

Minutes
FPDC Board of Directors
Tuesday, March 29, 2022
SD Municipal League Conference Room
11:30 p.m.

Call to Order at 11:30– Vice President Dan Baldwin

Board Members Present:

- Scott Deal
- Jody Carter-Clarambeau
- Michel Williams
- Tanner Kost
- Kris Edwards
- Dan Baldwin

Board Members Absent:

- Lyle Magorien (excused)
- Larry Cronin (excused)
- Kale Urban (excused)

Others Present:

- Rick Hahn
- Mayor Gloria Hanson
- Dave Bonde
- Sunny Hannum
- Roxanne Heezen
- Todd Bernhard

Review & Approve for Filing of February 28, 2022 Financials:

JKB has a new parole agent and she is not returning calls. Dave has been advised that her wages could be garnished if she has a job.

Dave called attention to the third page of the financials, “Profit & Loss Budget vs. Actuals.” He said this page is important because it shows where the spending is compared to the budget. “Equipment” shows to be 107.6% because the copier rent is paid once a year. The other category that is sometimes over is “Rent” which is paid by the quarter.

A motion was made by Scott and seconded by Tanner to accept the review of the financials. Motion carried by voice vote.

Dave asked for an additional motion to be made to retain the current Revolving Loan Fund Committee in place for 2022 consisting of Lyle Magorien, Mayor Gloria Hanson, and Shad Ludemann.

A motion was made by Tanner and seconded by Kris to retain the existing Revolving Loan Fund Committee. Motion carried by voice vote.

Review & Approve February 22, 2022 Board Minutes

A motion was made by Scott and seconded by Michel to approve the minutes. Motion passed by voice vote.

Reports:– **City of Fort Pierre – Mayor Hanson & Staff**

Gloria said she was glad to see the Governor sign HB 1033 which designates \$200 million for housing. At this point we do not know how it will affect the new housing project.

There have been 2 separate council committee meetings related to the City's TIF. Toby Morris was at both meetings and had all the preliminary numbers. Planning & Zoning will need to define boundaries. The developer is hoping to start the senior housing project on the Shimkat Site within six weeks. There is a concept of the new facility on their web site that is very impressive.

The Mayor is traveling to Philip with local legislators today for a Municipal League meeting to report on Legislature. Rotary club is working on cleanup in the bridge area. Roxanne is working on City cleanup. She will be including a cleanup coupon again in the newsletter.

Roxanne gave the January numbers year to date for Sales Tax as up 6.48%; BBB is up 12.46% and Occupancy Tax is up 113%.

Rick said that the townhouse development in Marion's Gardens is starting their second set which is a 2 story floor plan. Lori is working on mobile home clean up and compliance. One trailer court is going to be closed down and the Wagon Wheel Court has changed management.

The lagoon project will be completed in July. Progress is being made in the application process for the water treatment facility. The State application will be submitted soon he hopes for a response by August. Locations have been considered.

Infrastructure plans are under development for the senior housing project. Road projects are being planned with mill and overlay in the works this year.

New housing permits are a little low and remodels are taking off. They have been getting a lot of vacation home inquiries and are reviewing that ordinance. Right now a "conditional use permit" seems to be the answer and that given only for commercial areas.

– **Tourism & Promotion Council**

Sunny reported that at least 5 marketing grant applications had been received and Gloria said the new web site was up and running. They are focusing on their First Thursday's events, getting vendors lined up and the big summer event of Trader Days in August.

– **Stanley County Fairgrounds – Scott Deal**

The Broncs & Bulls event on March 19 had a weak first night but the second night was good. Bailey Pro Rodeo needs to do more marketing and Scott will be working with them to do that.

His panels are here to put in the additional permanent stalls. He will soon be working on the annual sponsorships for 4th of July. He has PRCA rodeo clown Timber Tuckness hired for the event.

– **Fort Pierre Recreation Association – Todd Bernhard**

They are focusing on the ball field near Parkview Auditorium and will finish the batting cage. They would also like to get a pitching machine. Otherwise, normal maintenance is their main activity. Roxanne asked who to contact for use of the field. Todd responded that it is pretty much "first come, first served."

