

FINAL
Pohl

A PROPOSAL COVERING THE DONATION OF LAND AND THE
CONSTRUCTION OF A FACILITY FOR THE DEPARTMENT OF
THE INTERIOR'S EROS DATA CENTER IN THE
VICINITY OF SIOUX FALLS, SOUTH DAKOTA

PRESENTED TO THE DEPARTMENT OF INTERIOR,
GEOLOGICAL SURVEY

17 AUGUST 1970

PRESENTED BY THE INDUSTRIAL AND DEVELOPMENT
FOUNDATION INCORPORATED OF SIOUX FALLS, SOUTH DAKOTA



INDUSTRIAL AND DEVELOPMENT FOUNDATION

101 West Ninth, Sioux Falls, South Dakota 57102

Area Code 605/339-0103

24 August 1970

United States Department of the Interior
Geological Survey
Washington, D. C. 20242

Attention: Dr. W. T. Pecora, Director

Dear Dr. Pecora:

Enclosed find one revised copy of "A Proposal Covering the Donation of Land and the Construction of a Facility for the Department of the Interior's EROS Data Center in the Vicinity of Sioux Falls, South Dakota". This proposal is presented for your consideration by the Industrial and Development Foundation Inc. Any questions regarding the proposal may be addressed to Messrs. A. Schock, D. Stenseth, or the undersigned.

We appreciate the opportunity of submitting this proposal.

Very truly yours,

R. A. Pohl
Chairman, EROS Committee

RAP:lp

Enclosure

cc: Mr. Rod Krager, GSA
Mr. William A. Schmidt, Geological Survey
Mr. William A. Fischer, Geological Survey

bcc: R. McCaughey, Senator K. Mundt's Office
M. Veren
A. Schock
T. M. Reardon



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PRESENTED TO THE DEPARTMENT OF INTERIOR,
GEOLOGICAL SURVEY

DATED 17 AUGUST 1970

PREPARED BY:

APPROVED BY:

DAVID STENSETH
EXECUTIVE VICE PRESIDENT

Al Schock
AL SCHOCK
PRESIDENT

Russell A. Pohl
RUSSELL A. POHL
CHAIRMAN, EROS COMMITTEE

PRESENTED BY THE INDUSTRIAL AND DEVELOPMENT
FOUNDATION INCORPORATED OF SIOUX FALLS, SOUTH DAKOTA

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I. INTRODUCTION

This proposal, presented by the Industrial and Development Foundation Inc. of Sioux Falls, South Dakota (IDFSF) (See Appendix A), covers the donation of a site legally described as the S 1/2 of Sec. 8, T103N, R48W in Minnehaha County, South Dakota, to the United States Government, with free and clear title, for the location of a data center for the Department of the Interior's Earth Resources Observation Systems (EROS) Program. Additionally, the proposal includes an offer to construct the physical plant facility on the site and lease the facility to the Federal Government on a long-term basis. The proposal, if accepted, will enable the Federal Government to proceed with the Department of the Interior's EROS Program for the good of mankind through the management of our earth's resources without the expenditure of tax revenue for land acquisition and the construction of the data center facility. IDFSF has assurance from Sioux Falls private industry to finance and construct the facility under a long-term lease agreement.

Further, the proposed actions of donating the land for the EROS Data Center (EDC) and the construction of the physical facilities for long-term lease is a sincere demonstration by a "this is America" community that the EROS Program will be a direct, tangible, and measurable payoff, with interest, of

the United States' investment in the Space Program.

This proposal is made with the understanding that upon its acceptance by the Government the Geological Survey of the Department of the Interior will proceed promptly with the design of the facility in order that it may be constructed and placed in operation at the earliest practicable date, subject to the availability of funds.

II. PROPOSAL

The Industrial and Development Foundation Inc. of Sioux Falls, South Dakota, will donate to the United States the site of approximately 320 acres legally identified as the S 1/2 of Sec. 8, T103N, R40W, in Minnehaha County, South Dakota, with fee title free and clear and with reasonable assurance that adequate controls by the county, city, and state will preclude encroachment which would destroy the usefulness of the site for a remote sensing data center. Also, that the Foundation will construct thereon or arrange for the construction thereon under a 20-year lease agreement a facility designed under the direction of and to the specifications of the U. S. Government. The lease agreement is to provide for a pay out over the 20-year period and is to be based on reimbursement to the Foundation for its administrative and other costs incident to construction and financing of the facility and is to include, the cost of construction, construction financing, long term financing, insurance and real estate taxes. The Government may purchase the building and appurtenances at any time during the 20-year period by payment of the unamortized cost of the facility. If the option to purchase is not exercised the facility will be transferred in fee title to the U. S. Government at the end of the 20-year lease term. During the period of the lease the Government is to be responsible for operation, maintenance and upkeep of the property.

III. SITE REGION COMPATIBILITY PARAMETERS

Officials of Minnehaha County, the city of Sioux Falls, and Governor Frank Farrar have assured the IDPSF that adequate controls are presently in force or will be enacted and enforced to insure the U. S. Government that the site usefulness as a remote sensing data center will be maintained and preserved. The following discussions on appropriate topics regarding the assurance that the site usefulness, facility and support functions are presented as part of this proposal. Appropriate supporting documentation is referenced and contained in the appendices.

The Board of County Commissioners of Minnehaha County adopted, on 21 July 1970, a comprehensive plan and zoning regulations for the county. This plan was prepared and submitted by the firm of R. W. Beck and Associates (Appendices B and C). The Board of County Commissioners of Minnehaha County is responsible for the administration and enforcement of the county plan. In addition, a county planning commission serves to recommend action for change to the Board of County Commissioners of Minnehaha County. Changes in the adopted zoning are possible by application to the Minnehaha County Planning and Zoning Commission and majority approval by the Board of County Commissioners of Minnehaha County. Turner County, in which two of the original six sites were located, as of this date has no comparable county-wide plan. Assurance can be made by the

Board of County Commissioners of Minnehaha County (Appendix D) that any change necessary in present zoning to permit construction of the facility will be made, along with assurance of necessary protection of the site area in future years. Isolation from radio frequencies and other like electronic propagation can only be guaranteed by a sister federal department, the Federal Communications Commission. It is obvious that close cooperation with the FCC will result in appropriate regulations to insure no electronic interference.

The placement of a Channel 4 transmitter within a 50-mile radius of the EDC was precluded by the location of a commercial Channel 4 located in Sioux City, Iowa, approximately 125 miles from the EDC. This is assured by Federal Communications Commission regulation. A comprehensive building or construction code outside the three-mile limit from the city of Sioux Falls is not presently available. (Appendix E). However, when the city of Sioux Falls completes a city-wide code presently being constructed, the identical code will be adopted on a county-wide basis. This code will be tailored on the present codes enforced in the city of Los Angeles, California.

Water facilities located at the site, both on-site wells and standby sources, are not presently regulated by any government body of the state of South Dakota. However, the Board of County Commissioners of Minnehaha County will, upon recommendation, adopt suitable codes for protection of an adequate water supply for the site.

Regulations concerning waste and sewage disposal are regulated by state law and must comply with the Department of Health standards as applied in Appendix F.

Electrical service of 3,000 to 5,000 kva, 3-phase service, with underground transmission, is available from either Northern States Power (Appendix G) or Sioux Empire Electric Cooperative (Appendix H). In addition, both power companies have agreed to conduct a preventative maintenance program in the areas of the site to minimize interference from connected loads to its power lines. Also, the companies agree to monitor and assist in a program of engine ignition devices for farm equipment operating in the fringe area of the site.

The local supplier of natural gas (Appendix I) has stated that uninterrupted service will be provided. Underground telephone trunk service has been assured to the site (Appendices J and K). Additional necessary roads and maintenance to serve the site have been assured on a priority basis by both state and county governments (Appendices L and M). Fire protection will be provided by the local township and community fire departments and the city of Sioux Falls (Appendix N).

