

Community Profile 2014

Growing Together

HARRISBURG

ECONOMIC DEVELOPMENT

Greetings:

The Harrisburg Economic Development Corporation would like to thank you for your interest in the City of Harrisburg. We created this community profile to give you an opportunity to see all that Harrisburg has to offer as one of South Dakota's best kept secrets. We are the fastest growing community in South Dakota, with a growth rate of 326% over the last 10 years.

As a non-profit group we wish to share with you our mission statement: To stimulate, diversify, and escalate the economy of Harrisburg in cooperation with existing businesses and local government, to monitor growth and development while promoting a positive and opportunistic environment for all businesses.

This Community Profile was created as an information piece to show what the Harrisburg Economic Development Corporation has to offer. Please note that this information is constantly changing as Harrisburg continues to experience rapid growth. Please contact us for any up-to-date information that you may need.

We hope this profile answers many of the questions that you may have about the community of Harrisburg. Please let us know if we can be of any further assistance to you and your company to fulfill your expansion or relocation needs.

Best regards,

Ashley Mayland, DC
President

Harrisburg Economic Development Co
PO Box 26
Harrisburg, SD 57032
www.harrisburg.govoffice.com

What makes Harrisburg Unique?

Harrisburg is one of the best kept secrets in South Dakota. A great Northern Plains climate (showcasing all of Mother Nature's four seasons), natural recreation riches, and a relaxed, progressive lifestyle combine to fulfill the dreams and visions of those who choose to relocate to one of America's best small towns.

Harrisburg's estimated 4,650 residents enjoy the benefits of small-town living close to a metropolitan area: low crime rates, easy commuting to and from metro-Sioux Falls, excellent air quality, and a variety of recreational activities. These are all elements of a low stress lifestyle.

Along with a growing business community, Harrisburg is a family place where the residents take pride in their city and neighborhoods. It's a "first name" community, where the person behind the counter isn't an uncaring stranger, but someone who is a friendly neighbor who will know you by your name.

Why Choose Harrisburg?

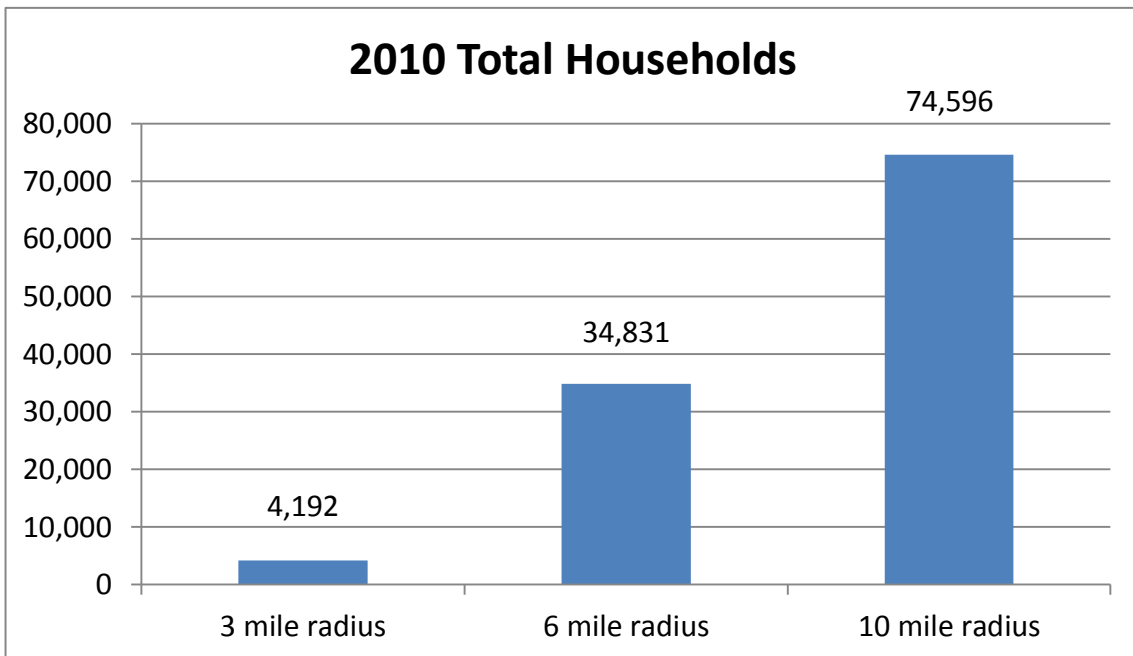
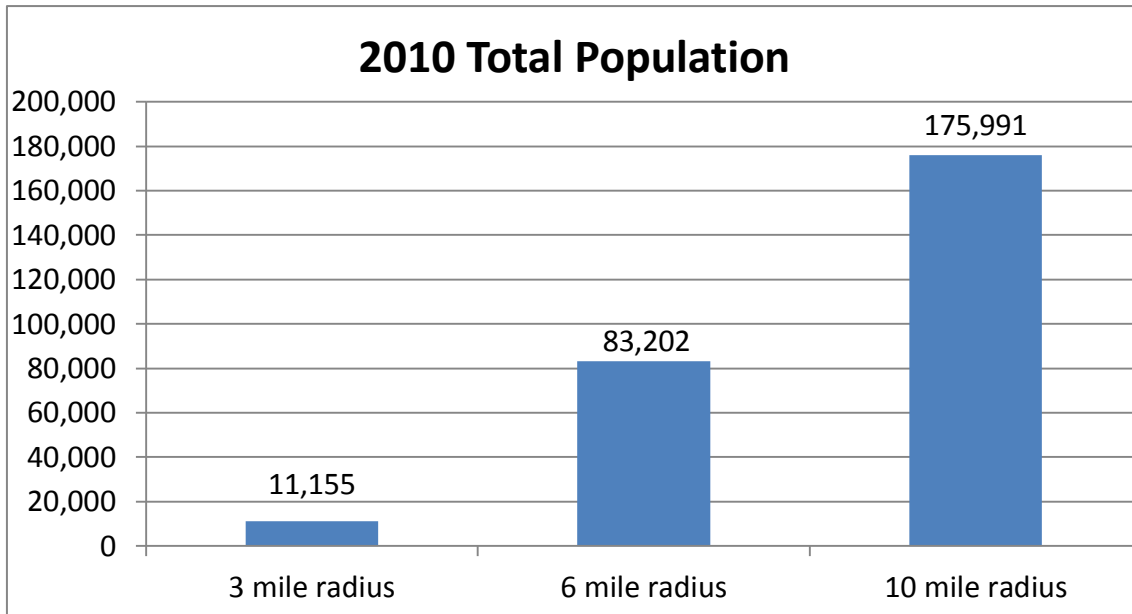
As South Dakota's fastest growing community, Harrisburg provides employees with a high quality of life, small town values, and access to an estimated metro population of approximately 224,000. This access to a large percentage of South Dakota's population (approximately 30%) allows for easy market access to thousands of potential clients, workers, and suppliers. To improve this market access, the South Dakota Department of Transportation is developing a bypass (called SD-100) that will run along the south, southeast, and east sides of Sioux Falls. Access to this limited-access highway will be provided approximately two and one-half miles north of the current Harrisburg municipal limits.

