



Corn Palace Board
City Council Chambers, City Hall, 612 N. Main Street
November 5, 2024

1. Call to Order

Chairperson John Foster called the meeting to order at 4pm.

2. Attendance

The following members were present: Jason Bates, Nancy Conzemius, John Foster, Jordan Gau, Tim Goldammer, Jory Hanson, Gio Lanier, Steve Morgan. Also present were: Mayor Jordan Hanson, City Administrator Stephanie Ellwein, Box Office/Concessions Supervisor Craig Stucky.

Absent: Johanna Allen

3. Approval Of The Agenda

Motion by Lanier, seconded by Conzemius to approve the agenda with item #8 moved to after executive session. All members voting "aye". Motion carried.

4. Approval Of The Minutes

Motion by Gau, seconded by Lanier to approve the minutes from the October 1, 2024 meeting. All members voting "aye". Motion carried.

5. Citizen's Input

No Citizen's Input was received.

6. Approval of 2024 Rental Rates

City Administrator Ellwein reviewed the Current 2024 Rental Rates for the Corn Palace. The rates had not yet been adopted by the Corn Palace Board; and so Ellwein requested that the board adopt the current rate as shown in the packet. These rates are what is currently being used in existing contracts through the end of 2024. Motion by Lanier, seconded by Goldammer to approve the rates as shown below. All members voting "aye". Motion carried.

2024 Corn Palace Rental Rates

Corn Palace Building Rental

Full Day	\$1,750
Full Day, Non-Profit	\$1,250
Half Day	\$875 (6+ hours)
Half Day, Non-Profit	\$625

Basketball Game Rentals

Single Game	\$450
Double Header	\$650

Armory Rental

Hourly	\$20 up to \$100/day
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Plaza Rental	\$50
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Ancillary Services

Facility Fee	5% of gross ticket sales
Audio System (set up & use)	\$50
Bleacher Rental	\$35/each
Bicycle Racks	\$10/each
Event Security/Crowd Control	\$50/hour
Chair Rental	\$1/each
Table Rental	\$5 /each
Video Support	\$25/hour
Projector/Screen Rentals	\$100
Table Cloths	\$5/each
Napkins	\$.50/each
Pipe/Drape	\$5/each 10' section (includes set up)

7. Discussion on 2025 Corn Palace Rental Rates

Ellwein stated that the Corn Palace Board will be asked to establish the 2025 rates at the next meeting. The board reviewed an hourly cost of operation for the Corn Palace for typical events. Ellwein reported that the previous director had suggested a 15% rate increase for 2025. Ellwein asked what additional information the board would like to see in order to assist with those discussions. Board members requested to see a listing of the cost of the 5% facility fee as well as the rental fees for events held in 2024. The board discussed the need to ensure the events were covering costs of operation; but also not pricing the rental rates so high as to make the rental fees unaffordable.

8. Discussion/possible action on Concessions Stand Operating Procedure/ Policy

This item will be moved to the December meeting due to the time constraints on the November meeting.

9. Corn Palace Event Updates

Corn Palace event updates for October & November were included as part of the agenda packet.

10. Motion To Enter Into Executive Session In Accordance With SDCL 1-25-2 (4) contractual negotiations and (5) Marketing And Or Pricing Strategies Of A Publicly Owned-Competitive Business

Motion by Lanier, seconded by Goldammer to enter into executive session according to SDCL

1-25-2(4) contractual negotiations, and SDCL 1-25-2 (5) marketing & pricing strategies.

11. Authorization for the City Administrator to sign a contractual agreement for the Corn Palace.

Motion by Goldammer, seconded by Lanier to authorize the City Administrator to sign a contract for a special event to be held at the Corn Palace.

12. Adjourn

There being no further business, the meeting adjourned at 6:40 pm.