

**Minutes
Board of Directors
Fort Pierre Development Corporation
Thursday, July 26, 2018
Municipal League Building
11:30 a.m.**

Call to Order at 11:45 – Executive Director, Dave Bonde

Board Members Present:

- Gerad Johnson
- Lyle Magorien
- Dr. Joel Price
- Dr. Michelle Hofer
- Larry Cronin

Board Members Absent:

- Dana Iversen (excused)
- Chris Maxwell (excused)
- Shad Ludemann (excused)
- Becci Scott (unexcused)

Others Present:

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

Review of June 30, 2018 Financials & 2019 Budget:

Dave said he had called court services to see if any JKB payments had been made since May and none had come in. He said that Page 4, “Profit & Loss Budget vs. Actual” shows that Corporation finances are in good shape at six months. The line items that are over 100% have already been adjusted on the new budget.

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

Review & Approval of June 28, 2018 Board Minutes

A motion was made by Dr. Price and seconded by Lyle to approve the minutes from the June 28, 2018 meeting. Motion carried by voice vote.

Presentation: Priscilla Marso, Executive Director, Housing & Redevelopment Commission (HRC)

Priscilla said she was fairly new in her position and has a background in human resources. She had met with Gloria and Dave and Gloria had gone back to their board meeting last week. She said the Commission provides housing for people who can’t afford rent. They currently have residents housed in 20 homes and Midtown Apartments in Pierre and Old West Apartments in Fort Pierre. There are typically three categories of residents who receive HRC assistance: families, the elderly and those with a disability. Rent is subsidized at 30% of income.

They also have Section 8 housing which is a voucher program for qualified tenants. These tenants take a voucher to a landlord who has been pre approved and who has agreed to the voucher program. Currently, 131 persons are housed and another 23 residents in an apartment building will receive vouchers. By September 1, 161 persons will be in the program. There are 598 people in Pierre seeking HRC assistance. The waiting period is 18 months. It takes less time to get a 2 bedroom apartment and longer for a 4 bedroom. Single people typically get a one bedroom apartment and a two bedroom if there is a child.

HRC is developing an education program and brochure for residents and landlords. Currently, there is an inspection done before a landlord can be approved and a contract signed. There are five members on the Commission and a joint powers agreement between the two cities. The Board requested that the HRC have one member from Fort Pierre as soon as there is a vacancy.

Reports:

– City of Fort Pierre – Gloria

Gloria asked Roxanne to report on sales tax revenues recorded to date. Roxanne said sales tax was down 2.8% as of May 2018 compared to May 2017. June Occupancy Tax is up 5.41% compared to June 2017 and General Sales Tax is down 6.86% as of May 2018 compared to May 2017. It is not expected that online sales tax will have a significant impact this year.

Rick reported that building permits were down but new houses are being built and there are spec homes for sale. Casey's is expected to make good on their purchase agreement by August 31st for the Weinreiss property with construction plans for summer 2019. The City is applying for a grant to rebuild a section of Yellowstone Drive to accommodate the company. Fort Pierre Body Shop has sold and someone is interested in opening a flower shop in the Affections building. The lot across from the Spur has sold and a mixed use building is being planned for that location. Streets are getting chip and seal and curb and gutter is planned to follow. Current water levels on the Missouri River will remain the same until August 7th.

Gloria reported that she and Dave would be doing the Ft Pierre Hometown Tour, Wednesday, Aug 15th, from 9 a.m. – 10 a.m. at Chase Auto and RV. They will be talking about Future Fort Pierre, the marina, Healthy Hometown. Other participants will be Dakota Western Heritage Festival, the 4H Finals, and Trader Days.

Gloria and Chris have met with an engineering/architectural firm to discuss a proposal for Future Fort Pierre that includes river access, the bridge plaza, 5th avenue boat ramp and downtown. The City, Fort Pierre Development and Future Fort Pierre are the stakeholders.

– Fort Pierre Tourism – Sunny/Gloria

Tourism is working on balancing summer expenses with income and have created a new account for Future Fort Pierre. Checks are being deposited there from Trader Days vendors.

– Fort Pierre Recreation Association – Todd Bernhard

Todd said they had been involved in facility maintenance. He wanted to applaud the contribution received from the "4 on the 4th" event which Randy Seiler was involved with and from which Fort Pierre Recreation Association had received a generous donation.

– Board Committees (hand out):

– Housing – Larry Cronin, Chair

Larry complimented the BBB program for helping to get rid of two unsightly trailer houses. He is concerned that Fort Pierre's involvement with the Housing Commission will interfere with the BBB grant programs removal of unwanted structures. Rick is proposing an ordinance for bringing up the standards of rental properties.

- **Education & Community Partnership** – Dr. Joel Price, Chair
Dr. Price said that his committee is meeting Monday and it includes Mike Busch, Adam Dannenbring, Jerad Johnson, and Dr. Dianna Knox.

New Business:

None

Old Business:

1. BBB Grant Update – Dave

Dave said he had drafted a letter to be sent out to property owners encouraging them to take advantage of the program.

2. 2017 Fix Up, Clean Up – Letters Sent

Dave had drafted letters to John Duffy and Brad Rathbun withdrawing their 2017 grant due to deadline noncompliance.

3. Revolving Loan Agreement – Dave

Shad had drafted a loan agreement for KLSK LLC to purchase Lake Sharpe Kennels and it was signed July 25, 2018. It is for \$20,000 at 4% interest with a 3 year term.

Other:

- River Walk is progressing and sheet pilings are being put in place to outline the marina with plans to breach the river by November.
- Prairie Traders has moved to the Morris Building on Hwy 83.
- The Body Shop land on West Highway 14-34 was sold by the IRS and Becci Scott bought it
- SCHS will have their open house August 16 from 5:30 to 7 p.m.
- SCHS first day of school is August 21st.

There being no further business, the chair adjourned the meeting at 12:40 p.m.