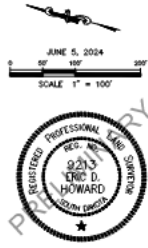


# PRELIMINARY PLAT – PHASE 1A

PLAT OF  
 LOTS 1A & 1B-7A & 7B OF BLOCK 1, LOTS 1A, 1B, 1C, 1D-4A, 4B, 4C, 4D OF BLOCK 2,  
 LOTS 1A & 1B-13A & 13B OF BLOCK 3,  
 LOTS 1-27 OF BLOCK 4, LOTS 1-3 OF BLOCK 5 &  
 MACALLAN WAY, MORAY MIST LANE, HIGHLANDS WAY, & NORMAN AVENUE RIGHT-OF-WAYS  
 UTILITY EASEMENT AND MAJOR DRAINAGE EASEMENT,  
 NORMAN RANCH SUBDIVISION

(formerly a portion of the SW1/4 of SW1/4 of Section 32, T3N, R7E and Gov't Lots 3 & 4 of Section 5, T2N, R7E, BHM,  
 LOCATED IN SECTION 32, T3N, R7E AND SECTION 5, T2N, R7E, BHM,  
 CITY OF SUMMERSET, MEADE COUNTY, SOUTH DAKOTA

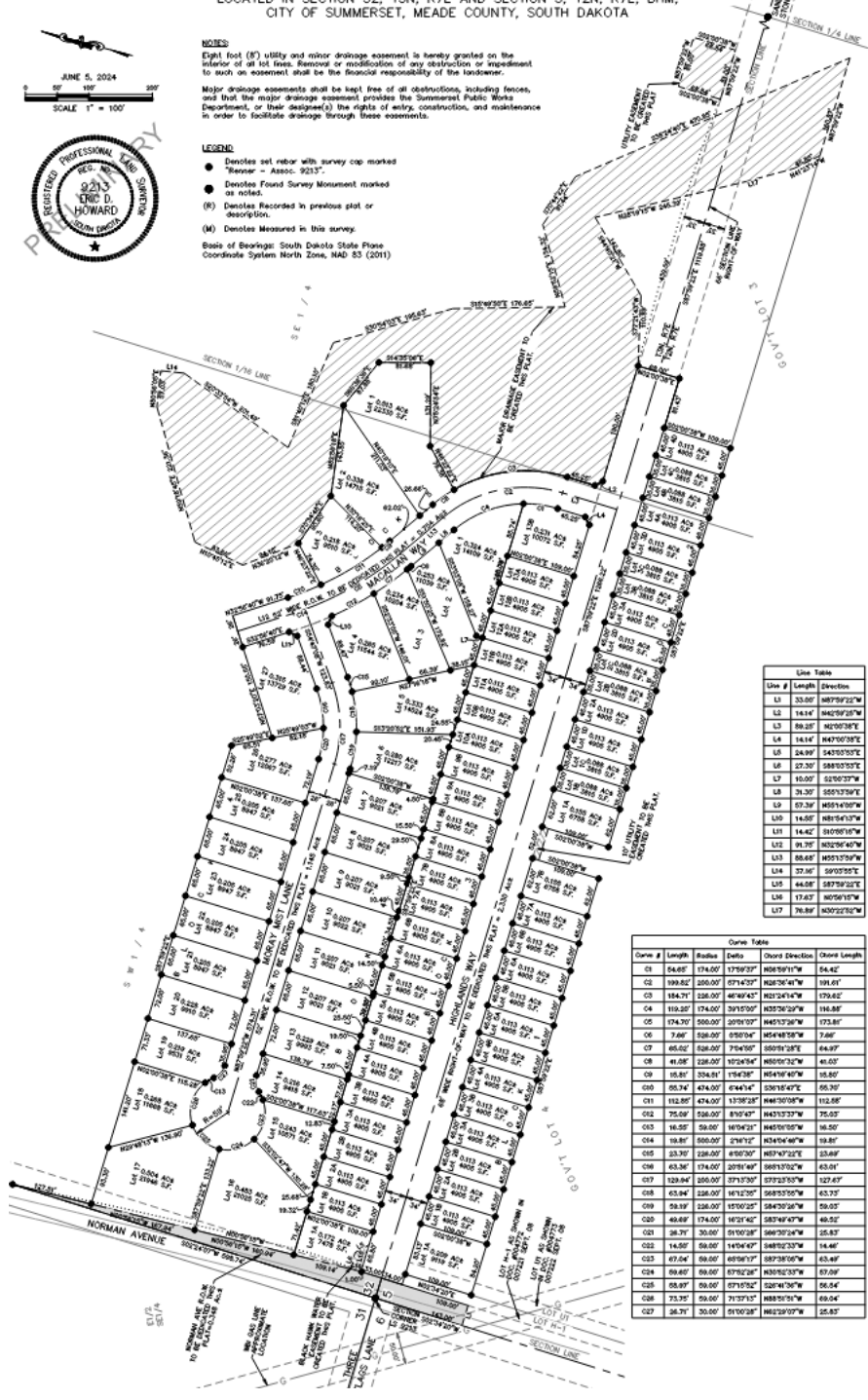


**NOTES**  
 Eight foot (8') utility and minor drainage easement to be granted on the interior of all lot lines. Removal or modification of any obstruction or impediment to such an easement shall be the financial responsibility of the landowner.

Major drainage easements shall be kept free of all obstructions, including fences, and that the major drainage easement provides the SummerSet Public Works Department, or their designee(s) the rights of entry, construction, and maintenance in order to facilitate drainage through these easements.

- LEGEND**
- Denotes set rebar with survey cap marked "Banner - Assoc. 9213"
  - Denotes Found Survey Monument marked as noted.
  - (R) Denotes Recorded in previous plat or description.
  - (M) Denotes Measured in this survey.

Base of Bearings: South Dakota State Plane Coordinate System North Zone, NAD 83 (2011)



**Line Table**

Line #	Length	Bearing
L1	33.00'	N87°59'22"W
L2	14.14'	N42°02'28"W
L3	88.20'	N2°02'38"E