Demographics

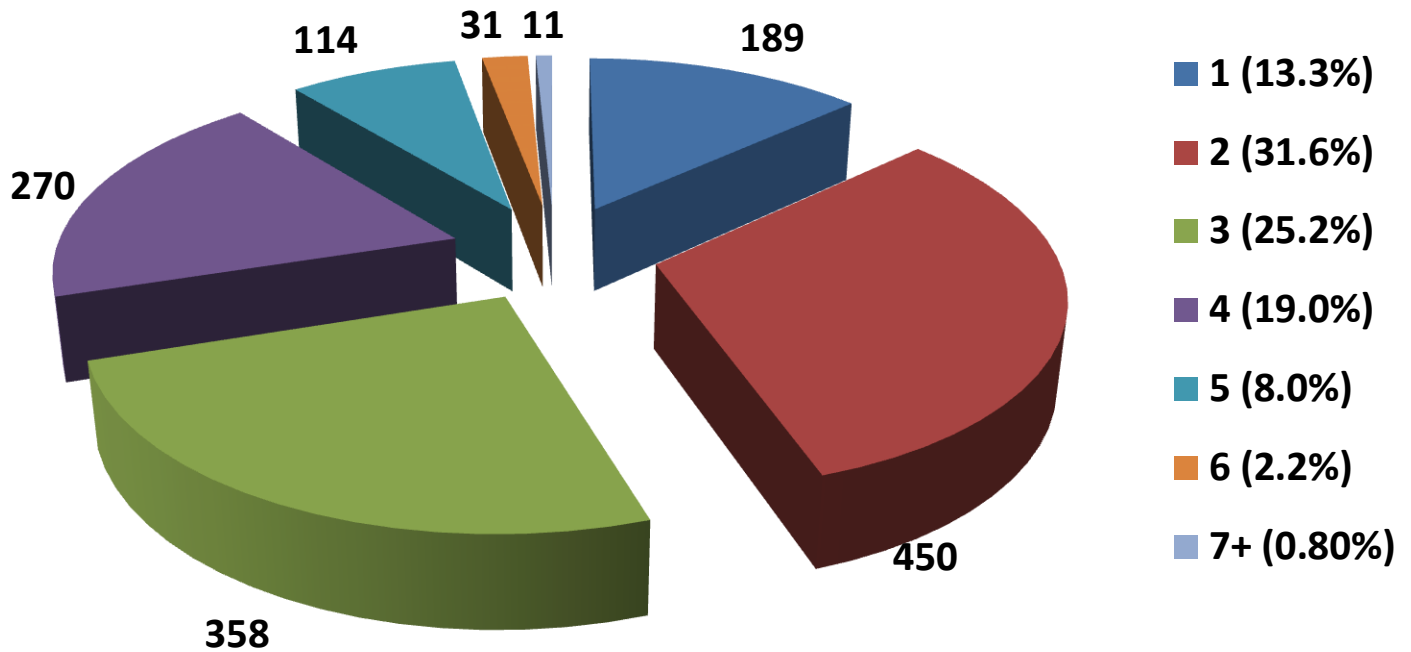
July 2010 Census population count for the City of Harrisburg: 4,089

