

MINUTES	Tuesday, July 17, 2018
Informational City Council Meeting	4 PM
Sioux Falls City Council	Carnegie Town Hall
	235 West 10th Street

Members Present: Janet Brekke, Christine M. Erickson, Rick Kiley (arr. at 4:01 p.m.), Greg Neitzert, Marshall Selberg (arr. at 4:06 p.m.), Curt Soehl, Pat Starr, Theresa Stehly
Members Absent: None

1. Call To Order

City Council Chair Christine M. Erickson called the meeting to order at 4 p.m.

2. Urbanized Development Commission (UDC)

A. Meeting of Thursday, July 12, 2018

Council Member Greg Neitzert said the following was discussed: the funding of studies for the Lincoln County Master Transportation Plan Public Participation Plan, the Maple Street extension, and the I-229 interchanges at Cliff and Minnesota Avenues; approved a letter of support for the Tea BUILD Grant; and reviewed the 2019-2022 Transportation Improvement Program (TIP).

3. City Council Open Discussion

Neitzert spoke about meeting with Human Resources and discussing a supervisor training class. He plans to take the training to assist with his role as Chair of the Audit Committee and with the supervision of staff. Neitzert said the training was open to other Council Members as well.

Council Member Rick Kiley reminded everyone that there will not be a Land Use Committee meeting today.

Erickson said the Budget Address will be held Tuesday, July 31st, at 2:30 p.m. in the Downtown Library, Meeting Rooms A and B. She added that next week, the Joint City Council/Minnehaha County Commission meeting will begin at 4 p.m., followed by the Informational Meeting, in the Minnehaha County Commission Chambers, due to a system upgrade at the Carnegie Town Hall.

Council Member Theresa Stehly inquired about next week's meetings being held at Minnehaha County.

4. Presentations

A. Planning and Development Services: Who We Are by Mike Cooper, Director of Planning and Development Services

Cooper said this is an update in regards to the reorganization of the Community Development and the Planning and Building Services departments. The new title for the newly merged departments is Planning and Development Services. He presented a PowerPoint presentation which covered the mission and personnel for the following departments: Planning and Zoning, Building Services, Neighborhood Services, and Affordable Housing.

Discussion followed regarding: congratulations to Cooper for being the director of the merged department; community development funds; neighborhood associations; a customer care representative for the City; who will be focusing on down town; what will happen with Tax Increment Financing (TIFs); and the relocation of the Parking Department to the Police Department.

B. Railyard Update - Notification of Offer to Purchase by Dustin Powers, Urban Planner; and Mike Cooper, Director of Planning and Development Services

Cooper began by explaining how the update was going to be presented. He then provided a timeline and background information for the Rail Yard Project.

Jim Weiderrich, an attorney with Woods, Fuller, Shultz & Smith, representing Black Iron Railyard LLC, spoke about background information, negotiations, and the development proposal.

Steve Jastram, Architecture, Inc., the designer of the project, spoke about the vision and design for the Rail Yard project. He reviewed a concept video of the project.

Cooper mentioned the steering committee members.

Dustin Powers, with Planning and Development Services, spoke about: the Phase 1 Construction Schedule; the Offer to Purchase Agreement; the Development Agreement; Phase 1 Development; Phase II Development Agreement; Economic Impact; Sioux Falls Downtown Environmental Overlay District.; and the Next Steps.

Discussion followed regarding: recognition of Dave and Erika Billion for their investment; the overlay district; funding for quiet zones; deed restrictions; configuration and appraisal of the land parcels; the design of the historical marker; the fountains; distance between buildings and railroad tracks; the \$40 million earmarked for project funds; future projections; estimates on costs to the City; breakdown on deadlines and completion of phases; completion guarantees in the development agreement; when is quickest that Phase 2 could start; the glass cubes and underground parking; property taxes; is soil remediation needed; contaminated soil; redevelopment concept plan; and the entrances for underground parking.

5. Public Input

Scott Ehrisman spoke about: wanting to see the other proposals for the Rail Yard Project; train noise, quiet zones and switch yards.

6. Adjournment

City Council Chair Christine M. Erickson adjourned the meeting at 5:55 p.m.

Denise D. Tucker, MMC
Assistant City Clerk