– **Board Committees:**

- **Downtown Development** - Will meet April 7 at 8 a.m. The March meeting focused on how to spend the small budget. Discussion resulted in how to make the exterior around the log cabin look better by adding some flower beds and requesting that the wood steps on Main Avenue be rebuilt to be more user friendly. Members of the group will be hosting Energize! Conference breakout sessions.
- **Business Development & Retention** – Is scheduled to meet April 5
- **Education & Community Involvement** – Is scheduled to meet May 3. Scholarships will be a topic.
- **Housing** – Met March 23 and were brought up to date on the HME senior housing project to be built on the Schimkat property. Bobbie Bohlen could not attend but did provide numbers that there would be 38 apartments, 19 independent living, units, 13 memory care units, and 33 assisted living units. Groundbreaking is planned in July.
The first townhouses in Marion’s Gardens will be available in June. Materials are an issue.

New Business:

1. Official Action Needed to Revise Bank Signatories:

A motion was made by Jody and seconded by Tanner to remove FPDC Past President Shad Ludemann as signatory from all accounts at Dakota Prairie Bank and add FPDC Vice President Dan Baldwin as official signatory for all accounts at Dakota Prairie Bank, effective March 29, 2022. Motion carried by voice vote.

2. Approval & Authorization to Fund & Proceed with Updated Housing Study with Community Partners Research & PEDCO:

A motion was made by Kris and seconded by Scott to authorize the Executive Director to negotiate a contract with Community Partners Research for the purpose of updating the initial housing study conducted in December 2012 in partnership with Pierre Economic Development Corporation (PEDCO). In addition, the Executive Director is authorized to negotiate and sign documents required in order to apply for matching funds available through South Dakota Housing Development Authority (SDHDA). The Executive Director is authorized to formulate a meeting of the Revolving Loan Fund Committee for the purpose of approval for funds required to match the allocation provided by SDHDA. Motion carried by voice vote.

3. Board Retreat & Suggested Format:

Dave suggested that the April Board Retreat be an extension of the April Board Meeting. The Board suggestions for the committees will be added to the committee plans and purposes.

Old Business:

None

Other Business:

- **Hosted GOED bus tour of Fort Pierre 3/15/22:** 21 employees of GOED were hosted by FPDC. Mayor Gloria Hanson was on the tour. The tour started at the new Pierre water treatment facility and then went to a development area near the airport. The remainder of the tour was of Fort Pierre from the Fairgrounds to the new townhouses in Marion’s Gardens traveling to 5th Avenue and down Yellowstone. A thank you letter was sent to River City transit for providing the bus and driver.
- **Update Energize! Conference:** Sunny and Kelly have been working hard to line up breakout locations and breaks and meals. Great sessions have been planned for the expected 200 attendees.

- **2022 Membership Update:** Dave reported that 101 paid memberships and 5 trades had been received totaling in \$21,200 and \$1,100 in scholarship monies and that was a little below what was expected.
- **Letter to Governor Noem:** A letter had been drafted and sent to Governor Noem asking her to sign HB 1033 garnering \$200 million in housing development funds (70% for small towns; 30% for towns over 50,000).
- **JKB Repayment:** Was already covered under financials.

Board Member Responses:

- Scott has applied for a Kubota grant for \$100,000 to insulate the grandstand.
- Jody said gas price fluctuation is an issue.
- Gloria said she had also applied for a Kubota grant and the requirement is for applicants to be within 50 miles of a Kubota dealership. She would like to see a bridge built over the marina entrance to provide continuation of the walking/biking path.
- Dave said there is interest in lots 5A & 5B in Teton Island.
- Kris inquired about the marijuana dispensaries. Roxanne said 3 persons had picked up forms and were at various stages in the application process with the State. Locations being considered are the corner of Stanley Road & Yellowstone, Salebarn Road and the Morris building owned by Don Gordon.
- Dan said the school is done with purchase orders and is revamping policies, now working on staffing. A new activities coordinator/principal is being hired. He is addressing completion of the wrestling building interior and would like to see the weights moved there from the gym.

Adjourn:

A motion was made by Tanner and seconded by Scott to adjourn the meeting. Motion passed by voice vote.