L4	14.14'	N47°02'28"E
L5	24.30'	S42°02'28"E
L6	27.30'	S88°02'28"E
L7	10.00'	S2°00'37"W
L8	31.30'	S55°13'58"W
L9	57.30'	N55°14'00"W
L10	14.00'	N85°14'13"W
L11	14.42'	S05°05'18"W
L12	31.70'	N25°25'42"W
L13	88.48'	N55°13'58"W
L14	37.30'	S05°05'18"E
L15	44.00'	S87°59'22"E
L16	17.02'	N05°06'18"W
L17	36.89'	N25°25'22"W

**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	54.85'	174.00'	175°02'30"	N58°10'11"W	54.42'
C2	199.82'	200.00'	87°14'30"	N26°26'41"W	191.61'
C3	184.71'	226.00'	46°48'42"	N23°24'14"W	179.62'
C4	119.25'	174.00'	33°15'30"	N32°26'32"W	116.88'
C5	174.70'	200.00'	20°09'30"	N42°13'28"W	173.81'
C6	7.80'	200.00'	0°00'00"	N44°48'48"W	7.80'
C7	65.02'	100.00'	72°00'00"	S55°13'28"E	64.97'
C8	41.88'	226.00'	10°54'36"	N55°09'32"W	41.02'
C9	15.81'	226.00'	1°54'36"	N54°19'47"W	15.80'
C10	55.74'	474.00'	2°44'14"	S26°18'47"E	55.70'
C11	112.85'	474.00'	13°38'28"	N44°30'08"W	112.80'
C12	75.00'	200.00'	8°02'40"	N42°13'27"W	75.00'
C13	16.00'	50.00'	16°00'00"	N42°13'27"W	16.00'
C14	19.81'	500.00'	2°01'12"	N24°14'48"W	19.80'
C15	23.30'	226.00'	4°00'00"	N57°47'22"E	23.28'
C16	63.36'	174.00'	20°09'30"	S55°13'52"W	63.01'
C17	123.84'	200.00'	37°13'30"	S72°23'33"W	123.47'
C18	63.94'	226.00'	16°12'30"	S68°33'50"W	63.37'
C19	26.87'	226.00'	17°02'30"	S48°30'28"W	26.80'
C20	48.48'	174.00'	14°23'42"	S27°43'47"W	48.02'
C21	26.71'	30.00'	91°00'28"	S68°30'24"W	26.53'
C22	14.80'	50.00'	14°04'48"	S48°12'33"W	14.46'
C23	47.04'	50.00'	68°08'12"	S87°38'50"W	43.48'
C24	59.40'	50.00'	87°52'28"	N30°52'33"W	57.08'
C25	58.07'	50.00'	87°13'30"	S22°41'30"W	56.64'
C26	71.70'	50.00'	71°23'12"	N48°33'18"W	69.64'
C27	26.71'	30.00'	91°00'28"	N42°39'57"W	26.53'