Estimated current population (July 2014): 4,653

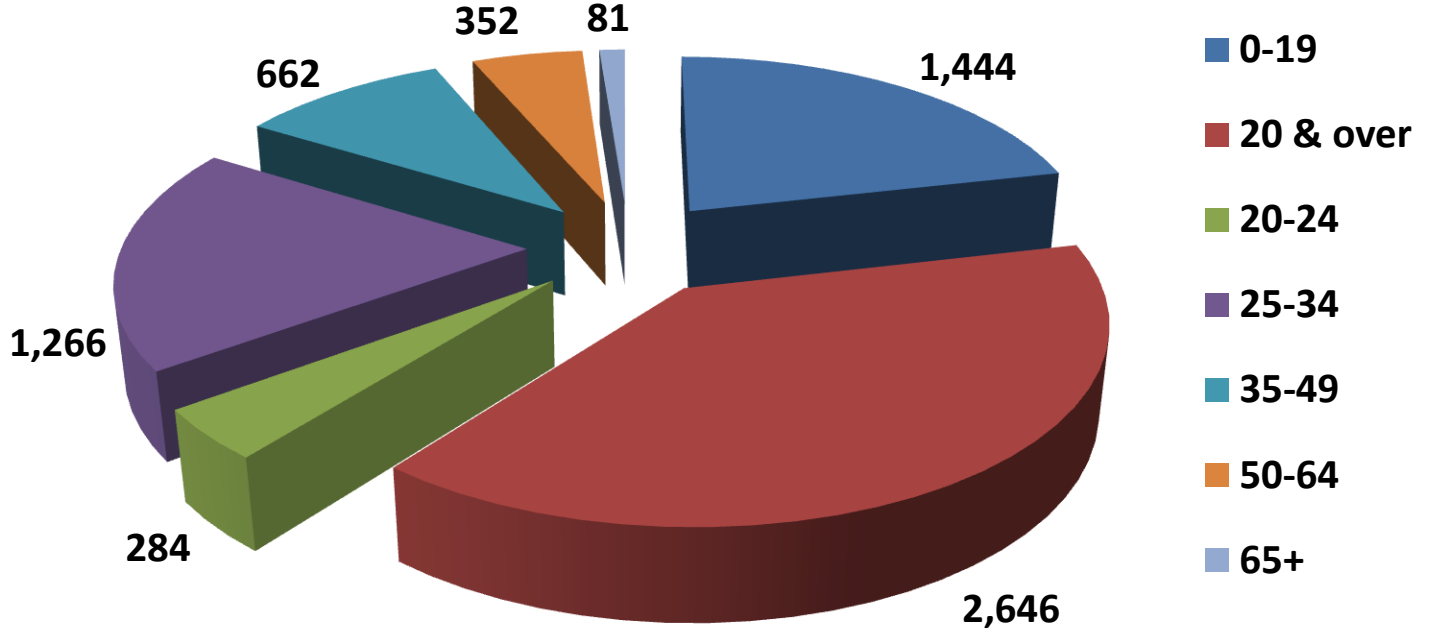
Source: <http://www.city-data.com/city/Harrisburg-South-Dakota.html>



