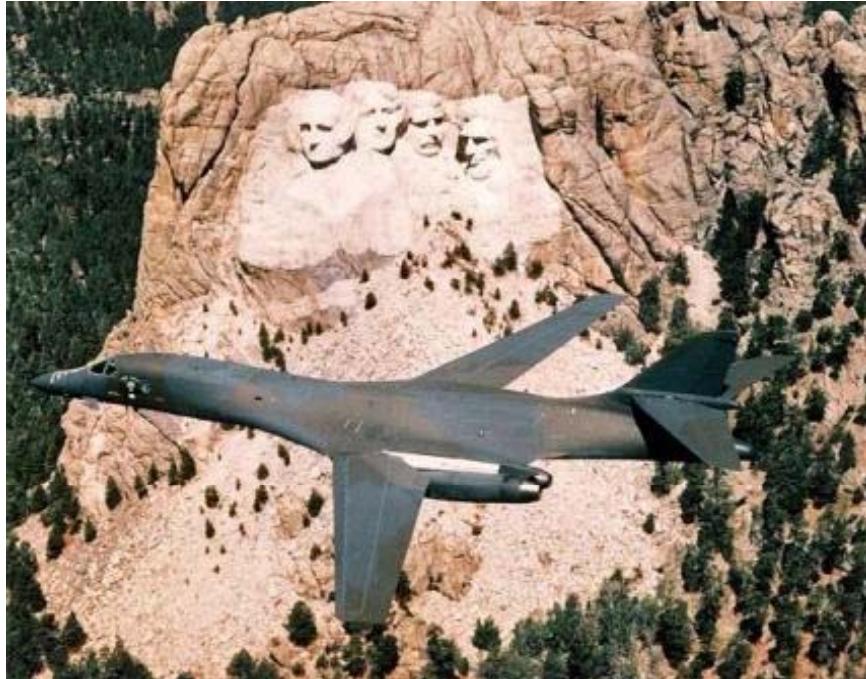




Ellsworth Development Authority



Purpose

***To protect and promote
the economic impact of
Ellsworth Air Force
Base and associated
industry,***

***and to promote the
health and safety of
those living or working
near the base***



Ellsworth Development Authority

House Bill 1301

Senate

35 to 0



House

69 to 1

House Bill 1301



The SD Ellsworth Development Authority is being established **to be a full partner with local government** in implementing compatible civilian development best practices that

protects property owner rights and secures the health and safety of South Dakotan's living near Ellsworth Air Force Base.

South Dakota



“South Dakota has an important role in working with local communities to prepare for additional growth in missions at Ellsworth Air Force Base,” Gov. Rounds said.

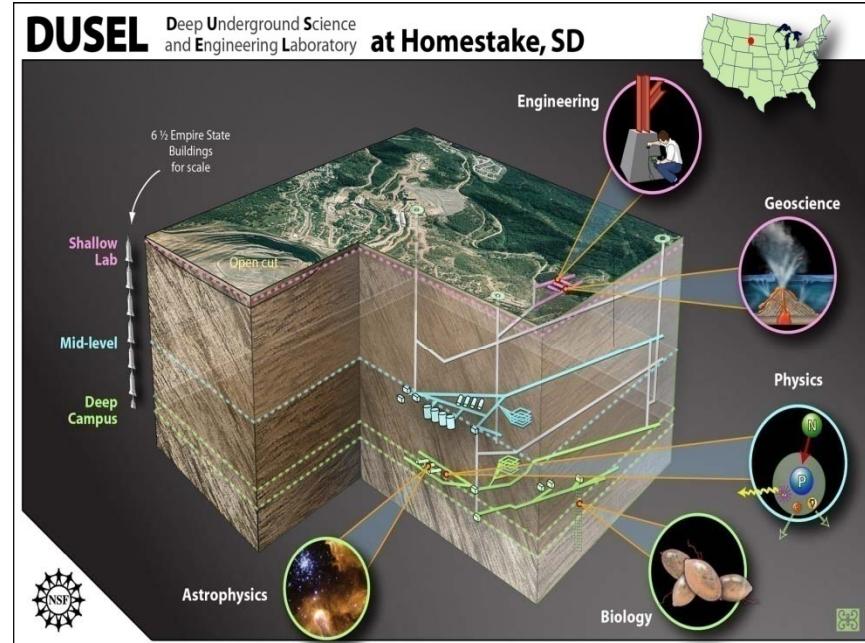
“This Authority will provide an important mechanism to deal with that growth.

Ellsworth’s current and future economic impact benefits the entire state and is something we cannot afford to lose.”



The governor likens this authority to establishment of the South Dakota Science & Technology Authority,

which showed the National Science Foundation that South Dakota is a great home for its long-term efforts in advancing science and education.



South Dakota
**Science & Technology
Authority**

South Dakota



Lt. Gov. Dennis Daugaard, who was instrumental in helping with creation of the Ellsworth Development Authority, said

“State economic development officials have worked since 2007 to foster compatible development around the air base.”

South Dakota
ECONOMIC DEVELOPMENT

The new Authority is an extension of those efforts,” he said.

South Dakota



**"The role of the Authority
is to work hand in hand
with local governments,
the private sector and
property owners**

**to promote the health and
safety of those living or
working near the base,"**

Partnering For Success

Moving Forward With Ellsworth Steering Committee

Voting Members

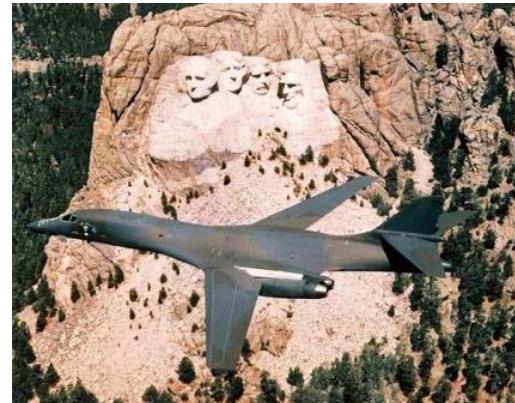
- Governors Office
- City of Box Elder
- City of Rapid City
- Meade County
- Pennington County