# FINAL PLAT – PHASE 1A

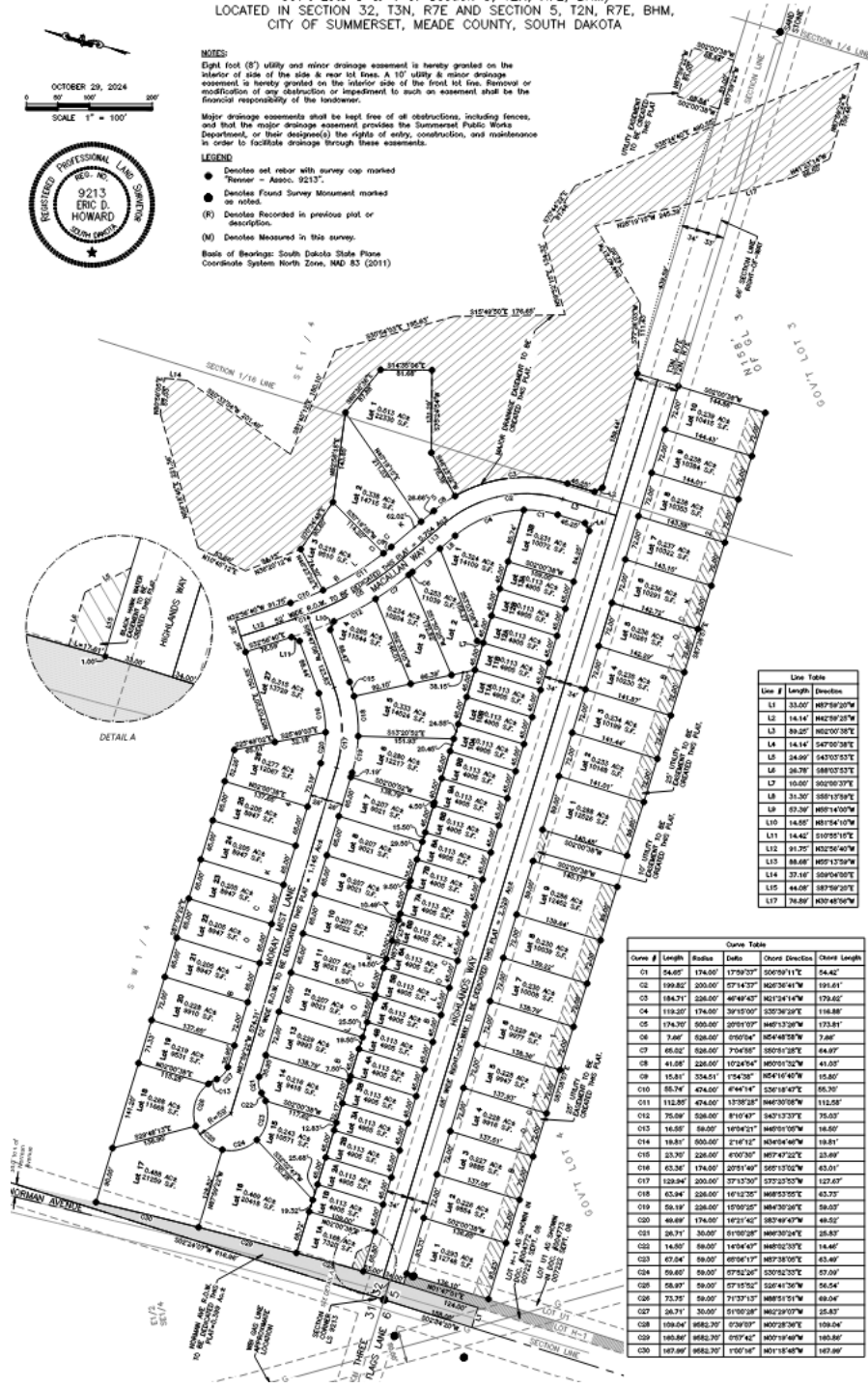
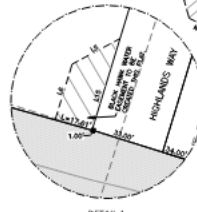
PLAT OF  
 LOTS 1-9 OF BLOCK 1, LOTS 1-10 OF BLOCK 2, LOTS 1A & 1B-13A & 13B OF BLOCK 3,  
 LOTS 1-27 OF BLOCK 4, LOTS 1-3 OF BLOCK 5 &  
 MACALLAN WAY, MORAY MIST LANE, HIGHLANDS WAY, & NORMAN AVENUE RIGHT-OF-WAYS  
 UTILITY EASEMENT AND MAJOR DRAINAGE EASEMENT,  
 NORMAN RANCH SUBDIVISION