IDFSF will transfer clear title to the site. There are no outstanding rights in water or minerals, no outstanding rights in fee or lease by the Federal Government, and no

outstanding easements which would prohibit transfer of clear title.

Availability of housing is assured on a no-prejudice basis, regardless of race, creed or national origin (Appendix O).

APPENDIX A

ARTICLES OF INCORPORATION AND STATUS
OF THE INDUSTRIAL & DEVELOPMENT
FOUNDATION OF SIOUX FALLS

STATE OF SOUTH DAKOTA



OFFICE OF THE SECRETARY OF STATE

Department of State

United States of America, }
State of South Dakota, } SECRETARY'S OFFICE

This is to certify that the attached instrument of writing is a true, correct and examined copy of the Articles of Incorporation of INDUSTRIAL & DEVELOPMENT FOUNDATION, INC., filed in this office on October 1, 1954;

and the whole thereof, and has been carefully compared with the original now on file in this office and found correct.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Great Seal of the State of South Dakota at the City of Pierre, the Capital, on this ...20th.... day of ...AUGUST....., 19.70.....
[Signature]
Secretary of State

FEES \$...7.50.....

By
Assistant Secretary of State

ARTICLE 10

CHAPTER 10-1

... shall be authorized to ... for the purpose of forming ...

... shall be the "Industrial Development ...

The general nature of the purposes to be effected and the objects and purposes for which this corporation is formed shall be to promote the general welfare of the City of Sioux Falls, South Dakota and the surrounding community by ...

- (a) To receive, take and hold, by bequest, devise, gift, purchase, lease or in any other manner, real and personal property, including rights in other corporations which in addition shall not be subject to any tax or liability to be imposed thereon;
- (b) To contract and agree to pay for property in cash or by payment of or purchase of an annuity or otherwise;
- (c) To sue, hold, collect, receive and expend property;

STATE OF SOUTH CAROLINA)
COUNTY OF HANCOCK)

BE IT REMEMBERED, that on this 12th day of September, 1914,
before the undersigned personally appearing and a Paul T. G. Harrison,
K. W. Willson, and Paul Hatcher as witnesses, known to me to be the
said persons described in and who executed the foregoing instrument and
expressly acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my
official seal at said county the day and year last above written.

M. J. Hook
CLERK OF COURT, HANCOCK COUNTY, S.C.

STATE OF SOUTH CAROLINA)
COUNTY OF HANCOCK)

Paul T. G. Harrison, K. W. Willson, and Paul Hatcher, being first sworn,
dear me myself deposed and says that the above recited deed is the within
and to all intents for the purpose of said deed, any corporation or corporations
of the provisions of the title that are therein set forth, and
of the same accordingly.

Paul T. G. Harrison
K. W. Willson
Paul Hatcher

130 REC

VII.

The purpose (object) of the subject of this corporation shall be to carry out the purposes mentioned in Article I.

VIII.

The management of the corporation and its business and affairs shall be vested in the corporation to be carried on by a board of not less than three nor more than seven directors, who may also be called Trustees and who, in the first instance, shall be the incorporators above named, who shall serve until the expiration of their terms and until their successors shall be elected and take office.

IX.

There shall be one officer and directors, and their duties, and powers and special powers and other matters relative to the corporation and its business and affairs are hereinafter by law specifically provided any to none in the terms of the constitution which shall be amended and may thereafter be amended by vote of a majority of all members of the corporation.

X.

When articles of incorporation may be amended in the same provided by law and the general laws and orders of the corporation, to provide the same shall not be amended so as to affect its income, assets or property belonging to the corporation.

Witness my hand and seal this 1st day of January, 1903

[Handwritten signature]
Secretary

The capital stock shall be issued by the corporation, but its members shall be and remain liable as such, and the form of the membership certificate shall be prescribed by the bylaws of the corporation.

The names of the persons of the state incorporators and their respective addresses, and the names of the directors and their qualifications shall be as follows:

- | | |
|-------------|---------------------------|
| John J. ... | Stann Falls, South Dakota |
| ... | Stann Falls, South Dakota |
| ... | Stann Falls, South Dakota |

VI.

The corporation shall be perpetual; but if and when the purposes for which the corporation shall have been organized or it is determined in the judgment of the board of directors to terminate its business, then the corporation may be dissolved. In the event of dissolution, the assets of the corporation shall be distributed, and the proceeds thereof shall be paid to the members of the corporation, as directed by the board of directors. The board of directors shall have the right to sell or otherwise dispose of the assets of the corporation and take such steps as may be necessary to the most prompt liquidation of the corporation and the payment of the debts of the corporation.

- (1) To lease and purchase, improve and otherwise use real property, and business in such real estate and personal property as well to demand money by its issue of debentures;
- (2) To acquire, own, acquire, lease, borrow or otherwise use any real or personal property and give security therefor by mortgage, deed, mortgage, pledge, lease, rent, hire, and otherwise handle, with or without possession of the property;
- (3) To acquire in and carry on businesses;
- (4) To deal with and extend the income and principal of the property by gifts, contributions and otherwise, for the furtherance of this corporation's general purposes; and
- (5) To do and perform all such and things reasonably incident to and necessary for the corporate purposes and objects, including the establishment, maintenance and administration of any fund or funds which may be, reasonably advantageous or convenient to the carrying out of the corporate purposes and objects, and to disburse and expend the same and the income and earnings thereof and to have and exercise all of its corporate powers and functions, and to promote and sustain the corporate objects for itself, and as agent, trustee or representative of others; and to adopt, amend and revise by-laws providing for its procedure and operation and the management of its affairs;

It is intended that no part of the net income or net earnings of said corporation shall inure to the benefit of any private shareholder or individual, and no dividends shall be declared or paid to any shareholder or owner, and no substantial part of the activities of such corporation shall be to carry on any business or activities subject to income tax legislation.

iii.

The principal office of said corporation shall be in the County of Placer, State of California.

STATE OF SOUTH DAKOTA



OFFICE OF THE SECRETARY OF STATE

Certificate of Good Standing

I, ALMA LARSON, Secretary of State of the State of South Dakota, do hereby certify that INDUSTRIAL & DEVELOPMENT FOUNDATION, INC. was duly incorporated under the laws of this State on October 1, 1954 for perpetual years.

I further certify that said corporation has complied with the laws of this State relative to the formation of corporations of its kind and is now a regularly and properly organized and existing corporation under the laws of this State and is in good standing, as shown by the records of this office.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Great Seal of the State of South Dakota, at Pierre, the Capital, this 20th day of August, A. D. 1970.

Alma Larson
Secretary of State

Assistant

ARTICLES OF INCORPORATION
OF
INDUSTRIAL & DEVELOPMENT FOUNDATION, INC.

We, the undersigned, T. S. Harkison, H. A. Billion, and Paul Batcheller have associated ourselves together for the purpose of forming and becoming a non-profit, membership corporation under the laws of the State of South Dakota, and for that purpose do hereby make, execute and adopt these Articles of Incorporation:

I.

The name of this corporation shall be the "Industrial & Development Foundation, Inc."

II.

