

# City Council Keeps Riverbend Proceeds With VCDC

BY SHAUNA MARLETTE  
shauna.marlette@plaintalk.net

The Vermillion City Council allowed the Vermillion Chamber of Commerce and Development Company (VCDC) to retain land sale proceeds from all Riverbend lot sales for economic development purposes. Knowing that all funding from the land sales will go the VCDC will help better position the organization to address economic development needs.

In October 2011 the City Council approved a Memorandum of Understanding (MOU) which transferred the City owned Erickson Addition property to the Vermillion Chamber of Commerce and Development Company (VCDC) for marketing and development. The VCDC has been marketing the property as the Riverbend Business Park. The MOU transferring the property to the VCDC included language that all land sale proceeds minus reasonable sale expenses such as title searches, filing fees, etc. would be remitted to the City.



NATE WELCH

"Riverbend Business Park is located where the Vermillion Technology Center (VCT) sits," said Nate Welch of VCDC. "It is the lot that sits on and looks north to Highway 50, and between Wal-Mart and Polaris. That is the land known as the Riverbend Business Park, also known as the Erickson Addition."

Earlier this year, the VCDC obtained City Council approval to retain sale proceeds from Lots 6 & 7, Block 7 and Lot 5, Block 8 to assist with economic development projects. The land sale on Lot 5, Block 8 is not yet complete but anticipated to close within 60 days.

The first \$100,000 of land sale proceeds was targeted to be used as a local incentive for the Polaris expansion. Polaris is in process of building a 224,000 square foot expansion. The state of South Dakota is providing a sales and use tax rebate on some eligible construction costs as well as other incentives to help facilitate the development of the expansion. Proof of payment of sales and use tax receipts in Vermillion would be used to trigger the payment of land sale receipts to Polaris as the local incentive for the expansion. Effectively, Polaris would have the payment of local sales and use tax payments reduced \$1 for \$1 up to a maximum award of \$100,000.

"What is nice it has shown to be a very good plan because since that time we have been able to move several lots and be in a lot more discussions and conversations that will help spur economic development," Welch said. "And, then, of course through the VCDC we are able to look at the purpose and the intent of that economic development and the mission of that and we can then decide if and what would fit under that economic development plan. What last night's action allows us to do, is to continue to move forward and invest those funds into economic development priorities that we have."

During the meeting the Council also approved two Special Assessment Bond Series.

The first bond in the amount of \$36,372 (Special Assessment Bond Series 2015 A) is to reimburse the City's Capital Projects Special Assessment fund for the construction costs that have not been paid for special assessments regarding the concrete surfacing of North-South Alley in Block 68, Bigelow's Addition from East Clark Street to East Cedar Street, street lighting along North Norbeck Street from Roosevelt Street to East Cherry Street, and Kennedy Street from West Cherry Street to Cornell Street, which were adopted in 2013 and 2014.

The construction was completed and following public hearings, the City Council adopted the resolutions creating the respective assessment rolls. Each resolution provided for the payment of the assessments within 30 days of the adoption of the respective resolution without interest. After this time, the assessments are to be collected in 10 equal installments at 10 percent interest using the procedures for Plan One through the county treasurer.

"The bond is payable over 10 years at 3 percent interest with annual principal and interest payments due July 1st of each year," said city finance officer Mike Carlson. "Due to the size of the special assessment bond and the costs of selling such a bond, the city has purchased these bonds in the past with electric fund reserves as an investment. This saves the bond council fees and bond sales commission. The difference in interest between the 3 percent on the bond and what is assessed to the property owners is to cover any late payments or unmade payments."

The second bond in the amount of \$3,136,180 (Special Assessment Bond Series 2015 B) is for special assessments regarding the concrete surfacing and other improvements to Norbeck Street from Roosevelt Street to East Clark Street was adopted in 2013.

The construction was completed and, following a public hearing, the City Council adopted the resolution creating the assessment rolls. The resolution provided that the city would pay the interest on the assessments until April 30, 2017. Payment of the assessments prior to that date will be without interest. After April 30, 2017, the assessments are to be collected in 10 equal installments at 8 percent interest using the procedures for Plan One through the county treasurer.

COUNCIL | PAGE 13

## PAPINEAU-NELSON

Mark and Debralee Nelson, of Vermillion, are pleased to announce the marriage of their son Mikael to Annie Papineau on June 6, 2015.

The couple exchanged vows in a quiet ceremony atop the couple's condo rooftop in downtown Kansas City, Mo. A reception was held afterward at the Gustin-Bacon Building.

