

Minutes
FPDC Board of Directors
Tuesday, August 26, 2025
Municipal League Conference Room
11:30 a.m.

Call to Order at 11:50: President, Shad Ludemann

Board Members Present:

- Kale Urban
- Shad Ludemann
- Dan Baldwin
- Gary Grittner
- Michel Williams

Board Members Absent:

- Mike Peterson (unexcused)
- Jody Carter-Clarambeau (excused)

Others Present:

- Lyle Magorien
- Jess Powell
- Dave Bonde
- Sunny Hannum

Review & Approval of the Revised 2026 City Budget Request:

Dave said the revised budget request is for \$70,000 and referred to a note from Mayor Hanson stating that due to reduced City revenue projections for 2026 that “all organizations who have been funded in the past have been limited to 3%.”

Fort Pierre Development Corporation had submitted a budget request for \$74,677. Dave said he had redone the budget and reduced expenses by \$1,500. By adding Revolving Loan Interest, he had been able to balance the FPDC budget at \$98,377. He said the City Council had suggested increasing memberships. FPDC has 123 (includes 6 trade) members for 2025 and membership income of \$25,000+ as of 8/1/25.

A motion was made by Kale and seconded by Michelle to approve the revised budget request. Motion carried by voice vote.

Review & Approval for Filing of July 31, 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 \$86,731.37.

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

Review & Approval of July 29, 2025 Board Minutes

A motion was made by Kale and seconded by Michel to accept the approval of the July 29, 2025 Minutes. Motion carried by voice vote.

Reports:

– City Update – Jess Powell

The budget process is going to a first reading Tuesday due Monday being a federal holiday. It was decided to reduce subsidies by 3% but nothing has been decided about reducing raises for City employees.

The railroad crossing closure affected traffic and the City has decided to proceed with three other railroad crossing repairs this fall. Mini Wiconi is on schedule with a late fall/early winter opening projected. DOT is working on the 1806 mill and overlay. The City Shop structures should be done in early October and then other contractors will complete the interior work.

Public Works Director interviews continue with two interviews in the last 60 days and a good prospect. The finance officer position is still open.

Ninth Avenue sewer problems continue with Peaceful Pines running their own pump station at the end of their property.

– FPDC Committees:

- Housing** – A Housing Sub-Committee has been meeting and assisting in the activities to submit a Housing Opportunity Fund (HOF) application and provide housing options to Fort Pierre.

Dave provided a Status Report for the Housing Project which outlined the plan to purchase the property on 6th Avenue and order 2 Governor's Houses. The maximum amount the HOF grant/loan would provide would be \$227,700. FPDC would need to come up with \$227,700 through private sources, RLF fund, and a bank loan (if necessary).

A discussion followed on the drawing for the placement of the 5 houses, footage for yards and between houses, and whether or not the property is in the flood plain which would require flood insurance. Jess Powell responded that the property is not in the flood plain.

Dave was given the assignment to obtain the answers to the following questions:

- Confirm Governor's House payment terms?
 - Confirm first time home buyers threshold?
 - Lien position requirements/loan payment terms (SD Housing/Bank/Fort Pierre Dare)?
- Downtown Development Committee** – Met in August/Ghost Murals on the Gordon Hotel are completed and the artist has been paid. The committee is considering assisting with signage for the Butterfly Garden.
 - Business Resources & Retention** – will meet in September
 - Education** – will meet in September

New Business:**1. Board Member Replacement:**

Dave has visited with three candidates and recommends that the Executive Committee review and possibly interview candidates and formally recommend a candidate(s) to the Board. The three candidates interviewed were: De Costello, Kim Mortenson, and Michelle Weischedel. All three are considering the invitation and a vote should be taken by the Board at the next meeting.

2. A Motion To Proceed with the HOF was tabled until additional information can be obtained (see Reports: FPDC Housing Committee)

Old Business:**– Final Report on Ghost Murals:**

Sunny reported that the Gordon Hotel Ghost Murals were done and the artist had been paid in full \$4,390. The balance in the Downtown Development account is \$644.49 for another small project like Butterfly Garden signage.

Sunny completed a SD Community Fund grant application for \$15,000 for tuck pointing of the Rowe Hardware building (total cost of tuck pointing has been quoted at \$31,000). It has been suggested that the owner participate in funding. Sunny will pursue a separate grant for the artist's work on the related ghost murals. She is collecting survey responses for reporting purposes.

Other:**1. Formal dedication (ribbon cutting) for the new Fort Pierre Sports Complex August 29:**

Dan said participants will get ready at 6:30 and the football team will line up behind the ribbon and a special pep club poster. The ribbons will be attached to the goal post or held and cut as the players run through. People will line up on both sides of the field like a tunnel. People can walk the track after the game

There will be a walk-a-thon fundraiser held by the Buffs on October 4 after the horse races. The school currently has about 430 students registered which is a slight increase from last year.

2. Membership Update:

Dave reported that FPDC has to date 117 paid members and 6 trade members for 2025. A total of \$25,300 has been collected in membership fees and \$1,700 in scholarship donations.

Sunny added that members had been invoiced the exact amount of their dues this year instead of giving them the option of choosing a payment option: individual \$100; small business \$200; large business \$500. This had resulted in members paying in the right bracket but a few had opted not to pay dues this year even after multiple invoicing.

3. Little Buffs Research Project/Butterfly Garden Ribbon Cutting August 13th:

Ron Schreiner cut the ribbon and a large group of supporters were there.

4. Facebook/Web Update:

Sunny reported that there had been 18,626 views on Facebook from July 22nd to August 18. High views were had by the Butterfly Garden, Ghost Mural, and Facebook Live at Missouri River Dentistry. The Facebook page has 965 followers and is rating high in comparison with similar

government agencies. The web site has had 334 visitors and 18K impressions (where FPDC showed up on someone's screens). Still rating high for views are the home page, business directory, property for sale, and property for rent or sale by owner.

5. Business/Property Updates:

Bad River Furniture and Bpro are still for sale and listed with realtors. Deb Young has had an inquiry about commercial property in Teton Island owned by Access Health.

6. Buffalo Sculpture Commitment:

The original commitment approved by the FPDC Board was for \$5,000 over 3 years: \$1,000 (2024); \$2,000 (2025) and \$2,000 (2026). An invoice was received from Fort Pierre Tourism requesting \$2,000 (2025) payment.

Adjourn:

A motion was made by Kale and seconded by Dan to adjourn. Motion carried by voice vote.