

AGENDA	Monday, November 8, 2010	
Informational		4:00 p.m. a
t Carnegie Town		
Hall		
Sioux Falls City Council		235 West 10th
Street		

1. Call To Order

2. City Council Staff Report

A. Debra A. Owen, City Clerk/Chief of Council Operations

3. Mayor Huether

4. Audit Committee

5. Fiscal Committee

6. Land Use Committee

7. Public Services Committee

8. City Council Open Discussion

9. Presentations

A. Who controls the railroads and when they travel in town by Jon Mulloy,
 President of Ellis and Eastern Railroad

B. Events Center Update by Mayor Mike T. Huether

Powerpoint Presentation

10. Executive Session

A. Personnel issues under SDCL 1-25-2(1)

B. Pending litigation under SDCL 1-25-2(3)

11. Adjournment

Date: 2010-11-08
SIRE Meeting ID: 871
Meeting Type: Informational Meeting

YouTube:https://youtu.be/PQiu4_9Klts
Agenda Item: Not Assigned
Item ID: 39314

The following document(s) are public records obtained from the
City of Sioux Falls.

EVENTS CENTER



City Council Informational Meeting

Events Center Progress Update

November 8, 2010

Architectural and Engineering RFP

- Schedule
- Questions Asked
- Proposal Evaluation Team



A/E RFP Schedule:

October 15, 2010	RFP posted on City's website
November 4, 2010	Deadline for questions
November 12, 2010	Proposals received at City Hall
November 22, 2010	Short-list selection for interviews
December 8–10, 2010	Interviews
December 10, 2010	Select design team and prepare agreement
January 3, 2011	Anticipated Notice to Proceed

A/E RFP Questions/Comments:

- Local professional participation?
- Is there a specific downtown location?
- Who is on the evaluation team?
- SMG and Global Spectrum will work within their current contracts to provide comments on the proposed design.
- What types of events are envisioned in this multipurpose events center?
- What is the extent of the City's involvement on the Traffic and Parking analysis?

RFP Evaluation Team

- **Mike Cooper**, Director of Planning and Building Services
- **Darrin Smith**, Director of Community Development/Public Parking Facilities
- **Don Kearney**, Director of Parks and Recreation
- **Tom Huber**, Acting Director of Finance
- **Mark Cotter**, Director of Public Works
- **Mark Lee**, Executive Dean, University Center
- **Willie Sanchez**, Athletic Director, University of Sioux Falls
- **Mike Sullivan**, Executive Director, Sioux Falls Sports Authority
- **Frank Hughes**, Director of Facilities, Augustana College
- **Jeff Kreiter**, Director of Operational Services, Sioux Falls School District

Proposed Schedule for CM@R:

(Construction Management at Risk RFP)

November 15, 2010 Resolution to Authorize CM@R

November 19, 2010 RFP posted on City's website

December 7, 2010 Deadline for questions

December 10, 2010 Proposals received at City Hall

December 22, 2010 Short-list selection for interviews

January 11–13, 2011 Interviews

January 14, 2011 Select CM@R team and prepare agreement

January 26, 2011 Anticipated Notice to Proceed

Sioux Falls Events Center

Economic and Development Impact Analysis

- Are we going to do one?
- What will it include?
- When will it be done?

Proposed Scope of Work

The City will conduct an economic and development impact analysis with regard to potential locations of the proposed new Sioux Falls Events Center. We view this analysis as a two-part project.

- **The first question** to be addressed relates to the potential economic impact (including new spending and tax revenues) at the various facility locations being considered.
- **The second component** relates to the potential for a new Events Center project to spur added development in the surrounding vicinity.

In preparing this analysis, we envision completing the following tasks as part of this engagement.

Task 1:

Economic and Fiscal Impact Analysis

Within this task, the consultant will develop updated projections as to the event potential for the proposed Events Center; with a focus on potential differences should the project be developed at differing sites.

Data from previous studies will be used, along with a current evaluation of market conditions, to develop event and attendance estimates.

Task 1, continued

Analysis of spending levels among residents and incremental non-local attendees to the area will then be developed based on estimates of event and attendance activity by market segment.

