

PETTIGREW HEIGHTS NEIGHBORHOOD CONSERVATION AREA COMMITTEE

**BOWDEN YOUTH CENTER
430 W 11TH STREET**

August 20, 2008

MEETING AGENDA

ATTENDEES (20):

Libby Traverse Bayless (Merrow Properties)
Bob Bauman (Rise Inc)
Erica Beck (City Planning)
Melanie Brandert (Argus – Leader)
Sara Carothers (HelpLine Center)
Nate Helling (Sioux Falls Seminary)
Roxanne Huber (Resident)
Joe Kraljic (Resident)
Eric Lanspa (Town and Country Realtors)
Danielle Merrow
Maggy Morrow (Resident)
Joan Neilan (Volunteers of America – Dakotas)
Jerry Noonan (Noonan, Lamfers)
Brent O'Neil (City Planning)
Shireen Ranchau (Sioux Falls Housing)
Jim Schmidt (Sioux Empire Housing Partnership)
Mandy Sieck (City Planning)
Phyllis Snow (Resident)
Russ Sorenson (City Planning)
Stacey Tieszen (Homeless Advisory Board)

I. WELCOME & INTRODUCTIONS

The Neighborhood Services Team comprised of Erica Beck, Brent O'Neil, Mandy Sieck, and Russ Sorenson, welcomed the attendees, conducted a brief agenda review, and facilitated the meeting.

II. REDEVELOPMENT CONCEPTS

A. Review Redevelopment Concepts

- 1) Update on RFP submittal for 11th & Duluth Avenue Site (Holland Property)
Senior Planner Erica Beck told the committee that there was no new news to report at the present time but that she and Planning Director Mike Cooper are working on updates and will be providing those to the City Council on August 25th at 4:00pm. All in attendance were invited to attend this public meeting.
- 2) Update on 10th & Menlo Townhome Project *Update* – SEHP
Jim Schmidt, Executive Director of Sioux Empire Housing Partnership, presented an overview of the townhome project at 10th Street and Menlo Ave. Construction continues to proceed on the homes which will be approximately 1100 square feet each and have a market price of \$115,000K. Schmidt indicated his agency is working with some grant funding opportunities that would provide down payment assistance to potential buyers of these townhomes.

III. NEIGHBORHOOD PARTNERSHIP OPPORTUNITIES and NEIGHBORHOOD HOUSING PROGRAMS

A. Pettigrew Heights Housing Resource Center Update

Staff stated that planning for the housing resource is proceeding and that we are awaiting communication on the status of the grant to Citi Foundation for \$40,000 which would fund the center. A September announcement of the Foundation's decision is anticipated. City staff is tentatively considering November 1 as an opening date for the center. A question arose about where the location of the center would be. Staff indicated that a couple options exist, including the Gustafson Building on 10th Street, but that Bowden Youth Center and the City have had recent discussions about locating within the BYC. Danielle Merrow suggested the former Sew Shop at 702 W. 11th Street, which she owns. Staff stated that all potential options will be examined.

B. Other Pettigrew Heights Funding Opportunities

- 1) South Dakota Housing Development Authority – September_SDHDA Board Meeting.
Staff notified the committee that the Mayor presented the City's application for Flex Funds to SDHDA at a July meeting of their board in Sioux Falls. The funds would be used to implement various rehabilitation assistance programs. The SDHDA will be reviewing this request at their September meeting.
- 2) Wells Fargo – EQ-2 -- City staff reminded the committee that work continues with Wells Fargo on seeking funding through their EQ-2 program.

IV. OTHER BUSINESS

A. Neighborhood Needs Assessment Update

Mandy Sieck, the staff intern provided the committee with an update on the Needs Assessment project. She informed the committee that there will be two needs assessments, one geared toward businesses and the other toward residents. She provided them with copies of each assessment and asked that comments and advice be e-mailed to her within one week. She also asked for suggestions on how to disperse the assessments. A suggestion was made by Bob Bauman that the surveys be dispersed via a third class mailing and collected at drop off points within the community. A committee member noted that a Mr. Dobesh had been conducting a survey in the area near Covell Ave and 10th Street. City staff will follow up.

B. Introduction of Neighborhood Website; Mandy Sieck, City Planning Intern

Mandy demonstrated how to access the Pettigrew Heights section of the Planning website, showing the committee the various new features. The website has contact information for City staff and reporting; links to previous meeting summaries, geography and demographics; and neighborhood photos, among other items. The website is http://www.siouxfalls.org/Planning/neighborhoods/pettigrew_heights

C. More Neighborhood Involvement

V. ANNOUNCEMENTS

Russ Sorenson, Nate Helling, and Sara Carothers discussed the Volunteer Sioux Falls event which will be taking place on September 27. The event will be city-wide, however a group led by the Sioux Falls Seminary will be targeting litter in the Pettigrew Heights neighborhood by picking up litter from public streets, sidewalks, and alleys, only.

VI. NEXT MEETING –

Wed., September 24, 3:30 PM, First United Methodist Church Multi-Purpose Room

VII. ADJOURNMENT

With no further business, the meeting adjourned at 4:30 pm.

An informative tour of the Bowden Youth Center was given by Joan Neilan (Volunteers of America – Dakotas).