(formerly a portion of the SW1/4 of SW1/4 of Section 32, T3N, R7E and the N158' of Gov't Lots 3 & 4 of Section 5, T2N, R7E, BHM) LOCATED IN SECTION 32, T3N, R7E AND SECTION 5, T2N, R7E, BHM, CITY OF SUMMERSET, MEADE COUNTY, SOUTH DAKOTA

OCTOBER 29, 2024  
 0' 100' 200'  
 SCALE 1" = 100'

**NOTES:**  
 Eight foot (8') utility and minor drainage easement is hereby granted on the interior of side of the side & rear lot lines. A 10' utility & minor drainage easement is hereby granted on the interior side of the front lot line. Removal or modification of any obstruction or impediment to such an easement shall be the financial responsibility of the landowner.  
 Major drainage easements shall be kept free of all obstructions, including fences, and that the major drainage easement provides the SummerSet Public Works Department, or their designee(s) the rights of entry, construction, and maintenance in order to facilitate drainage through these easements.

**LEGEND:**  
 ● Decades set rebar with survey cap marked  
 "Pinner = Assoc. 9213"  
 ● Decades Found Survey Monument marked  
 as notes.  
 (R) Decades Recorded in previous plat or  
 description.  
 (M) Decades Measured in this survey.  
 Basis of Bearings: South Dakota State Plane  
 Coordinate System North Zone, NAD 83 (2011)



Line #	Length	Bearing
L1	33.00'	N87°59'20"W
L2	14.14'	N42°59'20"W
L3	89.25'	N62°00'30"E
L4	14.14'	S47°00'30"E
L5	24.00'	S43°00'30"E
L6	26.70'	S89°00'30"E
L7	10.00'	S02°00'30"E
L8	31.30'	S88°13'59"E
L9	67.30'	N85°14'00"W
L10	14.00'	N81°54'10"W
L11	14.42'	S10°50'10"E
L12	31.30'	N22°54'10"W
L13	84.68'	N55°13'59"E
L14	32.16'	S59°04'50"E
L15	44.08'	S87°59'20"E
L17	78.89'	N30°48'50"W

Curve #	Length	Radius	Curve Data		Chord Distance	Chord Length
			Delta	Chord Direction		
C1	54.00'	174.00'	173°20'	S05°59'11"E	54.42'	
C2	199.82'	200.00'	27°14'20"	N02°30'14"W	193.41'	
C3	184.71'	228.00'	40°49'43"	N01°34'14"W	179.60'	
C4	119.20'	174.00'	39°15'00"	S30°36'29"E	116.88'	
C5	174.70'	500.00'	20°51'07"	N49°13'28"W	173.81'	
C6	7.00'	528.00'	89°04'	N54°48'28"E	7.00'	
C7	66.32'	528.00'	7°04'50"	S05°10'28"E	64.97'	
C8	41.08'	228.00'	102°24'4"	N05°10'20"E	41.03'	
C9	15.81'	354.51'	174°30'	N54°10'40"E	15.80'	
C10	55.74'	474.00'	4°44'14"	S36°18'47"E	55.70'	
C11	112.58'	474.00'	173°28'	N46°30'58"W	112.58'	
C12	75.09'	528.00'	8°10'40"	S49°13'33"E	75.03'	
C13	14.00'	58.00'	187°24'	N89°10'00"E	14.00'	
C14	18.31'	500.00'	17°14'	S01°34'48"W	18.31'	
C15	23.70'	228.00'	47°00'30"	N67°47'32"E	23.69'	
C16	63.36'	174.00'	20°51'49"	S69°13'52"W	63.01'	
C17	128.94'	200.00'	37°13'50"	S73°23'55"W	127.07'	
C18	63.94'	228.00'	16°12'20"	N48°52'55"E	63.73'	
C19	58.19'	228.00'	15°09'20"	N49°30'28"E	58.03'	
C20	48.69'	174.00'	187°14'00"	S01°34'48"W	48.69'	
C21	26.71'	35.00'	81°00'28"	N49°30'28"E	26.83'	
C22	14.00'	58.00'	145°44'	N48°52'55"E	14.46'	
C23	67.04'	58.00'	89°04'17"	N87°38'50"E	63.49'	
C24	59.60'	58.00'	57°52'28"	S30°52'55"E	57.09'	
C25	58.97'	58.00'	57°15'52"	S30°41'30"W	56.54'	
C26	73.70'	58.00'	71°37'07"	N89°10'00"E	68.04'	
C27	26.71'	35.00'	81°00'28"	N49°30'28"E	26.83'	
C28	108.04'	862.70'	27°00'30"	N00°28'30"E	108.04'	
C29	180.86'	862.70'	27°04'42"	N00°11'49"W	180.86'	
C30	187.89'	862.70'	170°14'	N01°18'48"W	187.89'	

