

South Dakota Ellsworth Development Authority

Annual Meeting of the Board of Directors

June 27, 2014
9:00 AM MDT

University Center - Rapid City
4300 Cheyenne Blvd.
Rapid City, SD
Room 127

1. Call to Order: Chairman Burchill called the meeting to order at 9:04 AM MDT

Board members present were: Pat Burchill, Kent Mundon, Stanley Porch, Kenny McNenny, Michael Bender, Kurt Solay. David Emery was absent.

2. Approval of the Agenda

MOTION: Kent Mundon made a motion to approve the agenda. Kenny McNenny seconded the motion. The agenda was unanimously approved.

3. Approval of the minutes from the August 19, 2013 board meeting

The minutes were discussed.

MOTION: Michael Bender made a motion to approve the minutes from the March 27, 2014 Board meeting. Stanley Porch seconded the motion. The minutes were unanimously approved.

4. Updates for the Board and Public by Executive Director Landguth and Chairman Burchill

Chairman Burchill gave a brief update and introduced Executive Director Landguth to give further updates on the projects:

a) Regional Waste Water Treatment Plant

Executive Director Landguth gave an update on the current status of the Waste Water Treatment Plant. The Plant will begin treating water in July. The project is currently within budget; however, there was a design issue that will require a change order that will increase cost. The amount is not yet determined, but it is anticipated that the project will remain within the overall budget and limits of the bonds.

b) Freedom Estates Housing Project

Executive Director Landguth indicated that all of the 12 houses in Freedom Estates have been sold and the transactions have closed.

e) Compatible use Project

Executive Director Landguth reported that we have purchased 13 properties to date using REPI funds. We have additional funds allocated if FY 2014 to continue the program and we are currently applying for additional funding in FY 2015. SDEDA has also applied for funding through the REPI Challenge Grant which would allow SDEDA, in partnership with USDA, to purchase grassland easements on the northwest end of the EAFB runway. Mr. Landguth thanked Marvin Kammerer for his assistance in communicating to the landowners northwest of the runway and allowing us to have informational meetings at his house.

5. Public Comments – There were 3 individuals that made public comments at the meeting.

6. Old Business - NONE

7. New Business -

a). Consider approval of the RWWTP Operations Contract - Chairman Burchill introduced the Operations Contract and asked Executive Director Landguth to give an update. Mr. Landguth briefly reviewed the draft contract with Project Solutions Inc and asked if there were any questions. Member Mundon wanted to ensure that legal council had reviewed the contract and Mr. Erlandson indicated that he had reviewed the contract and was ok with it legally.

MOTION: Kent Mundon made a motion to approve resolution 14-5 as written. Kurt Solay seconded the motion. The motion was unanimously approved by a roll call vote.

b). Consider sale of Freedom Estates land - Chairman Burchill introduced the sale of the land and Executive Director Landguth reviewed the land under consideration and the purchase agreement. The sale of the land is contingent upon approval from the board and the purchaser gaining approval of the development from the City of Box Elder.

MOTION: Michael Bender made a motion to approve resolution 14-6 to authorize the Chairman and/or Executive Director to execute the sale of the land. Kurt Solay seconded the motion and the motion was unanimously approved.

c). Consider Transfer of Sign Lease on West River property – Chairman Burchill introduce the sign lease agreement with The Lamar Companies and Executive Director Landguth explained that the original lease was entered into by the West River Foundation and is transferrable to any new owner. SDEDA Legal Council has been discussing the lease with The Lamar Companies and is satisfied that the terms of the lease are the best that we can negotiate.

MOTION: Stanley Porch made a motion to approve resolution 14-7 to authorize the Chairman and/or Executive Director to execute lease agreement. Kenny McNenny

seconded the motion and the motion was unanimously approved. Member Kurt Solay abstained from voting on the resolution.

- d). Approve FY 2015 Operations Budget** – Executive Director Landguth discussed the FY 2015 budget and compared it to the FY 2014 budget. The board discussed the operations budget.

MOTION: Kent Mundon made a motion to approve resolution 14-8 to approve the FY2015 budget. Stanley Porch seconded the motion and the motion was unanimously approved.

- e). Consider Approval of Payment to City of Box Elder to Extend Water / Sewer into Skyway** – Executive Director Landguth discussed the resolution that would authorize a one-time payment to the City of Box Elder to assist them in extending the Water / Sewer lines onto the Skyway property.

MOTION: Kurt Solay made a motion to approve resolution 14-9 to approve the payment to the city of Box Elder. Michael Bender Porch seconded the motion and the motion was unanimously approved.

8. Adjournment (9:53 AM MDT)

Stanley Porch made a motion to adjourn the meeting. Kurt Solay seconded the motion and it was unanimously passed.

Minutes Approved:

Chairman Burchill: 