The general nature of the business to be transacted and the objects and purposes for which this corporation is formed shall be to promote the general welfare of the City of Sioux Falls, South Dakota and the surrounding community by fostering business and employment, and in other lawful ways and by other proper means:

- (a) to receive, take and hold, by bequest, devise, gift, purchase, lease or in any other manner, absolutely, or in trust, any and all kinds of property, whether real or personal, including stock in other corporations without limitation except such as may now or hereafter be imposed by law;
- (b) To contract and agree to pay for property in-cash or by payment of or purchase of an annuity or annuities;
- (c) To own, hold, manage, improve and operate property;
- (d) To invest and re-invest the monies and proceeds of its property, and business in such securities and properties as shall be deemed proper by its Board of Directors;
- (e) To borrow money, execute notes, bonds or other evidences of indebtedness and give securities therefor; to sell, exchange, convey, mortgage, pledge, lease, rent, hire, and otherwise handle, deal with and dispose of its property.
- (f) To engage in and carry on businesses;

- (g) To deal with and expend the income and principal of its property by gifts, contributions and otherwise for the furtherance of this corporation's general purposes, and
- (h) To do and perform all acts and things reasonably incident to or necessary for the corporate purposes and objects, including the establishment, augmentation and administration of any fund or funds which may be reasonably advantageous or convenient to the carrying out of the corporate purposes and objects, and to disburse and expend the same and the income and earnings thereof and to have and exercise all of its corporate powers and functions, and to promote and sponsor its corporate objects for itself, and as agent, trustee or representative of others; and to adopt, amend and revise bylaws providing for its procedure and operation and the management of its affairs;

PROVIDED that no part of the net income or net earnings of said corporation shall inure to the benefit of any private shareholder or individual, and no dividends shall be declared or paid to any shareholder, or member, and no substantial part of the activities of such corporation shall be to carry on propaganda, or otherwise attempt to influence legislation.

III.

The principal place of business of this corporation shall be in the City of Sioux Falls, County of Minnehaha, State of South Dakota.

IV.

No capital stock shall be issued by the corporation, but its members shall be and constitute a body corporate, and the form of the membership certificate shall be prescribed by the bylaws of the corporation.

V.

The names and places of residence of the above incorporators who will serve as directors until the election of directors and their qualification are as follows:

NAME	ADDRESS
T. S. Harkison	Sioux Falls, South Dakota
H. A. Billion	Sioux Falls, South Dakota
Paul Batcheller	Sioux Falls, South Dakota

VI.

The duration of this corporation shall be perpetual, but if and when the purposes and objects of the corporation shall have been accomplished or it is deemed inexpedient in the judgment of the Board of Directors to continue its work and business, then the corporation may be dissolved. In the event of dissolution the remaining assets and property of the corporation shall after providing for all debts charges and expenses, be distributed, assigned and set over to the City of Sioux Falls, to become a part of the general fund of the City. The Board of Directors shall then be authorized to consent to the dissolution of the corporation and take such steps as shall be necessary to accomplish final dissolution by Court proceedings or otherwise under the laws of South Dakota.

VII.

The private property of the members of the corporation shall be exempt from corporate liability.

VIII.

The management of the corporation and its business and affairs shall be vested in and conducted and carried on by a Board of not less than three nor more than thirty-five Directors, who may also be called Trustees and who, in the first instance, shall be the incorporators above named, who shall serve until the organization meeting of the members and until their successors shall be elected and take office.

IX.

Provisions for the officers and directors, and their duties, and annual and special meetings and other matters relating to the corporation and its business and affairs not herein or by law specifically provided may be made in the bylaws of the corporation which shall be adopted and may thereafter be revised or amended by vote of a majority of the members of the corporation.

These Articles of Incorporation may be amended in the manner provided by law, but the general object and purpose of the corpora-

tion to promote the general welfare shall not be changed, nor shall its income, assets or property be diverted from such purposes.

Dated September 15, 1954.

T. S. Harkison

H. A. Billion

Paul Batcheller

CURRENT OFFICERS OF THE SIOUX FALLS INDUSTRIAL
AND DEVELOPMENT FOUNDATION

Date: 17 August 1970

The current officers of the Sioux Falls Industrial and
Development Foundation are as follows and attested by
their signatures.

Al A. Schock
Al A. Schock
President

T. M. Reardon
T. M. Reardon
Vice President

David S. Stenseth
David S. Stenseth
Executive Vice President

Robert C. Elmen
Robert C. Elmen
Treasurer

Richard O. Wold
Richard O. Wold
Ex-Officio

APPENDICES B and C

COMPREHENSIVE PLAN AND ZONING REGULATIONS
FOR MINNEHAHA COUNTY

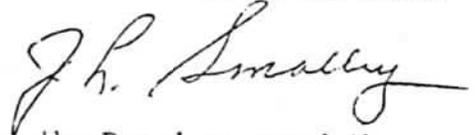
(ENCLOSED UNDER SEPARATE COVER)

Office of
Auditor

MINNEHAHA COUNTY COURTHOUSE
SIOUX FALLS, SOUTH DAKOTA

August 7, 1970

I, J. L. Smalley, duly elected, qualified and acting Auditor in and for the County of Minnehaha, State of South Dakota, do hereby certify that the following is a true and correct copy of the minutes of the Board of County Commissioners on July 21, 1970.



On motion by Yeager, seconded by Aspaas, the Board approved the following Resolution Plan. 5 ayes.

RESOLUTION

Upon motion duly made, seconded and carried, the following resolution was adopted by the Board of County Commissioners of Minnehaha County.

BE IT RESOLVED, that for the purposes of protecting and guiding the physical development of Minnehaha County; to secure safety from fire and other dangers; to protect the tax base; to encourage a distribution of population or mode of land utilization that will facilitate the economical and adequate provision of transportation, roads, water supply, drainage, sanitation, education, recreation, or other public requirements, to lessen governmental expenditures, to conserve and develop natural resources and to foster the area agricultural or other industries, the official comprehensive plan for Minnehaha County, South Dakota, as previously adopted by the Board of Commissioners of Minnehaha County, South Dakota, and as from time to time amended, including all maps, charts or other descriptive matter accompanying said official comprehensive plan, BE AND THE SAME ARE HEREBY Re-approved and Re-adopted this 21st day of July, 1970, by the Board of County Commissioners of Minnehaha County, South Dakota.

ATTEST:

J. L. SMALLEY
County Auditor

Lloyd L. W. Jones
Chairman, Board of County Commissioners

APPENDIX D

ZONING ADAPTATIONS

Office of
Commissioners

MINNEHAHA COUNTY COURTHOUSE
SIOUX FALLS, SOUTH DAKOTA

August 6, 1970

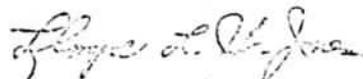
Mr. Al Schock
Sioux Falls Development Association
Sioux Falls, South Dakota

Dear Mr. Schock:

The County Board of Commissioners has the responsibility for the administration of the County Comprehensive Plan and zoning regulations. Procedures do exist for the granting of exceptions to the adopted plan, which are, a formal petition to the County Planning Commission who, in turn, will recommend to the Board of County Commissioners. The Board of County Commissioners, by majority vote, may approve or disapprove the request for it. Rigid enforcement of all County zoning is maintained, and special attention would be given to the unique needs of the EROS facility.

As of this writing, Minnehaha County has not adopted a comprehensive building or construction code. However, it is anticipated that such codes will be adopted to conform with National Codes.

Very truly yours,



Board of County Commissioners
Lloyd L. W. Jones, Chairman

LLWJ/la

APPENDIX E

BUILDING OR CONSTRUCTION CODE OUTSIDE THREE-MILE LIMIT

Office of
Commissioners

MINNEHABA COUNTY COURTHOUSE
SIOUX FALLS, SOUTH DAKOTA

August 6, 1970

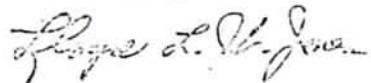
Mr. Al Schock
Sioux Falls Development Association
Sioux Falls, South Dakota

Dear Mr. Schock:

The County Board of Commissioners has the responsibility for the administration of the County Comprehensive Plan and zoning regulations. Procedures do exist for the granting of exceptions to the adopted plan, which are, a formal petition to the County Planning Commission who, in turn, will recommend to the Board of County Commissioners. The Board of County Commissioners, by majority vote, may approve or disapprove the request for it. Rigid enforcement of all County zoning is maintained, and special attention would be given to the unique needs of the RADS facility.

