

**CITY OF FLANDREAU
1005 W. Elm Avenue
Flandreau, SD 57028-1404**

HOUSING AUTHORITY COMMITTEE MEETING MINUTES

The Housing Authority Committee of the City of Flandreau, South Dakota met in special session on Tuesday, October 15th, 2024 at the Flandreau City Office.

Housing Authority Committee members present were: Gene Odenbrett, Don Whitman, Don Duncan, Carrie Sanderson (via phone), and Jason Unger. Absent: None. Also present were; City Administrator Cohl Turnquist, Finance Officer Lori Kneebone, Mayor Dan Sutton; Todd Meierhenry.

The meeting was called to order by Administrator Turnquist at 11:00 a.m.

The purpose of the meeting was to discuss a possible housing development on Broad Avenue.

Todd Meierhenry, from Meierhenry Sargent, LLP Law Firm has been looking over the housing study that was completed for the City in 2010. Meierhenry stated nothing much has changed since that study, but it was noted that the demographics in Flandreau may have changed drastically since the 2020 census report. Meierhenry's question to the group is "what do you want to build?" A two-bedroom apartment in Sioux Falls costs around \$1,300/month. Rentals in Flandreau range between \$500-\$999 monthly. It currently costs around \$200/square foot for construction cost. Meierhenry suggests building in stages, to ensure the rentals become occupied and to keep costs down. By running the development through the Housing Authority Committee, there will be a savings in taxes and land costs.

Committee member Carrie Sanderson inquired about hosting a community listening session or meeting to discuss housing needs. Odenbrett suggested developing housing at the Duncan Elevator site, which is owned by the City. Unger stated a multi-purpose development at the elevator site, with businesses on the lower level and rental opportunities in the upper level, may work well there. Unger believes a larger apartment complex is the best option for development on Broad Avenue.

Administrator Turnquist will develop a housing survey which will be sent out to city residents and larger employers in Flandreau, such as the school district, hospital and Dakota Layers. The survey will be shared with residents on Facebook, the City's website, and posted in the newspaper. The goal of the survey is to figure out what type of housing people need and/or want in Flandreau. Once the survey results are collected, the housing authority group plans to meet again in a month to go over the results.

The meeting was adjourned at 12:00 p.m.