

CANTON INDUSTRIAL PARK (CIP)

City of Canton, South Dakota, USA

210 N. Dakota Street

Canton, South Dakota 57013

"[The City Administration's] can-do attitude and eagerness to bring people together for mutual benefit and city improvement were a major factor in Legacy Electronics' decision to expand and move our company to the area in 2011. Within less than three months, we were able to move product production into the Canton facility from California, something that is next to impossible in today's business climate."

- Jason Engle
CEO, Legacy Electronics

"In every expansion, South Dakota has proven itself over and over again to be a state that supports and encourages innovation and comes to the table with creative solutions."

- Mike Adams

Owner, Adams Thermal Systems, Canton, SD

**Adams has expanded four times in the last 7 years

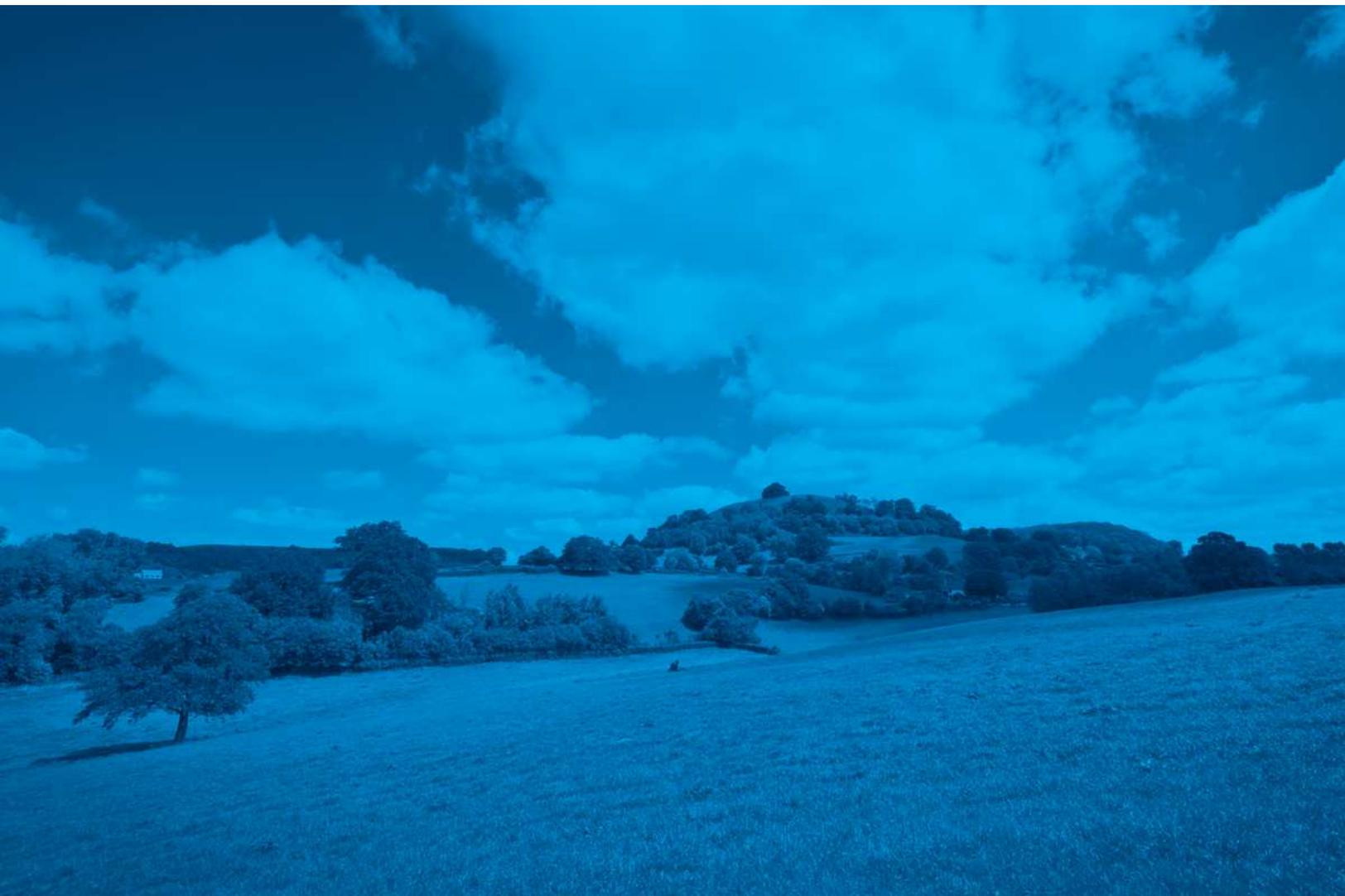
"After celebrating 50 years in business, Terex Bid-Well designed, built, and consolidated its operations with a \$5 million dollar [facility] investment. Working with the City of Canton, we were able to not only secure the 50 [additional] jobs at the time, but began hiring and recently put on a second shift at the location."

