

Building Committee Meeting #16 May 18, 2025 10:15 held at KHUMC

In attendance: Alan Thornburg, Jamie McMurtrey, Bob Dominicak, Rod Todd
Janette Jackmovich, Tim Reilly, Bill Marchand, Brian Lewis, Pastor Sharla
McCaskell

Absent: Denny Gorton

1. Prayer led by Alan Thornburg
2. The first, smaller lot is under contract by Lloyd's, a Sioux Falls Contractor planning to put in apartment building.
3. Discussion about the lot at 2640 E. Anamosa Street Lot 1R:
 - A. Utilities are in to the lot line. A street light is going in close to the middle of the front of the lot. 25' easements on all 4 sides. Maybe 35' on the apartment building side. Driveway, parking or landscaping can be in those easements. Just no structure.
 - B. Bob states that a Re-zone is not needed as it is already zoned General Commercial and that contingency can be removed from the offer. Item #16
 - C. The corner lot minus the drainage ditch would give us 2.76 acres and would allow us two entrances to the parking lot.
 - D. The powerline is T2 twisted line that would friction off ice. The pole in the lot would be more of a worry but we could put a curb or barrier and landscape around it to protect it, people and property. The 66' Section Line has been vacated but the powerline has a 25' easement. We could have parking lot in the easement.
 - E. The offered amount will be the same as the last offer on the other lot, \$300, 564. This will be \$2.16/sq. ft.
4. Motion was moved by Bob Dominicak to make the offer on lot 1R as discussed above. Tim Reilly 2nd the motion. The vote was unanimous to proceed with the offer.
5. The Commercial Real Estate Offer: Contingencies include that we would have 90 days to hold a Charge Conference and complete diligence/feasibility study. The \$5,000 is refundable. It was decided that the Agreement/Offer will be E-signed by Alan Thornburg as Chairperson of the Building Committee and Brian Lewis as Trustee Chair.
6. It was decided that a \$5,000 check could be submitted once the Offer is accepted.
7. Dan Bader shared that the District Committee saw the lots last Friday. There have been some responses from Dan shared with the committee.

Our next meeting will be called by Alan depending on response to our offer.