As of this writing, Minnehaha County has not adopted a comprehensive building or construction code. However, it is anticipated that such codes will be adopted to conform with National Codes.

Very truly yours,



Board of County Commissioners
Lloyd L. W. Jones, Chairman

LEWJ/la

APPENDIX F

WASTE AND SEWAGE REGULATIONS



South Dakota
State Department of Health

ROBERT H. HAYES, M.D., STATE HEALTH OFFICER

Pierre

August 7, 1970

In Reply
Refer To: I-A

AIR MAIL

David L. Stenseth
2308 Wayland Court
Sioux Falls, South Dakota 57105

Dear Mr. Stenseth:

Dr. Robert H. Hayes has just advised of your request for regulations pertaining to air and water pollution control.

South Dakota's air pollution control statute became effective July 1, 1970, and the Air Pollution Control Commission has not yet had an organization meeting. Consequently, there are no air quality standards for the State except those proposed on the national level for total particulates and sulphur dioxide. Attached is a copy of the air pollution control statute, South Dakota Compiled Laws 1967, 1970 Session Laws, Chapter 203.

There is attached a copy of the South Dakota water pollution control statute, South Dakota Compiled Laws, 1967, Chapter 46-25, and a copy of the Surface Water Quality Standards for South Dakota together with a copy of the proposed amendments. The amendments have been through the State Administrative Procedures Act but are currently awaiting endorsement of the Federal Water Quality Administration. Also attached are copies of our Regulations 2.1 and 2.4 requiring the submission of plans and specifications and the approval of such plans and specifications prior to construction of facilities.

The South Dakota Committee on Water Pollution considers each project on an individual basis. Basically, if at all feasible, it is required that an installation be connected to the nearest municipal facility. If such connection is not feasible, a permit is required for the discharge of waste and attached is a copy of the permit application form. The wastes have to be treated so as to be in conformance with the water quality standards of the receiving stream and in accord with the requirements in the Water Quality Standards. There also is a discharge requirement that the treated wastes shall not exceed 30 parts per million of either biochemical oxygen demand or total suspended solids or 10 parts per million of biochemical oxygen demand or total suspended solids depending upon the quality of the water specified in the receiving stream.

David L. Stenseth

-2-

August 7, 1970

If you will provide us with a preliminary engineering report of the proposed project, the plant location, the processes to be involved, the number of people to be utilized, and other comparable details essential to a preliminary engineering report, our staff will be glad to review with you the details related to water requirements, solid waste collection disposal, wastewater treatment and permit requirements, and the existing status of the air pollution control activities and future air emission discharge permit requirements.

Very truly yours,



Charles E. Carl, Director
Division of Sanitary Engineering

CEC:fw

cc: Robert H. Hayes, M.D.

Enclosures

APPENDIX G

ELECTRIC SERVICE - NORTHERN STATES POWER



NORTHERN STATES POWER COMPANY

Sioux Falls, South Dakota

August 5, 1970

Industrial & Development Foundation, Inc.
101 West 9th Street
Sioux Falls, South Dakota

Attention: Mr. Dave Stenseth

Dear Mr. Stenseth:

The Sioux Falls Division of Northern States Power Company is pleased at the opportunity to reply to several questions you have set forth regarding electrical requirements for the EROS Project. As for the present, this will not be a voluminous report but shall go directly to making a reply according to your request.

Total power requirements are estimated to be 3000-5000 KVA. NSP is in a position to provide this 3-phase service and whatever underground service is required for this project can be worked out satisfactorily.

We pride ourselves in our preventive maintenance program and guarantee to keep interference at minimum levels.

We assume the 3-phase standby referred to would be an emergency generating unit of lesser capacity to take care of only emergency requirements.

As you know, Sioux Falls is the major divisional headquarters of NSP with all of the manpower, equipment and talent that goes with an operation serving 45,000 customers. Sioux Falls is of close proximity to the several EROS sites. NSP has 69 KV and 115 KV transmission lines in the area and also a line to Garretson built for 69 KV transmission.

It would be an oversight for us not to mention our membership in Mid-Continent Area Power Planners (MAPP) and all of its advantages of power pooling and reliable service.

August 5, 1970

We would also like to remind that the Sioux Falls Division of NSP is a part of a 4-state area served by Northern States Power Company and here again there are many advantages provided to satisfy any and all electrical needs.

If there are further questions, we are ready to work with you.

Very truly yours,



Whitman H. Rork
Manager

Whitman H. Rork
VM

APPENDIX H

ELECTRIC SERVICE - SIOUX VALLEY EMPIRE ELECTRIC



Sioux Valley Empire Electric Association, Inc.

PHONE 534-3535

COLMAN, SOUTH DAKOTA 57017

August 5, 1970

David L. Stenseth,
Executive Vice President
Industrial and Development Foundation
101 West 9th St.
Sioux Falls, S. Dak. 57102

Dear Mr. Stenseth:

This letter is in response to your request regarding our organization's interest in and capability of providing electric service to the proposed EROS Data Center facility to be located in the rural area northeast of Sioux Falls.

The Sioux Valley Empire Electric Association is a rural electric cooperative, serving nearly 9,000 rural and urban consumers in Minnehaha, Lake, Moody, Brookings and Kingsbury counties in southeastern South Dakota. We serve these 9,000 consumers over approximately 3,200 miles of single and multi-phase rural distribution lines. Our cooperative and twenty-one others are the owners of, and served by, the East River Electric Power Cooperative, a transmission system operating 1,600 miles of 69,000 volt transmission line and over 100 substations in eastern South Dakota. East River's source of power is the United States Bureau of Reclamation and Basin Electric Power Cooperative of Bismarck, North Dakota, a generation and transmission cooperative serving over 100 rural electric cooperatives. The United States Bureau of Reclamation has over two million kilowatts of hydro-electric capacity on the Missouri River. Basin Electric Power Cooperative is presently operating a 216,000 KW generating plant near Bismarck, in coordination with the USBR hydro, and has under construction a 400,000 KW generating plant, which will be in operation in 1974 or 1975.

We would propose delivery to the site utilizing the East River 69 KV transmission system, with alternate backup 69 KV lines. These 69 KV lines have alternate sources of supply from both the 115 KV and 230 KV USBR transmission system. Both the East River and USBR systems utilize radio controlled switching from central dispatch centers assuring the highest degree of continuity of service to the site.

David L. Stenseth

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The point I am trying to make is that the Sioux Valley Empire Electric Association, through its affiliated organizations, has available adequate capacity to serve the 3,000 to 5,000 kva of electrical requirements estimated for the EROS Data Center. Through highly qualified engineering and technical personnel on our staff working in cooperation with retained professional consulting engineers, we can provide for the design, installation and operation of electrical facilities that will meet the Data Center's requirements in terms of quality and continuity.

Although cost figures are not requested at this time, when more specific load data is available, we will be happy to provide you with a firm rate for power delivered to the Data Center.

The existing distribution lines within a six mile radius of the proposed Data Center receive regular routine preventative maintenance attention. However, once the site is selected and the Center begins operation, we would plan to give these overhead distribution facilities special attention and to add any special equipment needed to make these lines as radio interference free as possible. In addition, if it is determined that the placement of these distribution lines underground would be required in order to achieve desirable radio interference levels, we would be happy to put these distribution lines under ground, subject to mutually agreed upon terms.

We have personnel in our organization who work directly with our farm and residential consumers in designing, laying out and installing electrical wiring, appliances and equipment. We would be happy to make these people available to work with you on these consumer's premises to identify interference generating equipment and assist in the installation of preventive devices. Attached is a detailed map showing the location of our facilities and our consumers within the six-mile area of the sites for the proposed center.

We presently have right-of-way easements covering the southeast $\frac{1}{4}$ of Section 8, Township 103 North and Range 48 West of the fifth principle meridian and also easements covering the North $\frac{1}{2}$ of Section 14, Township 103 North and Range 49 West of the fifth principle meridian. These are rather specific easements and deal primarily with the location of our poles and other appurtenances. I can visualize no problems resulting from our holding these easements as far as securing clear title to the site is concerned.

