

Flandreau Development Corporation

Meeting Minutes

Thursday, June 7, 2018

Call to Order

Carleen Wild called to order the meeting of the Flandreau Development Corporation at 5:34 on June 7, 2018 in the Flandreau City Office meeting room.

Roll Call

Board members in attendance included Jason Unger, Paul Lewis, Jessica Hovland, Carleen Wild, Shawn Jaacks, Mike Witte, Kelley Ramsdell (by phone), Scott Hargens (by phone)

Absent: Kimberly Schmidt, Dan Sutton

Others present: Stacy Suedkamp, Mayor Mark Bonrud, Kristin Britton, Debbie Pulscher, David Lillibridge

Shawn Jaacks moved to approve the minutes from May 3, 2018; Jessica Hovland seconded the motion; the motion passed unanimously.

New Business

Carleen discussed a meeting between Jeff Pederson, Kelley Ramsdell, and herself about reassessing FDC's strategic goals. FDC put a plan together three years ago, but it might be time to review and re-focus. Carleen will distribute the last plan to the current board for review and comments.

Carleen indicated that it is difficult to get two FDC board members to sign checks in a timely manner, and suggested adding Jeff Pederson (Flandreau City Administrator) and Karen Gundvaldson (Flandreau City Finance Officer) to the approved signatories. Paul Lewis agreed with the suggestion, but pointed out that at least one authorized FDC board member's signature should be required on every check.

Jason Unger moved to authorize and add Jeff Pederson and Karen Gundvaldson (or a later person holding their offices) as signatories on the FDC checking account on the condition that all checks remitted by FDC must include at least one authorized FDC board member's signature; Scott Hargens seconded the motion; the motion passed unanimously.

Carleen indicated there has been some confusion about whether there are enforceable covenants on FDC's Industrial Park and Southview Heights lots. Paul Lewis indicated that there were covenants executed but never filed for both the Industrial Park and Southview Heights lots. To date, there does not appear to be an issue with any lot being out of compliance with the intended covenants. Paul suggested getting the FDC board's approval to file the covenants now, but certain covenants cannot be enforced retroactively against current property owners. Jason Unger suggested sending the most recent version of the covenants to the FDC Housing Committee for

their review, which would likely include Jeff Pederson, and then requesting a recommendation from the Housing Committee. The FDC board took no further action at this time.

President's Report – Carleen Wild

Carleen gave a brief update from an economic development conference she attended in De Smet, and encouraged the board to interact with other communities' economic development board or committees, and indicated she would follow up further with the FDC Events/Marketing Committee.

Events/Marketing Report – Jessica Hovland

Jessica gave a report on the committee's recent activity:

- The committee generated a list of community and business events in Flandreau, and emphasized that FDC board members should make efforts to attend a couple of the events each year.
- Carleen read off the list of events they identified, which included approximately 10-12 events between June and October. Jason Unger suggested adding the events to the City calendar.
- Carleen indicated that downtown businesses have asked the FDC board to consider reviving the Backyard Barbecue event to attract patrons to a daytime downtown experience. The event had gone through a number of changes over a short period, and currently FDC has been coordinating those efforts with Trunk or Treat. Carleen indicated that she would discuss options and ideas with Emily Firman Pieper (Trunk or Treat) and the downtown businesses.
- Tour de Flandreau will take place on June 16. Jason Unger explained the event is open to the community and is an annual bike ride in Flandreau that includes stops at various businesses that typically offer specials or discounts for participants in the events. Carleen said that Jenna Carr is organizing the event and requested Flandreau Bucks contributions from FDC to use for promotions. Jason asked if there was a request for a specific amount. Kelley Ramsdell suggested that there are 5 stops and \$100 - \$200 might be an appropriate amount to donate. Scott Hargens asked about where FDC stands with its budgeted amount of contributions and Jason referred to the financial provided in the packet materials. Paul Lewis suggested that Carleen has the authority to approve amounts up to \$200, and Carleen indicated that due to the constraints on FDC's budget she would prefer to have the board's approval.

Paul Lewis moved to approve \$150 in Flandreau Bucks be donated to the 2018 Tour de Flandreau; Shawn Jaacks seconded the motion; the motion passed unanimously.

Membership Committee – Jason Unger

Jason indicated that the Membership Committee had agreed not to meet until more member dues had been paid in order to assess where attention should be directed.

- Scott Hargens mentioned that based on the financials provided in the packet, that it appears FDC membership revenue is almost 150% of the budgeted amount
- Carleen asked for follow up on some businesses
- Stacy Suedkamp suggested that the board, or the Events or Housing Committee should reach out to FDC member businesses about attending or helping out at events.

- Stacy Suedkamp suggested that the board should consider developing and using some sort of sticker or icon that would provide a visual designation of FDC member businesses

Economic Development Committee – Jason Unger

Jason provided a summary of topics addressed by the Economic Development Committee:

- The committee discussed the issues with the covenants for the Industrial Park and Southview Heights lots
- The committee is trying to determine the status of a listing/realtor agreement to market and sell the Southview Heights lots
- Maynards grocery store has completed the transfer of its liquor license from Bean and Vine. Maynards did some remodeling to accommodate a new space for their liquor sales.
- Maynards also remodeled its kitchen to accommodate a new cookie/baking business run by Stacy Suedkamp (“Fig Tales”), and Stacy has already begun using the space.
- Carleen added that Jessica Hovland is looking for lot space to run a seasonal business, and FDC is looking into ways it can assist in helping her identify options.
- Carleen emphasized that if other businesses have questions, comments, or concerns that they can direct them to the FDC.
- Carleen mentioned that Jeff Pederson has identified interest in Southview Heights and has ideas on how to maximize marketing and potential, especially in consideration of the TIF benefits. Paul Lewis added that even with the slow progress on selling the lots, the appraised value for the entire residential district at the time of getting the TIF approved still allows for significant potential benefit.

Housing Committee – Carleen Wild

Carleen reported on discussions held by the Housing Committee:

- Discussed the Industrial Park and Southview Heights covenants, as well as the status of the listing/realtor agreement for Southview Heights
- Met with interested parties and discussed improving housing options for new families to bridge the gap between low-income/starter homes and mid- to higher range family homes; Rick Weber participated in the discussion and emphasized this has been an ongoing need expressed by the school, particularly for new teachers and faculty.

Other Business

Kristin Britton indicated that the recent increase in her dues from a solo small business owner (previously \$25 dues) to a business owner (currently \$100 due) is excessive and she will not be able to afford it going forward. Kelley Ramsdell indicated that the dues are suggested amounts, and that she shouldn’t let the dues amount be a prohibitive factor from being a member—the FDC wants her to be a member. Jason Unger added that Ms. Britton might fall more appropriately in the current \$50 dues level as a small hobbyist business similar to an individual person or non profit organization member.

Mayor Mark Bonrud indicated that he has heard from a property developer that has done projects focusing on improvements to and developing residential lots and districts, and that the developer would like to meet with FDC to discuss some ideas. Jason Unger suggested inviting the developer to the next Housing Committee

Debbie Pulscher indicated she works with Real Estate Retriever and is an approved MLS realtor and an FDC member. She had previously discussed with Kelley Ramsdell her interest in the Southview Heights lots and the potential benefit of having them listed with a MLS realtor. Kelley suggested she should introduce herself to the FDC board. Jason Unger agreed that maximizing exposure of the lots is important, and suggested that Debbie attend the next Housing Committee meeting.

Carleen Wild Adjourned the meeting at 6:24.