

Minutes
FPDC Board of Directors
Tuesday, July 29, 2025
Municipal League Conference Room
11:30 a.m.

Call to Order at 11:45: President, Shad Ludemann

Board Members Present:

- Kale Urban
- Jody Carter-Clarambeau
- Shad Ludemann
- Dan Baldwin
- Gary Grittner
- Greg Kenzy

Board Members Absent:

- Beth Henrichsen (unexcused)
- Michel Williams (excused)
- Mike Peterson (excused)

Others Present:

- Mike Weisgram
- Mayor Gloria Hanson
- Dave Bonde
- Sunny Hannum

Review & Approve Proposed 2025 Budget to the City

Dave said FPDC expenses were at 49.5% half way through the year and explained increases in line items as follows: Accounting \$300, Rent \$200, Board Expenses \$300, Employee Benefits \$200 and Payroll \$1,300. Overall budget increase was \$3,455 bringing the total City Budget Request to \$74,677.

A discussion followed on what was a reasonable salary increase with concerns expressed by Gary Grittner of establishing a precedence that could not be maintained. Jody Clarambeau said she had increased payroll by 5% this year and Mayor Hanson said she had increased payroll by 5% this year.

A motion was made by Jody and seconded by Kale to approve the 2026 Budget Request. Motion carried by voice vote: 5 yes; 1 no.

Review & Approval for Filing of June 30, 2025 Financials:

Dave said no payment had been received for Embezzlement Account #130. The RLF loans are all active and current. The RLF account balance is at \$84,341.39.

A motion was made by Greg and seconded by Kale to accept the review of the financials for filing. Motion carried by voice vote.

Review & Approval of June 24, 2025 Board Minutes

A motion was made by Kale and seconded by Dan to accept the approval of the June 24, 2025 Minutes. Motion carried by voice vote.

Reports:

- Mayor Hanson said Mandy Fergen had been hired as an administrative assistant and someone with experience in the water system had been hired. They are scheduling interviews for a public works director. A recent applicant has had a lot of public works experience. They have contracted with Twila Hight Hofregge as a finance officer.

Both MRES and WAPA will have rate increases which will cause the City to raise water rates this next year. Bad River Bridge still not quite done as temperature and humidity have to be right for epoxy seal.

DOT is planning to redo the Highway 14 railroad crossing. This 3-4 day closure will require a detour down Salebarn Road. DOT is trying to coordinate with Fort Pierre Livestock's yearling sale and harvest time. City Council has approved spending \$130,000 to redo the other railroad crossings in Fort Pierre.

The DOT is also working with the two cities on their bridge plaza plans. The Parks Committee is planning improvement to the City Parks and are having a conversation with Mammoth Construction. A concept has been developed for a pool park to include basketball, pickle ball, a splash park, and new playground equipment. Basketball hoops are also being discussed for Lilly Park as well as Kiwanis sponsored Storybook Stations.

The Boys and Girls Club Director, Steve Steele, has taken over raising money for the Gold Program that lost its 21st Century grant funding. A golf challenge was held this past Sunday as a fundraiser.

- **FPDC Committees:**
 - **Housing** – Sub-Committee has been meeting:
Dave said 3 items have come to the front:
 - 1) Purchasing Governor's Houses
 - 2) Purchasing Property
 - 3) Applying for a Housing Opportunity Fund (HOF) Grant
 - Downtown Development Committee – will meet August 7 at 8 a.m. at the Log Cabin
 - Business Resources & Retention – To Be Scheduled
 - Education – To meet in September

New Business:

- **Discussion on Governor's Houses/Property Purchase as Proposed by Housing Committee:**
The discussion centered around the large building site owned by CAM Rentals on 6th Avenue. Mike Weisgram, representing the Housing Committee, explained their recommendation and proposed motion. He and fellow Housing Committee member Lyle Magorien had drafted a memo dated June 25 addressed to the FPDC Board. Copies of the memo had been sent to board members in advance and were handed out at the meeting.

In that memo, Weisgram and Magorien, requested that the Development Corporation be recognized as the developer of the project and that the FPDC Housing Committee would manage the project. The land would be purchased in FPDC's name using FPDC's liability

insurance and property tax waiver. Additional funding would need to come from a loan to FPDC or grant money.

Dave said property needs to be purchased in advance before buying five Governor's Houses. It has been determined that the proposed building site on 6th Avenue would hold five Governor's Houses. Infrastructure is already in place from when the property held a trailer court.

Shad stated: Funding is the first question? Do we use a grant and fund raising? Lots bought without a debt is the goal."

Mike responded that Fort Pierre Dare LLC, a 10 member group he started with Randy Seiler, were formed to buy property and prepare it for development. He said that it had been difficult to find property for \$100,000. He thinks he could get his group to commit to investing \$100,000 in this project. Dave said that FPDC could look at using \$50,000 from the Revolving Loan Fund.

Shad asked for a motion yes or no to support FPDC becoming the owner of the property through funding and grants.

Jody and Kale asked for a plat map of the proposed development. They would like to see how the houses would be placed on the property.

The following motion was made by Kale and seconded by Jody:

"I hereby move for the FPDC to support the Housing Committee's request by agreeing to be the developer of record of the proposed housing project. This motion recognizes the responsibility of FPDC having ownership of property and encourages the Housing Committee to pursue funding through grants and financial commitments from interested parties."

Motion carried by voice vote: 5 yes; 1 no.

– **Update on "Ghost Murals" Project:**

Sunny reported that the "ghost murals" had been completed on the north side of the old Gordon Hotel. The project had been funded through a \$2,500 Tourism Beautification Grant and \$2,500 funds from FPDC's Downtown Development Committee.

Cost of the project had been \$4,390. A balance of \$610 remains to be applied to restoring the "ghost murals" on the south side of the Rowe Hardware Building. Sunny will be submitting a grant application to South Dakota Fund for \$15,000 towards "tuck pointing" the Rowe Building and plans to pursue private funding for the balance.

– **Application for Housing Opportunity Fund (HOF) Grant:**

The application was submitted on deadline and additional requests have been met to date. Still waiting for progress on proof of funding and subsequent HOF Grant Committee approval.

Old Business:

- None

Other:

– **Superintendent Baldwin's School Update:**

Dan reported that the new sports complex will be ready for the first home game August 29. The turf has been rolled out and stitched. The concession stand and announcer's booth will be placed on the West side of the field along with the bleachers. They hope to have a celebration

after the first game.

– **Update on Membership; Web Site & Facebook Report:**

Sunny said that membership fees collected this year (\$25,100) surpassed every year since 2019 except for last year. More members (17) had paid last year. She said this year that members were invoiced exactly for their bracket (individual, small business, large businesses).

Sunny reported that the Facebook page had 11,473 views between July 1-28 and 957 total followers. The web site 330 visitors with the home page article, business directory, property for sale, and property for sale by owner getting the most traffic.

Adjourn:

Motion to adjourn by Greg seconded by Kale. Motion carried by voice vote.