

# TIF granted for Eagle VCDC moves toward land purchase Creek construction

By Travis Gulbrandson

travis.gulbrandson@plaintalk.net

The Vermillion City Council created a Tax Increment Financing (TIF) district to aid the construction of a facility for Eagle Creek Software Services.

The action was taken at the council's regular meeting Monday night.

Steve Howe, executive director of the Vermillion Chamber of Commerce & Development Company (VCDC), asked the council members to vote in favor of the measure during an educational session that same afternoon.

"Those funds will be needed over the long run to help construct the building," Howe said. "That will make a difference in the long-term to be able to fund this project and bring these jobs to the community."

Eagle Creek Software Services, with headquarters in Eden Prairie, MN, was founded in 1999. The company has project centers in Valley City, ND, and Pierre, and has targeted Vermillion as the site of a fourth location.

It was announced last month that this site could bring up to 200 jobs to the community.

Construction will be handled by the VCDC, which also will own the building and lease it to Eagle Creek.

Those jobs will boost pay higher than the state's average wages, and the supply of employees will come from USD and its recently formed Information Technology Consultant Academy.

The entire project will cost in excess of \$5 million, with the building itself covering about \$4.5 million, Howe said.

"We're going to be funding it through traditional financing, through First Dakota Bank," Howe said.

The VCDC also has a Regional Economic

Development Investment (REDI) loan from the Governor's Office of Economic Development.

"The way the REDI loan works with the state is, we package the loan, we advertise it over 20 years, but there's a balloon in five years, and we have to either refinance it or go back and go a traditional financing route," Howe said. "We want to get at least beyond that balloon, just to make it easier to get the second round of financing."

The finished structure will be located at the corner of Bower and Princeton streets, which is north of the old Pamida building.

"We want the building up front, right on the corner," Howe said. "We don't want expansive parking in front of it, so parking will be on the south side and also southwest of the building itself."

The building is being designed so that it can be separated into two units if necessary.

"We expect and hope that Eagle Creek will be a tenant in this building for a long time, but ... if either Eagle Creek doesn't grow into it, if they have a reduction in force or something happens, we can be leasing out separately," Howe said.

Puetz Corporation of Mitchell has been hired as architect and construction management firm.

"They're already starting on the final design," Howe said. "They'll be managing the big process for us. We expect the dirt work should be bid out here hopefully by the end of this month (or) early May."

Howe hopes ground can be broken in May, with construction to follow.

"It's going to take until the first quarter of '14 to be move-in ready. That's the goal," he said.

— David Lias contributed to this report.

By Travis Gulbrandson  
travis.gulbrandson@plaintalk.net

A solution may have been found for Vermillion's housing shortage.

The Vermillion Chamber of Commerce & Development Company (VCDC) is negotiating the purchase of property owned by the Bliss family that is located along Stanford Street.

The land extends approximately from Cherry Street to Main Street, and west to the railroad tracks.

"We worked very closely with the Bliss family and their realtors to work out the financing options, and they're very agreeable and wonderful to work with," said Steve Howe, executive director of the VCDC, said during a presentation to the Vermillion City Council Monday afternoon.

Following the purchase, the property would be owned by the VCDC.

They have submitted a purchasing agreement, which has been accepted, but is not yet final, Howe said.

"We're looking to close on the property before the end of this month," he said. "You never want to count your chickens on this stuff, so keep that in mind."

Should the deal be completed, Howe said the hope is for the land to have homes of various sizes, from smaller to higher-end.

"We want to have an area where we can have some mixed densities, where some of the lots can be smaller and make them a little more affordable," he said. "We can mix in some townhomes ... and have a little more flexibility in the neighborhood."

However, he said the development costs for such a project "are pretty excessive," with estimates ranging from \$4-\$5 million.

Part of the reason for this is that money would need to be

spent on improved water and sewer lines, as well as access routes.

