the need to expand its focus beyond industrial/real estate development and formally changed its name to the Sturgis Economic Development Corp (SEDC).



Future Sturgis

Sturgis
ARTWALK



Also in 2009, SEDC chose to further expand its initiatives beyond its original primary jobs focus. SEDC recognizes that many factors are involved in creating a healthy economy and elected to assist in the creation of a “value-added” community. SEDC became a founding supporter and major financial benefactor to the *Future Sturgis* movement. Today, SEDC remains actively involved in the community re-creation process through hands-on support of downtown revitalization initiatives as a board member of the Downtown Sturgis Foundation.



In 2012, SEDC again expanded its focus to include retail development and residential initiatives for workforce and seniors. SEDC was a driving force in the 2012 development of Aspen Grove, a 33-bed private care assisted living facility with 24 employees. In 2013, SEDC brokered the development of Sierra Vista Apartment Homes, a 48-unit market rate lease complex for all age groups. In 2015, SEDC assisted in the residential developments of Dolan Creek Estates and Canyon View Estates, both starting construction in 2016.

Dolan Creek Development





With the influx of residential development, it was imperative that full-service childcare facilities be developed to handle the increased demand of working families. To that end, SEDC made daycare a priority goal in 2015. In May 2016, SEDC held a groundbreaking ceremony for Discovery Kids University, a 106-child state licensed childcare facility, creating 18 new jobs.





In April 2013, Gov. Dugaard honored Sturgis with the Economic Development Community of the Year award. This special award recognizes leadership in the area of economic development and also recognizes achievement, innovation and growth resulting from community efforts.



BEFORE

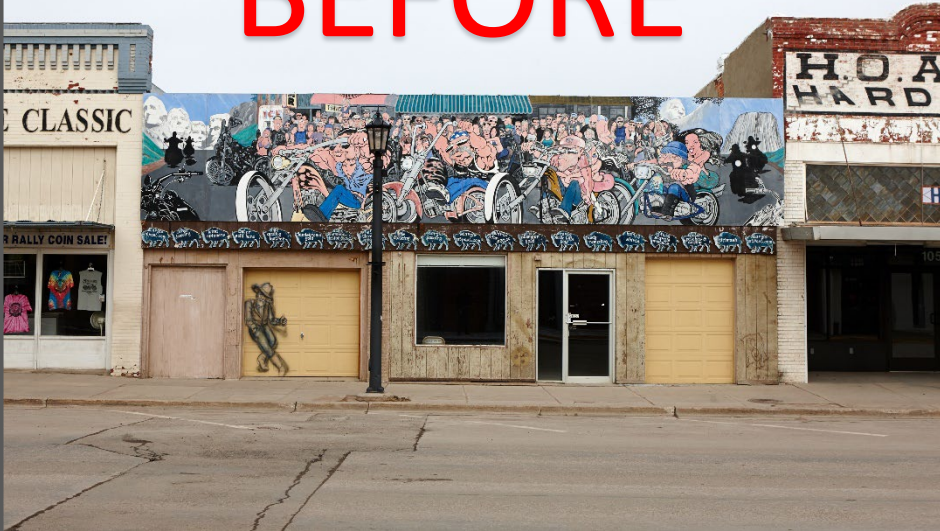


AFTER



In 2013, SEDC acquired a 1.3-acre lot at Exit 32 and has prepared it for commercial development.

BEFORE



In 2014, SEDC acquired a speculative lot on Main Street Sturgis for year-round retail development. After designing and starting construction on the spec building, Domino's purchased the project and opened there in July 2015.





Also in 2015, SEDC assisted in the expansion and/or opening of Scott Peterson Motors, Indian Motorcycle Sturgis, Jake's Garage, Big D, Arby's, Landsport, HiQual Livestock Equipment and J&P Cycles. In 2015, 130 jobs were created or retained by these businesses. The Discretionary Formula was a huge part of these businesses locating in Sturgis.