Ex-Officio Members

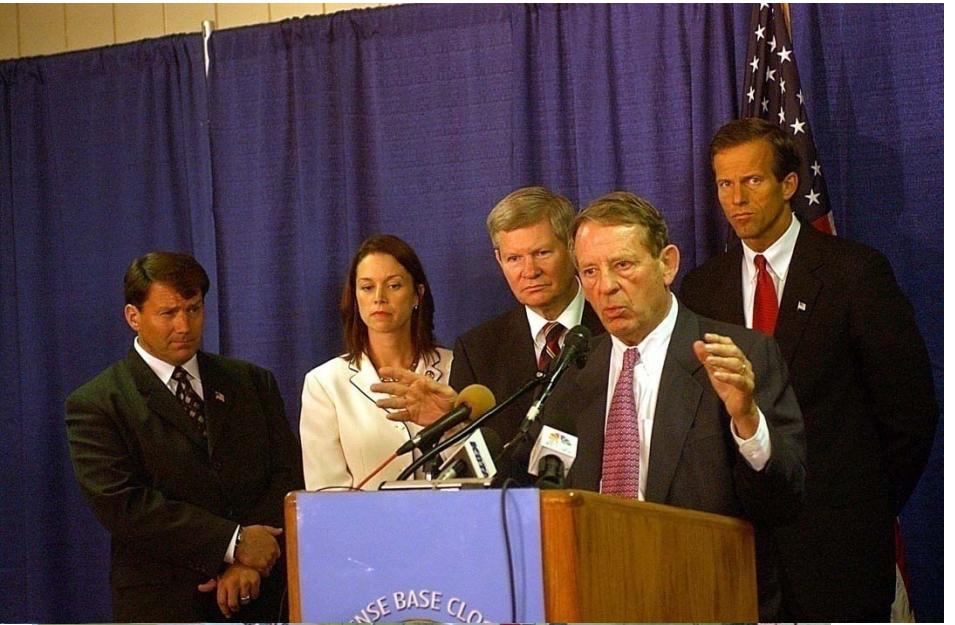
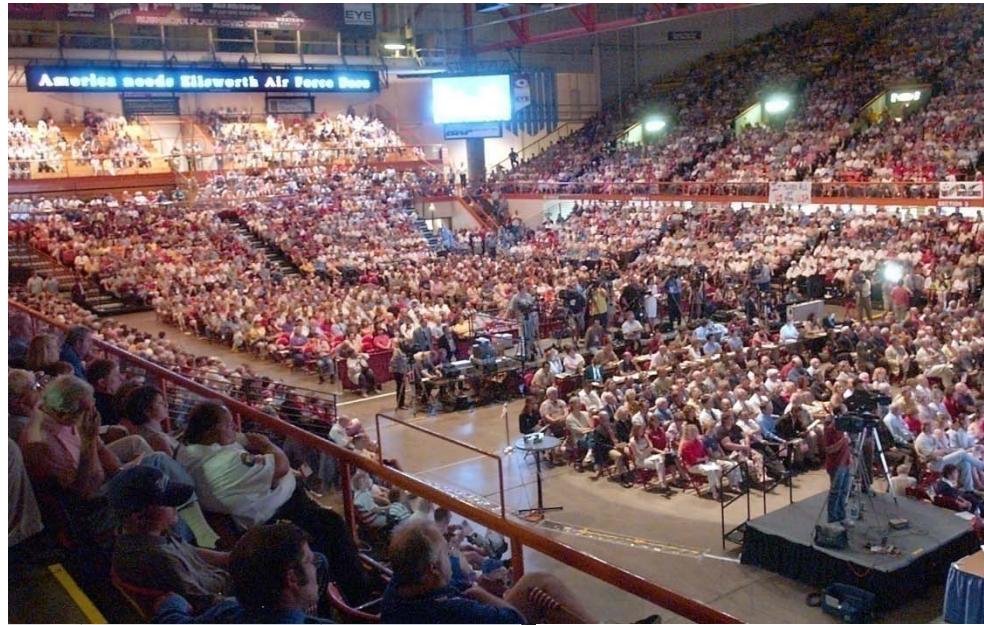
- Private Sector Representatives
- Ellsworth Air Force Base
- SD Congressional Delegation
- Planning Staffs of Local Jurisdictions and EAFB
- Ellsworth Task Force



Ellsworth Development Authority



“ The seven-member board will strive to assure
that South Dakota continues to be a great place
for the Air Force to conduct its national defense
mission at Ellsworth Air Force Base

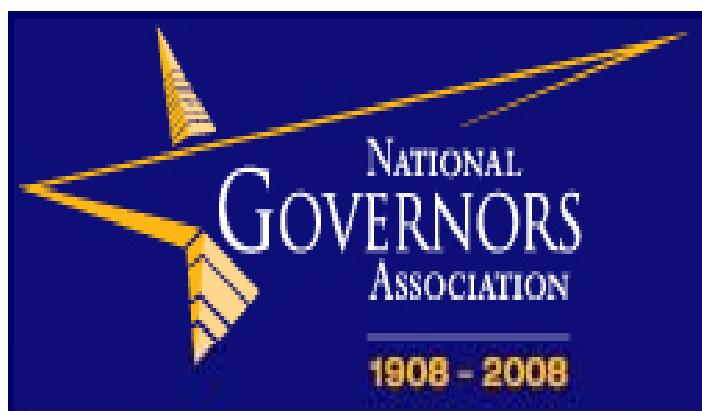




***Thank
YOU !***

Director of OEA
Patrick J. O'Brien

Governor
M. Michael Rounds



Practical Guide to



Compatible Civilian Development Near Military Installations

July 2005

Written by

Office of Economic Adjustment

In cooperation with the National Governors Association Center for Best Practices



“Area of Critical State Concern” is the adaptation of an old idea to a new application

Practical Guide to



Compatible Civilian Development Near Military Installations

July 2005

*Strategy: State designation of military installations as “**Areas of Critical State Concern**” can provide a statutory basis upon which State and local governments may partner with DoD*



*Compatible Civilian Development
Near Military Installations*

July 2005

States can influence the timing, location, and staging of local community development by annual allocation of capital expenditures in public infrastructure, including State highways and mass transit development; the location of interstate interchanges; and the extension of public utility systems (water, sewerage, etc.).

"Area of Critical State Concern"
is the adaptation
of an old
idea to a new
application

