

# **Flandreau Development Corporation**

## **Meeting Minutes**

Thursday, August 2, 2018

### **Call to Order**

Carleen Wild called to order the meeting of the Flandreau Development Corporation at 5:33 on August 2, 2018 in the Flandreau City Office meeting room.

### **Roll Call**

Board members in attendance included Jason Unger, Carleen Wild, Shawn Jaacks, Mike Witte, Kelley Ramsdell, Scott Hargens, Dan Sutton (by phone)

Absent: Kimberly Schmidt, Jessica Hovland, Paul Lewis

Others present: Stacy Suedkamp, David Lillibridge, Jarad Wagner, Collin Cartwright

**Shawn Jaacks moved to approve the minutes and agenda; Mike Witte seconded the motion; the motion passed unanimously.**

### **New Business**

Carleen invited a status update from Jarad Wagner and Collin Cartwright about their plans and intent to develop a lot in the Industrial Park in accordance with their agreement with FDC.

Aquaponics has not made any progress in construction since acquiring the lot in 2017, but they have plans to hire a local contractor to do excavating work and prepare a concrete slab. Jason Unger requested that Aquaponics develop a project schedule and budget and present it to the Economic Development Committee, and provide regular progress reports; Shawn Jaacks added that FDC expects Aquaponics will show progress in order to maintain its commitments.

### **President's Report – Carleen Wild**

Carleen gave an update about positive meetings and progress made in conjunction with Wellmark's Healthy Hometown Initiative and working with the Flandreau City Administrator to discuss collaboration opportunities; potential opportunities to partner with other groups including Flandreau Santee Sioux Tribe; FDC had to do some weed spraying on owned lots.

### **Housing Committee – Kelley Ramsdell**

Kelley reported on discussions held by the Housing Committee:

- Confirmed the Southview Heights covenants were not recorded—this might actually present an opportunity for FDC to reassess whether other housing options may be more appropriate in the development area; this may also require rezoning
- The Committee is planning to meet and/or talk with contractors for ideas on planned development in Southview Heights

### **Events/Marketing Report – Carleen Wild**

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

- Carleen has been talking with downtown Flandreau business owners about hosting an event to attract patrons to the downtown businesses during business hours (similar to Backyard BBQ in the past)
- Discussion about encouraging member participation for events like a downtown event and how Backyard BBQ and Trunk or Treat have evolved
- Jason Unger suggested the Committee meet with interested downtown business owners to come up with ideas regarding what type of event the business owner-members are interested in and what the business-owners would be able to do to help organize the event.
- Participation at the Moody County Fair was successful, with the ice cream offered this year being more popular and less expensive than in years past.
- The FDC Board should expect organizations to make holiday requests in the near future.
- Carleen Wild contributed \$100 to the Flandreau Cardinals as they head to the State Amateur Tournament

### **Economic Development Committee – Kelley Ramsdell**

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

- The committee discussed developing new incentive programs that would be available to member businesses and the status of current programs: the small loan incentive program has been put on hold during a review period; the tax abatement program has also been determined to be void due to the County's plan in place, but the County is reviewing its plan and will likely be removing it.
- Discussed the status of the Flandreau Meat Locker and that no progress has been made toward construction and generating economic activity.
- The Flandreau Meat Locker did not participate in the established tax abatement program. Instead, the FDC board made a motion to give certain incentives to the locker to promote construction of the new meat locker business and to generate economic activity. As a result of the confusion with the established tax abatement program, and that the meat locker has not shown progress, the FDC board could consider making a motion to rescind its previous motion giving tax incentives, and re-visit incentive programs at a later date.

**Shawn Jaacks made a motion to rescind the previous motion approving tax incentives for the Flandreau Meat Locker; Jason Unger seconded the motion; the motion passed unanimously.**

- Kelley gave additional updates regarding the Wellmark Healthy Hometown Initiative.
- Jason Unger made comments about reassessing the FDC Board's expectations from businesses interested in utilizing FDC properties or taking advantage of incentives (project proposals, feasibility, business plans, business financials, etc.); currently it seems the Board does not have any such expectations. Interested businesses should be able to have access to information about FDC's incentives and programs, and FDC should be able to direct individuals and businesses to additional resources and information to be able to present to the committees and/or board and to make requests.
- Carleen mentioned some leads and possible interest in developing businesses and/or property in Flandreau based on meetings she has had with individuals.

### **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.

- The financials for FDC show as income all invoiced membership dues, and in a separate column shows outstanding dues owed, and FDC is still a long way off from receiving all invoiced dues.
- Jason will set up a meeting with Betty VonEye to meet with the committee to discuss the membership dues process.

Carleen Wild Adjourned the meeting at 6:34.