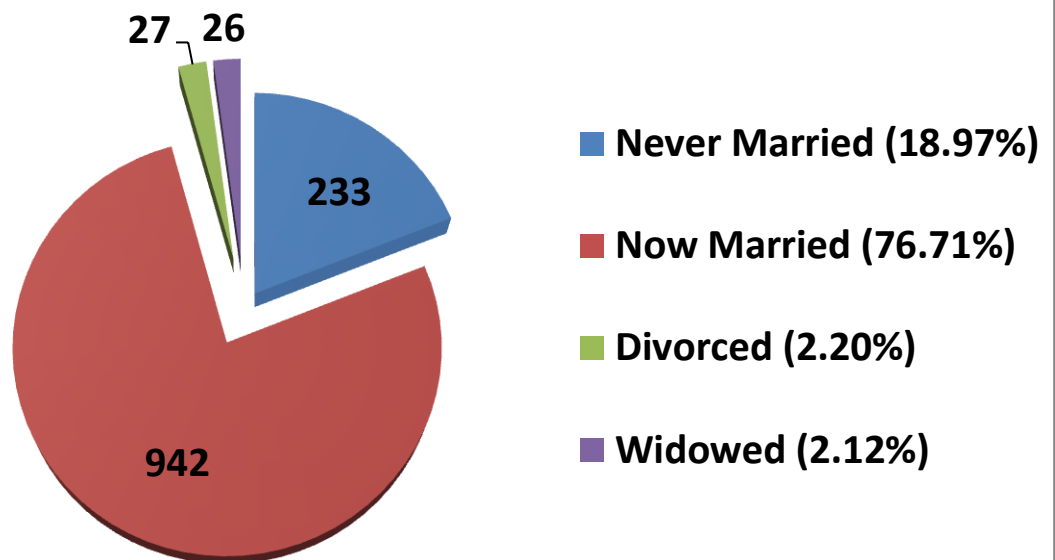
2010 Persons per household



2010 Population by Age

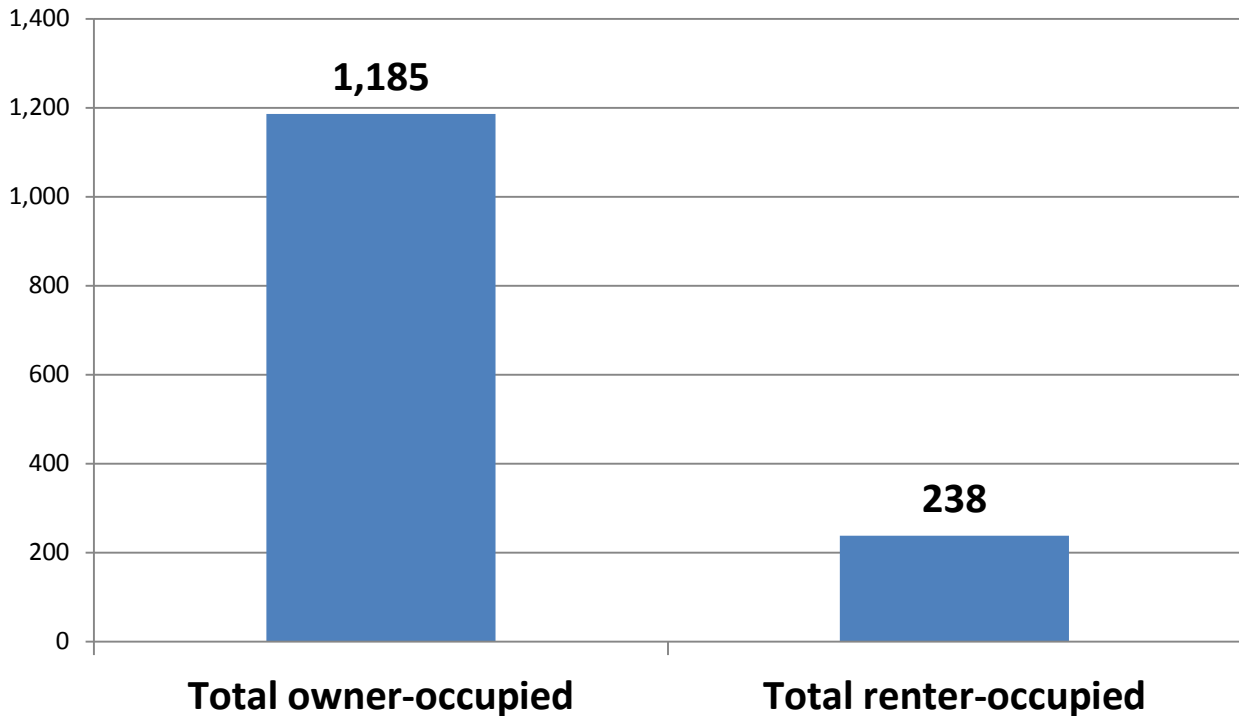


Marital Status, age 15 +

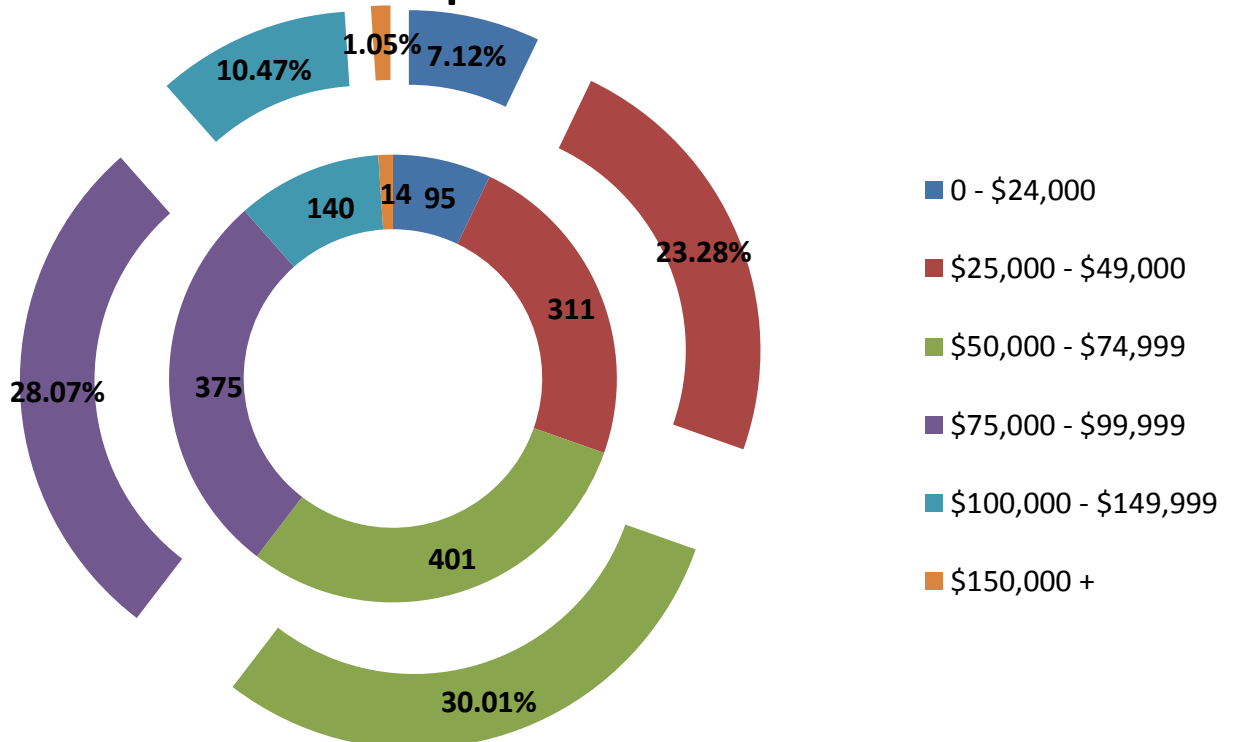


Average Household Size – 2.87

City of Harrisburg Housing

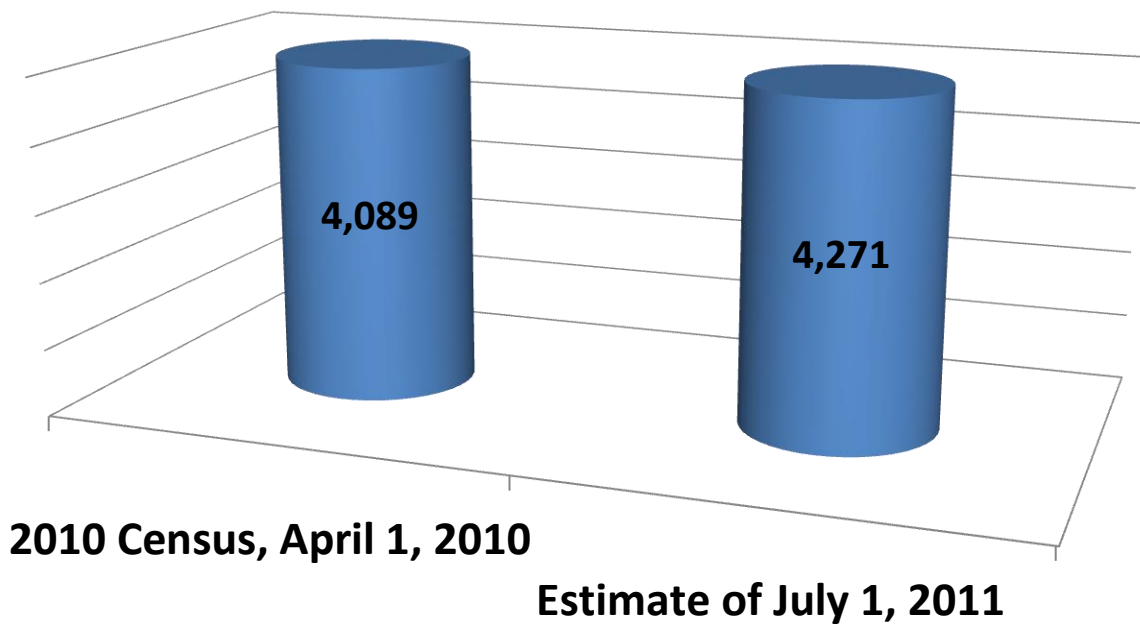


Income per Household

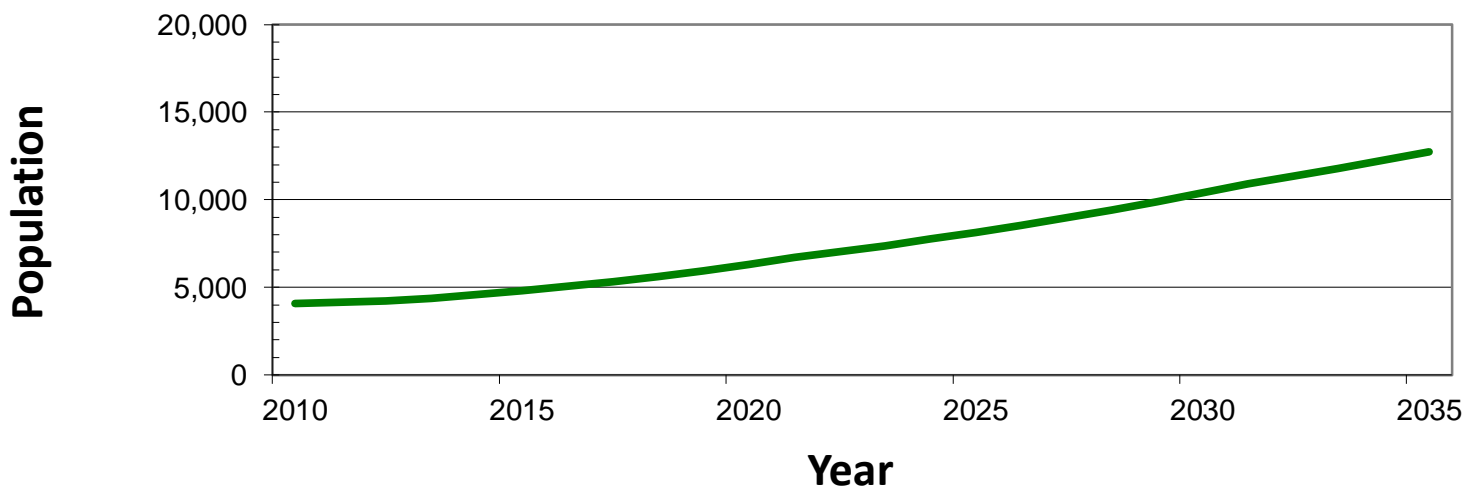
