

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, January 13, 2026 8:00 AM

AGENDA:

1. Call to Order
2. Approve the Meeting Minutes from December 16, 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.

12/16/2025

THE MINNEHAHA COUNTY BUILDING COMMITTEE CONVENEED AT 7:30 AM on December 16, 2025, pursuant to adjournment on October 7, 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 Beninga, seconded by Bleyenberg, to Approve the Meeting Minutes from October 7, 2025. 8 ayes.

CAMPUS MASTER PLANNING UPDATE

Meredith Jarchow, Assistant Commission Administrative Officer, introduced Andrew Eitrem, Architecture Inc, and Paul Vlnar, HDR, to provide an update on the Campus Master Planning Project, including facility condition assessment findings and space findings as well as the next steps. Discussion on the following questions: One Building or Phased Approach?; Future Expansion beyond 30 years?; Coliseum Building?; PSB Building?; Potential Parking lots and/or Parking Structure?; Opportunity to Move Administrative Functions from the Downtown Campus to Another Location?.

MOTION by Heisey, seconded by Bleyenberg, to Adjourn at 8:49 a.m. 8 ayes.

APPROVED BY THE BUILDING COMMITTEE:

Building Committee Chair

ATTEST:

Kym Christiansen
Commission Recorder

Minnehaha County

January 13, 2026

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

ACTION REQUESTED: Review and Discuss Campus Master Plan Updates and Potential Plan Options.

Today, Andrew Eitrem from Architecture Incorporated and Paul Vlnar from HDR will provide campus master planning project updates, review priorities and assumptions for the project, and present some potential plan options for discussion and guidance from the Building Committee.



Strong Foundation. Strong Future.

Minnehaha County Downtown Campus Master Plan

January 13, 2026

Agenda

Project Updates

Priorities / Assumptions

Courts Projections

Plan Options – Review and Discuss

Next Steps

Improve / Consolidate Storage of Physical Documents

- Identify new location for Elections Storage to free up space in the existing Admin Building
- Continue reducing physical records through implementation of recently-adopted County Records Management Policy
- Evaluate capacity for records storage in PSB; identify alternatives as needed

Meet Department Space Needs / Improve Efficiency / Explore Options for Swing Space

- Implement short-term efficiency and utilization moves within the first year to create temporary swing space; utilize use of leased space as needed

Maintenance and Campus Infrastructure

- Address critical deferred maintenance as identified in Facility Condition Assessment
- Ensure critical infrastructure is preserved and / or planned for future location
- Explore opportunities to decouple utilities / infrastructure from the PSB

Project Priorities – Priority 1

Parking

- Increase the proximity and availability of public parking
 - Provide adequate parking for jurors
- Provide secure parking for County / elected officials?

Future Expansion / Flexibility

- Pursue adjacent land for future acquisition / purchase

Courts Improvements / Accommodations

- Reconfigure Court Security / Lobby to address current security concerns and deficiencies
- Evaluate the existing Courthouse and courtrooms to determine whether any courtrooms can or should be converted into hearing rooms
 - Current trends showing increased hearings and fewer trials

Design Quality / Flexibility Considerations

- Design and construct adaptable / flexible build-outs or new facilities. For example, buildings should have wide column bays and office spaces should be standardized and flexible.
- Develop walkable pedestrian linkages
- Assess the potential closure of Dakota Avenue
- Expand green space throughout the campus

Project Priorities – Priority 3

Site Safety / Security

- Maintain and improve natural surveillance, lighting, and visibility to enhance safety

Historic Structures

- Maintain or repurpose historic structures

Project Priorities – Priority 3

Building Systems / Energy Efficiency

- Provide flexible infrastructure including EV charging, smart building systems, carbon reductions, etc.
- Create energy to offset operating costs (PV arrays on parking structure)

