

PLANNING COMMISSION MINUTES

SPECIAL MEETING

AUGUST 31, 2009

PRESIDING: Meyers

PRESENT: Meyers, Schmucker, Everson, Larson, Fergen, Molumby, Smith

ABSENT: Griffith,

OTHERS: McGannon, Putnam, Hegg, Johnson, Baier, Nedved, Mayor Sebert Von Wald, Mark and Wayne Puetz, Don Petersen, and other MTI personnel.

AGENDA: Motion by Everson, seconded by Larson to approve the agenda. All members present voting aye, motion carried.

TIF #13: That part of the Southwest Quarter (SW_Q) of Section Twenty-six (26), Township One Hundred Three (103) North, Range Sixty (60), West of the 5th P.M., City of Mitchell, Davison County, South Dakota, lying east of the Chicago and Milwaukee Railroad Right-of-way and south of Interstate 90, except Lot one (1) of Tech Center Addition located therein, and except Lot One (1) of Utility Addition located therein;
Lot One (1) of Tech Center Addition in Southwest Quarter (SW_Q) of Section Twenty-six (26), Township One Hundred Three (103) North, Range Sixty (60), West of the 5th P.M., City of Mitchell, Davison County, South Dakota, and Lot One (1) of Utility in the Southwest Quarter (SW_Q) of Section Twenty-six (26), Township One Hundred Three (103) North, Range Sixty (60), West of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Greg Von Wald, President Mitchell Technical Institute, reviewed the MTI's plan to increase enrollment for MTI and the south campus expansion. If approved, the TIF would provide funds for the city infrastructure for the institution. The three acre parcel would be platted later then be leased to Puetz Development from the MTI Foundation. Wayne Puetz stated that this TIF would not be given to his corporation but provide only for city infrastructure and utilities. Mr. Puetz said without the TIF the new administration building would have to be substantially redesigned and reduced. Schmucker questioned the extension of Foster St. to eliminate traffic. Greg answered it has been discussed with the state officials but with the road going under the interstate it would also need federal approval.

Don Petersen, attorney representing Puetz Development, reviewed the TIF Project #13. Petersen presented the project plan and reviewed the eligible costs. Petersen reviewed the

boundaries and the blight study. If the TIF Project were approved the 36 unit apartments would begin construction this fall with completion in 2010 and the 2nd apartment and maybe 3rd apartment could begin fall of 2010 with completion 2011. Larson questioned the parking plan for the apartments. Mark Puetz stated the guidelines we would have to follow in order to get building permits. It was noted that the project plan and blight study was reviewed by the City TIF Review Committee. The Committee approved the project plan, blight study and recommended submission to the planning commission.

Motion by Molumby, seconded by Everson to approve the project plan, adopt the blight study supporting the data, establish boundaries as legally described in the project plan, submit findings of fact and conclusions of law and recommended to the City Council approve Tax Increment Financing District #13. After roll call all members present voting aye, motion carried.

ADJOURN:

Chairman Meyers adjourned meeting at 1:15 P.M.

Minutes submitted by Sheila Loecker