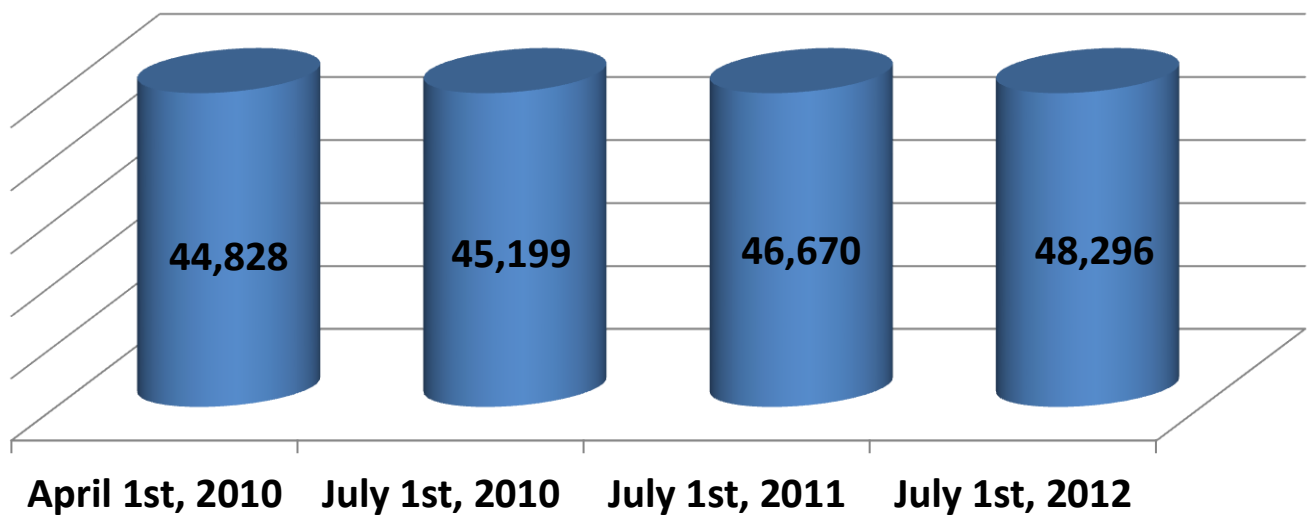


Average Household Income - \$63,308

City of Harrisburg annual population estimate



Lincoln County Population



Transportation

Major Highways Linking The Area

Interstate	I-29
Four Lane US	
Four Lane State	
Four Lane County	
Two Lane US	18
Two Lane State	11, 115
Two Lane County	110, 106

