

THE MINNEHAHA COUNTY COMMISSION CONVENED AT 9:00 AM on December 12, 2022, pursuant to adjournment on December 6, 2022. COMMISSIONERS PRESENT WERE: Barth, Bender, Beninga, Heiberger, and Karsky. Also present was Kym Christiansen, Commission Recorder.

W.H. Lyons Fairgrounds Taskforce members present were: Amy Pokela, Erik Nyberg, Heidi Zwinger, Jeff Eckhoff, Jon Carroll, Michael Jamison, Robert Thimjon, and Sylvia Wolters. The following Taskforce members were present via electronic means: Adam Kniffen and Chad Biegler.

BRIEFING

Charles D. Smith and Joel Feldman were in attendance to present the W.H. Lyons Taskforce Market and Economic Analysis Report. The following study components were used in the development of the market and economic analysis report: W.H. Lyon Historical Analysis, Local Market Analysis, Comparable Facilities Analysis, Industry Trends & Characteristics, Market Demand Research, Supportable Program, and Cost/Benefit Analysis. Discussion was held on various items including: finances, demographics, and on event and facility alignment and trends for fairgrounds and entertainment arena event facilities, as well as information on the survey results of current/past/future users of the facility. The proposed development recommendations include the construction of a new 50,000 square foot multipurpose event space, a new 100,000 square foot multipurpose exhibit space that will be attached to the multipurpose event space, as well as a potential outdoor grandstand/amphitheater. The estimated costs for construction were shared along with the various impact the facility would have on both utilization of the facility and the financial impact on the fairgrounds and the greater community. Finally, the presentation highlighted the following benefits of investment of the W.H. Lyons fairgrounds: the potential transformative and iconic effects; quality of life for residents; new visitation opportunities; spin-off development; anchor for revitalization; and other intangible benefits. A brief discussion on the various types of typical industry funding sources was held. The next steps in reviewing the presented information was briefly discussed.

Commissioner Bender left the meeting at 11:00 a.m.

MOTION by Karsky, seconded by Barth, to adjourn. 4 ayes.

The Commission adjourned until 9:00 a.m. on Tuesday, December 20, 2022.

APPROVED BY THE COMMISSION:

Cindy Heiberger
Chair

ATTEST:

Kym Christiansen
Commission Recorder