

MINNEHAHA COUNTY BUILDING COMMITTEE

3rd Floor Training Room
415 N. Dakota Avenue
Sioux Falls, South Dakota 57104

Office of Commissioners
415 N. Dakota Avenue
Sioux Falls, SD 57104

Dean Karsky, Chair
Jen Bleyenbergh, Vice-Chair
Gerald Beninga, Commissioner
Cole Heisey, Commissioner
Joe Kippley, Commissioner
Leah Anderson, Auditor
Mark Kriens, Facilities Director
Tom Greco, Commission AO

Tuesday, December 16, 2025 7:30 AM

AGENDA:

1. Call to Order
2. Approve the Meeting Minutes from October 7, 2025
3. Campus Master Planning Update - Meredith Jarchow, Assistant Commission Administrative Officer

OPPORTUNITY FOR PUBLIC COMMENT:

ADJOURN:

Agenda meeting materials are available for inspection 24-hours prior to the meeting in the County Commission office located on the third floor of the County Administration Building at 415 N. Dakota Ave., Sioux Falls.

Persons with disabilities may contact the office 24-hours in advance of the meeting at 605-367-4206 (Voice or TDD) to request accommodations or assistance.

10/07/2025

THE MINNEHAHA COUNTY BUILDING COMMITTEE CONVENEED AT 8:00 AM on October 7, 2025, pursuant to adjournment on September 2, 2025. COMMISSIONERS PRESENT WERE: Beninga, Bleyenberg, Heisey, Karsky, and Kippley; Auditor Anderson, Director of Facilities and Construction Kriens, and Commission Administrative Officer Greco. Also present were Kym Christiansen, Commission Recorder, and Eric Bogue, Chief Civil Deputy State's Attorney.

Building Committee Chair Karsky called the meeting to order.

MOTION by Bleyenberg, seconded by Heisey, to Approve the Meeting Minutes from September 2, 2025. 8 ayes.

CAMPUS MASTER PLAN BRIEFING

Tom Greco, Commission Administrative Officer, introduced Andrew Eitrem, President and Principal Architect of Architecture Inc., to provide an update on the Campus Master Planning Project. Discussion followed on the facilities condition assessments; data for a space needs assessments; initial observations and examples for Facilities Conditions Assessments and Space Needs Assessments; and confirmation of the scope and expectations of the Campus Master Planning Project.

OFFICE SUITE MOVE

Tom Greco, Commission Administrative Officer, presented a proposal for discussion regarding the swapping of the Public Advocate and Planning Office Suites. Discussion followed regarding the benefit of exchanging office space instead of the remodeling the vault space. The proposal would create a timely solution of space needs and would save the county substantial cost. There was agreement among the Building Committee to authorize the Department Heads and their respective liaisons to validate, reject, or modify the proposal to exchange office space by October 31st.

MOTION by Bleyenberg, seconded by Anderson, to Adjourn at 8:48 a.m. 8 ayes.

APPROVED BY THE BUILDING COMMITTEE:

Dean Karsky
Building Committee Chair

ATTEST:

Kym Christiansen
Commission Recorder

Minnehaha County

December 16, 2025

TO: Minnehaha County Commissioners
FROM: Meredith Jarchow, Assistant Commission AO
RE: Campus Master Planning Update

ACTION REQUESTED: Discuss Space Needs Findings and Provide Guidance for Next Steps

Since entering into the campus master plan contract in June, a significant amount of work has been completed. The Facilities Conditions Assessment, Space and Programming Needs Assessment, Population Growth and Service Needs Analysis, and the Community Engagement Survey have all been completed. As we look ahead to the next few months, Architecture Incorporated, HDR, and TEGRA Group are working on the Phasing Plan and Cost Estimate. Today, Andrew Eitreim from Architecture Incorporated and Paul Vlnar with HDR will provide you with an update on the project and facilitate dialogue on a series key questions for guidance.