# PRELIMINARY PLAT - PHASE 1B

PLAT OF  
 LOTS 28-47 OF BLOCK 4, COMMON LOT 1 & LOTS 4-12 OF BLOCK 5, LOTS 1-35 OF BLOCK 6  
 MACALLAN WAY, MACALLAN COURT, CALEDONIA WAY, CALEDONIA COURT, &  
 KILTED COURT RIGHT-OF-WAYS & MAJOR DRAINAGE EASEMENT,  
 NORMAN RANCH SUBDIVISION  
 LOCATED IN THE W1/2 OF THE SW 1/4 OF SECTION 32, T3N, R7E, BHM  
 CITY OF SUMMERSET, MEADE COUNTY, SOUTH DAKOTA



NORMAN RANCH – OFFSITE UTILITIES



NORMAN RANCH SANITARY SEWER  
FORCE MAIN

SUMMERSET, SOUTH DAKOTA

## DEVELOPER AGREEMENT SUMMARY

- We are requesting consideration be given to memorialize the use of actual flows to determine how many homes can be served and to memorialize the timing of the upgrade requirements to the City of Summerset lift station. Below is the excerpt from the Developer Agreement discussing the use of actual flow. The language is intended to encompass the following:
  1. Ensure the Lift Station is designed to Summerset Standards
  2. Ensure sewer flow is limited only to what is allowable at the Camping World Lift Station (OFFSITE)
  3. Add monitoring equipment to quantitatively calculate and record actual flows
  4. Allow the Developer to build out Highlands at Norman Ranch development based on actual flows
  5. Provide safeguards to prevent overbuilding Highlands at Norman Ranch development

The language in the proposed Developer Agreement reads as follows:

- The threshold for the OFFSITE LIFTSTATION upgrade work to begin is triggered when average daily wastewater flow exceeds 30,461 gallons per day over a 10-day period, which represents 95% of the allowable 80 GPM capacity at the Camping World Lift Station. This figure is based on Summerset IDCM design criteria of 100 gallons per capita per day (gpcpd), an average household size of 2.65 persons, and a peaking factor of 3.5. Once this threshold is met, no additional certificates of occupancy will be issued for Norman Ranch Subdivision until all required lift station improvements are completed. The Developers may continue to develop additional lots and homes at their own risk during the interim.
- Wastewater flow will be measured and recorded at the Norman Ranch lift station and collected by the lift stations SCADA system. The City will monitor the flow data and provide monthly reports to the DEVELOPER. Once the threshold, as defined in VI (F.), has been reached the City will notify the DEVELOPER and no additional Certificates of Occupancy (CO) will be granted for structures that connect into the wastewater system within the Subdivision. The DEVELOPER shall have the opportunity to request and review the raw flow data and perform an independent analysis at their own expense to verify that the threshold has been met.

# Economic Impact Report

## City of Summerset Fee & Tax Revenue for Phase 1

• Sales tax on homebuilding material	\$306,000
• Building permit fees	\$340,000
• Sewer impact fees	\$450,000
• Remaining materials cost to complete Phase 1 at 2% Sales Tax	\$40,000
• Sales tax collected by the City of Summerset for materials delivered	\$26,000

### **TOTAL**

**Summerset Fees and Tax Revenue Phase 1** **\$1,162,000**

## Financial Benefits from Phase 1 to the City of Summerset

• Summerset Fees & Sales Tax Revenue Phase 1	\$1,222,000
• TIF allocation to the city	\$1,200,000
• Park land (estimated value)	\$250,000
• City lot (estimated value)	\$850,000

### **TOTAL**

**To City of Summerset Phase 1 Highlands at Norman Ranch** **\$3,522,000**

## Items of Note

- Value of homes and infrastructure is +/- \$60,000,000
- This project brings natural gas, power, water, sewer and telecommunications to the other side of I-90 providing future growth and expansion that wouldn't exist otherwise.
- Rapid City Economic Development recommends 1.7 as a multiplier of local economic impact during the build-out phase of a project, resulting in a total economic impact of \$102,000,000 for the City of Summerset during construction.



