

Minutes
FPDC Board of Directors
Tuesday, October 28, 2025
Municipal League Conference Room
11:30 a.m.

Call to Order at 11:50: President, Kale Urban

Board Members Present:

- Kale Urban
- Mike Peterson
- Dan Baldwin
- Jody Carter Clarambeau
- Michel Williams

Board Members Absent:

- Gary Grittner (excused)
- Greg Kenzy (excused)

Others Present:

- Lyle Magorien
- Mayor Hanson
- Dave Bonde
- Sunny Hannum
- Malinda Hetzel, Central Dakota Enhancement District

Dave introduced Malinda Hetzel and explained that she was at the meeting to answer questions regarding Governor's houses.

Review & Approval for Filing of August & September 2025 Financials:

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

Review & Approval of Minutes for September 11 Special Meeting & August 26, 2025 Regular Meeting:

A motion was made by Michel and seconded by Jody to approve the minutes of both meetings. Motion carried by voice vote.

Reports:

- **City Update** – Mayor Hanson & Staff
Mayor Hanson has been dealing with for Fort Pierre's future water usage. It appears that the study that had been contracted with West River Lyman Jones (WRLJ) and which was to be finished this fall has not been done. It will take at least 10 months. The current water use plan which expires in seven years. Even though WRLJ has said they will not abandon Fort Pierre, the Mayor is looking at other options.

There will be a public meeting with the City, County and School District tomorrow at 6:30 p.m.

at the Pizza Ranch. Plans are to continue holding an annual meeting once a year. Transfer of City property to the school next to the sports complex is being proposed.

The City office is advertising for an administrative assistant. An ordinance change has been requested to alter current annual appointments for the financial officer and public works director so that the jobs are more attractive to applicants.

She was interviewed by Keloland about the bridge plaza plans for the Lopez buffalo sculpture "Dupris." South Dakota magazine has also done an article about the sculpture. The Waldron plaque currently at the bridge needs refurbishing and plans are to move it close to the outlook.

She has met with the City of Pierre and Department of Transportation regarding lighting and maintenance for the bridge. She will be assisting with a naturalization Ceremony at the Ramkota for 75 immigrants.

– **FPDC Committees:**

- **Housing:** Met October 23, 2025 and voted for Mike Weisgram to be their chair and Lyle Magorien their vice chair. They also voted to encourage the FPDC Board to proceed with the Housing Opportunity Grant, Governor's houses, and property purchase.
- **Downtown:** Will meet November 6 and are a very active group. They provided the decorations at the Log Cabin for "Rooster Rush." Sunny reported that she should hear back from South Dakota Community Fund regarding the grant application she submitted at the end of July for "tuck pointing" of a downtown building.
- **Business Resources & Retention:** To be scheduled.
- **Education:** To be scheduled

New Business:

1. Board of Directors Replacement for Shad Ludemann:

Dave reported that Steve Hayes of First Fidelity Bank had sent an email stating he would serve on the board thereby providing the requested banking background.

Mike made a motion to approve Steve Hayes as a board member replacement and Dan seconded the motion. Motion carried by voice vote.

Dave said that technically the vacancy left by Beth Hendrichsen's resignation needed to be filled also. He asked board members for their suggestions and recommended Lyle Magorien to fill the vacancy of Beth Hendrichsen.

A motion was made by Jody and seconded by Michel to appoint Lyle Magorien to the board. Motion carried by voice vote.

2. Authorization for the President & Executive Director to Proceed with the Purchase Agreement between South Dakota Housing and FPDC for two (2) Governor's Homes.

Dave said that FPDC currently has a \$500 credit towards the deposit on one house. Malinda said that \$500 could be applied to the current deposit required of \$1,000. FPDC would then pay \$500 towards their first house and another \$1,000 for the second house for a total of \$1,500.

Dave said this amount could be taken out of the Revolving Loan Fund which currently has a balance of \$89,600.

Malinda reported that there had been a slight increase in materials and taxes for the houses but moving and placing them on a foundation is included in the cost providing there are no changes. When the house is placed FPDC will receive an invoice to pay for the house. She then explained qualifying the buyers. She said Pierre had sold their two current houses in advance. She recommended marketing the houses online and with onsite signage and working with the school.

A motion was made by Mike and seconded by Michel to sign the purchase agreement with South Dakota Housing. Motion carried by voice vote.

3. Authorization for the President to Sign a “Memorandum of Understanding” between Future Fort Pierre and FPDC.

Dave explained that the MOU was required to allow FPDC (501(c)4) to the 501(c)3 status of Future Fort Pierre allowing investors to deduct donations from their taxes.

A motion was made by Dan and seconded by Mike for the FPDC President to sign the MOU. Motion carried by voice vote.

4. Authorization for the President to Sign the “Conditional Loan Commitment” for the Housing Opportunity Fund (HOF) Loan between FPDC and SDHA.

Dave said the loan commitment was for \$240,000 and the term is 24 months. There will be a final agreement to sign as soon as FPDC office provides additional documents requested.

A motion was made by Jody and seconded by Mike for the FPDC President to sign the conditional loan commitment for the HOF loan. Motion carried by voice vote.

Old Business:

None

Other Business:

- **Christmas Tree Lighting Event November 28, 2025:** A flier was provided for attendees and has been distributed around town and on Facebook. Sunny reported that she and Dave had met with Jill Edgmon to work out the details of the cook-off. All sponsors have been lined up and a press release will be sent out November 3rd to the media giving deadlines for everything. The tree is coming from St. John’s Catholic church so doesn’t have far to go. Several wagon masters have been invited to participate.
- **Facebook/WebPage/Build Dakota:** Sunny reported that FPDC had participated in the Build Dakota Road Show at the school in September and then she and Deni Martin, manager of Build Dakota, planned a zoom with local businesses in October but none participated.
- Sunny is seeking other opportunities to assist with workforce and posted Nichole Hahn’s CDL training flyer for employees on the FPDC Facebook page. She also sent an email reminder to

members to send her any new job listings or property for sale/rent information. From that she got several responses allowing her to make updates to the web site. Lyle suggested Sunny contact realtors who have listed Fort Pierre businesses to see if they would allow her to list the property on the FPDC web site.

The Facebook page had 5,730 views in 28 days (September 22 – October 19) and has 973 followers. The web site had 399 visitors for the same time period with heaviest usage the home page for the article, the business directory and property for sale and property for sale/rent by owner.

Around the Table:

- Dan said the school is planning to double the number of bleachers at the sports complex.

Adjourn at 12:45:

A motion was made by Dan and seconded by Mike to adjourn the meeting. Motion carried by voice vote.