2017

INTERNATIONAL ECONOMIC
DEVELOPMENT COUNCIL
EXCELLENCE
IN ECONOMIC DEVELOPMENT
AWARDS

GOLD



In September 2017, the International Economic Development Council (IEDC) awarded the City of Sturgis, in partnership with SEDC, with a gold award for Excellence in Economic Development for multi-year recovery efforts following 2013's Storm Atlas.



SEDC is actively engaged in supporting and promoting entrepreneurship development. It was awarded a USDA RBEG \$99,999 match grant to construct a 4-unit industrial incubator to fast-track start-up businesses in the Sturgis Industrial Park. The SD Future Fund also contributed \$100,000 toward the development of this incubator. In addition to local start-up company The Moving Guys, the incubator houses the high school's new CTE machine tool program, fulfilling a workforce development initiative to offer on-site training in machinist technology.



In 2021, SEDC completed renovations to the Incubator building in the Sturgis Industrial Park. Upgrades were made to accommodate four units for separate businesses.

Triton Plumbing, Legendary Electric, Boatwright Heating & Cooling and Kilo Arms are located in the Business Incubator.



In 2017, SEDC completed construction on a 9,600 sq. foot spec building. This building has been fully leased since construction.



Businesses in Sturgis continue to grow and thrive with 75 new businesses creating 174 jobs from 2018 – 2022. This is a small representation of the businesses that have opened over the last 5 years.



2019, SEDC sold a portion of the Exit 32 lot to Scooptown Carwash.

Dolan Creek Senior Housing



In 2022, the groundbreaking took place on the 50-unit Dolan Creek Senior Living project. In June of 2023, the facility opened and is now taking residents.



Housing in Sturgis and Meade County continues to grow at a very rapid pace.

From 2018 to 2022 Sturgis has seen 193 new single-family home and 64 multi-family unit permits issued.

From 2019 to 2022, Meade County has seen 568 new single family home permits.