# Norman Ranch Partnership Narrative History

## Shawn Rost

### Entrepreneurial Experience:

- Partner – Norman Ranch Subdivision – Summerset, SD
- Partner – Warne Chemical & Equipment Co - Rapid City, SD
- Partner – Spearfish Equipment - Spearfish, SD
- Real estate developer/investor in SD, FL, AZ and CA for 30 years. Development consisted of single family, multi-family, commercial, industrial properties and residential real estate.

### Commercial Bank Leadership Experience:

- Building efficient and highly productive teams; motivating and mentoring employees; focusing on organization effectiveness.
- Accountable for budget setting and achievement in all areas of the market while always focusing on the client experience, client recruitment and sales culture.
- Branch expansion into new communities; identifying opportunities in bank markets and implementing plans to take advantage of those opportunities.
- Responsible for all internal/external compliance and safety and soundness audits.
- Motivating employees to share the bank's vision and goals and to achieve them, while positively impacting employee engagement.
- Managing a succession plan for 14 branches.
- Motivational speaking on topics of high performing sales cultures, team building, business turnaround and leadership.
- Author of bank association articles, intercompany leadership standards and sales strategies.

### Professional Experience:

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<b>First Interstate Bancsystem (FIBK)</b> <b>(Formerly First Western Bank)</b>	<b>1992 to 2021</b>
➤ <b>South Dakota Market President</b>	<b>7/1/2017 11/1/2021</b>
➤ <b>Commercial Bank Market President</b> <b>-Rapid City, Badlands and Southern Hills</b>	<b>4/1/2016 to 7/1/2017</b>
➤ <b>Commercial Bank Market President</b> <b>- Northern Hills Market President</b>	<b>3/1/2013 to 4/1/2016</b>
➤ <b>Market President – Deadwood, SD</b>	<b>2/1/2000 to 3/1/2013</b>
➤ <b>VP/Retail/Indirect/Mortgage Manager – Spearfish, SD</b>	<b>3/1/1992 to 2/1/2000</b>

## Community Involvement / Board Representation:

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South Dakota Banker's Association Board of Directors - 2014 to 2021

-Chairman 2019 to 2020

South Dakota Community Foundation Board of Directors – 2019 to Present

Neighborworks / Dakota Home Resources – VP/Real Estate Development - 2000 to 2013

Northern Hills Training Center – Board President – 2004 to 2017

Dakota Land Trust – Treasurer/Founding Member - 2007 to 2013

Deadwood Chamber of Commerce – Executive Board – 2000 to 2013

Deadwood/Lead Economic Development Corp – Treasurer – 2000 to 2013

# Tony & Forrest Thompson



2005-2006: Purchased first 3 Real Estate Properties

2006-2009: Invested and flipped 8-10 houses

2007-Current: Class-A General Contractors License

2008-Current: TNT Homes & Construction, LLC has been a prominent player in the construction industry, with a focus on building new single-family dwellings. To date, we have successfully completed the construction of 500-600 homes in the Rapid City and surrounding area, solidifying our position as one of the leading home builders in western South Dakota. Our dedication to quality craftsmanship and exceptional customer service has earned us numerous accolades, including being named the Best Builder in the prestigious Best of the Black Hills 2022 contest. Additionally, we are proud recipients of multiple platinum awards for Rapid City community Votes in 2023. Of equal significance is our consistent recognition on the BBB Honor Roll since our affiliation began in 2012.

At TNT Homes & Construction LLC, quality is at the core of everything we do. We have established ourselves as a trusted provider by prioritizing excellence in every aspect of our work. This commitment to delivering superior results has translated into remarkable success over recent years. In fact, we have proudly sold a total of 215 new construction homes amounting to approximately \$95 million in gross sales within the last 5 years throughout Rapid City and its neighboring areas.

Our impressive track record speaks volumes about our unwavering dedication to excellence and client satisfaction. We are honored to have had numerous opportunities to serve homeowners during their most significant investment ventures – building their dream homes.

2009-Current: Licensed with the SD Real Estate Commission. Number #1 for closed transactions in SD for the last 5 years.

2010-Current: Purchased Western Thrifty Inn, Complete remodel and operated it till 2022. Western Thrifty Inn is now used as an investment company.