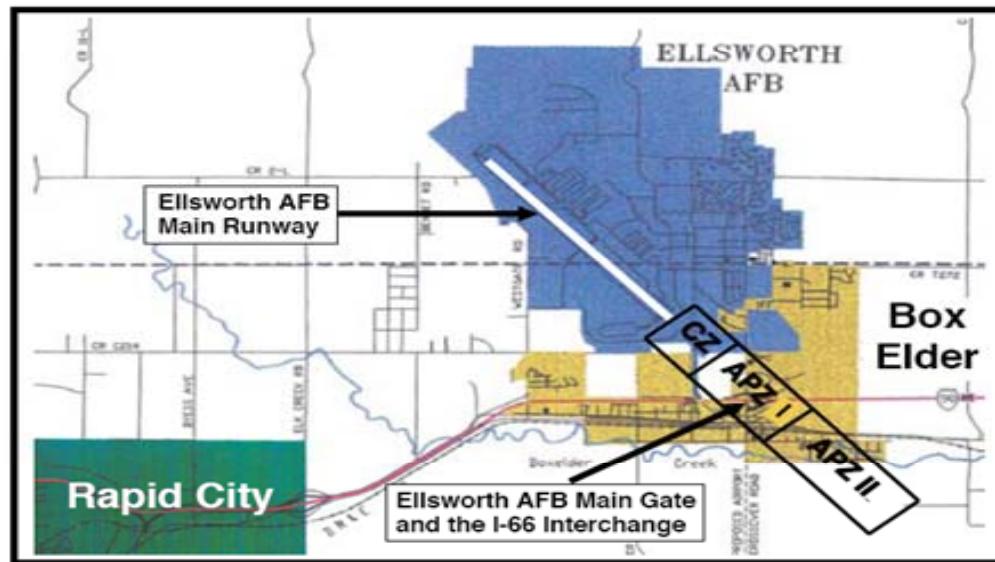
Practical Guide to



Compatible Civilian Development Near Military Installations

July 2005

Figure V-8
Ellsworth AFB, SD JLUS



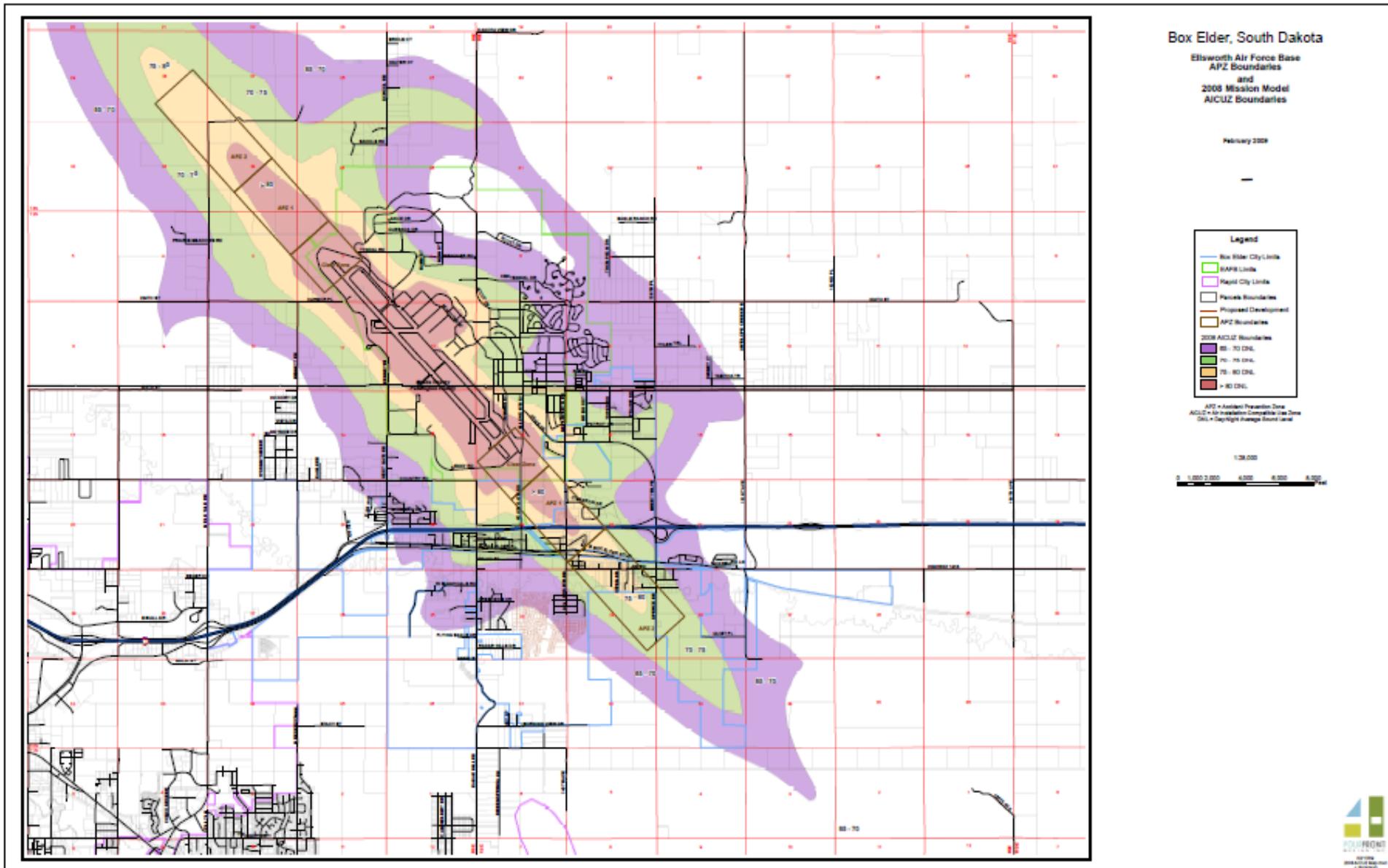
*State capital
investment
decisions can
materially
influence local
private sector
development
decisions*



Ellsworth Air Force Base, South Dakota

AIR INSTALLATION COMPATIBLE USE ZONE (AICUZ) STUDY





AICUZ Land Use Compatibility Guidelines

Land Use	Accident Potential Zones (APZ)		
	Clear Zones	APZ I	APZ II
Open Space/Low Density	Yes	Yes	Yes
Residential	No	No	Yes
Industrial	No	No	Yes
Commercial	No	No	Yes
Recreational	No	Yes	Yes

AICUZ Land Use Compatibility Guidelines

Land Use	Noise Zones			
	65-69 dBA	70-74 dBA	75-79 dBA	80+ dBA
Open Space/Low Density	Yes	Yes	Yes	Yes
Residential	Discouraged	Strongly Discouraged	No	No
Industrial	Yes	Yes	Yes	Yes
Commercial	Yes	Yes	Yes	No
Recreational	Yes	Yes	No	No

Our Goal

NO

Incompatible Land Use

HOW

Regulatory oversight to assure
future compatible land use

Planned redevelopment of
existing incompatible use



Advanced Planning Grant Moving Forward With Ellsworth Box Elder I-90 Corridor Master Plan



**Moving Forward With Ellsworth
Steering Committee**



**Moving Forward
With Ellsworth
Steering Committee**



3.3 Implementation Mechanism / Organizational Structure

A Special Purpose Development Authority is recommended, authorized by the South Dakota Legislature, for the intended purpose of implementing a long term, sustainable strategy to protect the economic impact of Ellsworth Air Force Base on the State.

It is recommended that the Authority be governed and administered by a Governor appointed Board of Directors; that would also provide an annual report to the South Dakota Legislature.

**Moving Forward with
Ellsworth Air Force Base**

Master Planning Study

bbpc
ASSOCIATES

**Moving Forward
With Ellsworth
Steering Committee**



South Dakota
ECONOMIC DEVELOPMENT



.....the Authority should have the ability to receive or purchase property, issue bonds and take on other methods of indebtedness to pay for the costs incurred with the negotiation and the purchase of properties, development rights, sound attenuation measures, build infrastructure, and other steps necessary to maintain Ellsworth Air Force Base as an area of critical State concern.



**ECONOMIC ADJUSTMENT
TECHNICAL BULLETIN 5**

Managing Community Growth

Office of Economic Adjustment
Department of Defense



Managing Growth

Managing **military-induced growth** at the community level often consists of organization, planning and implementation components. The organization should be formed under the aegis of a **local or state government sponsor**.

It should be responsible for preparing and submitting a growth management plan to State and **local governing bodies for adoption as part of a jurisdiction's comprehensive growth management responsibilities**. This organization would also monitor and coordinate implementation actions.



