

February 20, 2020

To Whom this May Concern,

My name is Ken Schlimgen and I have been a resident of Mitchell since 1982. My wife, JoAnn and I have owned a home at 600 Roselander Road since 1998. Our home is one block from the east edge of the Ridgeview on Foster housing development. I am a board member for the Mitchell Area Development Corporation and the Mitchell United Way and the General Manager of Central Electric Cooperative.

I am sure you are aware that the lack of affordable housing is hindering the economic growth of our community. I have witnessed the struggles that newly hired employees face finding housing and I agree with these facts. However, I would like to speak from the perspective of a member of the Mitchell community and a homeowner in this neighborhood.

As a homeowner in this neighborhood, I am excited to see the plans for new homes. I believe the project benefits reach far beyond what economic factors can be placed on it. I see this as an opportunity for families and individuals to establish a home and their own neighborhood within our city. I believe the location for this project is ideal. These homes built per the requirements of this development in my opinion will not harm and may even increase the values of neighboring properties.

I understand there are concerns with potential traffic. Bridle Drive is to be one of two access roads to this development for phase 1. This street also has the same home density as the development. I have driven on Bridle Drive multiple times every day for the past 20 years. If I meet or even follow three cars during a trip on Bridle Drive, it was a very busy commute. I attended the public meeting held at the library last evening. On my drive home I did not meet a single car on Bridle Drive. This morning on my way to work at 7:30 a.m. I again did not meet a single car but I did follow one car to Foster Street.

I do share one concern surrounding the development of this property for both the neighbors and the future residents and that is drainage. I am certain this is being addressed through the planning process, but it is so important to prevent potential flooding or water issues.

Mitchell businesses and our community cannot grow without housing and our community has been given a tremendous gift through Avera's generosity. It's clear to me that the Ridgeview on Foster project will benefit the city, our business community, our neighborhood, and many, many families. I believe this project should move forward.

Sincerely,

Ken Schlimgen
600 Roselander Rd
Mitchell SD 57301

February 20, 2020

Mitchell Area Development Corporation



KLOCK WERKS

915 S. Kimball St.
Mitchell, SD 57301

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GETKLOCKED.COM

To: Neal Putnam, City of Mitchell

I, Brian Klock, am in support of the Ridge View on Foster housing project.

The most common barrier to employment is housing. There are employees who rent but would like to own, and employees who drive relative long distances to and from work every day because they cannot find a home in Mitchell.

If housing was available, the likelihood of businesses retaining employees would be greatly increased. Ultimately, our town is the winner – more homeowners mean more tax dollars to support growth and services.

It's clear Ridge View on Foster will benefit the city and the Mitchell business community. This project should move forward. Mitchell cannot grow without housing. This project should move forward.

Sincerely,

A handwritten signature in black ink that reads 'Brian Klock'. The signature is stylized with large, overlapping letters.

Brian Klock

Neil,

I am emailing you to express my support of the Ridge View on Foster housing project.

Mitchell does have a shortage of mid-level housing which is hurting our ability to fill job openings and grow. This housing shortage is stifling growth in Mitchell. The Ridge View Development is designed to fill this need and make the housing affordable for wage earners. This program is similar to those that have been done in Aberdeen, Brookings and Watertown who have experienced growth in recent years that Mitchell has not been able to attain.

The gift of land from Avera and the structure of the development will be good for the neighborhood and for the city of Mitchell as a whole. It is a path to progress for Mitchell. As a former 20 year resident of the Firesteel Drive area, I believe this development will not depress but will actually increase home values in the Firesteel and Bridle Drive areas.

Ridge View on Foster is good for Mitchell and the business community. This project should move forward. Mitchell cannot grow without housing. This project should move forward.

Jeff Logan

President,

Logan Luxury Theatres Corp.

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02/20/20

Greetings,

I am Austen Iverson with Iverson Auto in Mitchell, we support the Ridgeview on Foster obtainable housing development currently being planned.

With unemployment at record lows in this region, we are in fierce competition to find and retain employees. Low unemployment has deterred corporate growth. Without employees, we are prevented from taking on new clients and projects. Money is literally being left on the table in our community through lost income and unrealized capital expansions.