Annie is a social studies teacher at St. Teresa's Academy, while Mikael is a senior electronics software engineer for Civacon, both in Kansas City, Mo.

The bridal party included: Maid of Honor Claire Buddenberg, Best Man Jason Vucovich, bridesmaids Melanie Trost, Ally Tschannen, and Abigail Thomas; Groomsmen Jerad Hesla, Keith Luchtel, and Brad Papineau (brother of



the bride); and Ring Bearer Elliott Sprott and Flower Girl Audrey Sprott (nephew and niece of the groom).

Parents of the bride are Drs. Bill and Melissa Papineau of Wichita, Kansas.

The couple honeymooned in Playa Del Carmen, Quintana Roo, Mexico.

# Public Comment Meeting To End Homelessness Held

BY SARAH WETZEL  
For the Plain Talk

A small group gathered in City Hall in Vermillion Monday afternoon to discuss a draft of the statewide 10-year plan to end homelessness.

Visiting to explain the plan and facilitate discussion were Jake Cummings, Continuum of Care Planner of the South Dakota Housing Development Authority (SDHDA) and Stacy Tieszen, chair of the Policy Advisory Committee (PAC).

"I don't think that we have a very organized approach to homelessness at this point," said Kelsey Collier-Wise, executive director of United Way of Vermillion. "It's in the beginning stages, so I don't know how much feedback the rest of us have. It would be helpful to know what kind of feedback you want and feedback we can try and get from our partners who aren't here."

According to Cummings and Tieszen, the state is in the process of creating a survey to help bring in the desired feedback and gauge what each community is interested in.

"What we're hoping to do is take the results from that survey and then distribute the results to the consortium and verify these are the trends that we're seeing," Cummings said.

Parts of the plan include training on how to write an effective grant or how to set up coordinated assessment, an important idea according to Tieszen.

"Coordinated assessment is a really exciting way to look at how we can better respond to people's needs," she said. "When they come to your agency you might see one chapter of what's



SARAH WETZEL/FOR THE PLAIN TALK

**Kelsey Collier-Wise and Royce Miller gave their input in Monday's Public Comment Meeting on the state's draft of a ten-year plan to end homelessness.**

going on in their life. With coordinated assessment hopefully you're going to be able to map out the whole thing and you'll know at the end whether or not you've got a successful story."

Tieszen said the idea of coordinated assessment is not a tracking system, merely a way to ensure effective service to those in need.

"Basically to me it's a way to avoid the duplication of services and to better utilize our resources in the community because everyone knows there aren't that many providers and there isn't that much money," she said. "The overall concept is to make sure everybody's getting routed to the right place at the right time."

A more important aspect of coordinated assessment is the convenience it provides to the individuals concerned.

"Most of the time agencies require you to do their own intake so this way we

figured out what had to be included in an intake form so that everybody's agency is being included so that person only needs to do it once," Tieszen said. "Over the next two years we're going to figure out how it will actually work."

One reason for the meeting Monday was to gather input and seek a solution together.

According to Tieszen and Cummings, the SDHDA is currently trying to hire a facilitator to help with a collaborative group and walk it through over two years to hopefully have a good pilot group by the end that can be an example for other communities.

"We'd love to see a statewide coordinated assessment system," Tieszen said.

Tieszen also confirmed that under the theoretical system, though information is shared, each agency only sees the info that is relevant to their agency and their decisions.

Collier-Wise shared an optimistic outlook on the system yet understands the dangers of information-sharing.

"From my understanding from other communities, they do have to sign some kind of waiver or disclosure saying, 'I'm ok with you releasing information to these other things,'" she said. "That kind of takes care of the privacy side of it. It's a balance but I can definitely see the benefits. Somebody is doing a lot of leg work on these cases and calling around. We can cut down on that."

Tieszen said she hopes the plan will fit with every kind of community in South Dakota.

"The plan is meant to be all-inclusive which means it has a lot of different things in it that are maybe not relevant to Vermillion so for us to say here's the plan and everyone has to do it, that's not right and that's not fair," she said. "That's not going to go anywhere. We have to be realistic in regards to tribal situations or rural situations and then what exists in Sioux Falls is not what exists for the rest of the state. What we're trying to see is if the pieces we have in there are really what you are interested in working on. If so, which ones and what can we work on and accomplish over the next ten years."

Though the homeless are not often seen panhandling on the streets of Vermillion, this does mean homelessness is not a problem here.