These estimates will be used to calculate total incremental spending in Sioux Falls generated as a result of a new Events Center at various locations and will be based on appropriate per-delegate spending estimates using industry data adjusted to the local area.

The resulting delegate spending levels will be segmented by industry and applied to economic impact multipliers.

Task 1, continued

The multipliers, specific to the Sioux Falls area and provided by leading input/output multiplier models, will be used to estimate total economic output, earnings, and full and part-time employment generated as a result of a new Events Center.

As part of this analysis, the consultant will quantify the impact on specific industries for each of the two identified potential sites for the proposed new Events Center. **Measures of economic impact** that will be generated in this analysis include:

- Total output
- Earnings and employment
- Various tax revenues.

Task 2:

Analysis of Current and Future Real Estate Conditions

Businesses such as restaurants, retail, entertainment and other development **will often benefit** from the existence of a new public assembly facility.

The purpose of this task is to assess the potential for a new Events Center in Sioux Falls **to generate additional future development** in the areas surrounding the potential sites.

Task 2, Continued

In order to prepare this analysis, the consultant will work with a local real estate consultant to conduct an analysis of **the current and future real estate conditions** associated with each of the proposed sites (both at the site of the current **Arena and downtown**) for potential Events Center development.

As part of this analysis, the consultant will evaluate how each site either currently addresses or could potentially address several important factors over a five year-period. These factors include, but are not limited to the following . . .

Task 2, Continued

- Proximity to existing entertainment, restaurant, and related amenities
- Potential market-wide future demand conditions associated with these sectors
- Potential development in these sectors that may take place without the existence of a new Events Center
- Ability of an Events Center to stimulate future entertainment industry development and other amenities in the immediate surrounding area

This type of analysis will provide for a general sense as to the potential impacts of the Events Center on the ability to stimulate ancillary development in the surrounding areas.

Proposed Timing

Once a consultant has been selected, we anticipate that study tasks 1 and 2 will take between eight and ten weeks to complete.

Based on discussions with financial consultants, the first step should be to work with our architectural and engineering team and complete the comparative analysis to determine the location of suitable sites before proceeding with the economic analysis.

Sioux Falls Events Center

Economic and Development Impact Analysis

- Are we going to do one?
- What will it include?
- When will it be done?

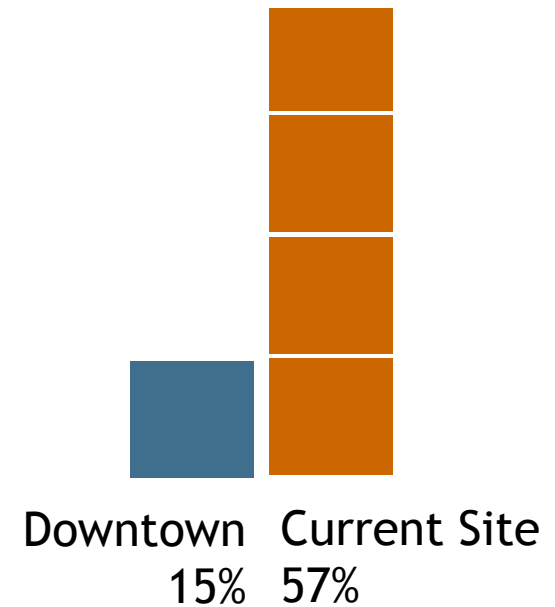
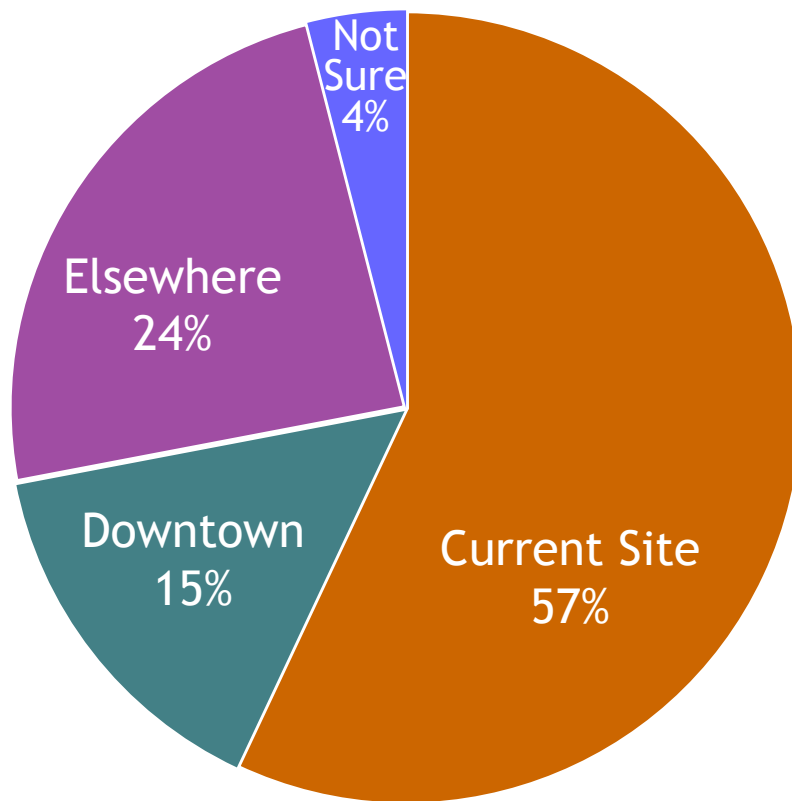
The citizens of Sioux Falls
are ready.