Ellsworth Development Authority

Master Plan Implementation



**Moving Forward With Ellsworth
Steering Committee**



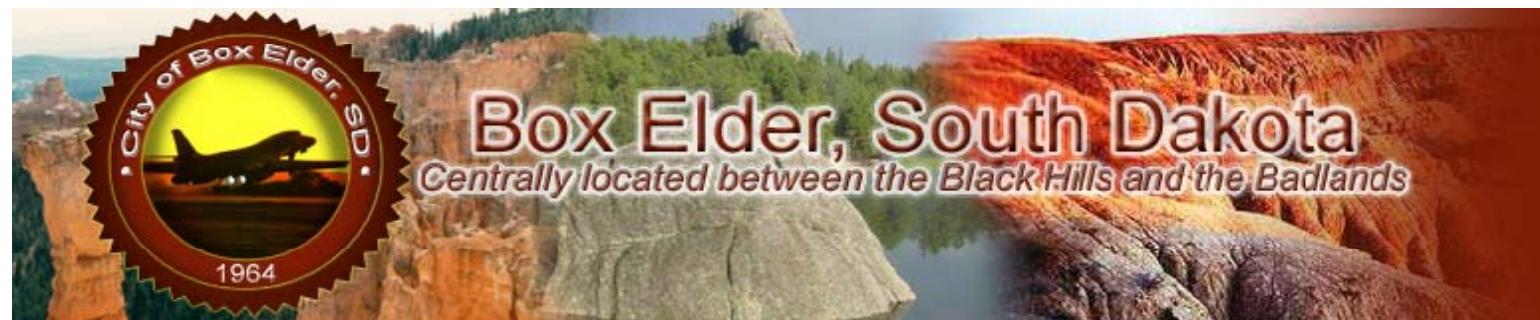


Ellsworth Development Authority

NO
Police
[planning and zoning]
or Taxation Power



***Police & Taxation Powers
Rest Solely With Local Jurisdictions***

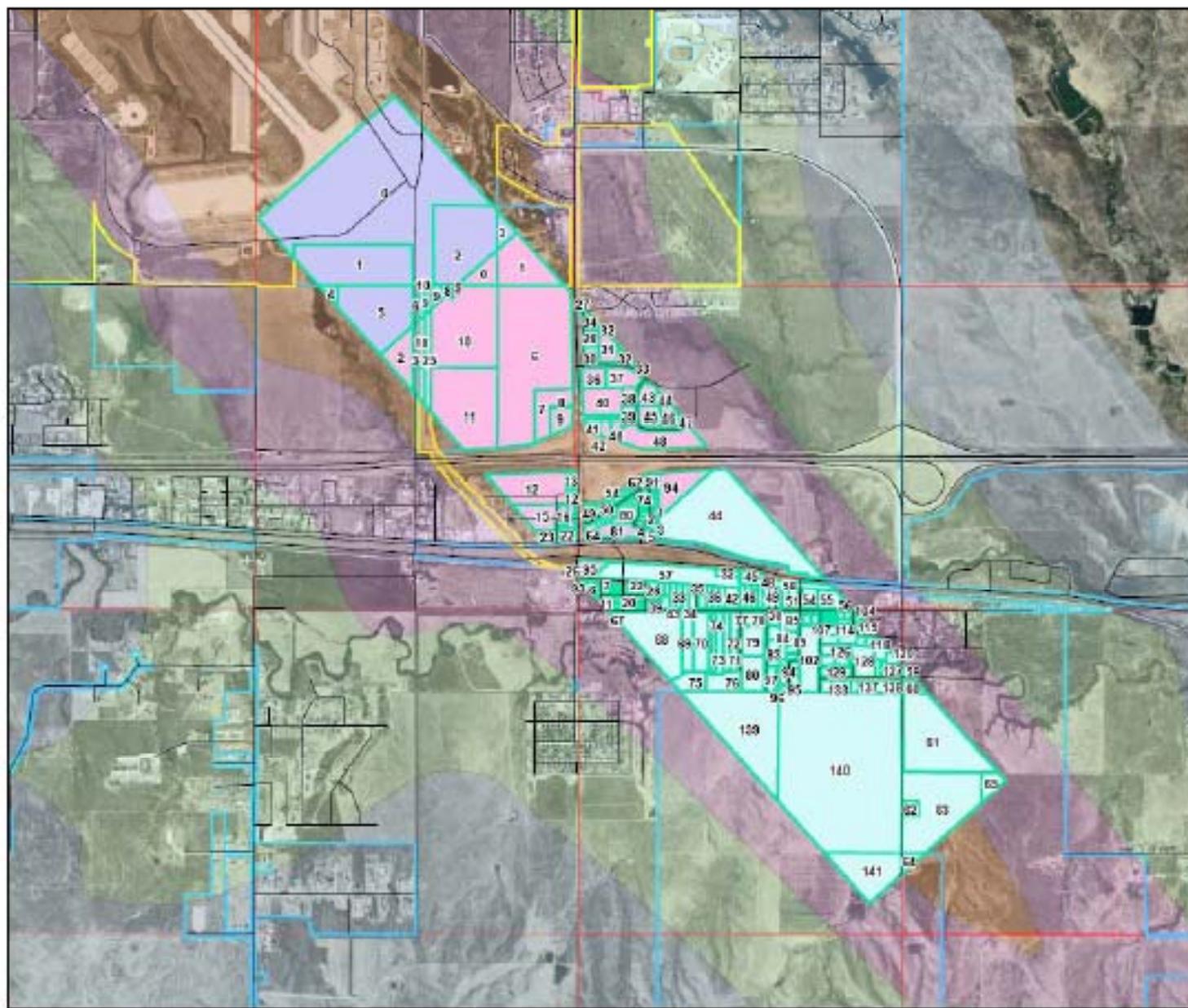




Ellsworth Development Authority

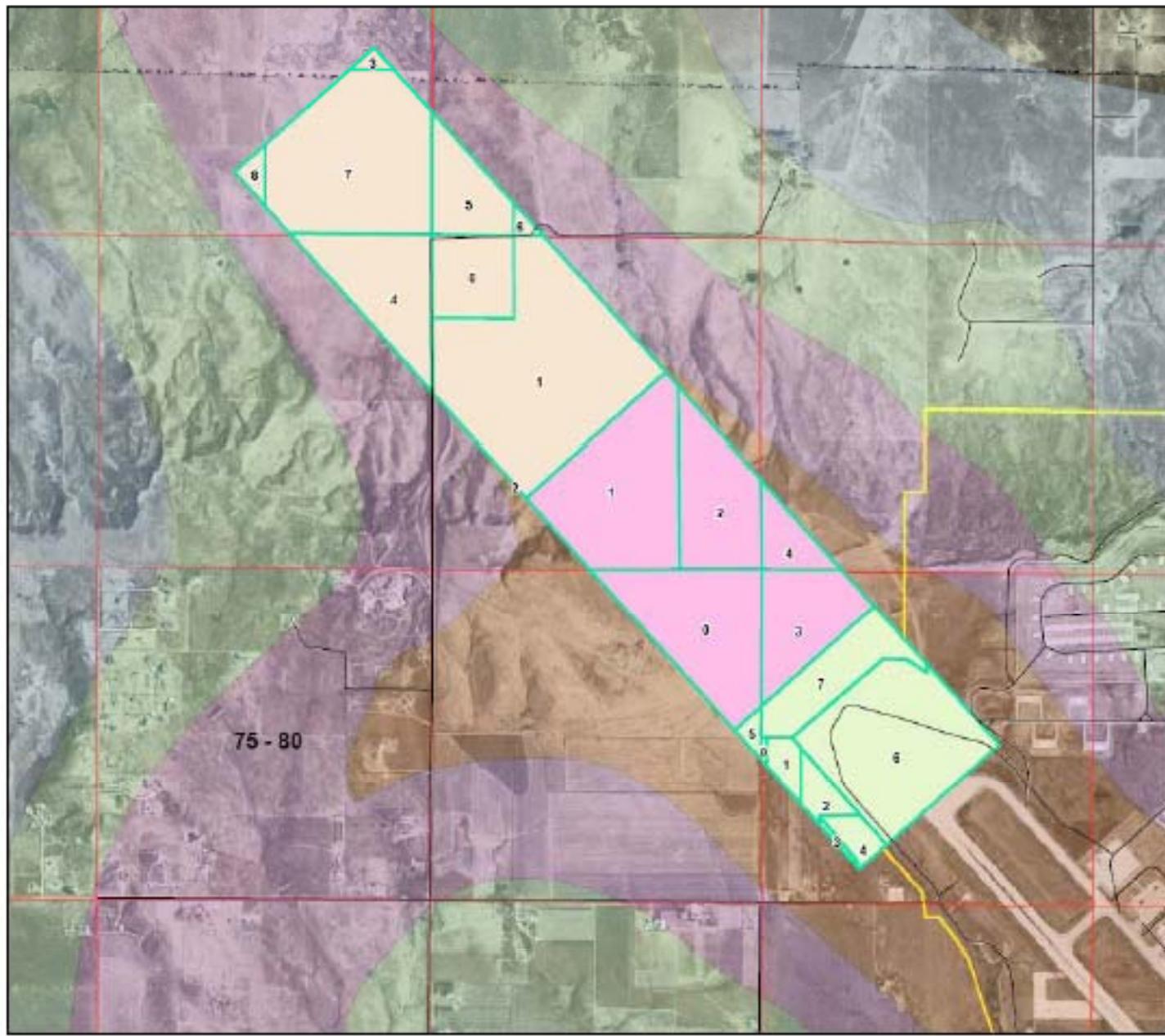
Willing Buyer
From
Willing Sellers

Figure 1.2.4. Parcels in the South End of the Runway



Source: FourFront Design, 2008

Figure 1.2.3. Parcels in the North End of the Runway



Source: FourFront Design, 2008

Table B1-a: Northern APZ Parcel Information

1994 AICUZ		Parcel ID #	Map # Key	Total Acres	Assessed Value	Acres within Zone	Percent In Zone	Assessed Value In Zone	Owner Name	Easement	Local Land Use Regulation (Meade County)	Existing Land Use	Developable Rights	Maximum Buildout
Zone	Noise Contour													
CZ	80 + DNL	26.02.322	0	6.06	\$105,203	0.95	15.68%	\$16,495.83	Dikoff, Shawn L ETAL	157-E Permanent Restrictive Easement	Subdivision Regulations	Agriculture/Ranching	None	0
CZ	80 + DNL	26.02.323	1	33.31	\$73,764	9.35	28.07%	\$20,705.35	Deborah I & Marty L Larson & Daniel M Larson	155-E Permanent Restrictive Easement	Subdivision Regulations	Agriculture/Ranching	None	0
CZ	80 + DNL	26.60.02	2	20.98	\$61,431	11.88	56.62%	\$34,782.23	Donald P Hollis ETUX	127-E Permanent Clearance Easement	Subdivision Regulations	Agriculture/Ranching	1 unit / 3 acres residential & 1 unit / 1 acre commercial	3 residential units & 11 commercial units
CZ	80 + DNL	26.60.04	3	13.85	\$97,098	1.64	11.82%	\$11,486.69	Edward R & Tamilyn M Stubblefield	158-E Permanent Restrictive Easement	Subdivision Regulations	Agriculture/Ranching	None	0
CZ	80 + DNL	26.60.08	4	18.17	\$40,198	10.22	56.62%	\$22,760.11	Bitter Creek Pipeline LLC	-10% 127-E Permanent Clearance Easement & ~70% 158-E Permanent Restrictive Easement	Subdivision Regulations	Agriculture/Ranching	1 unit / 3 acre residential & 1 unit / 1 acre commercial	1 residential unit & 3 commercial units
CZ	80 + DNL	26.03.11*	5	641.76	\$174,849	3.96	0.62%	\$1,084.06	Darrell Lee Esson ETAL	129-E Permanent Clearance Easement	Subdivision Regulations	Agriculture/Ranching	1 unit / 3 acre residential & 1 unit / 1 acre commercial	1 residential unit & 3 commercial units
CZ	80 + DNL	GILLSWORTH AFB	6	425.46	\$0	122.52	28.80%	\$0.00	N/A	N/A	Subdivision Regulations	Agriculture/Ranching	None	0
CZ	80 + DNL	26.02.21*	7	123.98	\$14,058	45.68	36.80%	\$5,181.78	Marvin J Kammerer	158-E Permanent Restrictive Easement	Subdivision Regulations	Agriculture/Ranching	None	0
APZ I	80 + DNL	26.03.11*	0	641.76	\$174,849	96.62	15.03%	\$26,279.80	Darrell Lee Esson ETAL	129-E Permanent Clearance Easement	Subdivision Regulations	Agriculture/Ranching	None	0
APZ I	80 + DNL	27.34.12*	1	401.82	\$48,154	111.67	27.79%	\$13,382.00	Irene Joy Kammerer	129-E Permanent Clearance Easement & 129-E 2 Permanent Spoil Area Easement & partially uncovered	Subdivision Regulations	Agriculture/Ranching	1 unit / 3 acres residential & 1 unit / 1 acre commercial	37 residential units & 111 commercial units