"We'll likely come back to the city to talk about (tax increment financing) districts, to see if this is an areas we can TIF to get some housing in the community," Howe said. "Once (the deal) closes, we'll have to re-plot it and bring it back to the city. ..."

"We won't be able to put all that infrastructure in place all at once," he said. "We'll try to figure out what would be the best way to face this project."

Howe thinks on of the best ways would be to start developing using Cherry and Kennedy streets as access points, and branch out from there.

When the project is complete, Howe said he hopes the development will be very attractive, with entry boulevard points and roundabouts.

"We want to make it really nice," he said. "We're not a

community with gated neighborhoods ... but we do want to convey that it doesn't matter what your budget is, you have a right to live in a place that's nice and welcoming.

"We're going to add some of those touches to make it a little more special," he said.

Mayor Jack Powell said he hopes the deal will close as planned.

"For the effort that's been put into this, I commend Steve and the (VCDC) for dealing with this, and the Bliss family, as well," Powell said. "I just can't imagine how this won't be an incredible asset to the whole town."

Howe said the main purpose of this project is to provide families looking to build or purchase a home in Vermillion with more options.

"Right now, we don't have any options in terms of lots," he said.

## Dewald places 20th in Boston Marathon

BY JAMES D. CIMBUREK

james.cimburek@yankton.net

Matt Dewald had put aside his running career for his professional career, but a move to Colorado sparked a resurgence.

The Yankton native's return to marathon running paid off on Monday with a 20th place finish in the 117th Boston Marathon, clocking a net time of 2:19:35.

Dewald had returned to his hotel before the explosions near the finish line.

"My goal was to finish in the top 15 and run a 2:18, 2:19, so I hit my goal for time. Place-wise, I was other people wouldn't run as well and I'd place higher," Dewald said by phone from Boston after the race. "But it went well. I'm very happy with my time. My training pointed that I was ready to do that."

Dewald's former high school coach, current University of South Dakota head cross country and assistant track and field coach Dan Fitzsimmons, said that the USD track and field offices were buzzing about Dewald's accomplishments Monday afternoon.

"We're all excited here in the offices," Fitzsimmons said. "Matt's probably one of the most committed and dedicated runners I've ever had go through our high school program and they had go through the University."

"It goes back to that adage that good things happen to those who persevere. He's been able to balance everything and still find time to train at the level you need to train at to be that successful. That's just a credit to him. He's basically done a lot of this all on his own."

Dewald, whose running resume includes victories in the Lincoln National Guard Marathon in 2009 and the Monumental Challenge Marathon in Hill City in 2007, had been focused on qualifying for the 2012 Olympic Trials. But when he didn't make the trials, he stepped away from competitive running for more than a year.

"I was disappointed in not being able to get that breakthrough. I put a lot of time into it, so it was frustrating," he said. "Also, I had a pretty busy year with work, getting married and moving and so forth. I thought I was going to be done with

running at that point."

Dewald, a physical therapist, found his passion for running again when he and his wife Hannah moved to Denver, where she is completing her residency to become a OB/GYN.

"Once I got out to Colorado, I started training again," he said. "Now I have some goals to accomplish again."

Dewald's clocking ranks him seventh among SD natives all-time in the marathon.

The hours leading up to the race are "kinda chaotic," Dewald said.

"With 27,000 runners, leading up to the race, I was outside, freezing cold, standing in line for porta-potties. That was a bad start to the race," he said. "But once the gun went off it was absolutely perfect, 50 degrees."

Dewald followed Dunlop's advice, and his splits were nearly identical, despite the course being tougher on the second half.

"I was stuck in no-man's land for 5-to-10 miles of the race, then I caught up to a group of runners that I kinda tucked in with for 10 miles, until we hit the hills. Then I made a break there," he said. "My splits were pretty even on a course

that is tougher on the second half. I ran well. I didn't hit the wall or anything like, so I'm happy about that."

With a personal best time behind him, Dewald is now looking at another shot at qualifying for the Olympic Trials.