When we are able to find good employees, the most common barrier to employment is housing. Not apartments and not low-income housing, but obtainable, attractive single-family homes. We have employees who rent but would like to own, and employees who drive relative long distances to and from work every day because they cannot find a home in Mitchell. Only 54 percent of Mitchell residents own homes, compared to a national average of 64 percent ownership, this means that we are more likely to lose our workforce to other towns because we have a more transient population. If housing was available, the likelihood of retaining those employees would be greatly increased.

Ridgeview on Foster will support our greatest community need: obtainable housing. This aligns with the Forward 2040 surveys which indicated that Mitchell residents, particularly those under 40, see the lack of housing as a negative factor for the future growth of the community. Locals have been vocal, asking for new retail and restaurants. National retailers and many chain restaurants will not consider a town with fewer than 20,000 residents. Growth is the solution.

Mitchell area businesses are leaving about \$30 million in market share on the table. Those lost sales could create up to 180 new jobs. Jobs, at an assumed rate of \$18 per hour, which would equate to nearly \$7 million in wages annually. Money rolls over at least 2.5 times within a community when spent on local goods and services; the annual economic impact would be almost \$17 million. Multiply that over 10 years and the impact is just under \$170 million. That's new tax revenue to our community that we aren't currently receiving. Think about the taxes generated from that, the additional services and amenities that could come with it. More homeowners mean more tax dollars to support growth and services.

Mitchell businesses and the community cannot grow without housing. It's clear Ridgeview on Foster will benefit the city and the Mitchell business community. This project should move forward.

Sincerely,

Austen Iverson

Iverson Auto

IVERSONAUTO.COM

IVERSONFEATHERLITE.COM



February 20, 2020

Dear Planning and Zoning Commission Members,

This letter is an endorsement of the Ridgeview on Foster obtainable housing development.

The mission of the Mitchell Area Chamber of Chamber is to provide leadership to unify community action that enhances the business environment and the quality of life of the Mitchell region.

Thanks to the generous gift of land from Avera Queen of Peace Hospital to the Mitchell Area Development Corporation, a new neighborhood development is planned to address the need for obtainable housing to support our community businesses whose employees need housing, as well as the individuals who wish to purchase homes.

With unemployment at record lows in this region, Mitchell is in fierce competition to find and retain employees. Low unemployment has deterred corporate growth. Without employees, Mitchell businesses are prevented from taking on new clients and projects. Money is literally being left on the table in our community through lost income and unrealized capital expansions.

A common barrier for our member businesses employees is housing. Not apartments and not low-income housing, but obtainable, attractive single-family homes. Mitchell is currently out of balance, only 54 percent of Mitchell residents own homes, compared to the national average of 64 percent homeownership, this means that we are more likely to lose our workforce to other towns because we have a more transient population. If housing was available, the likelihood of retaining employees would be greatly increased.

Ridgeview on Foster will support our greatest community need: obtainable housing. This aligns with the Forward 2040 surveys which indicated that Mitchell residents, particularly those under 40, see the lack of housing as a negative factor for the future growth of the community. Locals have been vocal, demanding new retail, restaurants and quality of life amenities. National retailers and many chain restaurants will not consider a town with fewer than 20,000 residents. Growth is the solution.

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It's clear Ridgeview on Foster will benefit the city and the Mitchell business community.

Sincerely,

Mitchell Area Chamber of Commerce Board of Directors:

Lori Baye, Chair

Brad Zimmerman, Vice Chair

Matt Doerr, Treasurer

Becky Pitz, Past Chair

Charlie Bates

Corey Thelen

Austen Iverson

Brian Loken

Karissa Hart

Josh Moody

Michelle White-Abstain from voting

Jeff McCormick-Abstain from voting



Neil Putnam

From: Trevor Dierks <tdierks@firstdakota.com>
Sent: Thursday, February 20, 2020 12:09 PM
To: Neil Putnam
Subject: Ridge View Housing Project

Neil,

Good afternoon.

I am providing this email to indicate my support of the Ridge View housing project.

I believe this proposed project will fill a segment of housing that is currently needed in Mitchell.

This type of housing development is being utilized by other cities in the country and state and we put Mitchell at a disadvantage as it relates to being able to attract new residents to Mitchell when they are comparing housing options and deciding where they may start their family or relocate their family.

Thanks,

Trevor Dierks

First Dakota National Bank
President - Mitchell
tdierks@firstdakota.com

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