

MINUTES

Tuesday, September 5, 2017

Informational City Council Meeting 4 PM

Carnegie Town Hall

Sioux Falls City Council

235 West 10th Street

Members Present: Christine M. Erickson, Michelle Erpenbach, Rick Kiley, Greg Neitzert, Rex Roling, Marshall Selberg, Pat Starr, Theresa Stehly

Members Absent: Mike T. Huether

1. Call To Order

Council Chair Rick Kiley called the meeting to order at 4 p.m.

2. City Council Open Discussion

Council Member Rex Roling provided a report on the August 10, 2017, Urbanized Development Commission meeting. He noted that the Transportation Improvement Program (TIP) was finalized; it includes project summaries for projects planned within the Metropolitan Planning Organization area.

3. Presentations

Quarterly City Administration Building Update by Sue Quanbeck Etten,
A. Director of Central Services

Presentation: Approximately 10 minutes followed by discussion

Sue Quanbeck Etten provided an update on project milestones, construction progress, and next steps. Tracy Turbak, Director of Finance, provided a financial update. Discussion about the guaranteed maximum price, bidding, and finishing of the third floor followed.

Downtown Development Project -Uptown II by Daren Ketcham, Director of
B. Community Development and Brent O'Neil, Economic Development Manager

Presentation: Approximately 15 minutes followed by discussion

Daren Ketcham reviewed the Request for Proposals (RFP) and approval process as well as the Lloyd Companies' proposal to include the site layout, a project description, the sales agreement, and the proposed Tax Incremental Financing (TIF) District. Discussion about the dollar value of the TIF, other development companies involved in the process, the RFP committee, the land acquisition process, the mixed use parking ramp, environmental/ blight removal considerations, the role of the TIF, the TIF boundary, street and underground parking, estimated property taxes, assumption of risk, and use of the TIF followed.

4. Adjournment

Council Chair Rick Kiley adjourned the meeting at 4:42 p.m.

Thomas M. Greco

City Clerk