

02/01/22

THE MINNEHAHA COUNTY BUILDING COMMITTEE CONVENED AT 8:00 A.M. February 1, 2022, pursuant to adjournment on December 7, 2021. Committee Members present were: Commissioners Barth, Bender, Beninga, and Heiberger; Facilities Director Kriens, Auditor Kyte, and Commission Administrative Officer Muller. Also present were Kym Christiansen, Commission Recorder, and Eric Bogue, Chief Civil Deputy State's Attorney.

MOTION by Barth, seconded by Beninga, to approve the December 7, 2021, Building Committee Meeting Minutes. 7 ayes.

JUVENILE DETENTION CENTER PROJECT

Tyler Klatt, Assistant Commission Administrative Officer, gave a briefing regarding the Juvenile Detention Center project. The Requests for Proposals for both the Architect/Construction Manager-at-Risk have published. There has been considerable interest in the project as RSVP's are starting to be received for the two available tour dates. The necessary data has been submitted to Paul Garnos for the JDC feasibility study.

1900 W. RUSSELL AVE AUCTION

Tyler Klatt, Assistant Commission Administrative Officer, gave a briefing regarding the auction on 1900 W. Russell Ave. The minimum bid price for the property needs to be determined prior to entering into an agreement with Sutton Auction. A broker's opinion from February 2021 identified a price of \$1,071,758.00 or \$5.50/square feet. The Minnehaha County appraisal board established a property value of \$1,000,000.00 in August 2021. With the assumption that the existing structure would be demolished by any future buyer, it has been suggested to consider a lower minimum price in order to account for that cost. Chuck Sutton with Sutton Auctioneer was present to discuss the valuation report that was received and provide their recommendations regarding if the building should be demolished prior to the sale. Discussion was held on whether to move forward with the demolition. Auditor Kyte stated that this project would be eligible for funds under the American Rescue Plan Act but certain requirements that would need to be met if those funds would be used. It was the consensus of the committee to have Facilities Director Kriens obtain additional estimates for the demolition for review.

908 N WEST AVE

Tyler Klatt, Assistant Commission Administrative Officer, gave a briefing regarding the direction on to how to proceed with 908 N West Ave. The property is not under contract with a listing agent. Previously, the property was listed with NAI from March 14, 2018-March 31, 2019. The contract was extended two additional times by the commission (March 2019-March 2020 and March 2020-March 2021). It was the consensus of the committee to perform a request for proposals for a realtor to list the property.

YOUTH LIVESTOCK BUILDING

Scott Wick, Sioux Empire Fair CEO, presented a plan to replace the youth livestock building at W.H. Lyons Fair Grounds. The building would replace the numerous livestock barns that are in poor conditions. The original proposal was for \$1.3M (2019 dollars) which would now be \$1.7M. The project has since been scaled down to a 100x100 structure with a cost between \$227,441 and \$278,133. The building would have the ability to expand in the future. The Sioux Empire Fair would like to move forward with the project as soon as bids are confirmed with the goal of having the building ready for the 2022 fair. This project will be put on future Commission meeting agenda.

MOTION by Barth, seconded by Bender, to adjourn. 7 ayes.

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APPROVED BY THE BUILDING COMMITTEE:

Cindy Heiberger
Building Committee Chair

ATTEST:

Kym Christiansen
Commission Recorder