There are, perhaps, a number of other factors for consideration, in addition to those described above, that will undoubtedly come up in the future. What I have attempted to do here is speak specifically to the questions you have raised, and to make it clear that we have the capacity and the ability to meet

David L. Stenseth
Page 3
August 5, 1970

the electrical service requirements of the EROS Data Center. I also wish to make clear our interest in this facility, not only as potential electric load for our organization, but also as a splendid addition to the growth and development of this entire area.

If you need any further information, please let us know and we will be most happy to supply it.

Respectfully,



Virgil H. Herriott
General Manager

VHH:lk

APPENDIX I

NATURAL GAS SERVICE



the gas energy division of

central telephone & utilities corporation

SOUTH DAKOTA DIVISION

114 SOUTH MAIN AVENUE • SIOUX FALLS, SOUTH DAKOTA 57101

TELEPHONE (605) 336-0530

August 5, 1970

Mr. Dave Stenseth
Industrial & Development Foundation
101 West 9th Street
Sioux Falls, South Dakota 57102

Dear Dave:

You asked that we advise you if non-interruptible natural gas can be made available to the final site selection of the EROS facility, should the designer determine that a natural gas heating and air conditioning system is the most economical.

Although it's not possible to go into detail without knowing something about load requirements, I am able to advise you that non-interruptible natural gas can be made available.

Very truly yours,


L. B. Fenstermaker
Division Manager

LBF:bsc

APPENDIX J

TELEPHONE SERVICE

GARRETSON COOPERATIVE TELEPHONE ASSOCIATION

Garretson Cooperative Telephone Association

GARRETSON, SOUTH DAKOTA 57030



CODE 605

594-3411

August 5, 1970

Dave Stenseth, Executive Vice-President
Sioux Falls Industrial Development Foundation
101 West 9th
Sioux Falls, South Dakota

Dear Sir:

Two of the sites still under consideration for the location of the EROS center are within the service area of our telephone system. No doubt the communication needs for this facility will be considerable.

Should one of the two sites in our service area be selected we are ready and willing to construct and maintain whatever communication facilities are required to serve the EROS center.

Our telephone cooperative presently serves a 200 square mile area in the Garretson and Brandon community with a total investment in excess of a million dollars. We have an all private line system with most all cables buried. Extended area service is provided to Sioux Falls. Toll service is handled through the Northwestern Bell center at Sioux Falls with direct distance dialing and automatic number identification.

If you need any further information please feel free to contact me at any time. This is a tremendous boost for South Dakota and we want to help in every way possible.

Very truly yours,
R. M. Schreurs
R. M. Schreurs,
Manager

rms/b

APPENDIX K

TELEPHONE SERVICE

NORTHWESTERN BELL TELEPHONE COMPANY

MEMORANDUM

This memorandum is prepared to briefly outline the ability of the Northwestern Bell Telephone Company to provide local, long distance, data, and sophisticated private line services generated within the State of South Dakota. Sioux Falls plays an important part as the focal point in the overall South Dakota communications network.

The State of South Dakota is served by twelve toll centers all of which are interconnected with stormproof cable and microwave routes. Operator assistance is provided at these locations for customer calls not placed on a Direct Dialing basis.

The primary South Dakota switching center, which is located in Sioux Falls, is interconnected to the national switching plan by the primary switching center at Omaha, Nebraska. In addition, the Sioux Falls switching center has redundant features that permit access to the national network via primary switching centers located at Minneapolis, Minnesota, Chicago, Illinois, and Kansas City, Missouri. Obviously, these features minimize the possibilities of complete failure on the switching plan.

The Sioux Falls switching center is served from all directions by stormproof buried cable and microwave routes as indicated on Attachment 1. For example, the facility route south of Sioux Falls to Sioux City, Iowa and Omaha, Nebraska consists of a geographically separated TD2 microwave system and an all buried coaxial cable route. Both of these routes are equipped with "L" carriers that offer the very best data carrying capability available in the industry today. Likewise, the primary routes north of Sioux Falls provide the same offering, with interconnection to all major South Dakota communities as well as cross ties to comparable facilities at both Fargo, North Dakota and Rapid City, South Dakota.

Most of the South Dakota facility routes are presently carrying sophisticated data and private line services provided for the Department of Defense, Bureau of Reclamation, Federal Telephone System, State of South Dakota, and other Governmental Organizations. Included are services such as the AUTOVON network, SAGE, High Speed Relay tripping circuitry, F.T.S. voice network, National Warning System, Governor's Emergency Broadcast Network, and many others.

As indicated on Attachment 2, South Dakota presently has five Federal Telephone System (FTS) locations. Four of these locations are staffed with Government operators assigned to operate switchboards provided by the Northwestern Bell Telephone Company. FTS service is available through GSA to all eligible Federal agencies at all locations. The primary switch center for all South Dakota FTS locations is Aberdeen; however, Sioux Falls is an operator point and is equipped with adequate tie trunks to the Aberdeen switching center.

The State of South Dakota has in service a state-wide communications network that provides fast, economical communications on a normal day to day administrative basis. It also forms the structure for an emergency network - both regionally and nationally. Some of its major capabilities are as follows (see Attachments 3, 4, and 5):

- Provides the capability of expanding the educational and scientific opportunities of the institutions of higher learning and the students of South Dakota through such areas as:

- Computer time sharing
 - Computer to computer connection
 - Circuitry for wide band and narrow band terminal devices, such as teletypewriter, cathode ray video devices, facsimile, etc.
- Provides the capability for data transmission, remote processing, computer to computer transmission and computer assisted instruction for the students and institutions of higher education.

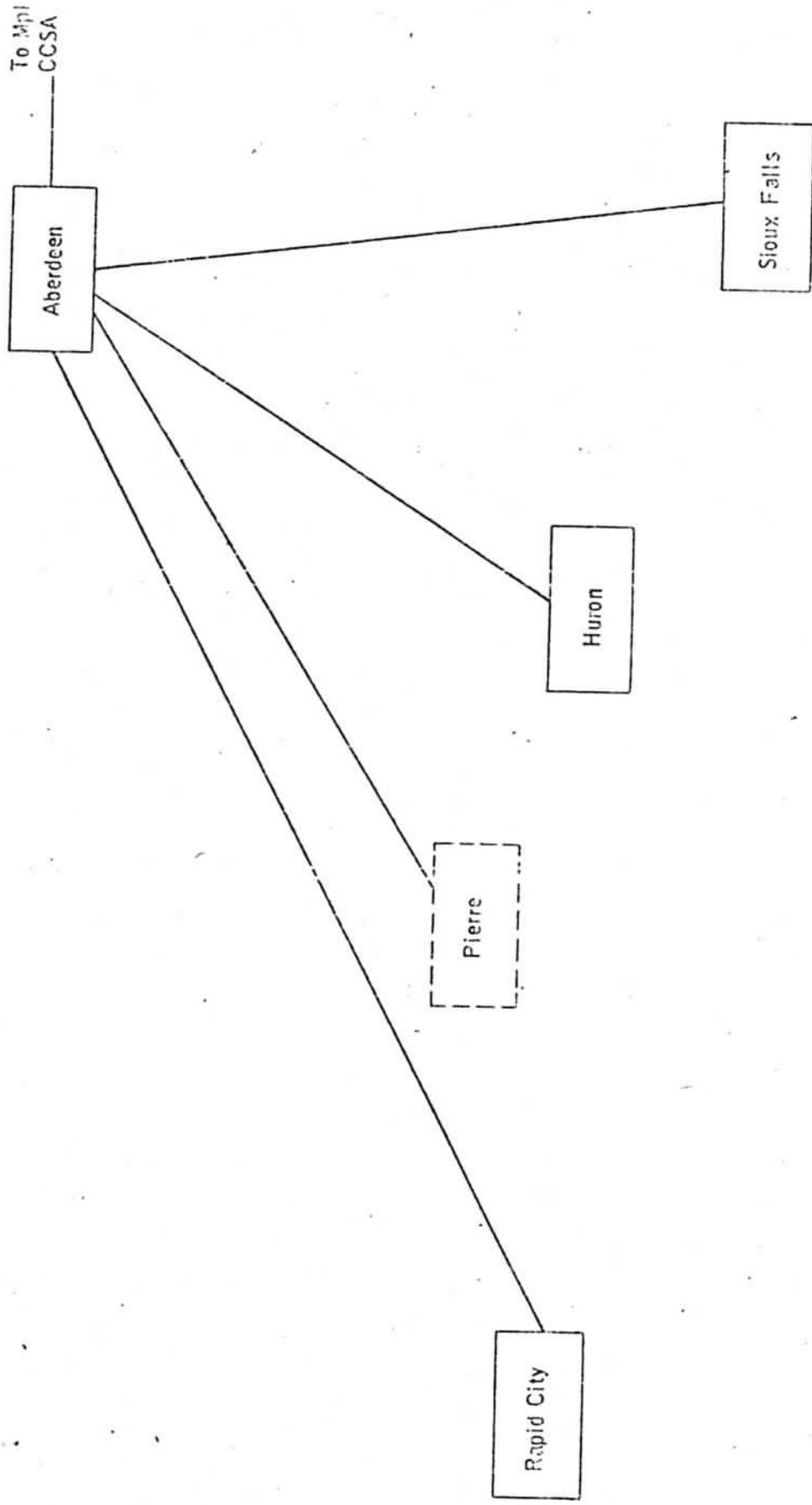
The State Department of Higher Education, the various State colleges and universities, and the Central Data Processing officials are already formulating plans and procedures for implementing this very important program.

