**South Dakota Ellsworth Development Authority**

**Board of Directors Meeting**

30 July 2020

10am (Mountain)

**SDEDA Conference Room**

**14 Saint Joseph Street, Suite 200, Rapid City SD 57701**

**1. Call to Order:** Chairman Burchill called the meeting to order at 10:05 am MDT.

**1a. Chairman Burchill conducted a Roll Call.**

* Board members virtually present via “Zoom” were:

Patrick Burchill, Kurt Solay, Quentin Riggins, Steven Kalkman, Stanley Porch, and Galen Niederwerder

* Board Member David Emery was not present.

**1b.** **Conflict of Interest Disclosure / Request For Waiver:**

Chairman Burchill read the following SL 3-23-1 disclosure narrative:

“*Pursuant to SL 3-23-1 and absent a waiver, no elected or appointed member of a state authority, board, or commission may have an interest in or derive a direct benefit from any contract(s).*

*Does any SDEDA BOD member have an interest in or derive a direct benefit from any existing or future contract(s)?*

*Are there any requests for waivers?”*

Chairman Burchill requested a roll call.The roll call was unanimous:

* No SDEDA board members have an existing interest in or derived any direct benefit from any existing or future contract.
* No BOD waivers were requested.

**1c. Approval of the Agenda:**

MOTION:

Stanley Porch made a motion to approve the agenda.

Kurt Solay seconded the motion.

The Chairman requested a roll call.

Note: Prior to voting via a roll call, Kurt Solay dropped his connection from the conference room. The Chairman requested a roll call (minus – Kurt Solay).

The agenda was unanimously approved.

**1d. Approval of the minutes from the 16 June 2020 board meeting:**

The minutes were presented by Chairman Burchill.

MOTION:

Galen Niederwerder made a motion to approve the minutes from the 16 June 20 BOD meeting.

Quentin Riggins seconded the motion.

Note: At this time, Kurt Solay had not yet reconnected with BOD Meeting.

The Chairman requested a roll call.

The minutes were unanimously approved.

**1e. Executive Session**

An Executive Session was not motioned or held.

**2. Business Updates:**

**3.** **Old Business: N/A**

**4. New Business**:

* Recreation Center
* Defense Community Infrastructure Pilot Program (DCIPS)

**Resolution 21-01: Consider resolution concerning the sale of 346 Line Road - Action Item**

Note: BOD discussion included compatible use, determining the actual value of land after a Restrictive Use Easement has been placed; possible uses of that land based on the AICUZ; ongoing maintenance costs; and the possible value of the land or the ability of the City of Box Elder to use.

Gallen Niederwerder made a motion to approve the sale of 346 Line Road from the 16 June 20 BOD meeting.

Quentin Riggins seconded the motion.

Note: At this time, Kurt Solay had not yet reconnected with BOD Meeting.

The Chairman requested a roll call.

The motion (Resolution 21-01) was unanimously approved.

**Resolution 21-02: Consider resolution concerning the sale of the balance of Ellsworth Business Park – Approximately 110 acres -** **Action Item**

Note: Glen Kane presented an area map citing the central location of this land – and its high level of interest and economic impact to EAFB, SDEDA, the State, the region, and the proposed Land Developer. The Chairman and the Executive Director emphasized the importance of being able to move forward now is quite important – even if all the details have yet to be coordinated and approval. The TIF process mandates certain actions to include land ownership restrictions.

Scott discussed three purpose- built options / safe-guard tenants within the Draft Purchase Agreement designed to protect SDEDA financially, in terms of real estate ownership and value; and a source of funding for future SDEDA initiatives.

Also presented: TIFs, timelines, and the integration of a first-rate Recreational Center – to directly benefit the EAFB community; and significantly affect EAFB QOL.

Note: At this time, Kurt Solay reconnected with BOD Meeting.

Discussion also included: a master plan, the need for EAFB to have a dedicated physical fitness center plaza; and the arrival timeline of the B-21 program to EAFB.

Motion to approve the resolution as written pending modification and approval of the purchase agreement by the Chairman and Executive Director. With the note that the final purchase agreement would be sent to the Board for review before signing.

MOTION:

Steve Kalkman made a motion to approve Resolution 21-02.

Kurt Solay seconded the motion.

The Chairman requested a roll call. The motion (Resolution 21-02) was unanimously approved.

**5. Adjournment - 10:45 pm (Mountain)**

As no action items or issues were pending, Chairman Burchill adjourned this meeting.

Meeting was adjourned at approximately 10:51am (Mountain).

Minutes Approved:

Chairman Patrick Burchill: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_