



## **Business Improvement District #3 Board Meeting Agenda**

City Council Chambers, City Hall, 612 N. Main Street

August 27, 2025

- 1. 9:00 AM Call to Order**
- 2. Citizen's Input**  
*If you need to address the Board on an item that was not on the agenda, excluding personnel items, please come forward to the podium and state your name and your concern. Presentations are limited to three minutes. Items will be considered but no action will be taken at this time.*
- 3. Approval of the Minutes from the Previous Meeting**  
February 27th, 2025, BID #3 Meeting Minutes
- 4. Review of Current Financials**
- 5. Executive Session in accordance with SDCL 9-34-19: Discussion of confidential trade secrets, commercial, or financial information.**
- 6. Discussion & Approval of Grant Applications**
- 7. Adjourn**

Individuals with disabilities who require special assistance to take part in this meeting may contact one of the following at City Hall (605) 995-8420 at least 24 hours prior to the meeting with requests for assistance: Human Resources Officer or the City Administrator.

**BID#3 Meeting 2-27-25 at 9am**

**Meeting led by:** Dan Beukelman

**Members present-** Ben, Tonya, Melissa, Matt, Larry(zoom), Blake(zoom)

**Members absent-** Mark

**Citizen's Input-** N/A

**Motion to approve the meeting minutes from the previous BID#3 meeting 8-28-24 made by Matt and seconded by Tonya. 6- yay, 0-nay. Motion carried.**

**The BID balance as of February 27, 2024, is \$42,861.97 total. With approximately \$21,400 available for grant distribution this round due to pending withdrawal funds from previous grant recipients having one year to complete proposed project. \$8,598.22 for streetscape funds.**

**Motion made to move into executive session by Matt and seconded by Tonya. 6-yay, 0-nay. Motion carried.**

There are 5 applications received for review, in executive session.

1. Reviewed application for John Adamo – Adamo's Italian Restaurant – 223 N Main Street. Building signage and lighting.
2. Reviewed application for Jason Bates – Big Dummy's Bar & Grill - 112 N Main Street. Awning and signage repair/replacement.
3. Reviewed application for Dan Hauser – Second Impression Palace Antique Mall – 412 N Main Street. Roof repair/replacement.
4. Reviewed application for Jeff Del Favero – Koinonia Kafe – 312 N Main Street. Repair of storefront stucco, repaint and storefront lighting.
5. Reviewed application for Mike & Jen Lauritsen – Lauritsen Legacy Properties, LLC - 212 N Main Street. Storefront windows, wooden shakes removal and facade repairs/replacement.

Board discussion of streetscape funds. Currently tabled utilizing funds from the streetscape revenue line item. Will discuss at next BID board meeting.

**\$21,300.00 total to be awarded from available funds to the following 5 applicants:**

Motion made by Melissa and seconded by Tonya to award John Adamo (Adamo's Italian Restaurant)-223 N Main (\$700.00) for the lighting portion only of the total grant request (\$5,622.50) of total project cost (\$5,622.50) the board decided not to include signage in the eligible activities thus far. 6-yay, 0-nay, motion approved.

Motion made by Melissa and seconded by Tonya to award Jason Bates (Big Dummy’s Bar & Grill)-112 N Main (\$4,700.00) for the awning portion only of the total grant request (\$10,000.00) of total project cost (\$10,491.39) the board decided not to include signage in the eligible activities thus far. 6-yay, 0-nay, motion approved.

Motion made by Melissa and seconded by Matt to award Dan Hauser (Second Impression Palace Antique Mall) -412 N Main for roof repair/replacement (\$8,400.00) of total grant request (\$10,000) of total project cost (\$66,595.00) 6-yay, 0-nay, motion approved.

Motion made by Melissa and seconded by Tonya to award Jeff Del Favero (Koinonia Kafe)-312 N Main (\$4,000.00) for the paint, repair of stucco and storefront lighting only of total grant request (\$10,000) of total project cost (\$26,000.00) the board decided not to include signage in the eligible activities thus far 6-yay, 0-nay, motion approved.

Motion made by Melissa and seconded by Matt to award Mike & Jen Lauritsen (Lauritsen Legacy Properties, LLC)-212 N Main for storefront windows, wooden shakes removal and facade repairs/replacement (\$3,500.00) of total grant request (\$8,794.72) of total project cost (\$8,794.72) 6-yay, 0-nay, motion approved.

**Funds to be presented to the City to disperse BID monies:**

John Adamo – Adamo’s Italian Restaurant – 223 N Main Street - \$700.00

Jason Bates – Big Dummy’s Bar & Grill - 112 N Main Street - \$4,700.00

Dan Hauser – Second Impression Palace Antique Mall – 412 N Main Street – \$8,400.00

Jeff Del Favero – Koinonia Kafe – 310 N Main Street – \$4,000.00

Mike & Jen Lauritsen – Lauritsen Legacy Properties, LLC - 212 N Main Street - \$3,500.00

**Total grant dollars awarded \$21,300.00**

**Meeting adjourned by Tonya and seconded by Ben at 10:11am**

**Respectfully submitted,**

**Ashley Endres**

**Mitchell Main Street & Beyond Director**