

*South Dakota*

**CERTIFIED  
READY  
SITES**



## **Program Overview**

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**ready to work**  
GOVERNOR'S OFFICE OF ECONOMIC DEVELOPMENT  
SOUTH DAKOTA



## Program Overview

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The South Dakota Certified Ready Sites Program is an economic development tool available to all cities and counties in the state. The purpose of the program is to promote commercial and industrial sites that are development ready. The program criteria were established based on industry and economic development standards.

The South Dakota Certified Ready Sites Program was established to provide consistent information on sites available throughout the State of South Dakota. The goal is to have the information needed by potential buyers in a readily available package that can be produced as soon as the interest is shown in a prospective site. By providing this information to a prospective buyer upfront, it reduces the risk associated with a site's development.

A site may receive this certification once a completed application and all required documentation are received and reviewed by a multi-agency review committee. The review will include a site visit by committee members. The review by the Certified Ready Sites Review Committee is only for completeness and conformance with the standards listed and does not certify the accuracy of the included data.

It is the responsibility of the buyer to review all information pertaining to a site and determine its validity and risk potential prior to a property acquisition.

The South Dakota Certified Ready Sites Program will be operated under the supervision of the Governor's Office of Economic Development (GOED). The program has established four different classifications of sites. Applicants can choose to apply for as many classifications as the land use will fit the program rules. Descriptions of the four classifications are below.

**Heavy Industrial Sites** are sites that are zoned for heavy industrial or the equivalent zoning designation and are generally characterized by a use that has a significant impact on community infrastructure, generates noise, dust, and/or odor, and the sites have large amounts of outside storage, heavy truck traffic or other issues that would be non-compatible with commercial or residential uses.

**Light Industrial Sites** are sites that are zoned for light industrial or the equivalent zoning designation and are generally characterized by a use that is non-compatible with commercial or residential areas and typically have less impact on a community's infrastructure. This category may include warehouse and distribution centers.

**Business Services/Research and Development Sites** include, but are not limited to, office, business services and support or research and development activities. These types of activities may generate or receive high volumes of voice or data transactions, require large amounts of employee parking or offer specialized space for conducting research.



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**Rural Business Parks** are sites that can accommodate a variety of uses, where such use is governed by local zoning ordinances and are located in communities with a population of less than 5000.

In addition to the classifications, an applicant can also achieve designation as a Tier 1 or Tier 2 site in each of the classifications. In order to meet Tier 2 standards, an applicant must provide all of the information required in the application. To be considered Tier 1, the application must document additional specific requirements within each classification.

### Heavy Industrial Tier 1 requirements:

- Minimum of 5 contiguous acres
- Within at least 10 road miles of a four-lane or interstate highway
- Basic telecomm and internet service at the site
- Minimum of an 8 inch water supply line and an 8 inch sewer line
- Minimum of 3 inch high pressure natural gas supply line
- Electric service capacity exceeding 13kV

### Light Industrial Tier 1 requirements:

- Minimum of 2 contiguous acres
- Within at least 25 road miles of a four-lane or interstate highway
- Minimum of T-1 data line
- Minimum of 8 inch water supply line and 4 inch sewer line
- Minimum of 3 inch natural gas supply line
- Electric service capacity exceeding 13kV

### Business services/Research and Development Tier 1 requirements:

- Minimum of 2 contiguous acres
- Within at least 25 road miles of a four-lane or interstate highway
- Electric service capacity exceeding 13kV
- Minimum of T-1 data line

### Rural Business Park Tier 1 requirements:

- Minimum of 2 contiguous acres
- Within at least 25 miles of a four-lane or interstate highway
- Electric service capacity exceeding 13 kV
- Minimum of a T-1 data line
- Minimum of 4 inch water supply line and 4 inch sewer line
- Minimum of 3 inch natural gas supply line



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### Eligible applicants

Applicants must be a political subdivision of the state which may include counties, cities, townships, planning districts and business improvement districts. At this time, economic development groups are not eligible applicants.

### Benefits of Certification

Upon approval of an application, the GOED will issue a certification of readiness. All approved sites will be listed on the GOED available properties website and will be noted as certified. Communities may use the designation, including the certificate and logo, in marketing, promotional, and informational materials.

### Costs of Certification

The applicant is responsible for all costs incurred in assembling the information requested in the application. There is no fee required to submit an application.

### Application process

The GOED will accept applications for the program semi-annually.

Application Deadlines:

- May 1
- November 1

Applicants must submit three (3) copies of the application and three (3) copies of the attachments, each bound separately. All attachments will be organized and identified in the same manner as the application. The application must be signed, under the penalties of perjury, by a duly-authorized representative of the applying organization.

Send completed application and attachments to:

Governor's Office of Economic Development  
Attn: Certified Ready Site Program  
711 E. Wells Avenue  
Pierre, SD 57501

NOTE: DO NOT SEND THE ORIGINAL ATTACHMENTS. All the original documents should be retained by the applicant.

After receiving the application the review team will go through the application for completeness (the extent to which all of the required materials are there) and standardization (the extent to which the materials are detailed). They may also conduct an on-site visit. Applicants can expect a response from the GOED within 45 days after the application deadline.



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### **Review Team**

The application will be reviewed by a team designated by the Commissioner of the GOED. The team will include subject matter experts from the GOED, South Dakota Department of Transportation, South Dakota Department of Environment and Natural Resources, and the South Dakota Public Utilities Commission.

### **Ongoing Requirements**

Every two years, applicants will need to certify to the GOED in writing that none of the material facts in the application have changed. If there are material changes, the applicant is required to notify the GOED in writing within 30 days. If the biennial report is not received or the material changes indicate the site is no longer eligible, the GOED may revoke the certification upon thirty days written notice.

### **Confidentiality**

All applications submitted to the GOED will be held in confidence and will not be subject to publication prior to certification. If a site is denied certification, the denial will remain confidential and no publication or record of application shall be made available to the public.

### **Rules Authority**

The Certified Ready Sites Program operates under administrative rules §§68:03:01:01 to 68:03:01:12, inclusive.



**For More Information:**

Governor's Office of Economic Development  
711 E Wells Avenue  
Pierre, SD 57501

1.800.872.6190