"My next focus is to qualify for the 2016 Olympic Trials," he said. At time of 2:18 is needed to qualify, and times do not count until Aug. 1 of this year. "My first chance will probably be the Twin Cities Marathon, which is also the USA Championships, and that's in October."

And Fitzsimmons is happy to watch Dewald continue to excel.

"That's what we always said was so great about running, was that it wasn't something you had to give up after high school or college," he said. "It's not like some of the team sports, where you need 22 people to play the game. Here's something that you can always do on your own, it's a lifetime activity."

"Most people aren't able to stay with it long enough to have the experiences that Matt's having right now."

## OBITUARIES

### Mary Powell

Mary Ellen Powell, 91, passed away Wednesday, April 10, 2013 at the Sanford Vermillion Care Center.

Mary Ellen was born the first daughter to Philip and Nell (Hart) Devine on Nov. 11, 1921 on the homestead farm near Wakonda, SD. She graduated from Wakonda High School, moved to Sioux City, IA where she attended TriState Business College and worked for Palmer Candy Co. and then as a secretary for Western Contracting.

In 1953, Mary Ellen moved to Denver, CO, and worked at the Veterans Administration. In 1960, she married Capt. James Powell at Lowry Air Force Base. Mary Ellen lived in Germany during the years Jim fought in Vietnam. She and Jim traveled throughout Europe, including Ireland where Mary Ellen continued her Devine genealogical work. She was a skilled artist, talented seamstress and lover of sports and the theatre.

Mary Ellen moved from Citrus Heights, CA, to South Dakota 10 years ago to be closer to her sisters. She is survived by her sister, Monica Ballard, Vermillion, SD, and many nieces and nephews. She was preceded in death by her husband, Jim, two brothers, Thomas Devine and Philip, Jr. Devine, two sisters, Veronica Heimes and Madeline Devine.

Funeral Mass will be 1:30 p.m. Saturday, April 20, at St. Patrick's Catholic Church in Wakonda.

Visitation will be held one hour prior to the Mass. Burial will be at St. Patrick's cemetery.

Memorials may be sent to: Tom & Ann Devine Scholarship Memorial Fund, Mount Marty College, 1005 W. 8th St. Yankton, SD 57078. hansenfuneralhome.com.

### Stanley Woods

Stanley Ray Woods, age 62, of Tabor, SD, passed away Friday, April 12, 2013 at Avera Sacred Heart Hospital, Yankton, after a courageous battle with cancer.

Funeral services were held Monday, April 15, 2013, at St. John's Lutheran Church, Yankton, with Rev. Dave Gunderson and Rev. Steve Weisfennig officiating. Burial was held in the ZCJB Cemetery, Tabor, SD. Pallbearers were Ryan Woods, Michael Woods, Josh Vesely, Cory Nettinga, Shane Hovorka, and Gary Sestak.

Stanley (Stan) Ray Woods was born October 4, 1950, in Bloomfield, IA to Avon Eugene and Phyllis (Seiler) Woods. In 1951 the family moved to South Dakota, living briefly in Volin before residing in Vermillion. Stan graduated from Vermillion High School in 1968 and from Southern State College-Springfield with an Associate's



WOODS

They resided Vermillion for the first year of marriage before moving to Tabor, SD, in 1973 where they lived for the past 40+ years and raised their two sons, Todd and Trevor.

Stan was an automotive technician his entire life, starting as a small boy with his dad. When Stan & Shirley moved to Tabor he worked for Alfred Souhrada in his gas station and shop. Stan later bought the business and ran it as Stan's 66. When Tabor's grocery

store closed Stan and Shirley decided the town needed a store so they remodeled the gas station into a small grocery store until they sold the business in 1991.

Stan managed the Tabor Coop for several years, worked at Groseth Motors, becoming a certified automotive technician and later was the shop manager, he then moved to Yankton Motor Company as a technician, and finally ended up back working at the Tabor Coop.