- Rob Drew
Former GM, Terex Bid-Well, Canton, SD

Originating when the Dakota's were an uncharted wilderness, through the twentieth century and into the present, the land that is now the city of Canton has called to those that embody the pioneering spirit. Their sense of adventure and willingness to embrace progress that accompanies their pioneering people has resulted in a "can do" attitude that has propelled Canton from a single homestead to a thriving community.

That can do attitude shines through in Canton's first class schools, progressive civic organizations, award winning healthcare facilities, growing business community, and on the faces of the people who call Canton home. Set in one of the region's most scenic landscapes, residents can enjoy its beauty and outdoor recreational opportunities close to home.

While Canton holds onto the traditional values that helped it become the community it is today, the entrepreneurial spirit of Canton continues to move the city forward. Building on a proud past, into a future where if you can dream it—you can do it!

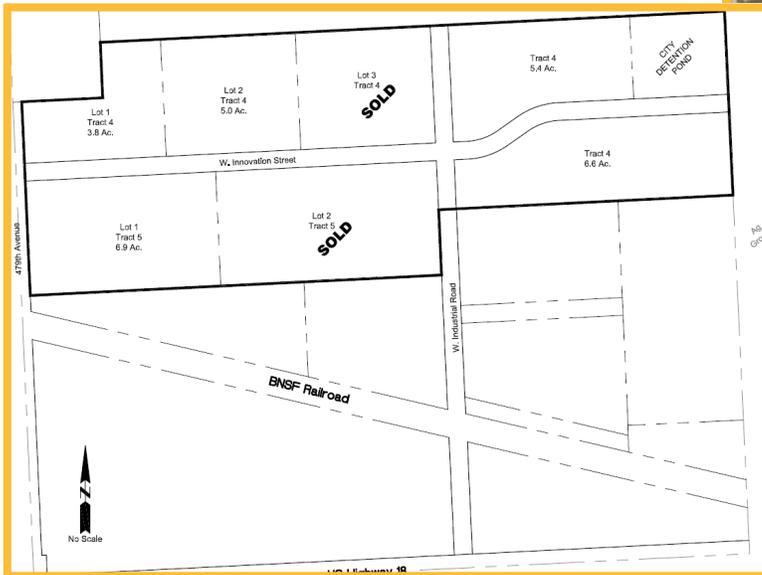


DEVELOPMENT SITE

Canton Industrial Park

Located on the west side of Canton along US highway 18 and the BNSF Rail line, the Canton Industrial Park covers nearly 28 acres and is certified and zoned heavy industrial, light industrial, research and development / business services and rural business park. The CIP also holds the distinction of being the 1st South Dakota Certified Ready Site.

The Park is already home to Johnson Feed, Inc. (Freight Provider), Adams Thermal Systems, Terex-Bidwell



Transportation

- Nearest Interstate—I-29 (16 Miles)
- Nearest Highway— Highway 18 (less than mile)
- Airport— Canton Municipal Airport (3 Miles)
- Sioux Falls Regional Airport (30 Miles)
- Rail-BNSF Class 1 Railway (Onsite)
- Switch Located in Sioux Falls (30 Miles)