APZ I	80 + DNL	27.34.12*	2	400.00	\$45,406	45.22	45.70%	\$20,368.30	Irene Joy Kammerer	129-E Permanent Clearance Easement & 129-E 2 Permanent Spoil Area Easement & partially uncovered	Subdivision Regulations	Agriculture/Ranching	1 unit / 3 acre residential & 1 unit / 1 acre commercial	21 residential units & 65 commercial units
APZ I	80 + DNL	26.02.21*	3	123.98	\$14,058	55.06	44.41%	\$6,243.16	Marvin J Kammerer	158-E Permanent Restrictive Easement	Subdivision Regulations	Agriculture/Ranching	None	0
APZ I	80 + DNL	27.35.21	4	315.33	\$32,174	21.1	6.69%	\$2,152.44	Marvin J Kammerer	129-E Permanent Clearance Easement & 129-E 2 Permanent Spoil Area Easement	Subdivision Regulations	Agriculture/Ranching	1 unit / 3 acres residential & 1 unit / 1 acre commercial	7 residential units & 21 commercial units
APZ II	75-80/80 + DNL	27.34.22	0	40.48	\$10,120	40.48	100.00%	\$10,120.00	Daryl D Sandine ETAL	N/A	Subdivision Regulations	Agriculture/Ranching	1 unit / 3 acres residential & 1 unit / 1 acre commercial	13 residential units & 40 commercial units
APZ II	75-80/80 + DNL	27.34.12*	1	401.82	\$48,154	190.4	47.38%	\$22,815.37	Irene Joy Kammerer	N/A	Subdivision Regulations	Agriculture/Ranching	1 unit / 3 acres residential & 1 unit / 1 acre commercial	63 residential units & 190 commercial units
APZ II	80 + DNL	27.34.33	2	40.29	\$5,989	1.34	3.32%	\$196.83	Edward J Kammerer	N/A	Subdivision Regulations	Agriculture/Ranching	1 unit / 3 acres residential & 1 unit / 1 acre commercial	1 commercial unit
APZ II	75-80 DNL	27.28.11	3	160.37	\$33,909	2.89	1.80%	\$610.36	Lita Mason Stone	N/A	Subdivision Regulations	Agriculture/Ranching	1 unit / 3 acres residential & 1 unit / 1 acre commercial	2 commercial units
APZ II	75-80/80 + DNL	27.33.11	4	205.09	\$33,983	65.73	32.05%	\$10,891.55	Daryl D Sandine ETAL	N/A	Subdivision Regulations	Agriculture/Ranching	1 unit / 3 acres residential & 1 unit / 1 acre commercial	21 residential units & 65 commercial units
APZ II	75-80/80 + DNL	27.27.12	5	159.91	\$58,133	38.05	23.79%	\$13,829.84	Daryl D Sandine ETAL	N/A	Subdivision Regulations	Agriculture/Ranching	1 unit / 3 acres residential & 1 unit / 1 acre commercial	32 residential units & 98 commercial units
APZ II	75-80 DNL	27.27.31	6	160.42	\$35,780	2.9	1.81%	\$647.62	Irene Joy Kammerer	N/A	Subdivision Regulations	Agriculture/Ranching	1 unit / 3 acre residential & 1 unit / 1 acre commercial	2 commercial units
APZ II	75-80/80 + DNL	27.28.21	7	241.68	\$90,693	135.93	56.34%	\$28,509.74	Alfred E Kammerer	N/A	Subdivision Regulations	Agriculture/Ranching	1 unit / 3 acres residential & 1 unit / 1 acre commercial	45 residential units & 135 commercial units
APZ II	75-80 DNL	27.28.23	8	241.01	\$61,618	5.61	2.33%	\$1,435.70	Liberty Nat Bank % Lita Mason Stone	N/A	Subdivision Regulations	Agriculture/Ranching	1 unit / 3 acre residential & 1 unit / 1 acre commercial	1 residential unit & 5 commercial units

