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**Minutes  
Board of Directors Meeting**

7/17/2024 9 AM (Mountain)  
David Lust Accelerator Building (Elevate Rapid City)  
2nd Floor Boardroom  
18 East Main Street, Rapid City, SD

**Welcome** - Chairman Pat Burchill called the meeting to order at 9:00 am.

**Board Members Present - Roll Call**

David Emery\_X\_ Tom Johnson\_X\_(joined virtually during Liberty Center Presentation)  
Steve Kalkman\_X\_ Galen Niederwerder\_X\_ ~~Stanley Perch~~ Quentin Riggins\_X\_(virtual)  
(Chairman) Patrick Burchill\_X\_

**Guests:**

Scott Landguth\_X\_ Tony Nishimura\_X\_ Howie Aubertin\_X\_ ~~Greg Erlandson~~  
Deidre Budahl\_X\_ Keiz Larson\_X\_ Augustin Caraza\_X\_

**Conflict of Interest Disclosure / Request for Waiver - Action Item**

*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)?***None**

**Approval of Agenda - Action Item**

Quentin Riggins moved to approve; David Emery second. Motion passed

**Approval of 3/28/2024 Minutes - Action Item**

Steve Kalkman moved to approve, Galen Niederwerder second. Motion passed.

**Executive Session**

David Emery moved to enter into executive session; Steve Kalkman second. Motion passed.

The Authority Members will consider going into executive session pursuant to the provisions provided for executive sessions under S.D.C.L. 1-25-2 and/or S.D.C.L. 1-16J-18.

Galen Niederwerder moved to exit executive session; Quentin Riggins second. Motion passed.

**Reconvene Meeting**

## **Liberty Center**

Keiz Larson, YMCA of Rapid City Executive Director, along with Liberty Center YMCA Branch Manager, Augustin Caraza, provided an update.

Galen Niederwerder asked how much of the membership was military. Keiz Larson stated 36.3% of members are military.

Keiz Larson stated their new goal to achieve by the end of CY24 is \$400,000 in income, with 1,003 membership units.

Galen Niederwerder asked what (how many membership units) would be needed for the YMCA to break even.

Keiz Larson stated they are approaching their break-even point and may then look to take over some of the facility expenses.

Scott Landguth stated there will need to be about 1,000 memberships to approach breaking even.

Keiz mentioned there have been no facility rentals from the base and that with Tony Nishimura's help, they are hoping to drive base-sponsored facility rentals.

## **Water Project Report**

Howie Aubertin provided an update/recap of the Ellsworth Clean Water project.

Steve Kalkman asked clarification questions related to commercial use, contracts with the cities of Rapid City and Box Elder, and the size of the line.

Both Scott Landguth and Howie Aubertin explained there is no commercial use, however, there will be a mobile home park on the line with multiple users. They stated there is a contract with both Rapid City and Box Elder and that the project was upgraded from a 12" line to a 16" line to help service the needs of Ellsworth and Box Elder.

## **Financial Reports**

Deidre Budahl provided a 2024 accounting and audit update.

### **2025 Budget - Action Item**

Deidre Budahl provided an overview of the proposed 2025 budget.

Pat Burchill requested that we draft a resolution for the next meeting providing direction on how to safeguard the administrative fees from the HUD Housing Loan, due to the requirement to oversee administrative responsibilities for a period of 20 years.

David Emery moved to pass the budget. Steve Kalkman second. Motion passed. Resolution 24-3 signed by Pat Burchill.

### **Approval of contract for 2024 audit - Action Item**

Deidre Budahl provide a brief overview of the audit.

Galen Niederwerder moved to approve the contract with the audit company. Steve Kalkman second. Motion passed. Pat Burchill signed Resolution 24-4, Approval of contract for 2024 audit.

### **Approval of land sale - Action Item**

Scott Landguth provided an update on the land known as the McGriff Land. He stated there is a total of 134 acres, of which, 40+ acres could be easily used, 60 acres which are in the flood plain, are drainage, and are otherwise unuseable, and about 30 which would require dirt work to get it out of the flood plain.

Pat Burchill stated that SDEDA should get out of the business of owning land.

Galen Niederwerder asked if we had looked at getting this land re-appraised.

Galen Niederwerder moved to approve, subject to a new appraisal. David Emery second. Motion passed and Resolution 24-5 Approve Sale of Property known as the McGriff Land can be approved once a new appraisal is completed and accepted by the Board of Directors.

### **Adjournment**

Steve Kalkman moved to adjourn. David Emery second. Motion passed.