Miles From Central Business

5

7

1

2

Nearest Interstate Highway

Number	I-29
Miles	5
Direction	West

Nearest Four Lane Highway

Number	I-29
Miles	5
Direction	W

Distance In Miles To The Five Nearest Metro Areas

	Miles
Omaha	192
Minneapolis	265
Kansas City	375
Chicago	575
Denver	730

Motor Carriers

Common Carriers	20
Common Carriers With Local Terminals	0

Airports Commercial

Name	Joe Foss Field	Total Daily Flights	23-26
Hub	No	Annual Days Closed	0
Capital Expansion	Yes	Flights to Largest Cities	
Distance (miles)	10	Chicago	8/day
Operation Hours	Continuous	Denver	7/day
Number of Runways	3	Las Vegas	4/week
Longest Length (ft)	9000	Minneapolis	6/day
Passenger Carriers	United, Delta, Allegiant, American, Frontier		
Charter Carriers	None		
Cargo Carriers	Fed Ex, UPS		
New Carrier			

Railroads

Railroad Name	D&L; BNSF
Main or Branch	Branch
Distance to Switching Yard	0

Labor Force

Harrisburg has seen incredible growth in the last 10 years in its population and economic base and is showing signs that the trend will continue. This, and the close proximity to Sioux Falls, puts us in a unique position for new employers to attract good employees from the local community and throughout the Sioux Empire. Sioux Falls also has enjoyed healthy, sustained growth in its population and economic base. This trend began in 1981 with the location of Citibank and continued with the location and expansion of several other financial services companies. Today, the community is experiencing growth and expansion in the technology, healthcare, retail, construction and research sectors. This growth is expected to continue, especially in the healthcare/health research sector with the infusion of a \$400 million donation to Sanford Health and their plans to make Sioux Falls internationally known as a research center for children's health. Although the area has been at "full employment" for several years, new families have continued to move to the area and companies have been successful in attracting workers from surrounding communities and across the country. More fulfilling career opportunities, metropolitan area amenities, ready access to educational resources, and the growing regional economic influence of Sioux Falls and its expanding population have had a positive effect on the labor supply.

Civilian Labor Force, Employment & Unemployment - Sioux Falls MSA

Year	Labor Force	Employment	Unemployment	%Unemployed
1980	63,142	60,243	2,899	4.6%
1990	74,228	72,125	2,103	2.8%
2000	91,773	90,342	1,431	1.6%
2008	129,319	125,896	3,423	2.6 %
2013	134,195	129,675	4,520	3.4%
2014	136,000	131,530	4,470	3.3%

Source: [South Dakota Labor Bulletin](#)

"Right to Work" Law

South Dakota employees are protected by a "Right to Work" law. Under this statute, any industry that is unionized is done so under "open shop" conditions. This means it is illegal for employees to be discriminated against because of membership or non-membership in a union by either management or other employees.

Availability of Labor

Because we are so close to Sioux Falls we have included them in our labor supply estimates. The estimated available labor supply for the Sioux Falls MSA is 12,670 as of April 2014. With an infusion of nearly 3,000 people each year, Sioux Falls has been and remains a center of employment opportunity for the region. Although the published unemployment rates have remained low in the region, there are various other sources of labor available. Many workers are presently employed, but are either underemployed or are willing to take a different position if the jobs are available. It is difficult to determine the exact number, however, because these workers are not identified by labor market assessments that rely solely on statistical unemployment figures. Most of these workers are anxious to find employment opportunities that are more compatible with their training. Other potential employees may be found in the pool of people who are not actively seeking employment, but would be willing to work if the opportunity presented itself. For more information please visit the following website www.sdjobs.org/lmic.

Employee Training Programs

It is not only business leaders, but the people themselves that value and take advantage of the quality and variety of education and training that is available in our immediate area. The local high school graduation rate is consistently among the highest in the U.S. An already well-equipped and productive workforce is prepared to learn new skills as evidenced by the nearly 10,000 adults currently attending one of 13 colleges, universities or technical institutes in the City of Sioux Falls--a total that rises to 45,000 within a 150 mile radius of the City. Business partnerships at every level of training and education are encouraged and common. South Dakota's Workforce Development grants can provide substantial assistance to train new workers or upgrade the skills of existing workers.

Economic Indicators

Gross Sales

<u>Harrisburg</u>	2000	2011	2012	2013
Ag/Forestry/Fishing	\$1,290,442.80	\$4,459,741.68	\$4,601,583.57	5,304,083.82
Construction	\$134,247.01	\$442,067.92	\$535,064.80	661,899.19
Manufacturing	\$9,420,491.79	\$58,226,351.47	\$274,198,469.89	285,271,203.31
Transportation/Public Utilities	\$158,963.03	\$1,625,120.34	\$2,105,092.53	2,058,672.41
Wholesale Trade	\$0.00	\$4,951,815.18	\$3,740,083.58	10,365,594.25
Retail Trade	\$7,943,145.68	\$37,996,304.11	\$41,376,787.42	46,781,974.71
Finance/Insurance/Real Estate	\$0.00	\$126,750.74	\$317,995.25	311,091.58
Services	\$2,411,115.29	\$6,906,194.18	\$7,433,463.36	8,849,351.20
Other	\$2,571,398.06	N/A	N/A	N/A
Total	\$23,929,803.66	\$113,019,974.37	\$334,312,552.89	359,608,122.96