Source: Meade County Assessor's Office, Meade County, South Dakota, Incorporated by Reference from Meade County, South Dakota, Zoning Map.

*Indicates a parcel that is shared between two zones.

**Unprotected parcels are parcels which are not under a restrictive easement or owned by a public entity.

Indicates a restrictive easement over the property
--

\$195,039 Total Assessed Value of Unprotected Parcels within North Accident Potential Zone**

Indicates property owned by the APZ

804 Total Acres of Unprotected Parcels within North Accident Potential Zone

Indicates property owned by the City of Box Elder

3,844 Total Acres of Unprotected Parcels

 BOX ELDER CITY LIMITS

 APZ BOUNDARIES

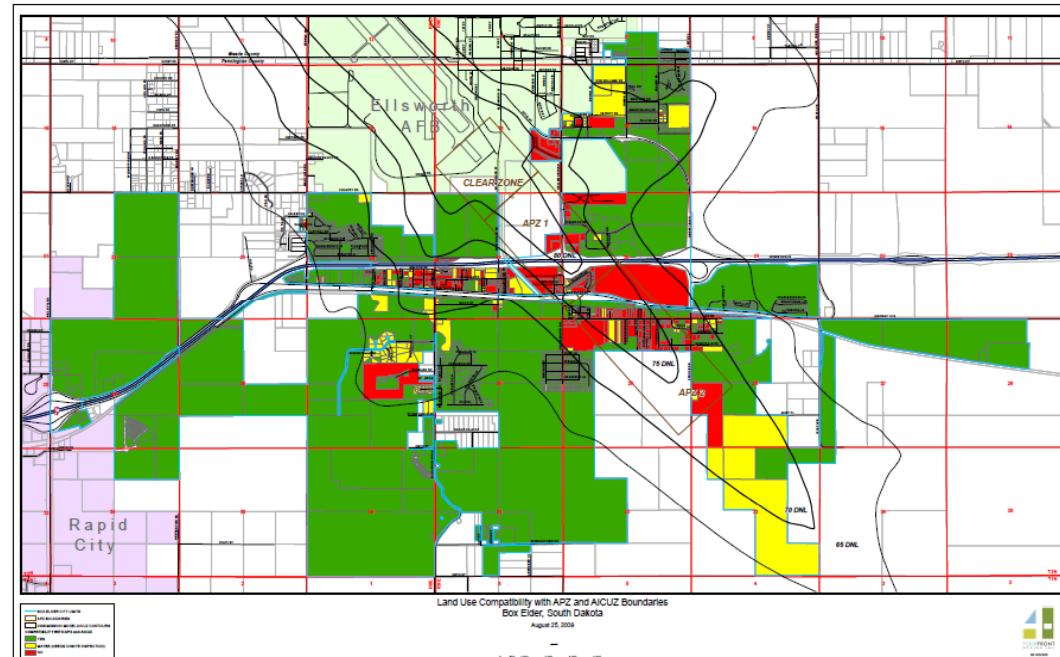
 2008 MISSION MODEL AICUZ CONTOURS

COMPATIBILITY WITH APZ and AICUZ

 YES

 MAYBE (NEEDS ONSITE INSPECTION)

 NO



COMPATIBILITY ACTION CODES

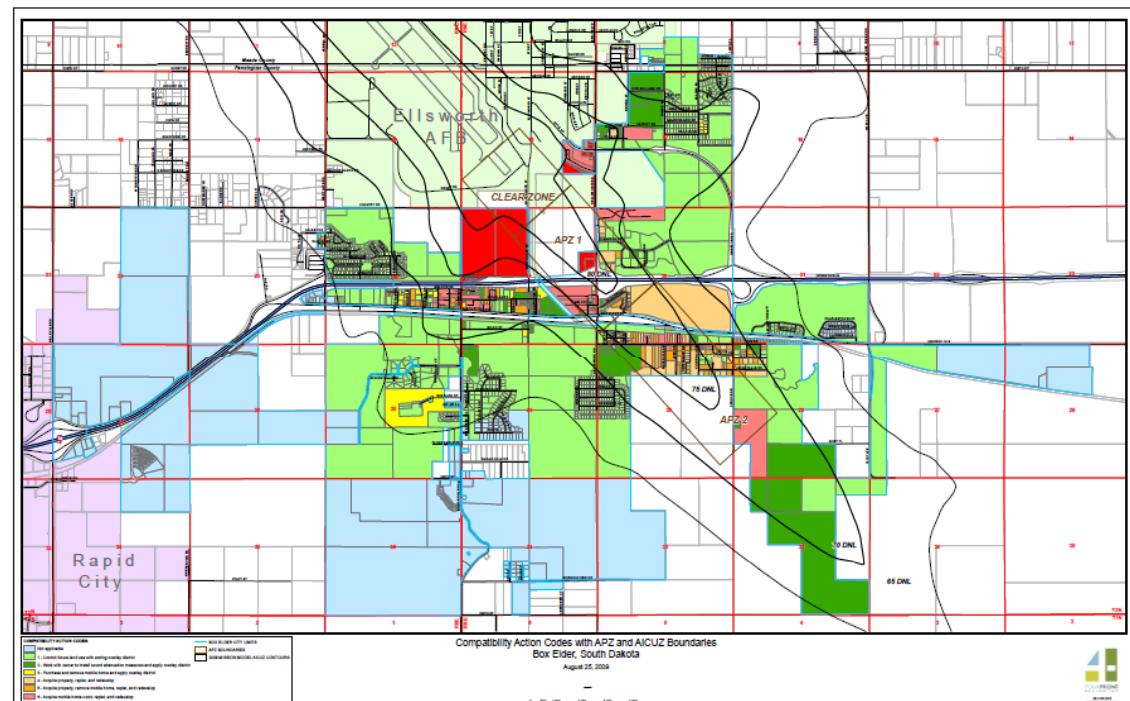
- [Light Blue Box] Not applicable
- [Light Green Box] 1 - Control future land use with zoning overlay district
- [Dark Green Box] 2 - Work with owner to install sound attenuation measures and apply overlay district
- [Yellow Box] 3 - Purchase and remove mobile home and apply overlay district
- [Orange Box] 4 - Acquire property, replat, and redevelop
- [Dark Orange Box] 5 - Acquire property, remove mobile home, replat, and redevelop
- [Red Box] 6 - Acquire mobile home court, replat, and redevelop
- [Dark Red Box] 7 - Acquire and keep property