- One Building or Phased Approach?
 - There can be various options for a plan to meet the County’s needs over the next 30 years. During project team discussions, the potential of “front-loading” construction into a single, larger building was discussed as a means to avoid long-term disruptions on campus and to maximize the use of existing space for parking. Alternatively, smaller projects could meet our needs over the next 30 years but may have a greater impact on future growth. The purpose of this discussion point is to solicit feedback on preferred phasing strategies for potential new facilities on campus.
- Future expansion beyond 30 years?
 - The space needs assessment presented shows the square footage needs for various functions within the next 10, 20 and 30 years. It is difficult to know exactly what county functions will look like more than 30 years from now and what needs will arise then. However, is there a desire to plan for extra space in anticipation of growth? For example, a new building but include a shelled out, unused floor that can be completed once the space is needed. Also factored into this discussion is the disposition of existing facilities on the campus (see next questions).
- Coliseum Building?
 - The Coliseum Building has served as an important space on campus for well over 20 years insofar as it has been used by the Multi-Cultural Center; prior to this, of course, the Coliseum served as an entertainment venue. A central question of the project team has been whether or not to assume the master plan may include modifications to the existing structure to accommodate expansion needs of the County.



Strong Foundation. Strong Future.

- PSB Building?
 - The Public Safety Building currently houses the IT and Facilities Departments, storage space, jail kitchen operations, the back-up metro communications site, and various critical campus utilities and other infrastructure. Overall, however, the building is underutilized in large part because it is not especially functional for the public delivery of services. In light of this, the project team would like to discuss how the PSB might fit into the final master plan.

- Potential parking lots and/or parking structure?
 - As the county continues to grow, so does the need for public and staff parking on and around campus. Within the context of the campus master plan, it's already assumed that one or more parking structures are a viable option to meet future needs. The purpose of this point is to discuss potential strategies to meet parking needs.

- Opportunity to move administrative functions from the downtown campus to another location?
 - What is the general consensus on relocating certain county functions to other areas, whether in a permanent capacity or temporarily (i.e. leasing space elsewhere during potential future construction for displaced departments)? The purpose of this discussion point is to explore the extent to which off-campus expansion – either temporarily or permanently – may be considered in the plan.

- Possibility of public/private/government agency partnerships?
 - The purpose of this discussion point is to discuss opportunities for such partnerships and how they might fit into the campus master plan.

Minnehaha County Downtown Campus Master Plan

December 16, 2025

Project Updates

Facility Condition Assessment Findings

Space Findings

Group Discussion

Next Steps

Facility Condition Assessment Findings

Building	Facility Age	Overall Condition	Functional	Utilization	Historic
A - Courthouse	30	+	+	+	
B – Health and Human Services	18	+	+	+	
C - Annex	130	+	+	+	+
D – Extension	135	+	+	+	+
E – Old Courthouse Museum	134	+	+	+	+
F – Public Safety Building	50	+	+/-	-	
G - Coliseum	108	-	-	-	+
H - Administration	64	-	-	+	
I – Emergency Management	52	+	+	+	

Facility Condition Assessment Findings

- There are buildings that are functional and have significant lifespan remaining.
 - Courthouse
 - Health and Human Services
- There are buildings that are functional and can continue being utilized.
 - Old Courthouse Museum
 - Annex
 - Extension
 - Emergency Management
- There are buildings that are not functional and/or underutilized.
 - Administration
 - Coliseum
 - Public Safety Building

Space Findings

DEPARTMENT GROUP	CURRENT DGSF	ADDITIONAL BGSF REQUIRED			30 YEAR SQUARE FOOTAGE NEED BY GROUP	30 YEAR - TOTAL SQUARE FOOTAGE NEED BY GROUP
		10 YRS	20 YRS	30 YRS		
ADMINISTRATION BUILDING	36,805	14,429	18,604	21,984	58,789	58,789
COURT EXPANSION BUILDING	132,900	50,769	61,740	73,438	73,438	206,338
HEALTH/ HUMAN SERVICES	52,742	1,517	8,481	21,593	21,593	74,335
EMERGENCY MANAGEMENT	5,413	3,446	3,889	4,354	4,354	9,767
TOTAL	227,860	70,161	92,714	121,369	158,174	349,229
Percent Change		31%	41%	53%	69%	153%

One Building or Phased Approach?

Discussion Topics

Future expansion beyond 30-years?

Coliseum Building?