Question: Would you support or oppose having the City of Sioux Falls build a new events center to replace the Arena?

	CITY	GENDER		PARTY REGISTRATION		
		Men	Women	Dems	Reps	Inds
Support	57%	64%	50%	59%	53%	62%
Oppose	33%	29%	37%	30%	37%	27%
Undecided	10%	7%	13%	11%	10%	11%

Question: Would you prefer to see it built at the current arena site, downtown, or somewhere else?



Makeup of Respondents

PARTY REGISTRATION

Democrat	157	39%
Republican	184	46%
Independent/Other	59	15%

GENDER

Male	193	48%
Female	207	52%

AGE

18-34	45	11%
35-49	119	30%
50-64	127	32%
65+	109	27%



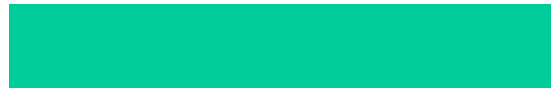
We continue to listen.

We value what we learn.

We will strive to educate.



Recreation
Center



Convention
Center



Events
Center

Recreation Center

- Accommodates a wide range of individual and group recreational sports and fitness activities. These normally include weight training facilities, aerobic fitness rooms, racquet courts, dance/exercise/free play activity rooms, climbing walls, running tracks, and so much more.
- More expansive facilities include batting cages, swimming, tennis and basketball courts, etc.

Convention Center

- Large building designed to hold conventions, where individuals and groups gather to promote and share common interests. Typically, they offer sufficient floor area (flat floor space) to accommodate several thousand attendees.
- Typically have at least one auditorium, and may contain lecture halls, meeting rooms, and conference rooms for smaller events, and yes, major trade shows as well.

Events Center

- Multipurpose arena located in cities and on college campuses that hosts events for basketball, hockey, rodeos, concerts, graduation ceremonies, and other large special events.
- Large facilities with expansive lobbies, numerous luxury suites, a large quantity of individual and general seating (including bleachers), and a bevy of food and concession stands.

Family Shows

Figure Skating

Concerts

Conventions

Trade Shows

Tennis Exhibitions

Rodeos

Basketball

Hockey

Motorcross

Circuses

Wrestling

Church Services

Arena Football

**Graduation
Ceremonies**

Forums/Debates

So much more!