— BOX ELDER CITY LIMITS

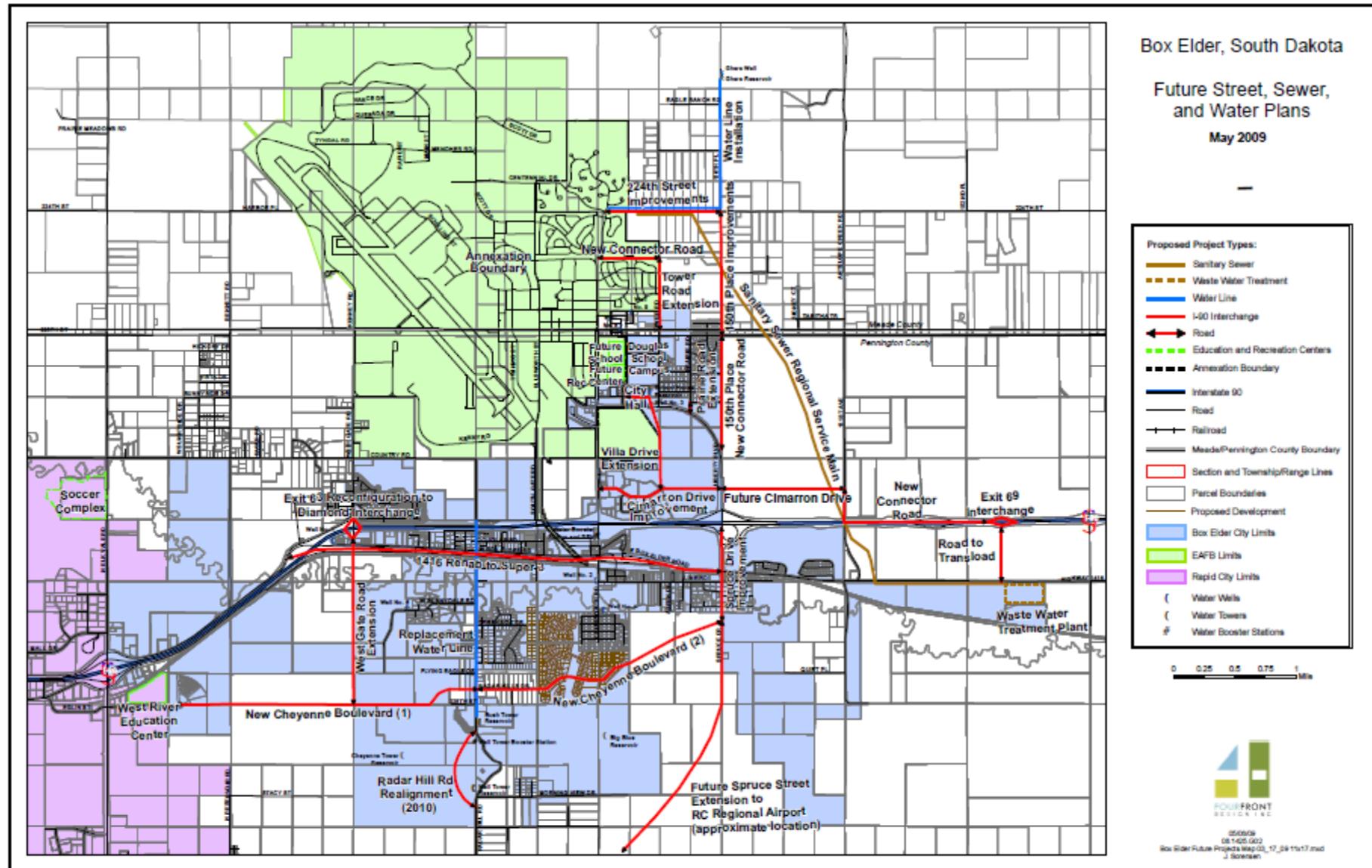
— APZ BOUNDARIES

— 2008 MISSION MODEL AICUZ CONTOURS

Compatible Action Codes



Roads Influence Compatible Development





**ECONOMIC ADJUSTMENT
TECHNICAL BULLETIN 5**

Managing Community Growth

Office of Economic Adjustment
Department of Defense



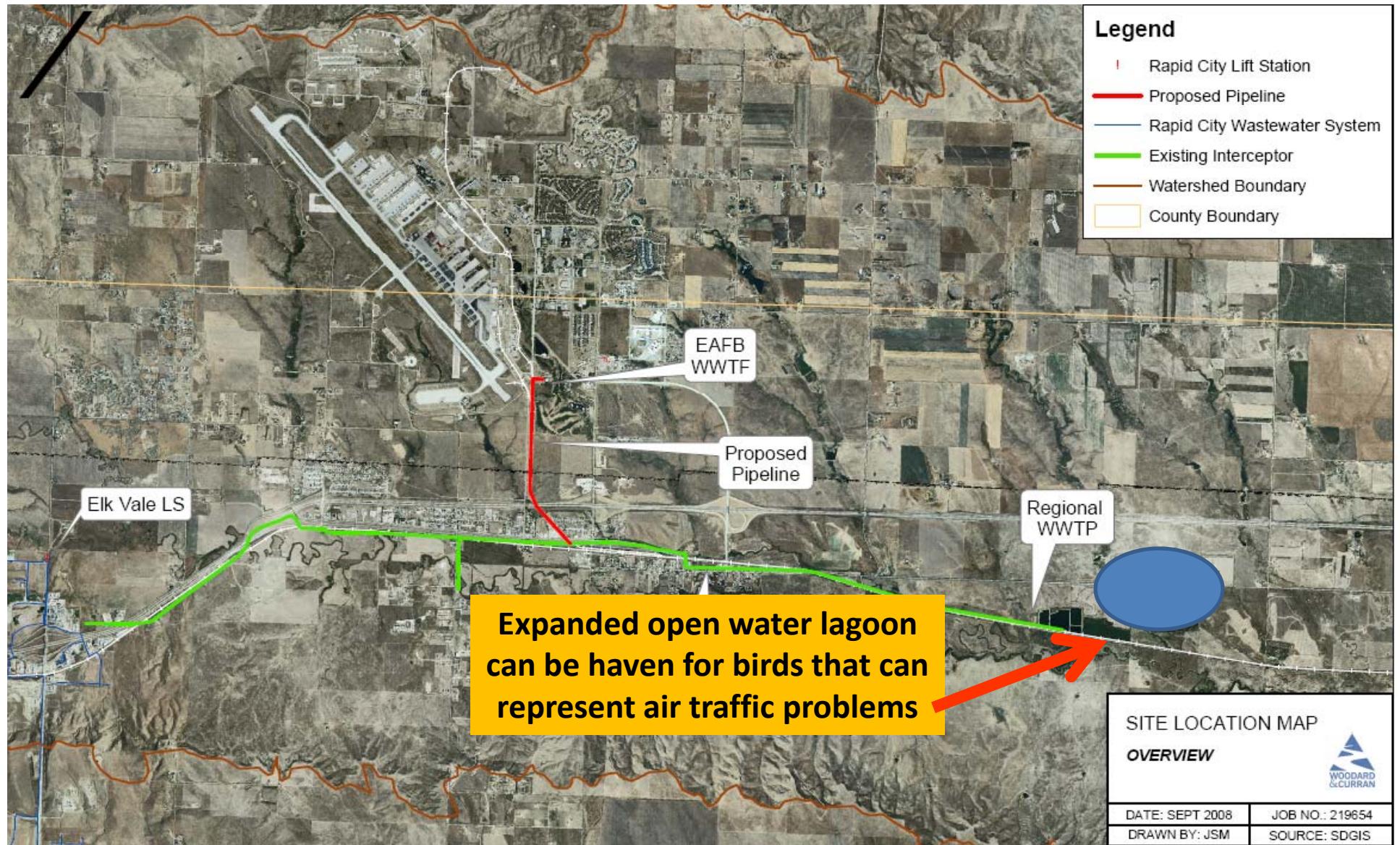
Managing Growth

The organization will also need to coordinate the provision of adequate public facilities and services to those areas most equipped to accommodate expansion without overburdening existing residents or reducing the quality of life.

Ellsworth Air Force
Base Wastewater
Treatment Plant
needs to be
upgraded to meet
new EPA guidelines.