Stan was a mechanic by trade but he truly was a farmer at heart. Stan and Shirley bought a small farm in 1983 outside of Tabor where he raised hogs and cattle while also running the gas station. Stan raised Simmental cattle that his two sons showed at 4-H, winning numerous awards at the county and state level.

Later in life, Stan's passion was his grandchildren and cherished everyday with them. He loved watching all their activities from

sports to music to reading books to them and being showered with kisses and hugs from them.

Stan was preceded in death by his parents, Avon Eugene & Phyllis Woods, his mother and father-in-law Robert and Irene Ruman. He is survived by his wife of 41 years, Shirley, sons Todd and wife Joleen, Trevor and his wife Amanda, and grandchildren Savannah, Isiah, Lucas, Olivia, and Alexis. Also survived by his brother Dennis (Dawn) Woods, Aberdeen, SD, and sister Cheri Coulson, Vermillion, SD.

### Lela Walz

Lela B. Walz, 76, of Vermillion, SD, passed away April 10, 2013 at her residence.

She was born March 26, 1937. She married William Joseph Walz on January 4, 1956. Private family services will be held at Calvary Cemetery in Vermillion, South Dakota.

Services have been entrusted to Kober Funeral Home of Vermillion, SD.

Condolences may be posted online at www.koberfuneralhome.com.

**10% OFF Your Project**

**Blackburn Basement Systems**  
Waterproofing & Repair

**Basement & Foundation Specialists™**

**Wet Basement? Basement Wall Bowed? Foundation Settling?**

• FREE Estimates • Financing Available  
**Toll Free 1-800-392-3389**  
www.blackburnbasementrepair.com  
(Cannot be combined with any other offers)

The University of South Dakota  
**College of Fine Arts  
Department of Music  
Presents**

**The USD Symphony Orchestra  
USD Chamber Singers and  
Men's and Women's Chorus**

**Friday, April 26, 2013 7:30 P.M.**  
**Free Admission**  
**Aalfs Auditorium in Slagle Hall**

This Event is partially sponsored by a generous donation from the First Bank and Trust.

UNIVERSITY OF SOUTH DAKOTA SOUTH DAKOTA ARTS COUNCIL First Bank & Trust

**YANKTON MONUMENT CO.**  
*Family Memorials  
by Gibson*

**AMBER LARSON**

325 Douglas Ave., Yankton, SD 57078  
Office (605) 664-0980 • 1-800-658-2294  
Cell (605) 610-6992 • www.gibsonmonuments.com

The University of South Dakota  
**Facility Worker –  
Floor Technician/PM Shift**

The University of South Dakota is seeking a Floor Technician to perform scheduled stripping, scrubbing, buffing, refinishing, sealing and spot cleaning of different types of hard surfaced floors using appropriate equipment and chemicals. Applicant should be knowledgeable on care of different types of commercial carpeting and flooring, have working knowledge of chemicals used for different types of commercial carpeting or flooring and the ability to operate machinery required for duties according to safety standards. Successful applicant should also be able to perform the essential duties, such as reading and following warning labels and written instructions in English and should have good work attendance and be able to work outside in all weather conditions. Work hours are 10:00 pm Monday - 6:30 am Saturday (shift assignment subject to change).

For more details and to apply, go to  
http://yourfuture.sdbor.edu

**SOUTH DAKOTA**  
UNIVERSITY OF SOUTH DAKOTA  
EEO/AA

**Please Recycle**

**Do you suffer from  
Chronic Knee Pain  
or Aching Back?**

**Relax & Rejuvenate  
in a Luxurious Power  
Lift & Power Recliner**

Several In Stock to Choose From!

**hatch**  
FURNITURE & FLOORING  
"Your Home's Best Friend"

109 East Third, Yankton, SD  
605-665-4416 • 800-798-4663  
MF 10-6, Sat. 10-5, Evenings by appt.