Presentations to the City

COMPLETED November 1, 2010—Parking in downtown Sioux Falls

TODAY November 8, 2010—Events center update

November 15, 2010—Update on railroad relocation
in downtown Sioux Falls

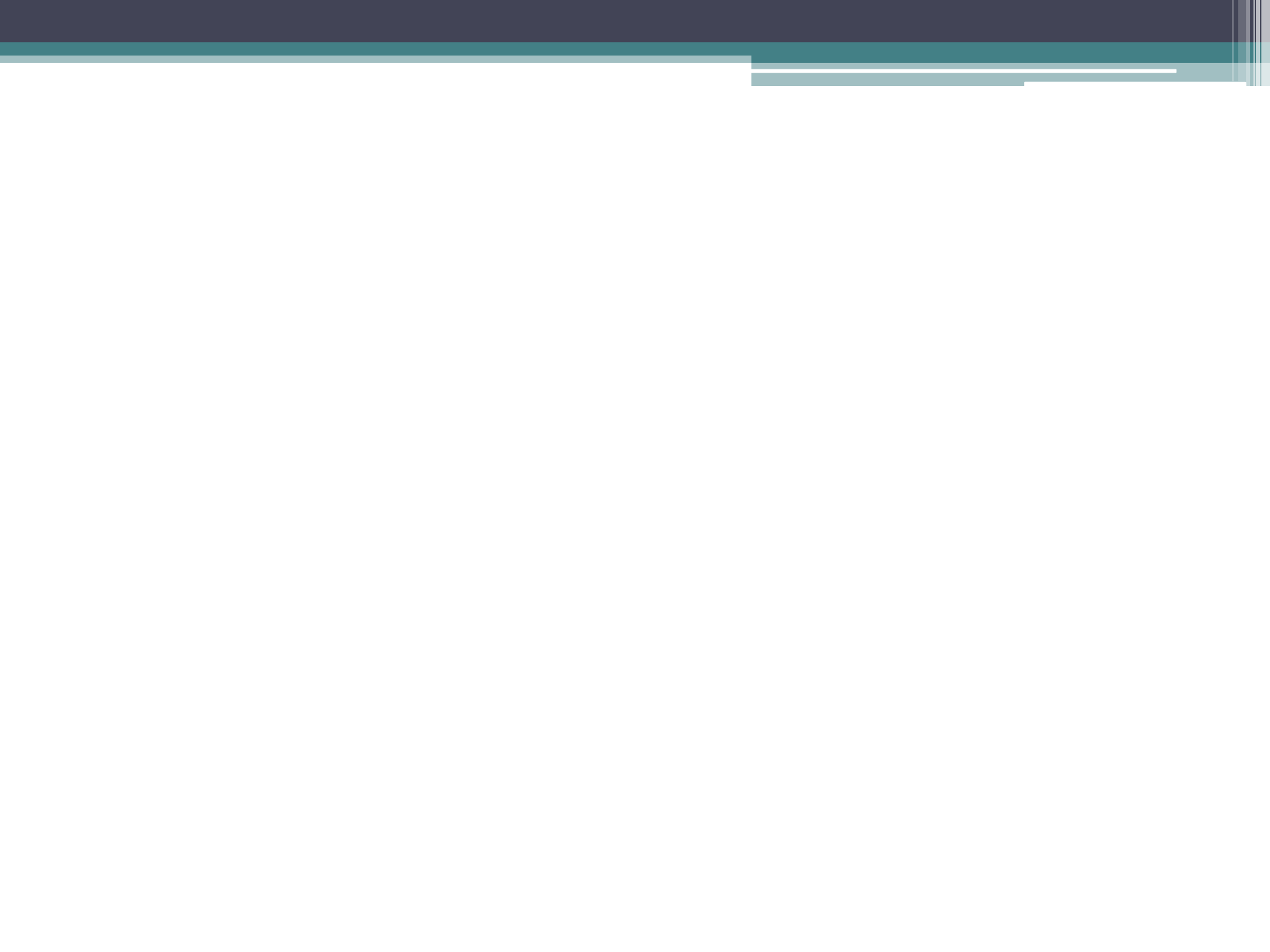
December 6, 2010—Developmental efforts in
downtown Sioux Falls