Box Elder's alternative to using Regional Wastewater Treatment Plant is to expand its lagoon 5 X



I-90 Corridor Wastewater Treatment Plant

10% design and feasibility study funded by EAFB & 2007 DENR appropriation



Save
\$8.8 million

SITE LOCATION MAP

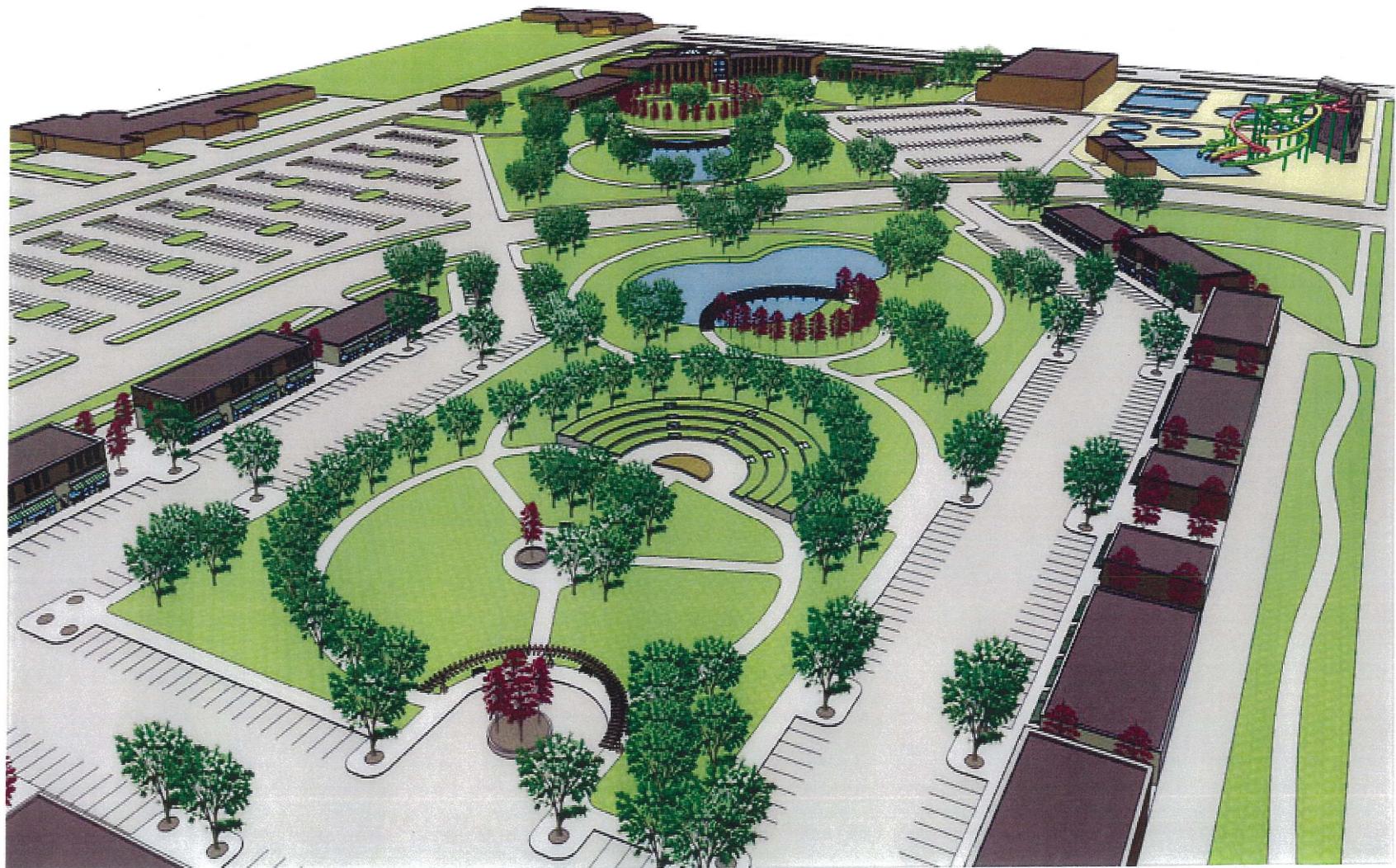
OVERVIEW



DATE: SEPT 2008	JOB NO.: 219654
DRAWN BY: JSM	SOURCE: SDGIS

City Center Project

Just outside EAFB Gate





Ellsworth Development Authority

Funding

& Master Plan

Implementation Mechanism

Sustained Partnering for Success



Ellsworth
Development Authority



**Moving Forward With Ellsworth
Steering Committee**





Director of OEA
Patrick J. O'Brien

***Thank YOU !
For All You Do !***