Funding Sources / Project Delivery

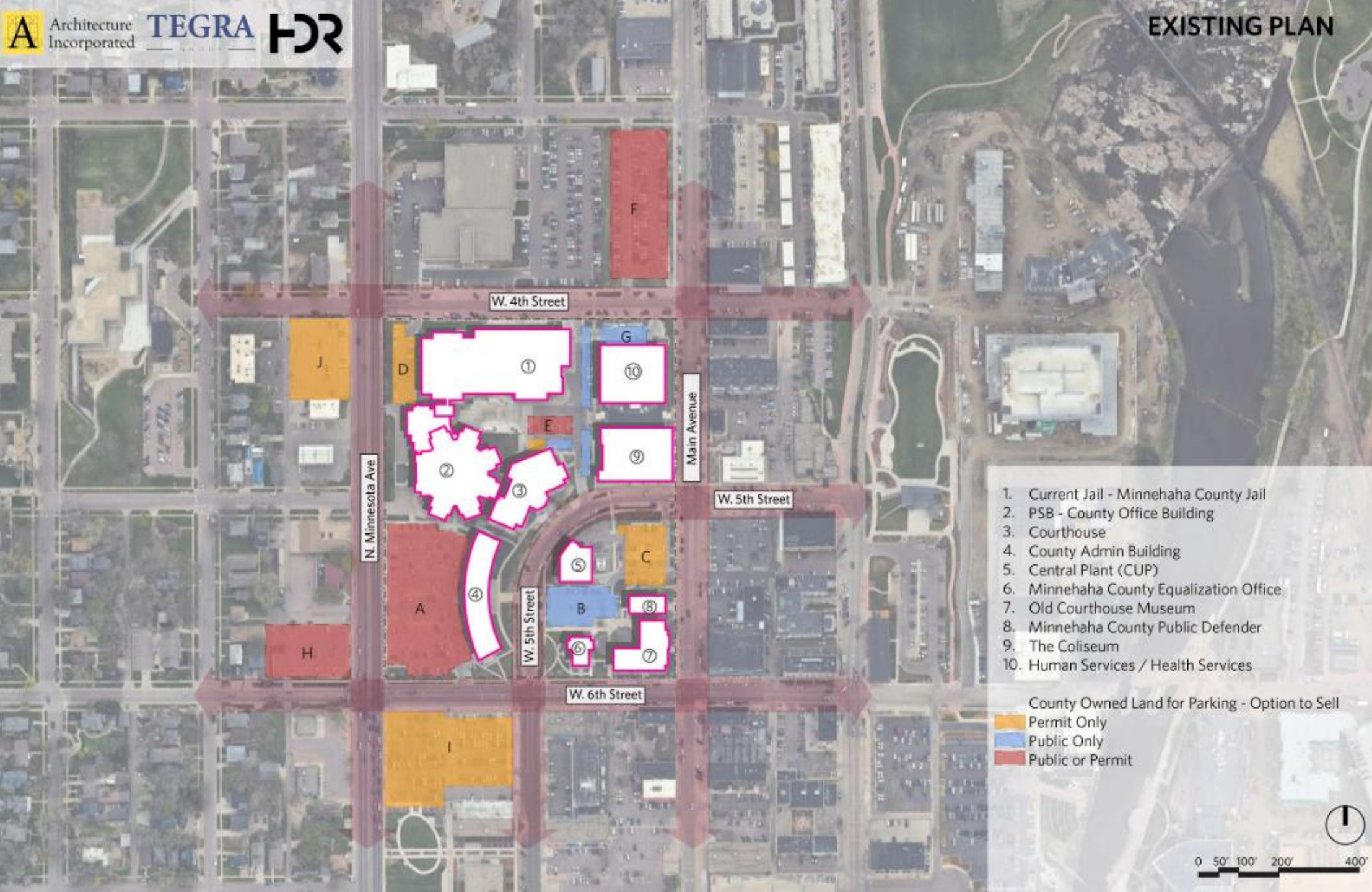
- Develop alternative funding sources; for example, increase parking revenue
- Consider opportunities to deliver projects like a parking structure through public / private partnerships

Assumptions

- Shelve the PSB building for a future Jail or Courthouse expansion
- Conduct further research into the use or disposition of the Coliseum Building
- Prioritize all court functions at the downtown campus
- Maintain Emergency Management operations at their current location and plan future expansions as necessary
- Maintain Health / Human Services at their current location with vertical expansion if feasible under applicable codes

Courts Projections

- 208,000 Population with 17 Judges = 1 Judge per 12,250 residents
- Blended average population projection for 2055 is 324,000
 - 26 Judges @ same ratio of 1:12,250
- Courtrooms vs Hearing Rooms
 - 8 / 18?
 - 10 / 16?
- Courtrooms = 10,000 SF
- Hearing Rooms = 8,000 SF

