Dahlen

From Page 1

Didactic Instructor of the Year Award is presented to an individual who has contributed to the education of student nurse anesthetists in the classroom. The award also recognizes commitment to the nurse anesthesia profession and educational advancement that results in high-quality patient care.

To be considered for the

Napa

From Page 1

were in the audience, as well. Commissioner Donna Freng, who also serves on the Planning Commission, was absent.

Matt Winsand, the general manager and CEO of Dakota Plains Ag Center, told the Clay County Commission Tuesday that Dakota Plains is still analyz-ing the locations in Bon Homme, Clay and Yankton counties.

'There are some advantages in each county," he stated to the commission. "Ultimately, it's the six (Dakota Plains) board members who get to decide where to build this thing. We're not playing any games; our board is serious about these three locations. and when we put it all together in our model, we'll pick the spot that makes the best return on our investment.

'On June 26, we'll decide which location to build it," Winsand continued. "Then we'll just start the process, basically on July 1. Whatever site is approved, we'll start with the zoning, start with the necessary process and procedures at that time.

On April 11, Winsand told the Press & Dakotan he was disappointed with an April 8 discussion that had taken place with the Yankton County Planning Commission regarding a TID. He said the company would look at other potential sites for a grain shuttle facility during the following 60 days. Winsand met with the Bon

Homme County Commission last week.

Prior to Tuesday's meeting, Yankton County Planning and Zoning Administrator Patrick Garrity had disseminated 11 proposals to Planning Commission members that laid out various schedules that could be set up to distribute TIF revenue generated by the Dakota Plains project.

However, the commission stopped short of allowing Garrity to present the proposals he had assembled.

Garrity began by walking the commission through the laws he felt pertained to the process undertaken at Tuesday's meeting. They include holding a hearing on the creation of a tax increment district (TID), desig

honor, an individual must have made significant contributions to the profession of nurse anesthesia, be recognized as an outstanding educator, have served as a mentor for faculty and nurse anesthesia students, be recognized as a professional role model, and have participated in professional activities related to a nurse anesthesia program.

Dahlen has been a certified registered nurse anesthetist since 1978, and practiced fulltime in North Dakota until beginning his teaching career in

'I can see we need to hold a

public hearing. We need to lay

out the legal description and do

However, with no direction

"I can promise you, at least

from my point of view, that after

next Tuesday's County Commis-

sion meeting, we'll have a direc-

Commission," Sinclair stated.

drew from the discussion and

At that point, Garrity with-

When the floor opened for

public input, Greg Loest of Utica

said he was continuing to have

problems understanding earlier

proposals by YAPG to utilize \$3.5 million in TIF funds to pur-

chase the right to use 80 per-

cent of the capacity of the rail

loop. "I'm having a hard time of

seeing how any of the develop-

ment there benefits the public,'

Loest has an engineering background and added that he

had not been impressed by the

"From what I saw YAPG and

plans he had seen for the

was sitting in your seats, I

would have rejected it in a

Dakota Plains development

Dakota Plains bring forth as a

plan to the County Commission,

it was slim to none," he said. "If I

heartbeat ... To me, from an en-

I didn't see an honest broker. I

didn't see an honest broker

gineering and public standpoint,

tive for the Planning

simply listened.

he stated.

that sort of thing," Sinclair said.

from either Dakota Plains or the

County Commission, he saw no

point in continuing the discus-

sion beyond those measures.

with Yankton County.

from YAPG or from Dakota Plains actually coming and laying it out on the table.

1990 in Pennsylvania. He joined

the staff at Mount Marty Col-

lege in 1994 as an instructor

and has been with the school

nurse anesthetist for Sanford

Health during the summer from

nician has been crucial for his

skills as an instructor, allowing

him to connect classroom

teaching with real-world

Dahlen said his time as a cli-

"That took me a long ways,"

he said. "And the two years I

was at Sanford got me back up

since, also practicing as a

1999-2001.

experience.

The commission had spent most of its meeting listening to an informational presentation about tax increment districts (TIDs) by Matt Archer, the deputy director of the Yankton County Office of Equalization. Director Lori Mackey was set to do the presentation but couldn't because of unforeseen circumstances.

Commission members said they learned a lot from the presentation and needed to know more before proceeding with a recommendation.

"I think the County Commission will have to reactivate it." said Commission member Butch Becker. "The County Commission has to go ahead and figure out with the road department what the needs are going to be and what they need to have protected.'

The commission voted 9-0 to table the TIF discussion.

After the meeting, Sinclair said that, with Dakota Plains visiting with other counties, he didn't feel offers should be made to an entity that may not want to listen to an offer. Last week, Winsand told the Bon Homme County Commission that a proposed site at Tabor would be a better location than the one in Yankton County.

"I think that Mr. Winsand is absolutely correct when he says the site in Bon Homme County, because of the roads, is a better site than Yankton County." Sinclair said. "I think the Yankton

to speed with some of the changes.

Dahlen added that he predicts his field will continue to change to take advantage of such experiences.