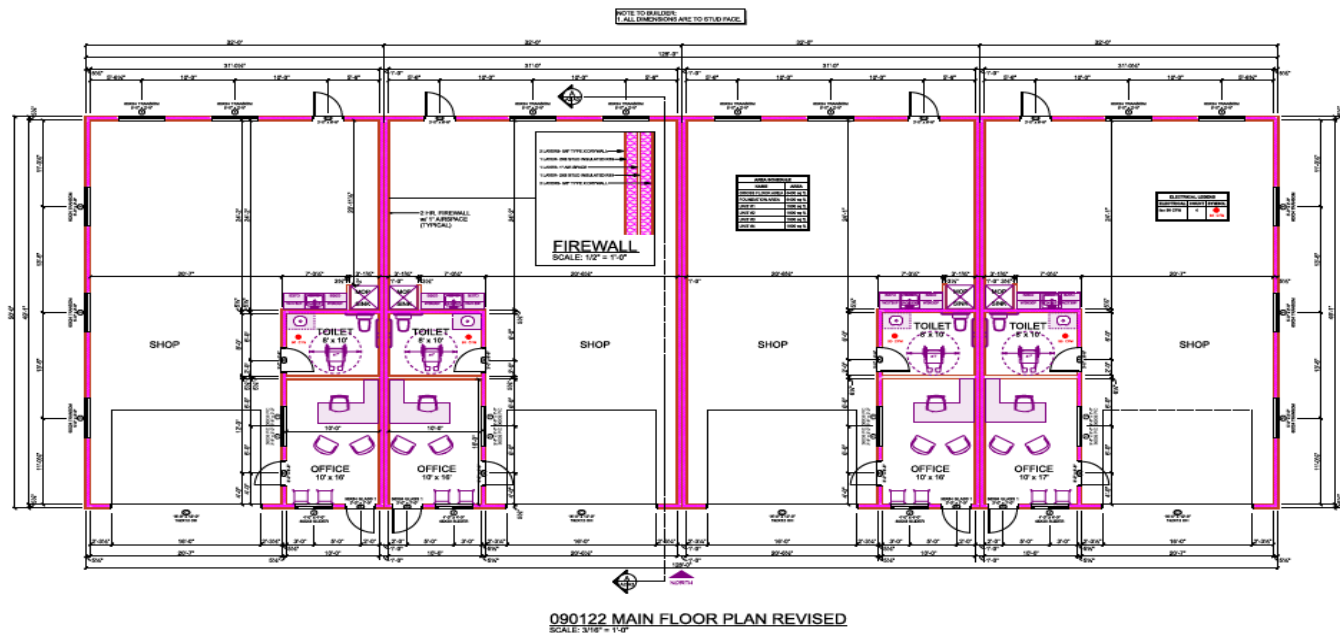
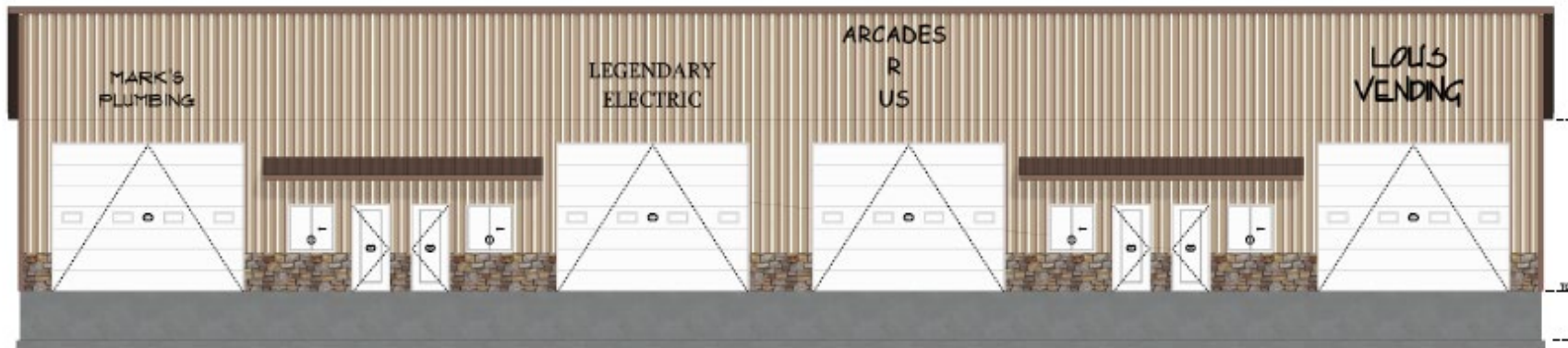


STURGIS STRIKERS

Sturgis Strikers is a bowling center with a variety of bowling leagues and open bowling for everyone. Offering 12 bowling lanes, a bar and grill, pool table, and ping pong table, we make sure that you will have a great time! Sturgis Strikers is also great for birthday parties and events.



In 2022, SEDC purchased the Sturgis Strikers Bowling Alley to keep a year-round operational retail business in Downtown, Sturgis. SEDC leases the building, and we are assisting the new entrepreneurs in operating the business with hopes that they will be able to purchase the building in the coming years.



The SEDC Board of Directors recently approved the construction of a new 6,400 sq. ft. 4-unit building in the Sturgis Industrial Park. Construction is planned for this summer.



SEDC recently sold a 2-acre parcel in the Sturgis Industrial park to Murphy Company. An insulation and construction services company expanding operations from North Sioux City, SD. They plan to construct a 21,000 sq. ft. building and employ more than 60 people.



The Piedmont Valley Chamber of Commerce is seeking ways to expand their organization. SEDC is working closely with the Board of Directors to help them find solutions.



City of Piedmont, South Dakota

Recently, the SD Governor's Office of Economic Development (GOED) awarded the Infrastructure First Project grants to the communities of Summerset and Piedmont. The communities will work with ISG to develop a 5-year capital improvement plan. SEDC will be involved in the process as the economic development organization serving Meade County.

