

Memorandum #08-61

To: Al Viereck, Interim City Manager
From: Dave Mingo, Community Development Director
Date: March 18, 2008
Subject: Technology Park Designation in Fox Run.

In the recent past we have had a number of technology based prospects look at Yankton as a location to start or expand their businesses. As with any industry, there are specific location requirements that these types of businesses need to support their activities. It has become apparent that the city owned 5.8 acre parcel in the northwest corner of Fox Run Subdivision will meet the requirements that many technology based businesses need.

Most technology based businesses will not need the entire 5.8 acres at startup. This leads to the question regarding land use for the remainder of the tract if the prospect only needs one or two acres at a time for a phased development. It is requested that the City Commission consider a designation of the entire tract as a technology park in an effort to reassure prospects that there will not be an incompatible land use adjacent to any investments they consider. Such a designation by the commission would provide direction to staff in marketing the property.

Attached is a letter from Ron Kraft, Interim Director of the Yankton Office of Economic Development that addresses this issue. Mr. Kraft works closely with prospects and he agrees that the designation will help with marketing of the parcel for technology purposes.

The proposed designation conforms to the provisions set forth in the Comprehensive Plan and Zoning Ordinance. An amendment to the Comprehensive Plan is not necessary to take action on this issue.

Respectfully submitted,

Dave Mingo, AICP
Community Development Director

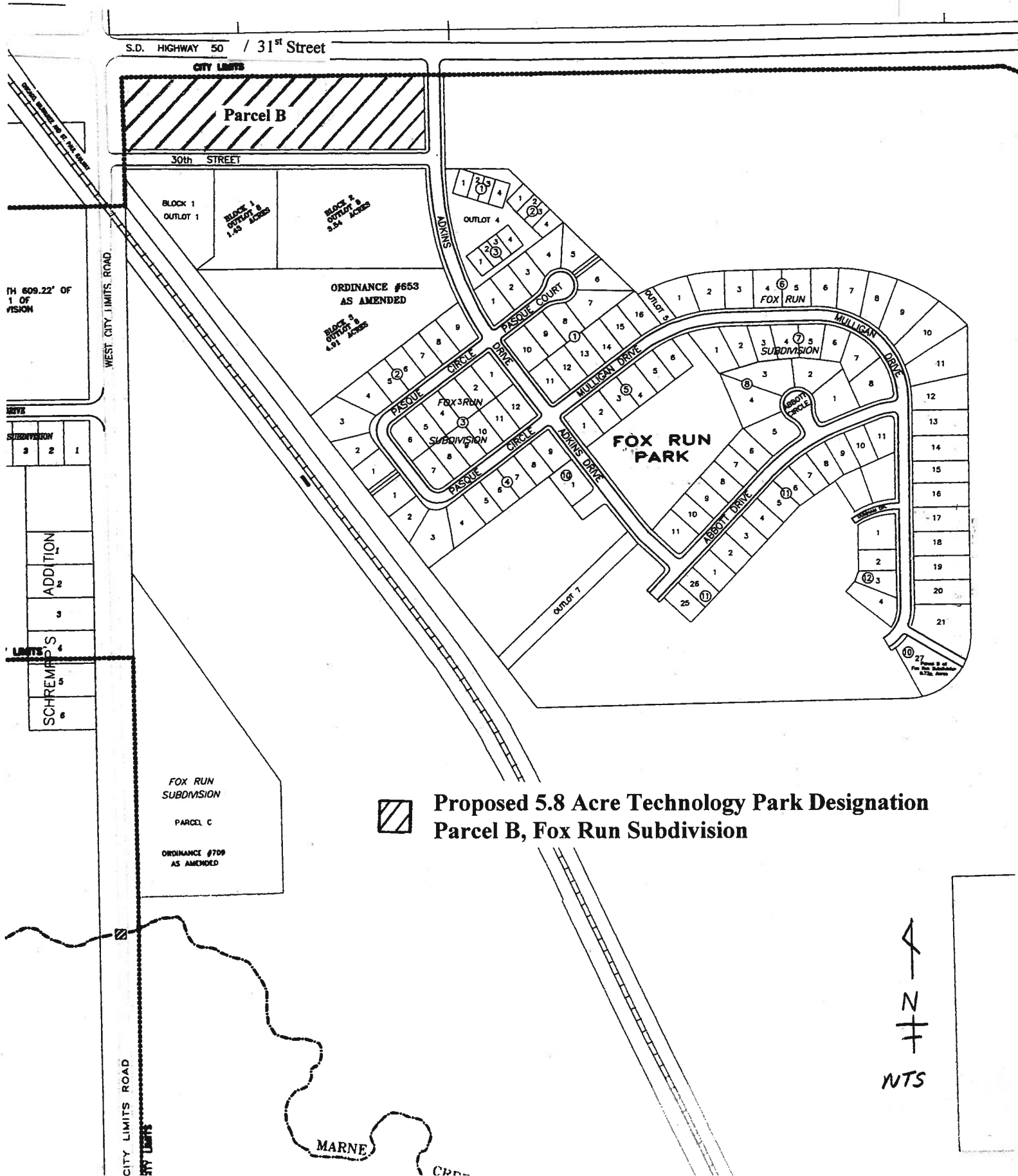
Recommendation: It is recommended that the City Commission approve Memorandum #08-61 in support of designating Parcel B of Fox Run Subdivision as a "Technology Park" for the purposes of supporting prospective technology based development projects.

_____ I concur with this recommendation.

_____ I do not concur with this recommendation.

Al Viereck, Interim City Manager

Technology Park Designation Map



 **Proposed 5.8 Acre Technology Park Designation Parcel B, Fox Run Subdivision**

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March 17, 2008

Dave Mingo, Director
Community Development Office
City of Yankton

Re: Designating the corner of Highway 50 & West City Limits Road as a
"High Technology Business Park"

To Whom It May Concern:

In the five months I have been acting as the Interim Director of the Yankton Office of Economic Development, I have had the good fortune to see five new high tech projects considering Yankton as a location. The aforementioned property keeps coming up as a possible location, largely because of the convergence of some key support services.

- a. The property is on the fiber optic systems that loop around our community.
- b. It is on the primary electrical loop that provides multiple power feeds to provide the electrical redundancy needed to serve high tech businesses.
- c. It is an attractive piece of property that will display those high tech businesses that seek to construct an attractive facility.
- d. And, our office has a client that would like an option on a piece of the site, size yet to be determined; so that they can be assured that this property will be available.
- e. These clients would like to have neighbors that are also high tech companies.

Please let me know if your commissioners have any questions that I can answer without violating the trust of the clients with which we work. The citizens of the area have long asked the question, "How can we become attractive to high technology businesses?" The necessary infrastructure to make this work is coming together, and having our own dedicated "technology park" takes us one step closer.

Respectfully submitted,


Ron Kraft, Interim Director
Yankton Office of Economic Development

Cc: Al Viereck,
Charlie Gross
Randy Johnson
Rob Stephenson