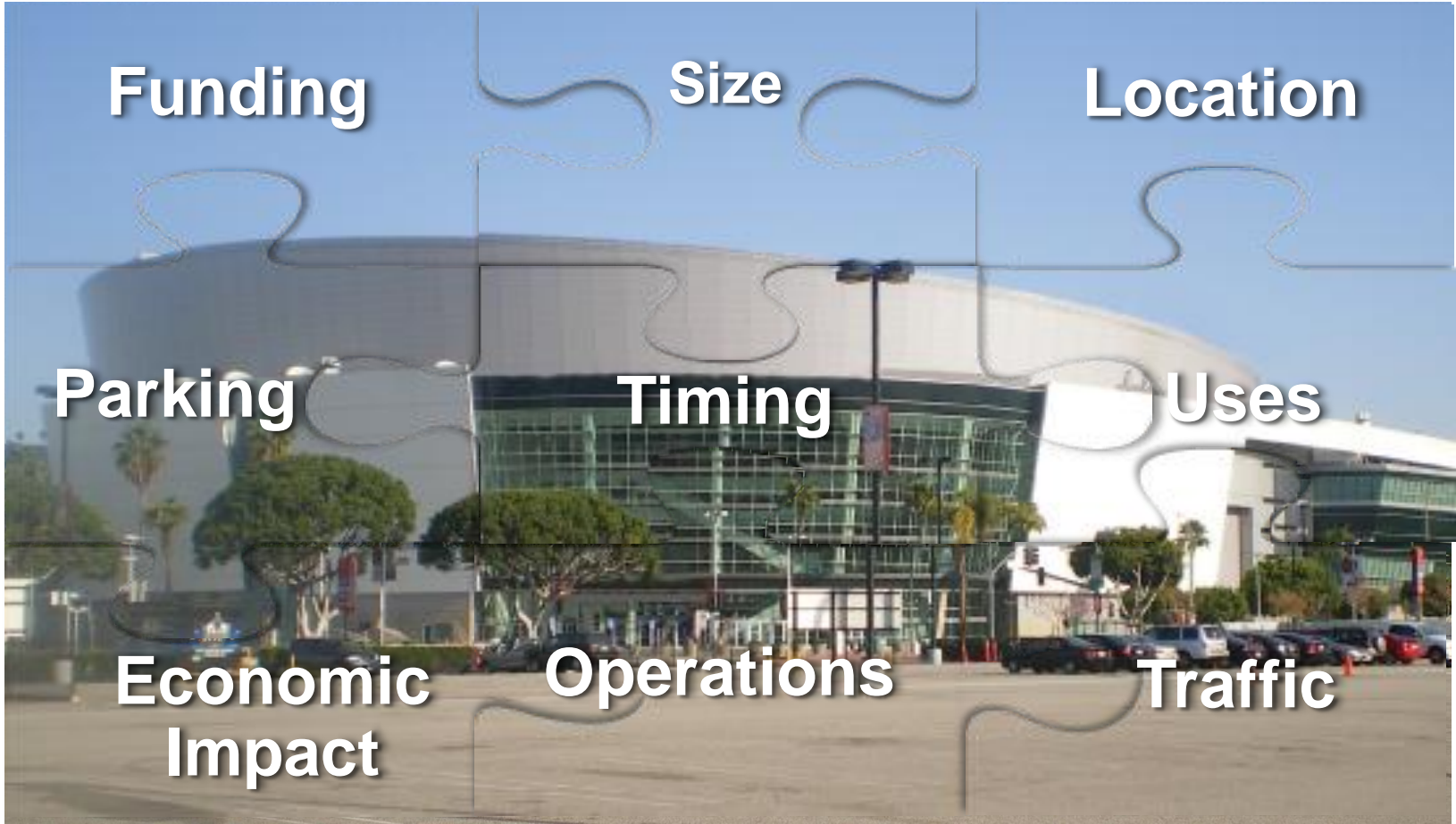
December 13, 2010—Events center update

TBD—Public transportation update

Development efforts outside of downtown
Downtown River Greenway Project







Funding

Size

Location

Parking

Timing

Uses

**Economic
Impact**

Operations

Traffic

Thank you for your time!

The Next Events Center
Progress Update will be

Monday, December 13, 2010