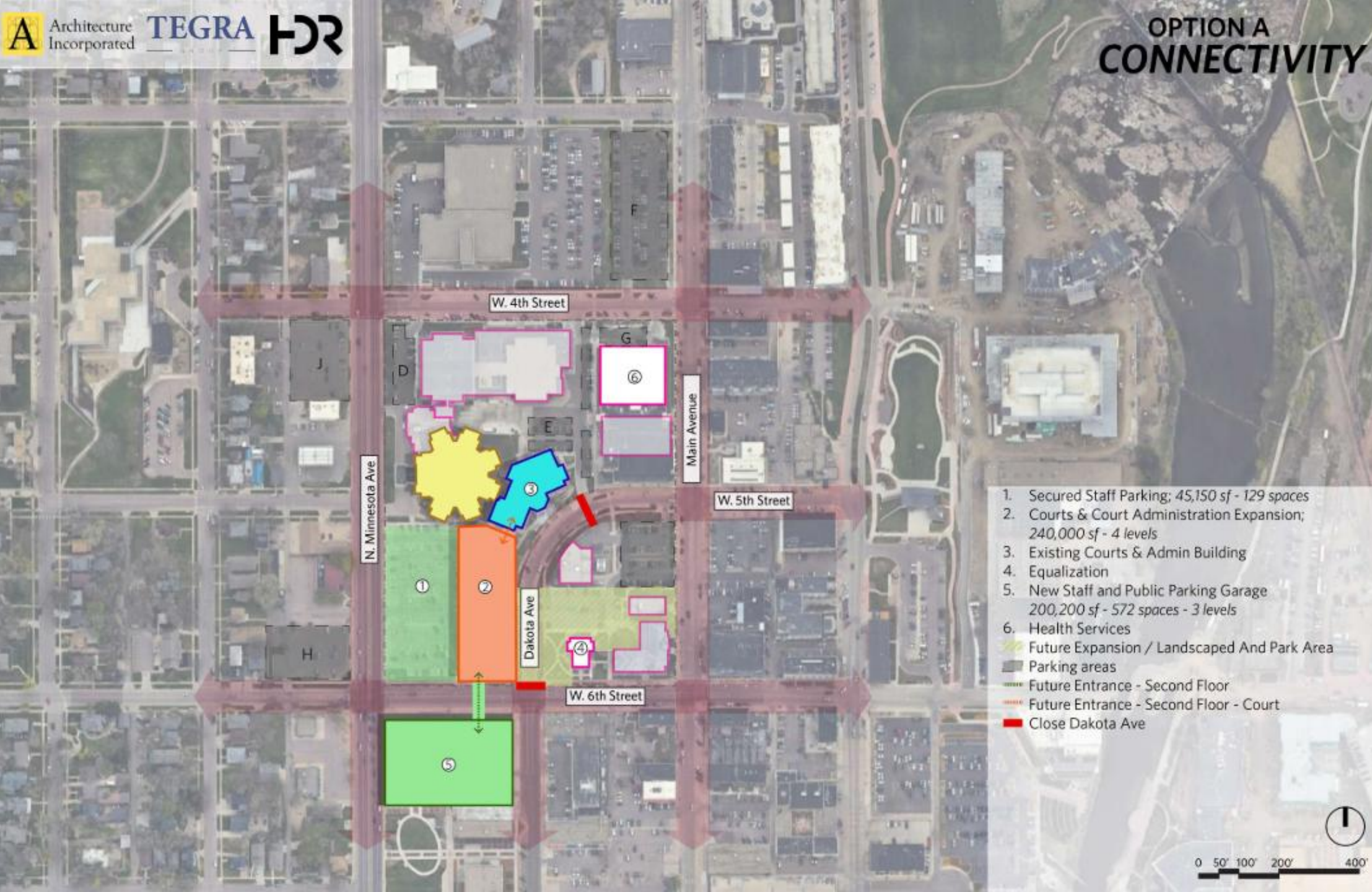


1. Current Jail - Minnehaha County Jail
2. PSB - County Office Building
3. Courthouse
4. County Admin Building
5. Central Plant (CUP)
6. Minnehaha County Equalization Office
7. Old Courthouse Museum
8. Minnehaha County Public Defender
9. The Coliseum
10. Human Services / Health Services