"Last summer when we didn't know money was available, we ran out of Salvation Army emergency funds and they ended up just getting a tent,"

MEETING | PAGE 13

# Coyote Twin Theatre Purchased By Non-Profit Association

FROM PLAIN TALK STAFF

A non-profit association has formed this year to invest in growing Vermillion's downtown cultural attractions and relationship with the University of South Dakota and broader community and received critical support this week from the Vermillion Chamber and Development Corporation. The VCDC's gift – \$10,000 in loans and an additional \$5,000 in match funding – will accelerate renovations that will enhance the cinema experience in Vermillion.

"The project started with an idea and a belief that the theaters are a critical draw to downtown Vermillion," said Bill Anderson, Vermillion Downtown Cultural Association board president. "The theaters were on the market for several months and a small group of us were concerned that if they weren't purchased, they would be at risk for closing. That wasn't an option that we believed the community could or should consider."

The theaters changed hands on July 1, after being owned by March Films, Inc. for more than 40 years.

"Jack March and his team built a strong business in our community and dedicated themselves to keeping cinema in Vermillion," said Michelle Maloney, Vermillion Downtown Cultural Association vice president. "His team was passionate about movies and worked hard to maintain this amazing resource for us. We are excited to continue the legacy of cinema in Vermillion and to reimagine how it can look for new generations of moviegoers."



ELYSE BRIGHTMAN/FOR THE PLAIN TALK

**Vermillion's Coyote Twin Theatre was recently purchased by the newly formed Vermillion Downtown Cultural Association Board.**

The Vermillion Chamber and Development Company was an early, and critical, supporter of and investor in the theater acquisition effort.

"The VCDC Board of directors was ecstatic when this project was brought to them," said Nate Welch, executive director of the VCDC. "The potential that the theaters have to help with a vibrant, entertaining downtown and how that can draw students, community members, and visitors to downtown will create opportunities

for other business to thrive. This is an investment not only in the health and well-being of our business community, but an investment in the future of downtown. This is spot on with goals and objectives in our Vermillion NOW!2 efforts. The VCDC was eager to support that effort and will continue to champion this collaborative work between the Vermillion Downtown Cultural Association, the VCDC and the University."

TWIN | PAGE 10

## Band

From Page 1

"(The MEB plays a variety of music,) from marches and patriotic music to movie and pop music," said Schorn. "It is also called upon to perform ceremonial music for official state functions in Pierre and elsewhere."

This Thursday at 6 p.m., the lineup will be a full representation of their talents, featuring soloists and spreading the word about the South Dakota Army National Guard.

The MEB itself is made up of great musicians, but there are several people behind them that help keep the MEB organized and on time.

The commander of the 147th is Chief Warrant Of-

ficer 4 Terry Beckler, who is also the chair of the Music Department at Northern State University. Sergeant First Class Lisa Bigge and Staff Sergeant Time Storly are two full-time members devoted to the 147th's organization and schedule. There are 40 members of the 147th with a wide range of professions, but all serve our country and music.

As community members,

the 147th get the opportunity to share their talents with the world.

"We love to do this," said Schorn. "We have all been musicians since grade school, and while we may do something else in our civilian careers, this gives us a chance to serve our nation and our state, while doing something we are passionate about."

## STIP Public Meetings

S.D. Dept. of Transportation has developed a Tentative 2016-2019 Four-Year Statewide Transportation Improvement Program (STIP). The Tentative STIP includes all the state sponsored transportation projects for this time period.

Prior to final approval of the STIP by the Transportation Commission, public meetings will be held on the following dates and locations to receive public comment on the tentative program.

July 13, 2015.....	Ramada Convention Center.....	Aberdeen.....	7:00 PM (CDT)
July 14, 2015.....	Ramkota Hotel.....	Sioux Falls.....	7:00 PM (CDT)
July 15, 2015.....	Americlin Lodge.....	Fl. Pierre.....	7:00 PM (CDT)
July 16, 2015.....	Ramkota Hotel.....	Rapid City.....	7:00 PM (MDT)
July 23, 2015.....	Webinar.....	Contact: Dave Voeltz@State.SD.US to register...1:30 PM (CDT)	

Individuals with disabilities or special needs call 605-773-3540 or 1-800-877-1113 (TDD).  
For more information please go to www.SDDOT.com

## KEEP INFORMED ABOUT PUBLIC NOTICES IN SOUTH DAKOTA.

Learn more at [www.facebook.com/PublicNotices](http://www.facebook.com/PublicNotices)