Local telephone service is provided to the City of Sioux Falls by four individual dial exchanges housed in the buildings located at the corner of 10th Street and Dakota Avenue. Extended area services is provided for the Sioux Falls customers to the adjacent communities of Brandon, Crooks, Garretson, Harrisburg, Tea, and Valley Springs.

Sioux Falls is the Area headquarters of the Northwestern Bell Telephone Company for the entire State of South Dakota. It also serves as one of the three district points -- the other two being Aberdeen and Rapid City. Growth in the Sioux Falls community coupled with growth within the Area and district headquarters during the past few years has caused a need for additional office space as well as floor space for central office equipment. As a result, an eleven story building is now under construction (see Attachment 6). Upon completion, several floors of this building will be utilized for the installation of a very modern electronic switching dial exchange for additional local services and modernized traffic service positions to improve the efficiency in operator handled calls generated within the State of South Dakota.

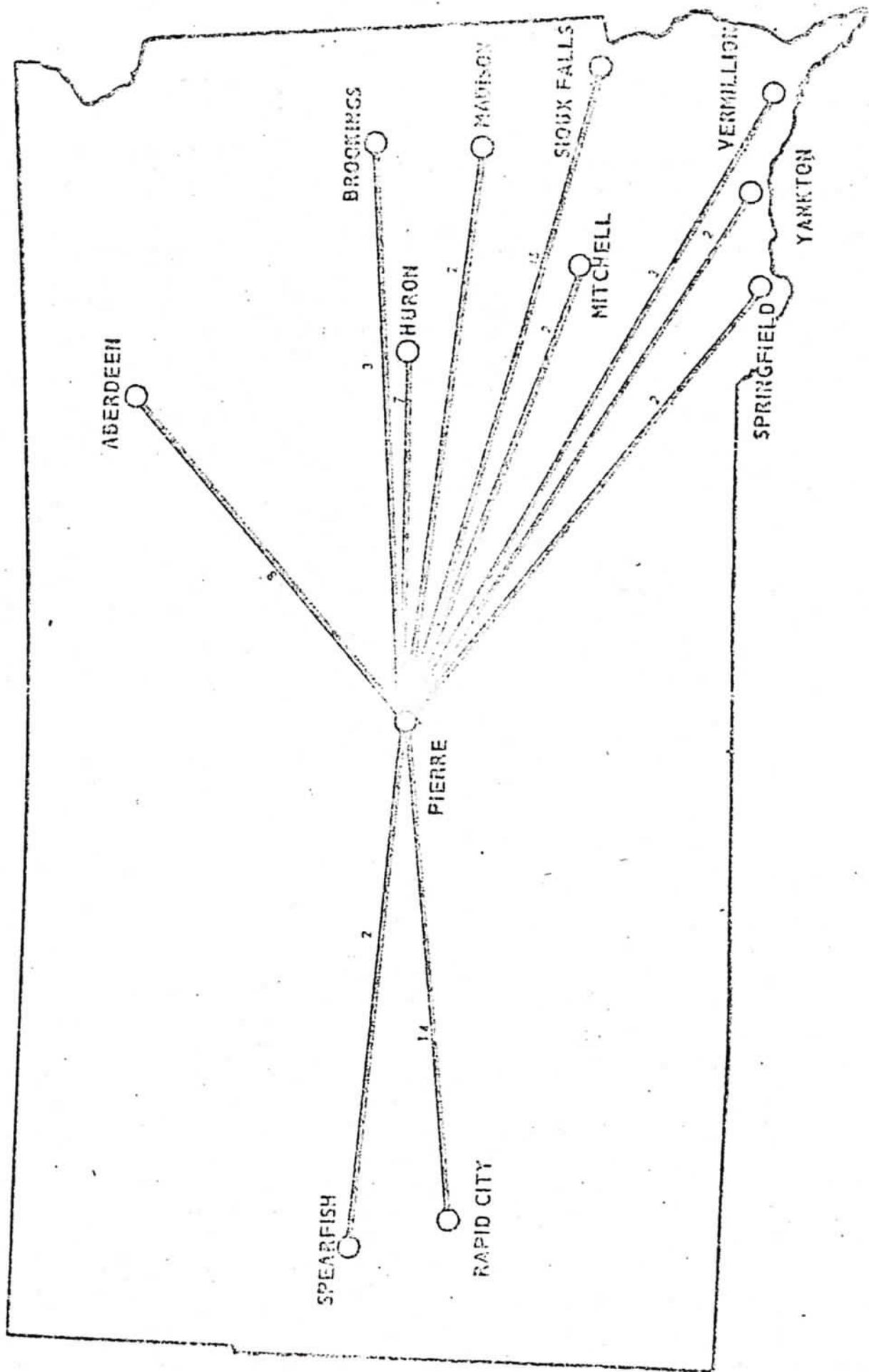


F.T.S. NETWORK

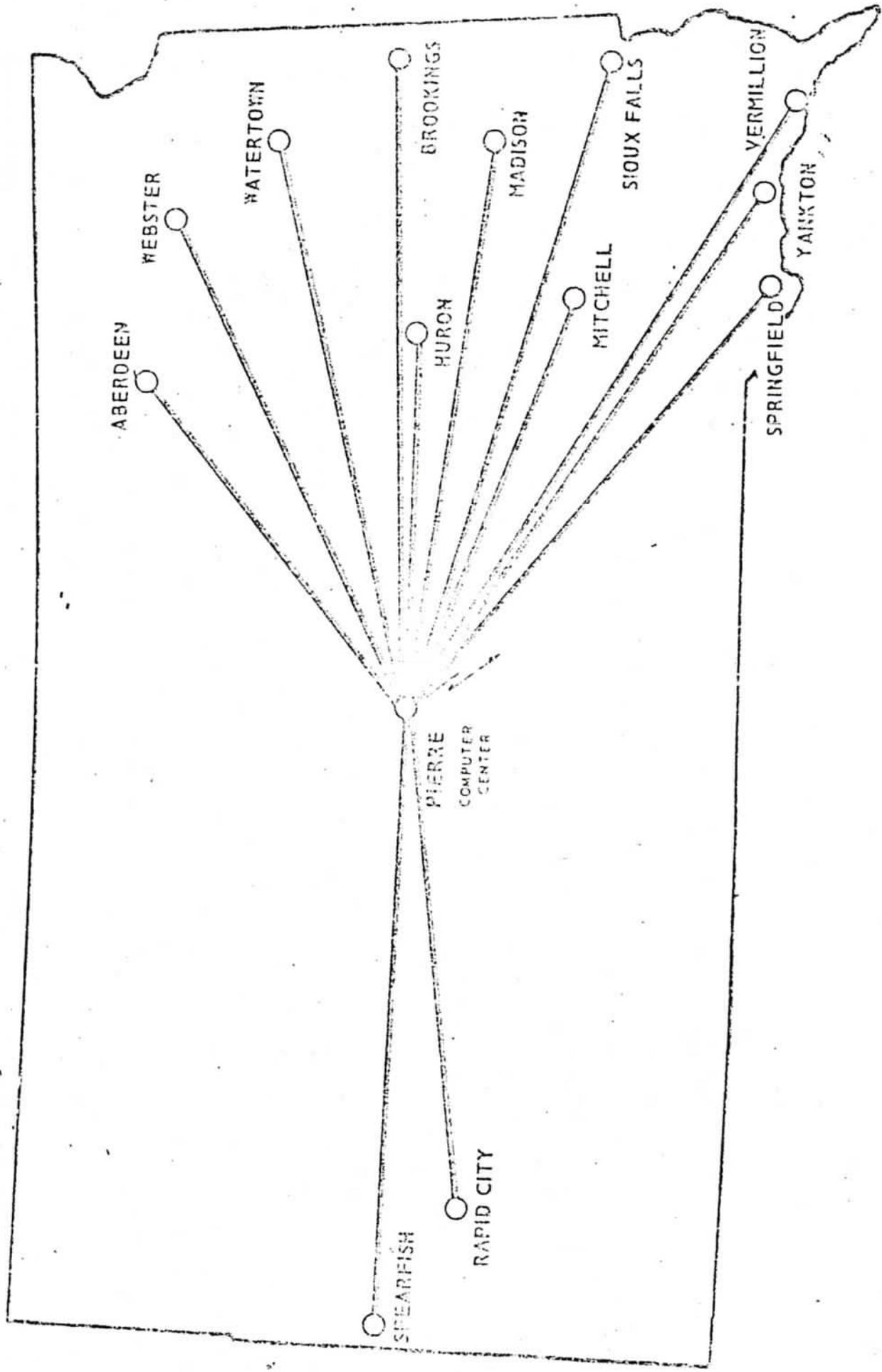


----- Unattended
_____ Operator Attended

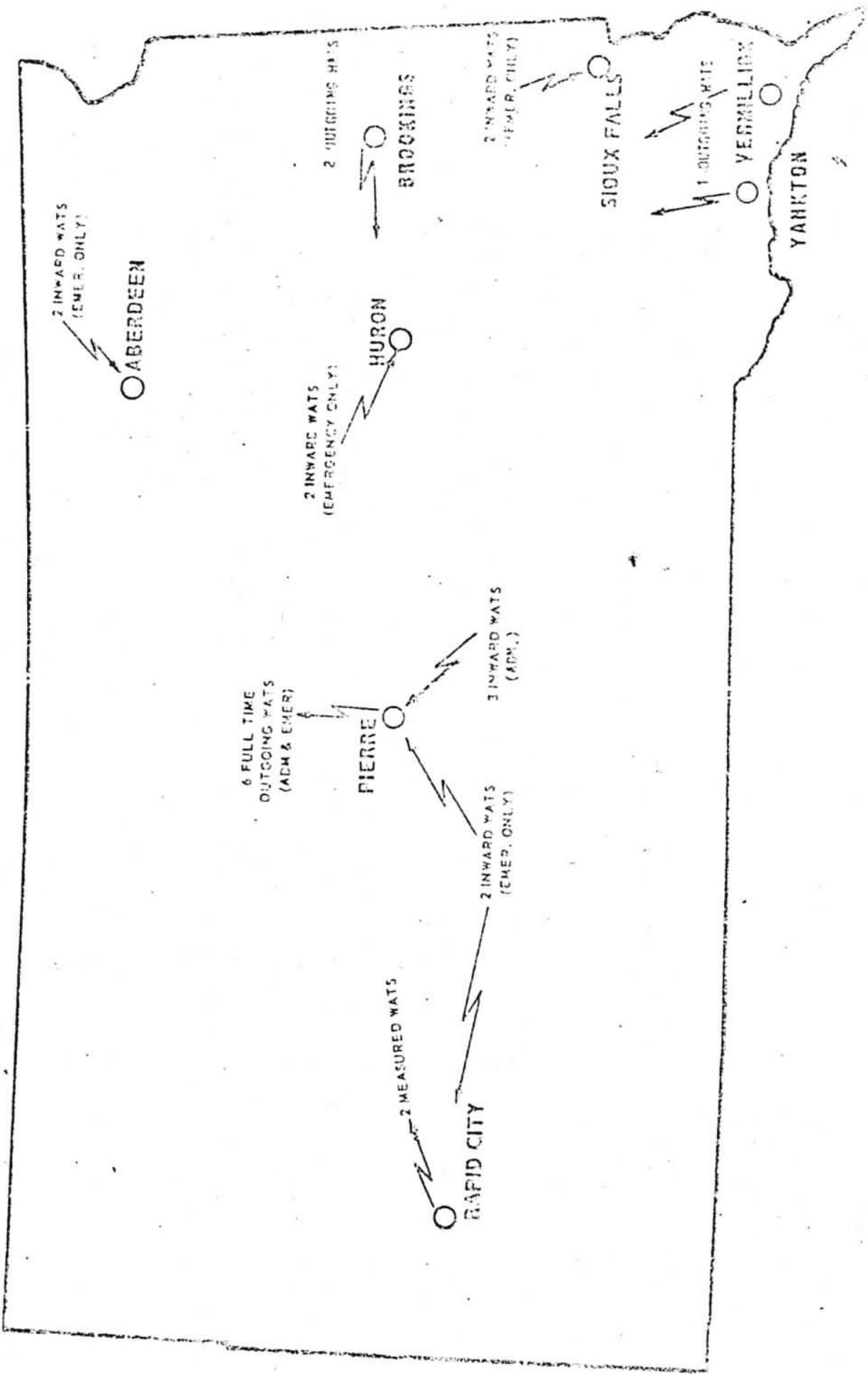
ADMINISTRATIVE VOICE-NETWORK-TIE LINE



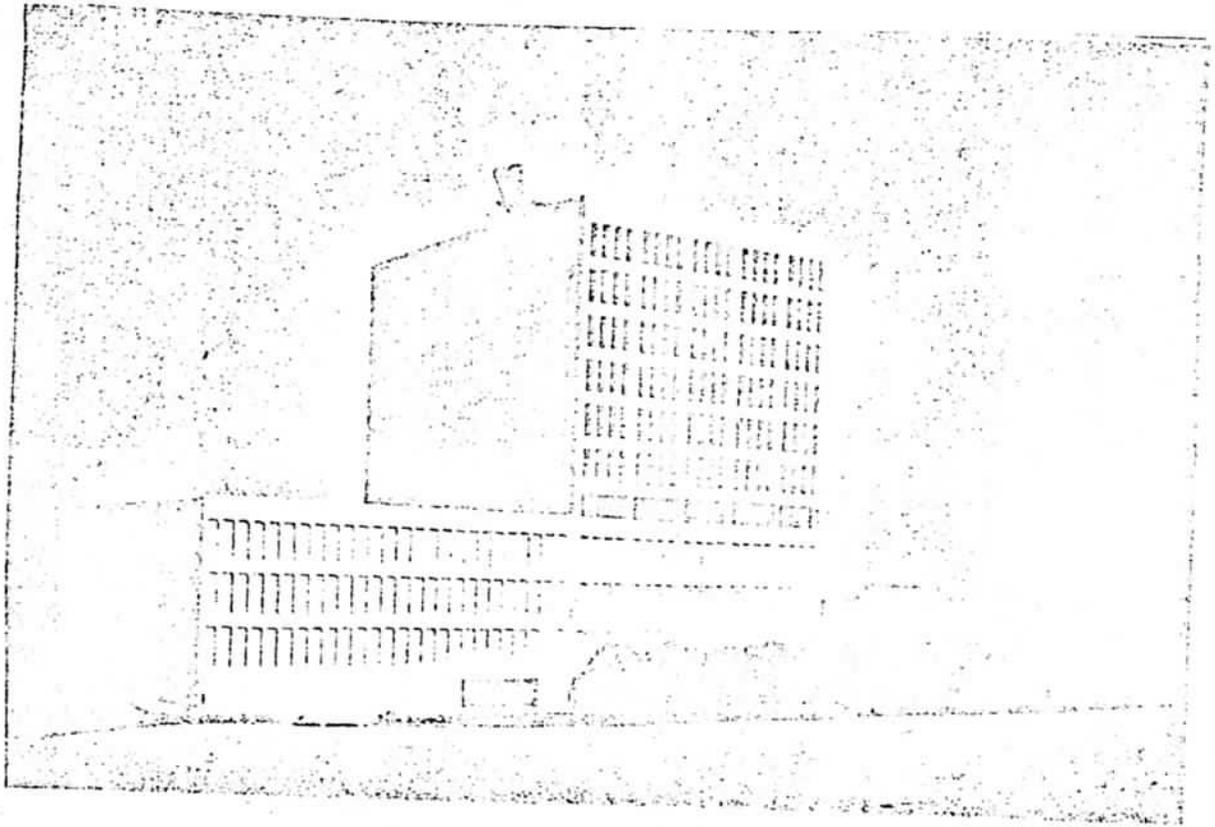
DATA COMMUNICATIONS



ADMINISTRATIVE VOICE NETWORK - WATS



NEW BUILDING UNDER CONSTRUCTION



APPENDIX L

COUNTY PROVISION AND MAINTENANCE OF ACCESS ROADS

MINNEHAHA COUNTY, SOUTH DAKOTA

HIGHWAY DEPARTMENT

BOX 1364

SIOUX FALLS, S. D. 57101

August 4, 1970

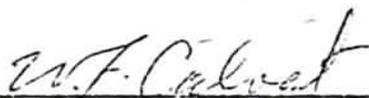
STATEMENT

Mr. Al Schock, Pres.
Sioux Falls Industrial Foundation
Sioux Falls, South Dakota

Re: EROS Site.
Minnehaha County,
South Dakota

The Minnehaha County Highway Department is prepared to provide an adequate road to the proposed E.R.O.S. Tracking Installation. We will also maintain the road including the removal of snow in winter on a first priority basis. We have the necessary equipment and manpower available on a full time basis.

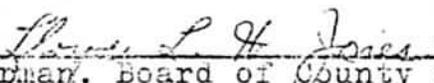
Sincerely,



W.F. Calvert, Superintendent

MINNEHAHA COUNTY HIGHWAY DEPARTMENT

