

Flandreau Development Corporation

Meeting Minutes

August 1, 2019

Call to Order

Carleen Wild called to order the meeting of the Flandreau Development Corporation at 5:27 on August 1, 2019 in the Flandreau City Office meeting room.

Roll Call

Board members in attendance included Carleen Wild, Jason Unger, Mike Witte, Dan Sutton, Kelley Ramsdell, Dustin Lau, Jessica Hovland, Kristen Britton.

Others in attendance were Holist Sutton, Lori Sutton, Patrick Glover, Jeff Pederson, Mayor Mark Bonrud.

Kelley Ramsdell moved to approve the agenda and the minutes from July 2019; Dan Sutton seconded the motion; the motion passed unanimously.

New Business

Carleen Wild welcomed Holist Sutton, Lori Sutton, and Patrick Glover (Attorney) to discuss the 2001 Sutton-FIC land sale. Mr. Glover asked if the FDC intends to develop a road between Holist Sutton's residential land plot and the Industrial Park, and Mr. Glover agreed to share documents that he has reviewed regarding any obligations therefor.

President's Report

Carleen Wild shared that Hinricher's will spray lots, and that South Dakota's U.S. Congressman Dusty Johnson will be visiting Flandreau on August 14, and has agreed to meet with FDC board members and other invited guests.

Carleen recognized the success and praised the work and efforts of those organizing the All-School reunion, the Sesquicentennial Celebration, and the Moody County Parade.

Housing Committee

Dan Sutton reported on recent activity and discussions held by the Housing Committee:

- Development proposals for Southview Heights are progressing and the committee is working with the City of Flandreau to determine whether any re-zoning or other classifications issues need to be addressed. The initial TIF plan is maturing and there have not been sufficient funds generated, and there may be options for a TIF overlay of the current plan to extend the life of the TIF and develop additional revenue from the project.
- The committee may look into seeking an ordinance or classification definition of a "twin home." City Administrator Jeff Pederson added commentary and explanation, noting that

his initial assessment is that a basic definition of a twin home may not require any changes in the current zoning classifications.

- Steve Pulscher of Pulscher Brothers Construction (Flandreau, SD), has contacted Dan Sutton about keeping local development projects local. The committee and the Board discussed a strong commitment to developing and promoting local projects. The committee and Board also confirmed a strong desire and need to encourage investment in Flandreau and Moody County by other sources, as well. Projects and proposals are evaluated on a case by case basis.

Marketing and Events Committee

Jessica Hovland reported on recent activity and discussions held by the Marketing and Events Committee:

- The Missoula Children's Theater program is this weekend – FDC has supported this program in the past and it has been successful in getting youth involved.
- The FSST Pow Wow was held in town near the Royal River Casino/Hotel due to flooding at the Pow Wow Grounds. A number of vendors were affected by weather, but especially in light of the complications, the turnout and event were deemed very successful.
- Carleen made comments about the Moody County Fair, Flandreau Flicks (movie in the park), and the Maynard's Tent Sale (rescheduled for August 20).
- There was a brief discussion on a request for commercial signage for Red Rock Trading Co.
- Kelley Ramsdell announced that Park Days has been cancelled this year due to the flooding at the park. The event will resume next year.

Economic Development and Improvement Committee

Kelley Ramsdell reported on recent activity and discussions held by the Economic and Development Committee:

- The committee will talk with Tyler Kills-a-Hundred about moving forward on formally acknowledging that he and the Flandreau Meat Locker in default of the land transfer agreement, which required him to deed back designated land to the FDC, and initiating that land transfer.
- Brian Anderson has requested an opportunity to receive or to purchase additional land area adjacent to his current lot in the Industrial Park. Discussion was held about possible concerns about tax revenue and geographically blocking potential future use of the indicated land.
Dan Sutton moved to sell the requested land after it has been platted for \$2,000.00 and closing costs to be paid by Buyer, Dusty Lau seconded the motion, the motion passed unanimously.
- Carleen asked for guidance on how to proceed with the Sutton – FIC land purchase agreement and request for development of a road. Discussion held about lack of information demonstrating any obligation by FDC at this time.
- Brief discussion on condition of the road in the Industrial Park. Not a FDC concern at this time.

- Dusty Lau moved to offer to Tyler Kills-A-Hundred and Flandreau Meat Locker, et al, (“Tyler”) to swap Tyler’s downtown property with the back portion of the new meat locker property lot, which Tyler was contractually obligated to parcel and deed back to FDC, on the condition that the downtown property is free and clear of all liens and encumbrances, which will be determined prior to making said offer; Shaun Jaacks seconded the motion; 8 voted in favor of the motion; Jessica Hovland abstained.
- Mayor Mark Bonrud commented on the good work throughout the community and its business owners to present an appealing community to the city’s visitors for its recent holidays and major celebrations.

Membership Committee

Kristen Britton reported on recent activity and discussions held by the Membership Committee:

- The committee continues to develop and update a business/membership directory.
- The committee is formally recommending changing the fiscal and membership year to an aligned calendar year format.

Carleen Wild Adjourned the meeting at 6:33.