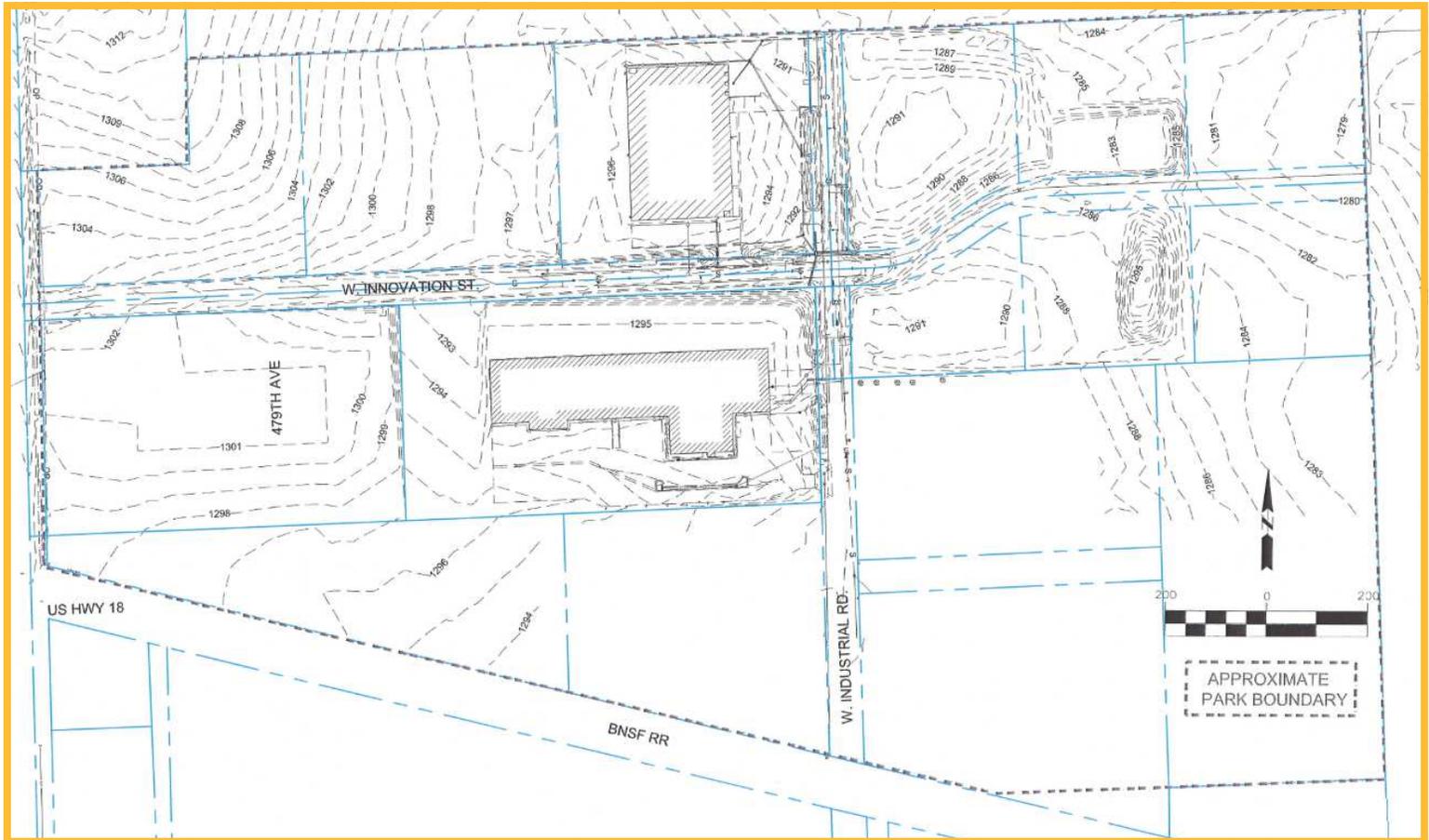
Land Price

Price is negotiable, but is set at the following:

- \$1.75 per square foot

DEVELOPMENT SITE

Topographic Map



Utilities

Water— Provider: City of Canton

- 1500 gpm given a 20 psi residual pressure
- 750,000 gallons of available storage; average usage of 342,000 gallons

Wastewater— Provider: City of Canton

- Construction underway for lift station that will service CIP with 500 gpm

Electric— Provider: Xcel

- 13.8 KV
Provider: Southeastern Electrical Co-op
- 10MVA (But can be ungraded to suit needs)

Natural Gas— Provider: MidAmerican

- 60 psig



BUSINESS ASSISTANCE

CITY PROGRAMS

Utility Development Agreement

With municipally owned and operated utilities, the City of Canton is one of the lowest cost providers of water and wastewater in the area. The City is committed to working with your company from the beginning to ensure that service to the site is ample and will explore ways to control and lower City utility costs as you grow.

Tax Increment Financing

Tax Increment Financing (TIF) is an economic development mechanism available to local governments in South Dakota to finance public infrastructure improvements. A TIF works by locking in the taxable worth of real property at the value it holds at the time the authorizing legislation was approved.

