

Neil Putnam

From: Terry Torgerson <ttorgerson@cortrustbank.com>
Sent: Monday, February 24, 2020 11:40 AM
To: Neil Putnam
Subject: Ridge View on Foster

Neil –

I am writing in support of the Ridge View on Foster housing project. This is a great project for the City of Mitchell and needs to move forward. There are a number of young people who are looking forward to this project to get into their first home.

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

Thanks

Terry L. Torgerson
Market President
100 E Havens, PO Box 1246, Mitchell, SD 57301
Office 605.995.1104 | Fax 605.996.1929
NMLS ID# 556510



www.cortrustbank.com

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

ph: (605) 996-3700
fax: (605) 996-9900
info@getklocked.com

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 written in a cursive style with a large, stylized "B" and "K".

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.

209 N. Lawler St.

Mitchell, SD 57301

Office: 605-996-9022

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Email: jeff.logan@loganmovie.com



Auto
IversonAuto.com

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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.

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 community amenities that could come with it. More homeowners mean more tax dollars to support growth and services providing a better quality of life for all.

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



Christine Iverson

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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(605) 996-3784 Fax
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02-24-2020

Greetings,

The Mitchell Area Manufacturers Association (M.A.M.A), a fourteen-member manufacturing group, is 100% supportive of the Ridge View on Foster housing project because growth in city housing availability has a direct and positive impact on growth in our city-based manufacturing.

In 2012, the M.A.M.A. group supported a housing study performed by Community Partners Research, Inc., Lake Elmo, Minnesota with the objective to examine city of Mitchell housing needs. Among many findings, the study concluded that Mitchell had experienced steady labor force growth over the previous decade and rental occupancy was high, a trend that continues today. Another key recommendation stated home ownership should become a community goal and that efforts should be taken to utilize all resources to encourage home ownership. Housing sufficiency is a common concern and real issue for communities postured for growth— Mitchell shares in this challenge.

A significant number of our group's employees currently rent, but would like to own. We also have on staff some employees who drive long distances to work in Mitchell because they cannot find a suitable home. When suitable homes do enter the market, they are generally sold very quickly— demand is high.

Comments shared by several Mitchell area business leaders suggest roughly \$30 million in market share remain available in the form of capacity and untapped opportunity. Those lost sales could create up to 180 new jobs.

Should the city housing market experience a spark, the resulting increased movement would make more attractive the possibility of home ownership for current renters or others seeking employment from outside the city. It also increases the likelihood for a current homeowner in town to consider investment in a new home to suit current needs. Ultimately, our town is the winner – more homeowners in this great city of Mitchell equates to expanded work force potential and increased tax base to support growth and services.

Please join in support of Ridge View on Foster development, as this growth opportunity will benefit the city of Mitchell and its business community.

Sincerely,

Brian Hunt

Brian Hunt, President
Mitchell Area Manufacturers Association

Neil Putnam

From: jlbaye@mitchelltelecom.net
Sent: Saturday, February 22, 2020 6:10 AM
To: susantjarks@gotchacovered.co; Rice, Steve; John Doescher; Allen, Dan; Kevin McCardle; Barington, Marty; dan.sabers@mitchellramada.com; Jayandjudy.larson@yahoo.com; Kevin@ciavarelladesign.com; skip@santel.net; craig.fergen@northwestern.com; lljirsa@mitchelltelecom.net; Neil Putnam
Subject: Ridgeview on Foster

Greetings!

I'm Lori Baye and am the Business Relationship Manager at Wells Fargo and am the current Mitchell Chamber Board President. I'm writing you in my personal support of the Ridgeview on Foster housing development currently being planned in our community.

I live just off Foster, just north and west of this proposed development, and while I had initial concerns, all have been answered and I'm encouraging your support as well.

Unemployment is at record lows in this region. Businesses in our community are in competition to find and retain employees. When I visit with business owners and managers, more often than not, this is the number one concern keeping them awake at night. This workforce issue has hindered business growth in our community. Business gross revenues have been missed and expenses directed to hiring, training, and seeking out staff has increased.

When our local businesses struggle to find and keep good employees, the most common barrier voiced is linked to available housing. Recruiting employees is often times challenged due to a small inventory of obtainable, affordable and attractive single-family homes in our community. When visiting with business owners and managers, they share how they have employees driving up to 60-90 minutes one way to work every day because they are not able to find a home in Mitchell. Private developers stepped up and provided solutions to part of our housing issue several years ago with multi-family housing projects. The missing piece continues to be that next level of housing availability – single family homes.

Ridgeview on Foster will support this need of obtainable housing. This aligns with the surveys received from the Forward 2040 campaign.

Mitchell residents, particularly those under 40 years of age, see the lack of housing as a negative factor for future community growth. We'd love to have new national retailers, new chain restaurants and industry open doors and expand in Mitchell, but these groups won't come if we don't have the people to make it happen. Our town needs to grow. We need available housing to get that growth started.

Ridgeview on Foster will benefit the city and the Mitchell business community. We are fortunate Avera Queen of Peace has made the decision to donate the land and get this project started. They recognized the need and we're in a position to help. The Mitchell Area Development Corporation and others have addressed and solved concerns of neighbors. They've addressed my concerns. This project needs to move forward.

Best regards,

Lori Baye

To: Neil Putman and City Leaders,

The Ridge View on Foster housing project that is being reviewed by the City leadership is a project the city has needed for a long period of time. It would be a shame to let it go away.

Having been in the manufacturing business myself, I'm well aware of the need for this type of housing that could be provided in the River View on Foster project.

I have been involved over the years in Industrial Development and the City. During that time we pushed hard to bring industry into this great city. Through the hard work and money spent, industry did come and employment increased. We have all benefited a great deal from these industries. The down side from this growth of industries has been, for many years, housing. Now we have the opportunity to provide good additional housing that could be available to industry and others.

My hope is our leaders do not let one neighborhood detour the River View on Foster project. This project will benefit all residences and businesses in Mitchell well into the future. There are other cities that have done similar projects with great success, and we need to get this done!

Sincerely, Lou Sebert

A handwritten signature in blue ink that reads "Lou Sebert". The signature is written in a cursive style with a long horizontal flourish extending to the right.



1100 Hot Rod RD Mitchell, SD 57301 Phone: 1-605-990-2555 Fax: 1-605-990-2556

Date: 2-20-2020

As business owners and managers in Mitchell, we support the workforce/affordable 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.

Mitchell area businesses are currently leaving at least \$30 million in revenue on the table because they can't find employees. That would create 180 new jobs. Using an average wage of \$18/hour that's \$just under \$6.8 million in wages annually. Money rolls over at least 2.5 times within a community so the annual impact of this is almost \$17 million. Multiply that over 10 years and the impact is just under \$170 million. That's new revenue to our community that we aren't currently getting. Think about the taxes generated from that, the additional services and amenities that come with it.

When we are able to find good employees, the most common barrier to employment is housing. 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. If housing was available, the likelihood of retaining those employees would be greatly increased. Ultimately, our town is the winner – more homeowners mean more tax dollars to support growth and services.

Mitchell cannot grow without housing. This project should move forward.

Sincerely,

A handwritten signature in black ink that reads "Bill Wegleitner". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Bill Wegleitner

President Enclose Mfg.

Office: 605-990-2555

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