

FORT PIERRE CITY COUNCIL  
APPROVED MINUTES  
SPECIAL MEETING  
Thursday, July 15, 2021

The special meeting of the Fort Pierre City Council was held at the SD Municipal League conference room and called to order by Mayor Hanson at 4:00 pm. Members in attendance for Roll Call were Bernhard, L Cronin, R Cronin, Iversen, Kenzy, and Rathbun. Officials in attendance were Cromwell, Hahn, Heezen, and Tibbs. Meeting was held via Zoom.

**Approval of Agenda.** L Cronin moved and Kenzy seconded to approve the agenda. Motion passed on Voice Vote.

**Conflict of Interest Declarations.** No Conflict of Interest was declared.

**HME Management Presentation for Proposed TIF.** Bobbie Bohlen, with HME Management LLC, gave a presentation for the proposed Workforce Development Housing TIF as it relates to development. She explained affordable housing is an incredible need all across the State. Bohlen informed council that HME would be responsible for site selection, infrastructure needs, suggested site lay out and building designs, identify potential TIF District and the impact, create the marketing materials for distribution, estimate construction costs, and ways to finance the project. She explained it's not the City's job to be a developer, rather they assist in the site selection, make sure the property is zoned correctly, and establish the TIF District. Bohlen explained the contract is done in phases so that at any point the City decides to withdraw they pay only the amount owed at the current phase or if HME completes the whole contract and is selected as developer the City is not charged. Clint Fischer, HME Management LLC, explained the financials of including a multi-family structure in the beginning phase helps generate tax revenue to help fund the repayment of the TIF. Lane Warzecha, HME Management LLC, explained the different styles of floor plans that would be the best fit for the development.

**Adjournment.** Mayor Hanson adjourned the meeting at 4:52 pm.

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Gloria Hanson, Mayor

ATTEST:  
(SEAL)

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Roxanne Heezen, Finance Office