<u>Lincoln County</u>	2000	2011	2012	2013
Ag/Forestry/Fishing	\$7,548,221.19	\$15,116,778.60	\$14,022,845.28	16,270,355.69
Mining	NA	\$243,755.83	N/A	N/A
Construction	\$985,586.12	\$3,894,325.14	\$3,887,680.99	4,298,123.59
Manufacturing	\$30,223,987.54	\$404,551,791.21	\$680,342,641.41	593,671,386.28
Transportation/Public Utilities	\$6,765,737.59	\$52,000,786.24	\$39,734,611.87	41,248,604.97
Wholesale Trade	\$66,350,251.65	\$57,602,906.36	\$58,915,212.78	298,800,059.60
Retail Trade	\$226,274,791.47	\$631,689,441.94	\$533,783,812.51	611,137,714.20
Finance/Insurance/Real Estate	\$1,099,376.22	\$18,919,980.18	\$17,841,717.29	20,971,340.33
Services	\$96,384,232.98	\$408,073,325.11	\$403,612,328.98	406,065,958.05
Other	\$20,069.52	NA	\$173,234.74	210,681.17
Total	\$435,652,254.28	\$1,592,093,120.60	\$1,752,314,085.84	1,992,674,223.89

Source: SD Department of Revenue

BUILDING PERMITS	2000	2007	2008	2009	2010	2011	2012	2013
New Single Family Residential	11	115	102	85	30	34	46	71
New Multi-Family Residential		7	4	2	50	0	0	4
Commercial		3	1	3	4	0	4	2
Industrial	1	9	3	3	1	1	2	1
Finish Lower Levels (residential)	3	77	96	97	81	78	62	51
Remodel / Additions	11	62	4	11	4	2	3	8
Fence/Deck	13	5	66	58	80	58	67	73
Sheds/Garages		9	11	16	21	20	18	20
Others				3	12	12	10	4
TOTAL	39	287	287	278	283	205	212	234

Estimated Actual Value of Taxable Property

City of Harrisburg

<u>Fiscal Year</u>	<u>Estimated Actual Value</u>	<u>Fiscal Year</u>	<u>Estimated Actual Value</u>
1990	\$7,644,568	2011	\$222,108,390
2000	\$25,947,244	2012	\$238,208,539
2005	\$74,697,691	2013	\$258,330,994

Source: Lincoln County Auditor

Utilities

Water Availability & Treatment

Source	Regional Water
Served from the Source Provider	Lewis & Clark Regional Water
Capacity (mgd)	440,000
Average Daily Demand (mgd)	0.358
Peak Demand (mgd)	0.442
Monthly Customer Charge	\$11.30
Cost (per 1,000 gallons)	\$5.40
Connection Fee**	\$750.00

**Connection Fee may be greater for large industrial or commercial customers.

Electric Power

Provider	Xcel Energy
Communities Served	36 SD Communities
Net Importer or Exporter	Importer
Reserve Margin Percent	15.00%
Pool Membership Name	Mid-Continent
Deregulation	No
	Small Medium Large
Avg. Cost per kWh (cents)	
Industrial Low Load Factor 28%	\$0.073 \$0.072 \$0.072
Industrial High Load Factor 92%	\$0.041 \$0.043 \$0.042
Commercial Low Load Factor 41	\$0.059 \$0.059 \$0.059
Commercial High Load Factor 50	\$0.055 \$0.046 \$0.054

Sewer Treatment

Provider	City of Harrisburg
Type of Service	Regional Pump to Sioux Falls
Average Daily Demand (mgd)	0.435
Peak Demand (mgd)	1.933
Monthly Customer Charge	\$15.45
Cost (per 1,000 gallons)	\$6.90
Connection Fee**	\$750.00

**Connection Fee may be greater for large industrial or commercial customers.

Natural Gas

Provider	MidAmerican
Firm Contract Rate	.84177
Interruptible Rate	Please Call

Business Support Service

Tool and Die	6
Machine Shop	13
Welding	7
Office Equip Service and Repair	6
Temp Employment Services	9

Telecommunications

# of Local Service Providers	3
# of Long Distance Providers	330
# of Internet Service Providers	5
Switch Technology	Digital
Monitoring	Remotely
Local Service Providers	Quest
Fiber Service	Yes
ISDN	Yes
Self Healing	No
DSL	Yes
ADSL	Yes
Dual Feed	Yes

Incentives

NO State Corporate Income Tax

NO State Personal Income Tax

NO Personal Property Tax

NO Inheritance Tax

NO Inventory Tax

Property Tax Reduction

The City of Harrisburg has an ordinance that allows new industrial and commercial structures, or additions to these types of structures, to be taxed at a reduced rate. This discretionary tax ordinance results in a reduction of property taxes normally paid during the first five years following construction. The following chart illustrates the percentage of taxable value used through the first five years.

<u>Years Following Construction</u>	<u>Percent of Taxable Value Used</u>
1 st	20%
2 nd	40%
3 rd	60%
4 th	80%
5th & Beyond	100%

REDI Fund

The REDI (Revolving Economic Development and Initiative) Fund is designed to help promote job growth in South Dakota. This low-interest loan fund is available to start-up firms, businesses that are expanding or relocating, and local economic development corporations. The REDI Fund provides up to 45 percent of a project's total cost. Companies should secure matching funds and be able to provide a 10 percent minimum equity contribution before applying to the Board of Economic Development for a REDI Fund loan. Costs eligible for participation may include: the purchase of land and associated site improvements; construction, acquisition or renovation of buildings; fees, services, and other costs associated with construction; and the purchase and installation of machinery and equipment.

For more information please visit: <http://www.sdreadytowork.com/redi-loans>

Unemployment Insurance Tax

New employers are subject to the following: 1.75% of the first year and 1.55% of the second year of the first \$8,500 paid to each employee during a calendar year. For a construction employee, the rate is 6.55% of the first year and 3.55% the second and third years. Employers of three years or more are assigned an experience rating based on the employer's benefit and contribution experience in relation to the employer's total taxable payroll for a certain period and the remaining balance in the State fund. The average experience rating for South Dakota employers in 2006 was 1.07%. For more information regarding Harrisburg's Unemployment Insurance tax contact Sarah at (605) 367-5592.