TAX ENVIRONMENT

NO CORPORATE INCOME TAX
NO PERSONAL INCOME TAX
NO BUSINESS INVENTORY TAX
NO INHERITANCE TAX
NO PERSONAL PROPERTY TAX

STATE PROGRAMS

REDI (Revolving Economic Development & Initiative) Fund

Low-loan fund available to start-up firms, businesses that are expanding, and business looking to relocate.. Provides permanent financing for land, building, machinery and equipment and associated installation costs

EDFA (Economic Development Finance Authority)

Eligible for projects that operate an ag processing or manufacturing enterprise. Provides small businesses access to the public bond market for permanent financing for land, building, machinery, equipment and associated installation costs

South Dakota WORKS

Business/commercial loans for companies for working capital, start-up costs, payroll, inventory, and interim construction needs. Typical loan is 4% fixed interest rate with a term of 1 to 5 years; Max: \$1 Million, Min: \$20,000

APEX (Ag. Processing & Exporting) Fund

Designed to assist companies that add value to raw agricultural products through processing or export a minimum of 75% of its product outside South Dakota. Provides up to 75% of the total project costs, with a 10% min. equity contribution with a fixed rate for the life of the loan. The maximum loan amount is up to \$250,000. Eligible project costs include: land purchase, site improvements, machinery /equipment purchases, construction, acquisition or renovation of building.

WORKFORCE DEVELOPMENT PROGRAMS

State Workforce Development Program (WDP)

The Governor's Office of Economic Development (GOED) provides dollars to help train new AND existing employees.

Dakota Seeds

To promote internships, the Dakota Seeds Program can provide 50% of an intern's wages with a maximum of \$2,000 per intern.

Work Force

Work Area Profile Report - 30 Miles Radius		
Total All Jobs		
	2011	
	Count	Share
Total All Jobs	150,805	100.0%
Jobs by Worker Age		
	2011	
	Count	Share
Age 29 or younger	41,090	27.2%
Age 30 to 54	81,215	53.9%
Age 55 or older	28,500	18.9%
Jobs by Earnings		
	2011	
	Count	Share
\$1,250 per month or less	42,051	27.9%
\$1,251 to \$3,333 per month	60,856	40.4%
More than \$3,333 per month	47,898	31.8%
Jobs by NAICS Industry Sector		
	2011	
	Count	Share
Agriculture, Forestry, Fishing and Hunting	1,625	1.1%
Mining, Quarrying, and Oil and Gas Extraction	62	0.0%
Utilities	387	0.3%
Construction	6,615	4.4%
Manufacturing	15,815	10.5%
Wholesale Trade	9,090	6.0%
Retail Trade	20,071	13.3%
Transportation and Warehousing	5,236	3.5%
Information	3,284	2.2%
Finance and Insurance	13,993	9.3%
Real Estate and Rental and Leasing	1,477	1.0%
Professional, Scientific, and Technical Services	5,297	3.5%
Management of Companies and Enterprises	1,926	1.3%
Administration & Support, Waste Management and Remediation	6,040	4.0%
Educational Services	10,521	7.0%
Health Care and Social Assistance	26,592	17.6%
Arts, Entertainment, and Recreation	2,443	1.6%
Accommodation and Food Services	11,804	7.8%
Other Services (excluding Public Administration)	3,947	2.6%
Public Administration	4,580	3.0%
Jobs by Worker Race		
	2011	
	Count	Share
White Alone	143,355	95.1%
Black or African American Alone	2,897	1.9%
American Indian or Alaska Native Alone	1,649	1.1%
Asian Alone	1,707	1.1%
Native Hawaiian or Other Pacific Islander Alone	71	0.0%
Two or More Race Groups	1,126	0.7%
Jobs by Worker Ethnicity		
	2011	
	Count	Share
Not Hispanic or Latino	146,317	97.0%
Hispanic or Latino	4,488	3.0%
Jobs by Worker Educational Attainment		
	2011	
	Count	Share
Less than high school	8,748	5.8%
High school or equivalent, no college	34,260	22.7%
Some college or Associate degree	38,529	25.5%
Bachelor's degree or advanced degree	28,178	18.7%

City of Canton
210 North Dakota Street
Canton, SD 57013

OFFICE TELEPHONE: (605) 987-2881
FAX NUMBER: (605) 987-2972
GENERAL INQUIRIES: cityhall@cantonsd.org

Sean Pederson, City Manager, sean.pederson@cantonsd.org
Leon Eich, Economic Development Corp., leon@ssbia.net