Discussion Topics

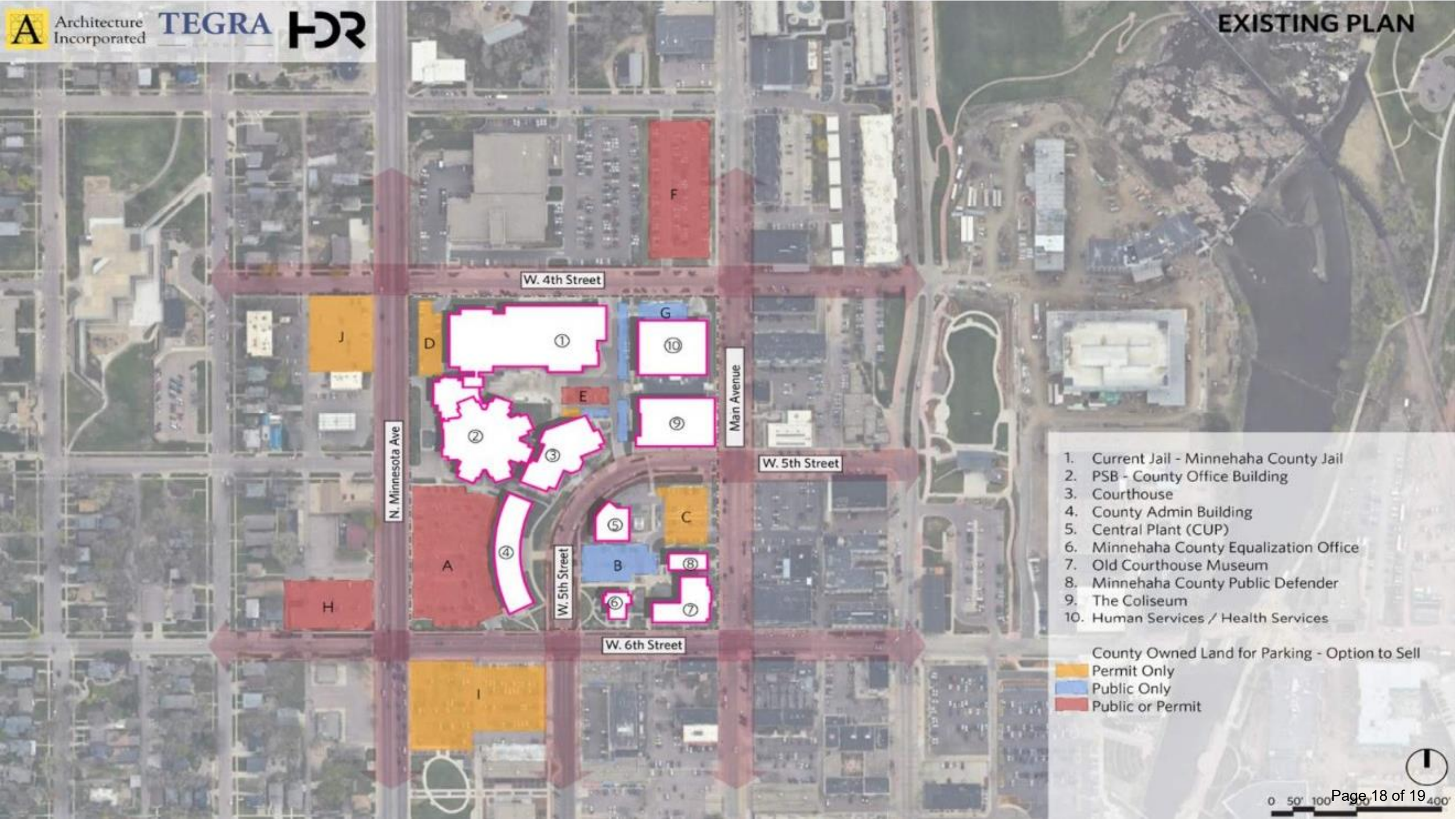
PSB Building?

Potential Parking Lot and/or Structure?

Discussion Topics

Opportunity to move administrative functions from campus to another location?

Possibility of Public/Private/ Government Agencies Partnerships (Parking/ Coliseum Building)?



N. Minnesota Ave

Man Avenue

W. 4th Street

W. 5th Street

W. 5th Street

W. 6th Street

1. Current Jail - Minnehaha County Jail
2. PSB - County Office Building
3. Courthouse
4. County Admin Building
5. Central Plant (CUP)
6. Minnehaha County Equalization Office
7. Old Courthouse Museum
8. Minnehaha County Public Defender
9. The Coliseum
10. Human Services / Health Services

- County Owned Land for Parking - Option to Sell
- Permit Only
 - Public Only
 - Public or Permit

Next Steps

- January Building Committee – Concept Review
- Develop adjacencies for the number one option