Sales and Use Tax

Sales Tax – 6.0% (4% state and 2% City) of gross receipts from retail sale of tangible personal property, public utility services, and from services and professions. The Use Tax is collected on tangible personal property used or consumed in the state. South Dakota has a reciprocal statute on its sales and use tax.

Workers Compensation

South Dakota is known for its low workers compensation rates. For detailed information on the cost of worker's compensation, contact the Insurance Division of the South Dakota Department of Revenue & Regulation at (605) 773-3563.

Bank & Financial Corporation Excise Tax

This tax is imposed at an adjusting rate from 6 percent to 0.25 percent as income increases. Six percent is charge on the first \$400 million of net income.

Motor Vehicle Excise Tax

Three percent is imposed on the purchase price of motor vehicles, recreational vehicles, and motor homes.

Education

Public Education

Harrisburg has one of the fastest growing school districts in the state of South Dakota. The Harrisburg School District's 2011-2012 K-12 enrollment was 2,464 students and its 2012-2013 enrollment was 3,295 students. That is an increase of over 33.7% in one year. The 2005-06 school year experienced an 18.76% growth rate and the 2008-2009 school year experienced a 16.94% growth rate. The Harrisburg District is currently home to five elementary schools, two middle schools and a high school. For more information please visit www.harrisburg.k12.sd.us.

Non-public Schools

Sioux Falls Christian School is located approximately 3.5 miles from the city of Harrisburg and offers a faith based education. For more information please visit their website at www.siouxfallschristian.org.

For pre-kindergarten children, we have several alternatives: Shalom Lutheran Preschool, Snickelfritz, Tiger Tots, and Sioux Falls Christian.

Secondary Education

Opportunities within close proximity to Harrisburg include the following:

- South Dakota Public Universities & Research Center (University Center)
- Augustana College
- University of Sioux Falls
- Southeast Technical Institute
- Colorado Technical University
- Sanford School of Medicine of the University of South Dakota
- Kilian Community College
- Mount Marty College
- National American University
- Sioux Falls Seminary
- Globe University

Health Services

Harrisburg is home to several health clinics including Avera Harrisburg Medical Clinic, Harrisburg Family Chiropractic, Harrisburg Dental Clinic, and Harrisburg Eye Care. Harrisburg also offers close proximity to several nationally recognized hospitals: Sanford USD Medical Center (9.3 miles), Avera McKennan Hospital (7.8 miles), Veteran's Memorial Hospital (9.7 miles), Children's Care Hospital (9.4 miles), the Avera Heart Hospital of South Dakota (8.1 miles), and Select Specialty Hospital (7.8 miles).

Quality Of Life

Parks & Recreation

Harrisburg is currently home to six parks: Ellis Larson, Hugh Robinson, Heartland Park, Knights Crossing, Grand Gardens and a dog park. Thanks to great volunteers, there is a newly-formed Parks and Recreation board in Harrisburg and, together with Howard Green Engineering, they have come up with a Parks Master Plan (available at www.harrisburg.govoffice.com). In 2006, new equipment was placed at Ellis Larson Park and in 2013 we saw new equipment installed in Heartland Park, thanks to local donations and volunteers.

Harrisburg is close to the [Lake Alvin Recreation Area](#), at a distance of 3 miles. There are also 3 beautiful golf courses within minutes of Harrisburg's city limits. The golf courses in the area are:

1. [Spring Creek Country Club](#)
2. [Bakker Crossing Golf Course](#)
3. [Prairie Green Golf Course](#)

Dining

Harrisburg has enjoyed the introduction of several dining establishments over the last few years. They include: Boss' Pizza & Chicken, Fresh Horses Saloon, Harrisburger's, and Game Changer.

Entertainment

Harrisburg's close proximity to Sioux Falls (3.5 miles) allows families to enjoy the small town life and have all the amenities, including the entertainment, of the City of Sioux Falls. This includes semi-professional teams: Sioux Falls SkyForce, Sioux Falls Stampede, Sioux Falls Storm, Sioux Falls Canaries, Sioux Falls Spitfire, and the Sioux Falls Lawdawgs. We are also close to the Great Plains Zoo, Delbridge Museum, and the Washington Pavilion of Arts & Science. For those looking for culture, we enjoy being close to the South Dakota Symphony Orchestra, Civic Dance Association, Civic Fine Arts Association, Sioux Empire Arts Council, the Sioux Empire Community Theatre, and the Siouxland Heritage Museum.

Development Parks

Industrial

Harrisburg Industrial Park –
Hagen Commercial Real Estate
609 Tan Tara Circle
Sioux Falls SD 57108
605-331-1111

Commercial

Devitt Industrial Development-
Jerry Devitt
2201 Ford St
South Mesa Professional Building
Golden, CO 80401
303-384-9228

Residential

Harrisburg Homesites and Legendary
Estates–
KN Construction (Kelly Nielsen)
612 Augustana Avenue St 101
Harrisburg SD 57032
605-767-3500

Green Meadows Addition –
Costello Companies – Joan Franken
PO Box 2338
Sioux Falls SD 57101
605-336-9131

Harvest Acres Addition –
Daniels Construction
27160 470th Avenue
Tea SD 57064
605-368-5454

Harr & Lemme
3408 S Sycamore Avenue
Sioux Falls SD 57110
605-371-0332

Greyhawk Estates –

Paul Fick Homes Inc.
615 Tan Tara Circle
Sioux Falls, SD 57108
605-371-3206

Alpine Builders LLC
27151 477th Avenue
Harrisburg SD 57032
605-321-5647