2011-Current: Why Not Investments, LLC bought 2 apartment buildings along with multiple single-family houses. One of the apartment buildings located at 603 Quincy needed a total remodel job due to a fire. After the remodel job we partnered with Pennington County Health and Human Services and BMS to start the new

start program helping people transition into being productive citizens. Why Not at one time owned 60 plus residential rental units. Starting in 2018 why not started selling its residential property and transitioned into commercial property.

2012-Current: Advance Heating and Air, LLC is an HVAC company that is operated in the Black Hills Area.

2012-Current: Paramount Point, LLC is a development and holding company for single family lots. This company has owned and been part of land development of 150 single family lots.

2012-Current: TNT Professional Management- What started as a property management company has grown into owning and renting to several different companies that do exceptionally well in business.

# Ron Sneesby

Highly accomplished business owner with 30 years of diverse experience across retail, construction, commercial and residential development, and community economic development. Proven track record of successfully establishing and growing ventures, driving profitability, and cultivating strong client relationships. A strategic leader adept at identifying and capitalizing on lucrative opportunities while navigating challenges to achieve sustainable business growth. Demonstrated expertise in fostering community partnerships and leveraging resources for mutual prosperity

## EMPLOYMENT HISTORY

### **Owner/Operator at Auto Choice Inc., SPEARFISH SD. 57783**

November 2002

Founder and operator of a successful automotive dealership located in Spearfish SD . Our continued growth and success in Spearfish has enabled us to sell vehicles to all 50 states and be a well known enterprise in the Black Hills. We currently have 21 FTEs with a need to add more.

### **Co-Owner/Operator at Spearfish Equipment LLC., SPEARFISH**

November 2018

### **Partner at Choice Ventures LLC, SPEARFISH**

October 2003 — December 2021

Residential and Commercial development. Built, leased and sold multiple structures in the Black Hills and in many other states.

### **Co Owner at M & S Construction, Deadwood SD**

September 1992 — December 1994

Operating partner as a General Contractor. Residential, Commercial and Agricultural structures throughout the region.

**Partner/ Investor at Warne Chemical Inc., Rapid City**

August 2020

Large residential, industrial and agricultural chemical and equipment company servicing 5 states and selling products nationwide. We currently have 48 FTEs with a need for 10 more.

**Economic Development President at Spearfish Economic Development Corp.,  
Spearfish SD**

February 2008 — February 2012

Long time board member of the Spearfish Economic Development Corporation. Instrumental in multiple many opportunities that benefited the community which ended with a successful term as President.

## Alan Finkle



After both being raised in Southern California, Alan Finkle and his wife, Kathy moved to Spearfish in 1991 after falling in love with the community and the surrounding Black Hills on a vacation.

Alan's career as an entrepreneur has spanned nearly 50 years. Since moving to Spearfish, he has owned and operated several businesses, in addition to continually buying, selling and developing both residential and commercial real estate throughout the area. He has been a proactive advocate for the community and its business culture - serving as a Chamber Director on two occasions, as well as a board member of the Spearfish Economic Development Corporation, the Downtown Business Association and the City-Wide Retail Trade Association. He has also been heavily involved in the Matthews Opera House - both acting and directing in several productions. He enjoys mentoring young entrepreneurs both locally and nationally.

Kathy is a lifelong educator. In Southern California she served as an elementary teacher, vice-principal and district-wide administrator. In her three decades as a Spearfish resident she has served on the Board of Education twice, and taught at Black Hills State University for 21 years, in the College of Education. When not in the classroom, Kathy has busied herself with volunteerism in the community, from Parents Who Care to Lookout Memorial Hospital - now called Monument Health.

They both continue to be very pro-South Dakota, because of its charm, beauty, freedom and optimal business climate. As a result, several of their friends and family members have relocated to the Black Hills over the years, and continue to do so.

# Kyle Treloar

President, Executive Director

1329 Eglin Street Suite 200  
#178, Rapid City, SD 57701

605-430-1783

kyle@vanockerdev.com

## OBJECTIVE

To highlight a comprehensive career that includes extensive experience in engineering design, land development, heavy and vertical construction, land acquisition, project development and public private partnerships. With responsibilities that include startup of new companies, management, financing, equipment procurement, new project startup, proforma creation, fundraising and engineering design through which I have been able to explore and gain an well rounded understanding of the development process.

## Profile



## EXPERIENCE

### *March 2023– Present*

Vice President of Land Development & Acquisitions • Fischer Homes

Vice President of Land Development and Acquisitions for Grand Communities, the real estate development division of Top 25 national builder, Fischer Homes.

