

Minutes
FPDC Board of Directors
Tuesday, November 25, 2025
Municipal League Conference Room
11:30 a.m.

Call to Order at 11:35: President, Kale Urban

Board Members Present:

- Kale Urban
- Steve Hayes
- Dan Baldwin
- Jody Carter Clarambeau
- Michel Williams
- Gary Grittner
- Greg Kenzy

Board Members Absent:

- Mike Peterson (excused)
- Lyle Magorien (excused)

Others Present:

- Dave Bonde
- Sunny Hannum
- Jess Powell

Review & Approval for Filing of October 31, 2025 Financials:

Dave referred to “Account 170” under “Other Assets” titled “Receivable on Gov. Houses”. He said that account had increased to \$2,000 and reflects deposits for two Governors houses. He has been apprised that the 2 year waiting period has been reduced to 18 months.

Dave also reported that “Account 130” under “Other Current Assets” will remain on the financials upon the recommendation of the Executive Committee to reflect the debt owed FPDC.

The Revolving Loan Fund loans are all up to date and the account has a balance of \$90,489.99.

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

Review & Approval of Minutes for October 18, 2025 Regular Meeting:

A motion was made by Greg and seconded by Jody to approve the minutes of the October meeting. Motion carried by voice vote.

Reports:

- **City Update** – Jess Powell, Assistant Public Works Director
The Mini Wiconi-Waldron street project is behind schedule and will not be completed until next

summer. The Waldron Bridge clean-up is ongoing and the Cities of Pierre and Fort Pierre are meeting with the DOT to collaborate on banner placement and lighting under the bridge. Only the 6-7 major holidays will have color lighting. All three entities have access to the program but the DOT has control over it.

New election laws were passed by the State and municipalities will no longer hold April elections but will instead hold elections in June or November.

Street projects for 2026 include a block of 6th Avenue, end of Yellowstone, part of 9th Avenue and the alley behind the courthouse and Dakotamart.

The City Council approved hiring a Public Works Director and Finance Officer for two year contracts with a one year review.

– **FPDC Committees:**

- **Housing Committee** met October 23, 2025 for an update on the HOF application, property purchase and financing.
- **Downtown Development Committee** met on November 6 and discussed fall and Christmas decorating and will meet December 4, 2025 at 8 a.m. at the Log Cabin. The ghost mural project was discussed and a PFPCF grant application has been submitted for tuck pointing the historic Rowe Hardware.
- **Business Resources & Retention** – To be scheduled
- **Education** – To be scheduled

New Business:

1. Discussion & Approval to Adjust Membership Fee (Dues) Structure:

Dave reported on the current dues structure: Individual \$100; Small Business \$200; and Financial/Large Business \$500. Dave said the Executive Committee was recommending the following increases: Individual \$150; Small Business \$250; and Large/Financial Business \$600.

A discussion followed in which Board Members shared concerns over the increases and the reasoning and percentages used for the increases. Dave explained that the FPDC Budget request from the City was reduced this year to a 3% increase and the City Council had suggested increasing membership dues. Steve Hayes asked for comparisons of the last few years and whether there were businesses in Fort Pierre who could be solicited.

Sunny responded that memberships had been increasing in number since 2019 (108 members) to 2024 (125 members). Last year she had actually entered the amount due for the category on the invoice and even though there was a slight drop to 117 paid members, fee totals came to \$25,300 and scholarship collections to \$1,700. There is a greater list of 181 prospects that includes potential out of town members. The up to date membership mailing list includes 151 addresses.

A motion was made by Dan and seconded by Jody to increase the membership dues as suggested by the Executive Committee. Motion carried by voice vote.

2. Establish An Account for Accounting Purposes for the Housing Project:

Dave reported that he and Lyle Magorien had met with the accountant concerning adding a separate account within the current accounting system titled “6th Avenue Housing” to accept deposits and write checks in accordance with board policy.

Concerns were expressed at having the funds mixed in with the regular account transactions and that FPDC could keep better track of transactions by opening a separate bank account. Dave said it will require separate signature cards for that account.

The FPDC Financials account will have its own checking account and be titled “6th Avenue Housing Project”.

A motion was made by Greg and seconded by Gary to establish a separate banking account for the HOF loan funds and matching funds. Motion carried by voice vote.

3. Authorize the Executive Director To Have An Attorney Review Documents Related to the 6th Avenue Housing Project: (Governor’s House Purchase Agreement, Promissory Note between DARE and FPDC, and Property Purchase Agreement)

Dave said the City’s Attorney Aaron Schiebe had already reviewed the related documents at the request of Mike Weisgram and the City is paying his fees.

Old Business:

1. Housing Opportunity Fund Interest Free Loan:

FPDC has been approved for a \$240,000 no interest loan. The HOF funds will become available upon FPDC’s satisfactory submission of additional required responses. We have until April 2026 to submit our responses.

Other Business:

- **Tree Lighting/Chili & Soup Cook-Off** – Everything will take place as planned except for the wagon rides that had to be cancelled due to a deadly equine virus that has reached the state. More cook-off entries are needed.
- **December Board Meeting** will be December 23 as scheduled; Annual Meeting the last Tuesday of January.
- **2025 Suggestions for Business of the Year:** Members were asked to submit ideas to the Executive Committee to bring to the December Board Meeting.
- **Web Site/Facebook Update:**
Sunny reported that the 2026 membership invoices would be mailed the week of December 10. She explained the large web page handouts showing property listings and job listings. In October she had emailed members asking for their updates for job listings and property listings. Two business owners currently listed with realtors, Bad River Furniture and Bpro, Inc. had asked for their buildings to be listed on the FPDC web site. Sunny had obtained permission from the realtors to list the businesses. She is expecting at least one more listing and possibly two in the near future.

Sunny had also asked permission to be made a manager of the job listing on the City and FPDC web sites that was outdated so she could update it with new listings. The web site

usage increased by 42.7% from October 20 to November 16 (28 days) and had 565 visitors with the most visit to the business directory and property for sale pages. The Facebook page usage increased by 68.2% in the same 28 days with 11,319 views. The Christmas Tree Lighting post received 6,270 views. Fall decorations and job ads received multiple views.

Around the Table:

- Dan reported that the school was wrapping up their semester and going strong on winter sports. School concerts are coming up with High School/Middle School Concert on Tuesday, December 2nd and Elementary on December 8 at 6 p.m. He will get information to Sunny to share with membership by email. Wrestling tournaments are coming up.
- Gary reported that the county is working on a draft of a planning and zoning ordinance for wind farms.
- Steve reflected on the merger of Dakota Prairie Bank with First Fidelity Bank in October 2023. He thanked the FPDC Board for the opportunity to serve again.

Adjourn:

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