



Special Meeting Agenda
City Council
3:00 p.m. Special Meeting
Friday, July 21, 2023
Powell Conference Room – City Hall
25 Center Street
Vermillion, South Dakota 57069

1. **Roll Call.**
2. **Adoption of the Agenda.**
3. **Visitors to be Heard.**
4. **Resolution supporting an application to SDHDA for Housing Infrastructure funding for Jack Powell addition.**
5. **Adjourn.**

Access the City Council Agenda on the web – www.vermillion.us

Addressing the Council: Persons addressing the Council shall be recognized. Please state your name and address. Presentations are limited to 5 minutes. For those who do not appear on the agenda, no decision is to be expected at this time.

Meeting Assistance: If you require assistance, alternative formats and/or accessible locations consistent with the Americans with Disabilities Act, please contact the City Manager's Office at 677-7050 at least 3 working days prior to the meeting.

Council Meetings: City Council regular meetings are held the first and third Monday of each month at 7:00 p.m. If a meeting falls on a City holiday, the meeting will be scheduled for the following Tuesday.

Live Broadcasts of Council Meetings on Cable Channel: Regular City Council meetings are broadcast live on Cable Channel 3.

As a courtesy to others, we ask that cellular phones and other electronic devices be turned off during the meeting.

*Our future as a community depends on recognizing our past.
The City of Vermillion exists on the ancestral lands of the Oceti Sakowin and Omaha indigenous people.
We honor and appreciate those who have the longest relationship with this place.*



Council Agenda Memo

From: John Prescott, City Manager

Meeting: July 21, 2023

Subject: Resolution of support for application to SDHDA for Housing Infrastructure funds for Jack Powell Addition

Presenter: John Prescott

Background: Senate Bill 41 of the 2023 Legislative session was signed into law on February 1, 2023. Since that time the South Dakota Housing Development Authority (SDHDA) and the legislature have been developing the rules and grant application for the \$200 million of grants and loans to be made available for the development infrastructure to expand housing across South Dakota. The City Council received the results of a housing study in June 2022, which identified the need for several types of housing to address different stages of life.

In September 2022, the City was the successful bidder for 50 acres of property located south of South Dakota Highway 50 and west of Stanford Street. In addition to the law enforcement center and park space, one of the proposed uses for a portion of this property has been housing. Initial proposals have included both single and multi-family housing uses.

Discussion: SDHDA will begin accepting grant applications on Monday, July 24, 2023 at Noon. One of the requirements to apply for funding includes a Resolution from the governing body supporting the grant / loan funding application. SDHDA has made it known that funding will be awarded on a first-come, first-served basis. Sioux Falls and Rapid City are limited to 30% of the funding. Vermillion is competing with the balance of the communities in the state for \$140 million in funding.

At the Monday, July 17, 2023 meeting the City Council approved a Resolution of support for the Baylor Street project. This application was going to be for the sanitary sewer and paving of Baylor Street from Stanford Street west to James Street. The preliminary City staff estimate of the cost for the infrastructure to this section of Baylor Street is \$1,315,000.

Following the meeting, staff talked with SECOG about expanding the application to include the first two legs of James Street off Stanford. This section of James Street would

be on the north and west side of the Law Enforcement Center. This section of James Street would also provide access to the large multi-family lot west of the law enforcement center parcel. Staff also explored the idea of receiving funding from the SDHDA housing infrastructure program for the Tom Street lift station which will serve the area. Staff has broken the project into four pieces for discussion.

Baylor Street (Paving and sanitary sewer)	\$1,315,000
Tom Street lift station	\$1,500,000
James Street (paving and water)	\$1,113,000
Sanitary Sewer – Tom Street lift station to James Street 1 st curve	\$400,000

The SDHDA funding uses a couple of criteria in awarding funding. No more than \$25,000 per single family lot or \$10,000 per multi-family unit can be awarded up to a total of 1/3 of total project costs. The proposal includes thirteen single-family lots along Baylor Street. There are multi-family lots on the east end of Baylor Street and the large lot immediately west of the law enforcement center. These lots can support 110 multi-family lots. The 13 single family lots and the 110 multi-family units would allow the City to receive the full 1/3 funding available via the SDHDA infrastructure grant.

City staff is working on the funding match for the project and will have more information available at the meeting.

Financial Consideration: None at this time.

Conclusion/Recommendations: Administration recommends approval of the Resolution supporting the grant/loan application and authorizes City staff to submit the SDHDA grant / loan application.

A RESOLUTION SUPPORTING THE APPLICATION FOR FUNDING TO ASSIST IN FINANCING THE INFRASTRUCTURE FOR DEVELOPMENT OF JACK POWELL ADDITION FROM THE SOUTH DAKOTA HOUSING DEVELOPMENT AUTHORITY

WHEREAS, the City of Vermillion desires assistance from the South Dakota Housing Development Authority for the purpose of promoting housing development in South Dakota by providing grants for housing infrastructure; and

WHEREAS, SDCL 11-4 and SDCL 11-6 grant municipalities the authority to plan, zone, and create a comprehensive plan; and

WHEREAS, Title XV: Land Usage of the Revised Municipal Ordinances of the City of Vermillion, Chapter 155, Zoning Regulations establishes the building, zoning, and lot and yard requirements for residential and multi-family districts; and

WHEREAS, the ownership and ongoing maintenance of the infrastructure will be the responsibility of the City of Vermillion; and

WHEREAS, the City of Vermillion has adequate capacity for water supply, water treatment facilities, wastewater treatment facilities, and electrical facilities to support the public infrastructure as a result of the proposed project.

NOW, THEREFORE BE IT RESOLVED, the Governing Body of the City of Vermillion, that the infrastructure plan for the Housing Infrastructure Finance Program grant application meets the municipality's infrastructure requirements, will be approved, and added to the ownership and ongoing maintenance responsibility of the municipality.

BE IT FURTHER RESOLVED, the Governing Body of the City of Vermillion hereby authorizes the filing of the Housing Infrastructure Financing Program grant application, including all understanding and assurances contained therein, and hereby authorizes the Mayor to, in connection with the application, provide such additional information as may be required.

Dated at Vermillion, South Dakota this 21st day of July 2023.

FOR THE GOVERNING BODY OF
THE CITY OF VERMILLION, SOUTH DAKOTA

By _____
Jonathan D. Cole, Mayor

ATTEST:

By _____
Katie E. Redden, Finance Officer
(SEAL)