This Statement authorized by the Board of County Commissioners,
Minnehaha County, South Dakota.



Chairman, Board of County Commissioners

APPENDIX M

STATE PROVISION AND MAINTENANCE OF ACCESS ROADS



FRANK L. FARRAR
GOVERNOR

STATE OF SOUTH DAKOTA

OFFICE OF THE GOVERNOR

PIERRE

August 5, 1970

Mr. Al Schock
40 Riverview Heights
Sioux Falls, South Dakota

Dear Al:

This is in reply to your inquiry concerning which government entity would provide the necessary access road(s) to the EROS site.

The site location, of course, as you well know, will dictate to some degree which entity of government would be responsible to provide said access. However, the state would be in the position of having to have the road location to the proposed site added to the state highway system by the legislature. The State Highway Commission does have the authority to add a limited number of miles to the state system if it is within a municipality or on a municipal bypass.

Regardless of the site location, action by one of the two governing bodies would be necessary prior to any construction or maintenance of the proposed roadway. However, the county government's position would be a little different and the necessary road(s), of course, should be discussed with them.

Please be assured that the State of South Dakota will do everything to cooperate with the county and assist them if it is within their area of responsibility and if it falls within the jurisdiction of the State of South Dakota every effort will be made to provide the necessary access to the proposed EROS plant.

I sincerely hope that the above information will be of some value in your endeavor and if additional information is required please do not hesitate to contact me.

Kindest regards.

Sincerely,

Frank L. Farrar
Frank L. Farrar
Governor

APPENDIX N

FIRE PROTECTION

OFFICE OF MAYOR
224 W. 9th St. 57102
(605) 336-1770



SIOUX FALLS, SOUTH DAKOTA
"CROSSROADS OF AMERICA"

August 5, 1970

Mr. David Stenseth, Executive Director
Industrial Development Foundation
101 West Ninth Street
Sioux Falls, South Dakota 57102

Dear Mr. Stenseth:

This is to advise that the City Fire Department will respond to any call at the proposed EROS site at any time on an around-the-clock basis.

