

MINUTES

Informational Meeting

Tuesday, March 26, 2019 at 4:00 PM

Carnegie Town Hall, 235 West 10th St., Sioux Falls, SD 57104

1. Call To Order

Council Members Present: Janet Brekke (arr. 4:03 p.m.), Rick Kiley, Greg Neitzert, Marshall Selberg, Pat Starr

Council Members Absent: Christine M. Erickson, Curt Soehl, Theresa Stehly

Council Vice Chair Marshall Selberg called the meeting to order at 4 p.m.

2. Committee/Commission Reports

A. Siouxland Heritage Museum Board: Thursday, March 14, 2019 (Council Member Starr)

Council Member Pat Starr reported that the meeting was cancelled due to weather.

B. CVB-BID Board: Tuesday, March 26, 2019 (Council Member Brekke)

Council Member Janet Brekke reported that motel room bookings are up 5%; there is a joint ad campaign, with South Dakota Magazine, that will be released soon; and they are working on a bid for a national Rotary convention in 2030.

3. City Council Open Discussion

Selberg spoke about going to Sherman Park on Saturday and helping to fill sandbags. He was impressed with the overall operation and the public turnout. He thanked the community for their help.

4. Presentations

A. Redevelopment Land Sale Process by Dustin Powers, Urban Planner

Presentation: Approximately 15 minutes followed by discussion

Powers explained that this is a new process for opening up City-owned property for redevelopment land, which was previously obtained through a Request For Qualification or Request For Proposals. He said today's presentation was to review the negotiated sales process. Powers reiterated that this is not to interfere with the RFP process for other projects, and it only applies to redevelopment land. He said the Negotiated Sales program "enables qualified individuals or entities to purchase vacant or improved properties that are owned by the City of Sioux Falls". This allows the offer to be made through the negotiated sales process: an application will be filled out; a site plan submitted; preliminary building elevations or building renderings, and detailed scope of work. There will be specific requirements that will differ based on location and desired redevelopment for each piece of City-owned property for sale under this process.

Available properties will be listed on the City's website. Powers reviewed the steps for the negotiated sale process, the following will need to be submitted:

a completed application, a property specific acknowledgement form, a site plan, and rendering of the project. The Planning and Development staff will then review each submission, once this initial stage is passed, then it would go to the negotiation phase for the purchase and development agreements. Both agreements will be presented to the City Council at an Informational Meeting. An ordinance approving the surplus of City property and the purchase and development agreements will be brought before the City Council. Once there is a firm financial commitment, then the closing of the property would occur.

Powers reviewed the benefits of the negotiated sales process, which included: timeliness of process; open-ended process; collaborative process; consistency with the private market; and marketing to a greater audience. He said the first property that they want to "roll out" is the Rail Yard Redevelopment. Powers spoke about a concept plan for the 10 acre area. The goals for the property include; to create a mixed use urban district; create or retain jobs; provide strong pedestrian/bicycle connections that unify the linear site and are directly linked to the Big Sioux Greenway. The following were listed as Rail Yard goals: a tool to recruit talent and entrepreneurial activity; emphasis on walkability with access to convenient and accessible motor vehicle parking; and an emphasis on destination driven spaces that attract people to downtown for a variety of purposes.

He demonstrated how the public could find the available City properties for sale and application forms needed for a Negotiated Sale Process on the City's website.

Discussion followed regarding: using the negotiated sale process vs. RFP for city-owned land; will the application be public or private; financing; Council involvement in the process; will the applications not selected become public to the Council; response deadlines; the Rail Yard is currently the only property available; law regarding appraised value for property; laws regarding selling real estate; possible ordinance; and flexibility regarding pricing of property.

5. Public Comment

There was none.

Brekke provided the CVB-BID Board report. See item for report.

6. Executive Session

Discussing the qualifications, competence, performance, character or fitness
A. of any public officer or employee or prospective public officer or employee.
The term "employee" does not include any independent contractor pursuant to SDCL 1-25-2(1)

A motion was made by Council Member Starr and seconded by Council Member Neitzert to enter Executive Session at 4:46 p.m. to discuss the qualifications, competence, performance, character or fitness of any public officer or employee or prospective public officer or employee. The term "employee" does not include any independent contractor pursuant to SDCL 1-25-2(1).

Roll call vote to enter Executive Session. 5 Yes: Brekke, Kiley, Neitzert, Selberg, Starr; 0 No: (None). Motion Passed.

A motion was made by Council Member Starr and seconded by Council Member Kiley to exit Executive Session at 5:17 p.m.

Voice vote to exit Executive Session. Motion Passed.

7. Adjournment

Council Vice Chair Marshall Selberg adjourned the meeting at 5:17 p.m.

Denise D. Tucker, MMC, Assistant City Clerk