Bill Brief – House Bill 1063

Remove Sioux Falls Research Park Acreage Restriction

What does this bill do?

• This bill removes an 80-acre restriction on the size of the research park in Sioux Falls, now known as the USD Discovery District.

Why is it necessary?

• Removal of the 80-acre limitation would:
  o Provide needed site flexibility for various types and sizes of development opportunities that are better located adjacent to, but not within, the current 80-acre tract, such as large-scale pharmaceutical production, animal research, and other projects.
  o Enhance the Discovery District’s ability to respond to the needs of prospective tenants in a timely manner.
  o Allow the Discovery District to develop a pedestrian and bicycle trail system within the 100-year flood plain.

What is not required?

• Removal of the limitation doesn’t require the Discovery District to occupy more than 80 acres. It simply provides additional flexibility for research park development.

• Expansion of the Discovery District beyond its existing 80 acres would not require the purchase of additional land, just an amendment to its existing land lease with the Board of Regents.