In addition for your information all Fire Departments in Minnehaha County are forming a County Mutual Aid Program wherein all Fire Departments in the county can be solicited and called should the occasion arise.

If you have any further question in connection with fire protection, kindly advise.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "M. E. Schirmer".

M. E. Schirmer
Mayor

MES:med

APPENDIX O

HOUSING AVAILABILITY

HOME BUILDERS ASSOCIATION

ROOM 75, HOME FEDERAL BLDG. OF SIOUX FALLS
11th STREET AND MAIN AVENUE
AREA CODE 605 PHONE 334-2541

1970 OFFICERS

Orlie Hjellming, *President*
Allen Stone, *Vice President*
Wendell Elliott, *Treasurer*
Dean Reynolds, *Secretary*
Ole Sandvik, *Past President,*
National Director

Warren R. Day
Executive Vice President

1970 DIRECTORS

Bernard Ament
Ray Bennett
Jim Bredeson
Robert Jones
Walter Ree
John Weber
R. A. Williams

August 5, 1970

Mr. David Stenseth
Industrial & Development Foundation
Sioux Falls, S.D.

Dear Mr. Stenseth;

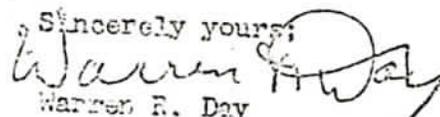
In reply to your question in regards to the ability of the Sioux Falls Home Building Industry to adequately supply living units for present and future needs; There is no doubt in my mind, that shown the need, our industry could provide a great deal more housing than presently being built.

The number of available fully developed building sites is large, with additional contiguous land which could be made available in a very short time.

The ability of the industry to produce homes in my opinion is not subject to question. In the last twenty years, the average production has been in excess of 400 units yearly, with peaks of 850 and 719. The majority of those who produced these units are still presently in the industry, with the addition of many smaller contractors. I can see no reason why, if called upon, the industry could not produce upwards to 1000 units yearly, within the first year. Greater production thereafter could also be assured.

To further answer your question, Sioux Falls does not have restrictive housing covenants which would effect any person in regards to race, creed, or color.

Sincerely yours;



Warren R. Day

Exec. Vice Pres. Home Builders Assn.
of Sioux Falls, S.D.

AN AFFILIATE OF THE NATIONAL ASSOCIATION OF HOME BUILDERS