"I would suspect newer professors would probably try to not just teach like I did, but have a combined teaching and clinical role where they'll spend time in clinical each week, and the rest of their time teaching," he said. "It hasn't gotten there yet, but I think that will become the norm. In addition to his work as a

Planning Commission with the

too," he stated. "They don't re-

ally know what we want or what

we're going to accept. We kind

of know what we want, so we'll

the information. We need to give

them something. There is a lot

body right now. I still would like

to have (Dakota Plains) come

into Yankton County, but we've

got to work out those areas. We

gave them the conditional use

and the rezone, so all five of us

(county commissioners) are on

board to have them come into

the county. We'll just have to

(the Planning Commission)."

present to the Planning Com-

mission?

five years.

work on that and get it back to

What was Garrity going to

Serving as a basis for Gar-

rity's proposals are TIF revenue

projections supplied by Mackey

based on Dakota Plains' vision

for developing the 192-acre site

Napa junction during the next

The initial grain facility and

northwest of Yankton at the

rail infrastructure would be

mates it would generate

built in 2015 and require a \$40

million investment. Mackey esti-

\$161,908 annually. Phase two of

that project is slated for 2017

of animosity between every-

put it together and give them

"I can see their frustration,

information it is seeking.

and involves \$6 million for grain County Commission has been saying that for years. bins. It is estimated that it In a separate interview, would create \$43,997 annually. Jensen said he anticipates the County Commission will discuss next Tuesday providing the

The third phase projected for 2020 would be a \$12 million flat storage facility built in 2020. The estimated tax revenue for it would be \$79,194.

clinician and instructor,

Dahlen's contributions to nurse

anesthesia expand beyond his

own patients and students. He

has served as a mentor for new

also been involved with numer-

Such networks work both

"I have good relations with

educators at MMC, and has

ous committees at the state

clinicians at many different hospitals in South Dakota,

North Dakota and Nebraska,

and I may call one of them if I

and national levels

ways, Dahlen added.

have a question about

Project two would be a fertilizer facility built in 2018 for \$12.5 million. The projected taxes for it would be \$156,628 annually.

Dakota Plains has also included the possibility of a currently unidentified project that would cost \$60 million and be built in 2020. The expected tax revenue would be \$242,862.

If projects of those values were built according to the proposed timeline, the TID would generate \$10.15 million by the end of 2034

The first proposal Garrity has assembled for the Planning Commission to consider is one that has been discussed previously: YAPG, a non-profit economic development corporation, would be the recipient of a majority of the TIF revenue. The \$3.4 million TIF would result in \$2.8 million going to YAPG and \$570,000 to Yankton County. The county would use the money for road maintenance and TIF administration fees. YAPG would use the money to buy access to the rail loop built by Dakota Plains.

In the second proposal, this is varied by the \$3.4 million going directly to Dakota Plains instead of YAPG. The third proposal has \$3.3 million going to Yankton County something or some change in technique," he said. "So I have people I can reach out to, too."

Ultimately, all of his work comes down to helping his students, Dahlen said.

That's what really drives me," he said. "Seeing the students learn and seeing them progress from one level to the next — that's what's fun.

You can follow Derek Bartos on Twitter at twitter.com/d_bartos/. Discuss this story at www.yankton.net/.

based on the completion of the three phases of project one. Dakota Plains would get \$1.8 million. The fourth proposal merely switches those figures around between the two entities.

The fifth proposal allows Yankton County \$30,000 annually for road maintenance and another \$30,000 annually for administration fees. Meanwhile, Dakota Plains would get \$3.99 million for infrastructure improvements.

The sixth proposal is based upon the completion of all three phases of project one, as well as project two. Yankton County would get \$5 million, while Dakota Plains would get \$2.6 million. The seventh and eighth proposals are small variations of the sixth proposal. The ninth, 10th and 11th

proposals are variations on all three projects being built. These scenarios would generate more than \$9 million by 2032 or 2033 and allow the developer to be reimbursed for the construction of eight miles of paved road that would meet state standards. It would include 435th Avenue from Highway 50 to 306th Street, and 306th Street from 435th Avenue to Highway 81.

You can follow Nathan Johnson on Twitter at twitter.com/AnInlandVoyage. Discuss this story at www.yankton.net/.

304 W. 3rd, Don't Miss Our 665-6234 OUT ON THE TOWN Yankton All-You-Can-Eat **RO** Broasted Chicken & Pollock Buffet With Salad Bar **Every** Overnight Trip To Royal River Casino Food Specials Wednesday at Flandreau, SD Monday: \$1 off Appetizers Tuesday: \$1 off Burger Combo 5 to 9pm **Next Trip** Wednesday: 50¢ Wings (Dine In Only) May 28th & 29th \$50 (per person/dbl. occ.) \$60 (per person/single) Thursday: \$2 off any Pizza Substation Includes: FREE Evening Buffet, May 17 – Go Figure FREE Breakfast Buffet PLUS \$25 FREE PLAY! May 24 – Midnight Rural Lesterville **Special**

nating its boundaries and adopting a project plan.

What will that money be spent on?" Garrity said before citing the law directly. "In other words, 'the kind, number and location of all proposed public works or improvements within the district.' What improvements are we doing?

At that point, Allen Sinclair, a Yankton County commissioner who serves as one of two board representatives on the Planning Commission, stopped Garrity.

"You know, we could get into an argument ... over what the TIF should pay for," Sinclair said. "Are we expected to make a recommendation as to how much we're going to pay for roads, rail, blue sky? Are we going to get into that discussion tonight?"

Garrity suggested that was what a recommendation would include. In addition to the details of the proposed public works, the law says the Planning Commission shall adopt an economic feasibility study; a detailed list of estimated project costs; a fiscal impact statement which shows the impact of the tax increment district; and a description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred.

'From everything I can see, the only recommendation out there that would be a public infrastructure would be the road the 435th Avenue and 306th Road," Garrity said.

Kristi Schultz, the Planning Commission chairman, noted that Dakota Plains had previously agreed to pay for the upgrade of 435th Avenue from Highway 50 to 306th Street, as well as 306th Street to 436th Avenue.

'That's what I'm talking about," Sinclair said. "We don't want to get into this. Part of the reason is, the parties aren't here.

Toby Morris of Dougherty & Company has been assisting Dakota Plains with the approval process for its proposed facility. He told the Press & Dakotan Monday that Dakota Plains officials would not be attending Tuesday's Planning Commission meeting because of the aforementioned exploratory process during which it had decided not to communicate any further