### *July 2022– Present*

President • Vanocker Development, INC.

Founded commercial and residential real estate development company with offices in Rapid City, SD; Atlanta, GA; and Greenville, SC.

### *May 2010 – August 2022*

Vice President • Dream Design International, Inc

Managed approx.. 15 employees; responsibilities included new project development, real estate acquisition, project management, financing, budgeting and sales

### *January 2016 – August 2022*

President • KTM Design Solutions, Inc.

Started new engineering and surveying firm to supplement Dream Design, managed approx.. 25 employees; responsibilities included overall management, engineering review, quality control, new project development and business expansion

### *January 2020 – August 2022*

Manager • Dream Construction Inc.

Started new heavy and vertical construction company to supplement Dream Design, managed approx.. 35 employees; responsibilities included overall management, construction bidding, project development, quality control and business expansion

I was responsible for envisioning and directing the overall expansion of Dream Design International from a consulting company into a vertically integrated full services development company that identified, funded, designed and constructed projects throughout the Black Hills Region of South Dakota.

## EDUCATION

South Dakota School of  
Mines and Technology

Geological Engineering, BS  
2005

LEED AP

EIT Certification

MSHA Training

OSHA Training

## KEY SKILLS

Company Vision

Management

Project Development

Project Management

Engineering Design

Communication Skills

Community Outreach

Project Financing

Government Outreach

Land Acquisition

Construction Management

Construction Budgeting

Projects and partnerships included working with:

- State Governments and Agencies
- Local Governmental Agencies
- Tribal Partnerships – market and philanthropic
- Private Partnerships
- Federal and Military Design Projects
- Non-Profit partnerships – market and philanthropic

## COMMUNICATION

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Proposal Development  
Financial Presentations  
Project and Budget Update Meetings  
Public Meetings  
City and County Meeting Presentations  
Grant Application Preparation  
Funding Applications and Presentations  
Engineering Design Documentation  
Employee Communication

## LEADERSHIP

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Sturgis Economic Development Corp.  
President of Sturgis Planning Commission (Past)  
2015 SEED Award Winner (Social, Economic, Environmental Design)  
Community based Philanthropy  
Native American Cultural Site Preservation and Acquisition

## REFERENCES

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[Available upon request.]

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# MEGAN R. KINGSBURY

1329 Eglin Street Suite 200, Rapid City, SD 57701 · (605) 443-3033 ext. 700

[megan@vanockerdev.com](mailto:megan@vanockerdev.com); [mkingsbury@kingsburyassoc.com](mailto:mkingsbury@kingsburyassoc.com)

Experienced owner with a demonstrated history of working globally in the financial and commercial development industries. Skilled in sales, leadership, and strategic planning, along with strong project management skills who can lead teams through the process of a successful transaction maximizing growth and minimizing risk.

## EXPERIENCE

**JULY 2022 – PRESENT**

**PARTNER, VANOCKER DEVELOPMENT, INC.**

Founding partner of commercial and residential development firm with offices in Rapid City, SD; Atlanta, GA; and Greenville, SC

**JANUARY 2023 – PRESENT**

**PRESIDENT, VANOCKER ENGINEERING, INC.**

Founder and President of civil engineering firm

**MAY 2022 – PRESENT**

**PRESIDENT, WESTERN LEGACY DEVELOPMENT CORPORATION**

Founding partner and CEO of agricultural development firm.

**FEBRUARY 2020 – DECEMBER 2023**

**PRESIDENT, PROSTRUCTOR**

Founder of project, construction management, and owner's representation domestically and internationally for heavy industrial, oil and gas, and government projects.

**AUGUST 2018 – DECEMBER 2022**

**MANAGING PARTNER, SIRIUS REALTY, LLC**

National commercial real estate, residential real estate, and business brokerage firm with development, merger/acquisition, and franchise capabilities.

**FEBRUARY 2018 – PRESENT**

**PRESIDENT, KINGSBURY & ASSOCIATES, LLC**

Founder of private debt/equity and capital structuring firm focused on global real estate backed investments.

# MEGAN R. KINGSBURY

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**MAY 2012 – PRESENT**

**OWNER/OPERATOR, GRIMES CATTLE COMPANY**

Fifth-generation ommercial cow/calf and American Quarter Horse operation

**JUNE 2005 – DECEMBER 2023**

**CFO, KINGSBURY FAMILY OFFICE**

Management of family investment portfolio focused on commercial construction, real estate, and agriculture.