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



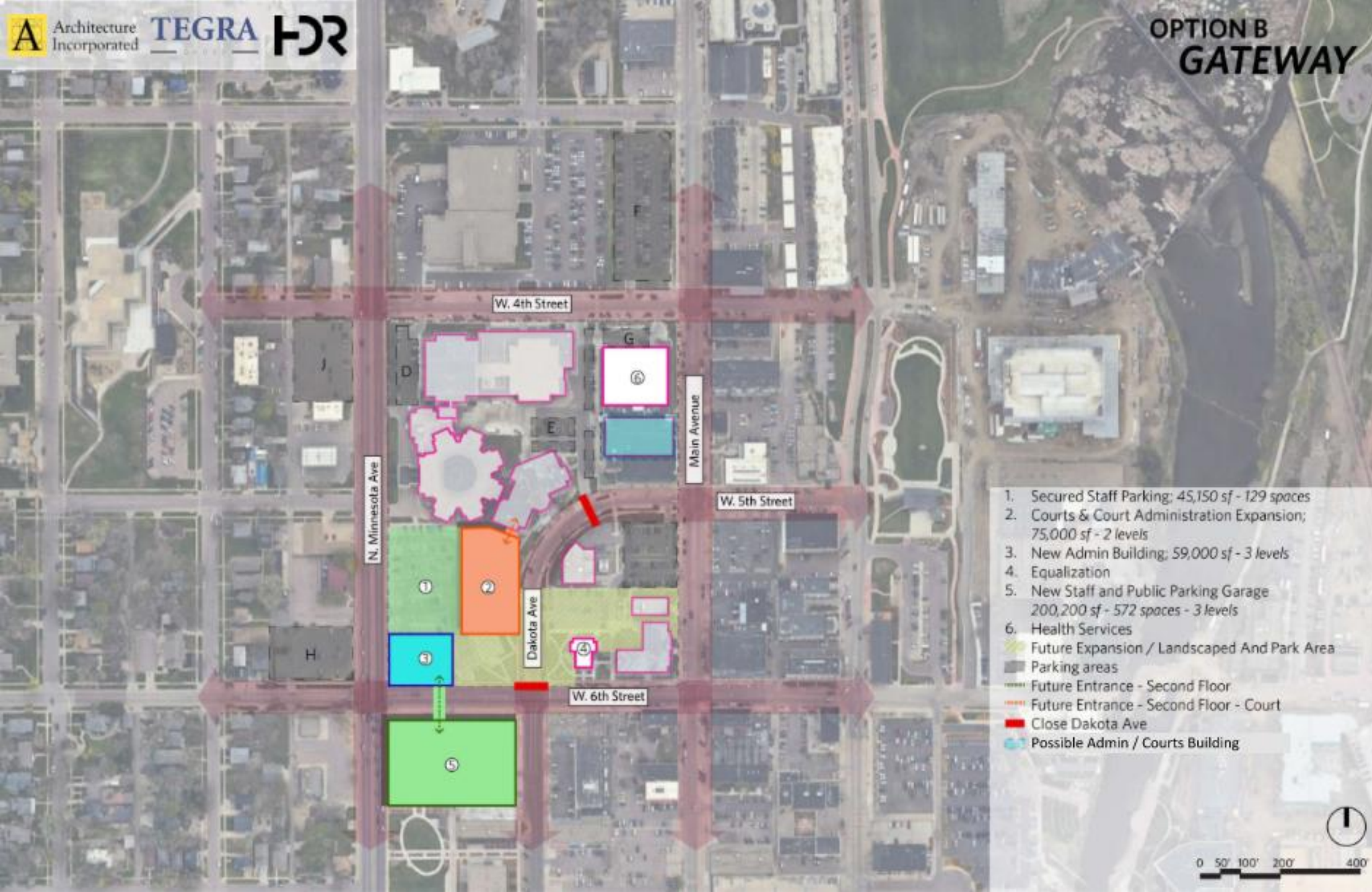
OPTION A CONNECTIVITY









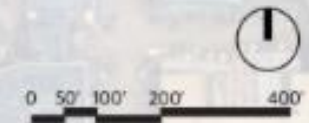
1. Secured Staff Parking; 45,150 sf - 129 spaces
 2. Courts & Court Administration Expansion; 240,000 sf - 4 levels
 3. Existing Courts & Admin Building
 4. Equalization
 5. New Staff and Public Parking Garage 200,200 sf - 572 spaces - 3 levels
 6. Health Services
-  Future Expansion / Landscaped And Park Area
 -  Parking areas
 -  Future Entrance - Second Floor
 -  Future Entrance - Second Floor - Court
 -  Close Dakota Ave



**OPTION B
GATEWAY**



1. Secured Staff Parking; 45,150 sf - 129 spaces
 2. Courts & Court Administration Expansion; 75,000 sf - 2 levels
 3. New Admin Building; 59,000 sf - 3 levels
 4. Equalization
 5. New Staff and Public Parking Garage 200,200 sf - 572 spaces - 3 levels
 6. Health Services
-  Future Expansion / Landscaped And Park Area
 -  Parking areas
 -  Future Entrance - Second Floor
 -  Future Entrance - Second Floor - Court
 -  Close Dakota Ave
 -  Possible Admin / Courts Building



Next Steps

Building Committee Meeting - 3/3/26
Review Draft Report

Commission Final Presentation – 4/7/26