How might WE build our community together?

Join us for a conversation!

**Summerset City Hall
7055 Leisure Lane
Summerset, SD**

**Tuesday, June 20, 2023
5:30 PM - 7:30 PM**

Refreshments will be provided.

The City of Summerset in partnership with the Sturgis Economic Development Corp. want to discuss and bring consensus around the activities/priorities that would benefit the Summerset Community.

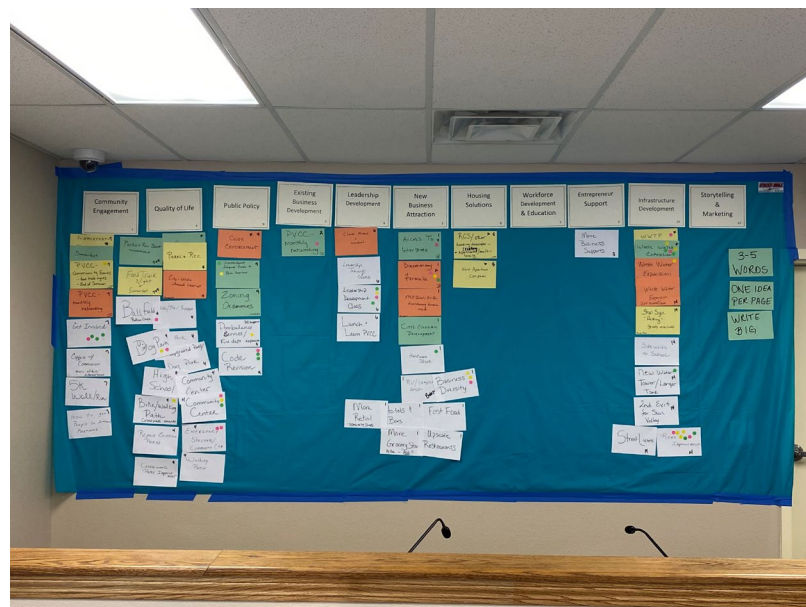
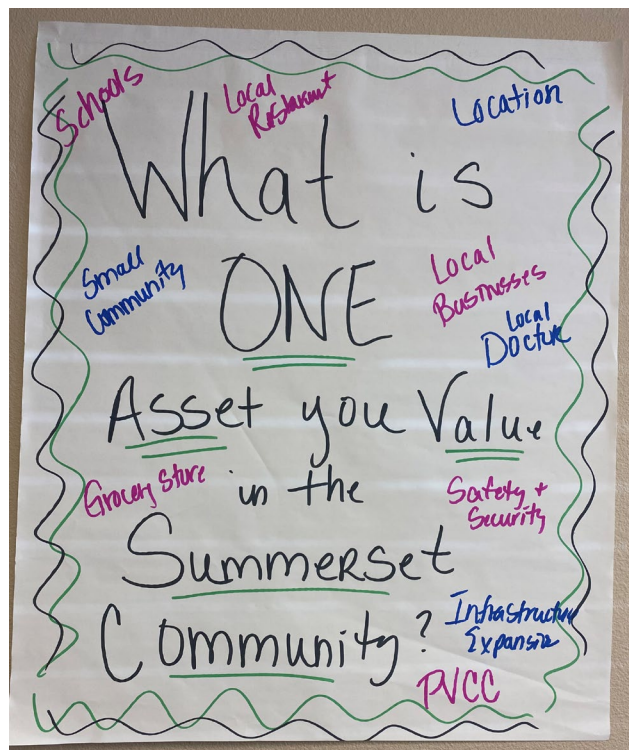
Your ideas and voice will help inform the Summerset City Commission.



**Please contact
Lisa Schieffer at
605-718-2189
with questions.**



SEDC hosted a community conversation in Summerset on June 20, 2023. The Summerset City Commission is seeking feedback from community members around activities and priorities that would benefit Summerset.



On behalf of the SEDC Board of Directors,

Thank you

for your continued support of economic development!

