

Flandreau Development Corporation

Meeting Minutes

Thursday, January 6, 2022

Call to Order

Kelley Ramsdell called to order the meeting of the Flandreau Development Corporation at 5:30 on January 6, 2022.

Roll Call

Board members in attendance included Kelley Ramsdell, Jason Unger, Mike Witte, Kayla Ullom, Jenna Carr, Carleen Wild (via telephone).

Also present was Flandreau's new Assistant City Administrator, Cohl Turnquist.

Mike Witte moved to approve the minutes for November 2021; Jenna Carr seconded the motion; the motion passed unanimously.

New Business

Retaining Legal Counsel

- Kelley discussed the possibility of having a retained lawyer to represent and advise the FDC on general legal matters and or contract reviews. For several years, board member Jason Unger, who is an attorney, has volunteered these legal services. Jason explained to the board that there is not an abundance of FDC work, but when work does need to be done, he finds it increasingly difficult to prioritize it among his other work. He recommended seeking a simple retainer agreement with an attorney who regularly practices in municipal law, or local attorney Bob Pesall (FDC member). Kelley and Jason indicated they would follow up.

FDC Scholarship

- Kelley asked for feedback about the board's desire to continue offering a competitive FDC Scholarship to Flandreau Public School graduating seniors, or to cease offering the scholarship. Historically, there is very little participation and/or competition for the scholarship(s). Jenna suggested that the money typically raised and used for the scholarship could be used in more productive ways that would benefit the community and businesses more.

Jason Unger made a motion to suspend the FDC Scholarship offering indefinitely; Mike Witte seconded the motion; the motion passed unanimously.

FDC Annual Meeting

- Kelley announced that the Marketing and Membership committee is beginning the process of planning the FDC annual meeting. Details to follow.

Southview Heights

- Kelley updated the Board on continuing progress in Southview Heights with a third lot being finalized for sale to a local family planning to build a new home, and that there is still more interest from other parties in purchasing lots.

Commercial/Industrial Lots

- Kelley Ramsdell updated the board on progress toward a potential sale of the vacant lot next to Tractor Supply.

Old Business

Lot Sold to Claflin Excavating

- The sale of an Industrial Park lot to Claflin Excavating has been finalized; the property has been added to the county's tax roll
- The sale included a hold-back of frontage property on Pipestone Ave; the new parcel has been recorded and listed tax exempt

FDC P.O. Box

- FDC purchased a P.O. Box

FDC Minutes

- FDC is still working with City of Flandreau staff to have minutes posted on the city's website

Sutton v FDC Litigation

- Jason gave a summary of the status of the lawsuit filed by Bill and Lori Sutton against the FDC regarding the development of the Industrial Park. The issues date back to the early 2000's. The dispute is about FDC's acquisition of a small parcel of property from Patricia Sutton, and a contract term about the initial concept of how the Industrial Park could be developed, versus how it was developed once the limitations of funding and planning options became clear and formalized into a TIF district. Discovery is ongoing and depositions are being scheduled.

President's Report – Kelley Ramsdell

Kelley told the board the majority of her updates were discussed in New and Old Business, except the following:

- The old Flandreau Meat Locker Lot is being offered for sale by Tyler Kills-A-Hundred. The board discussed the issues dealing with Tyler in the past, and specifically transferring property to Tyler for development of the new meat locker and his failure to transfer back the portion of the property not used for the locker as required in the contract. Jason Unger suggested reviewing that issue in negotiations on this potential land purchase. Mike Witte recommended going forward with purchasing the lot now for sale without tying the Industrial Lot issues into this transaction. Kelley explained her interest in purchasing the lot on behalf of FDC to be able to work with the city on potential development projects in the downtown/business district, and to promote a re-sale of the property to potential business owners with productive plans for the property.

Jason Unger made a motion to authorize Kelley Ramsdell to negotiate a purchase of the old lot from Tyler Kills-A-Hundred at the best possible price, not to exceed \$15,000; Mike Witte seconded the motion; the motion passed unanimously.

Treasurer's Report – Jenna Carr

Jenna told the board she did not have a specific report, but would take any questions about the financials. No questions.

Committee Reports

Marketing and Membership

- Jenna reported that the committee plans to continue to develop a budget for marketing events by utilizing fundraisers from the annual golf tournament. The fundraiser would grow the budget and allow the committee to work toward more events and planning to promote businesses, members, and community involvement. The budget would be reviewed regularly, but would prevent the current strain on FDC's general expense and operations. The plan is further achieved by the decision to suspend the scholarship program.

Housing and Economic Development

- Kelley reported no new updates beyond the items discussed.

Kelley Ramsdell Adjourned the meeting at 6:30.