

The special meeting of the White City Council was called to order on Tuesday, February 23rd, 2016 in the McKnight Community Center at 7:00pm by Mayor Terry Wright. Roll Call was taken: present – Tammy Byers, Chris Wilts, Chris Willmott, Wayne Kelm and Deborah Hopfinger.

Motion was made by Hopfinger, seconded by Kelm to approve the agenda; roll call vote taken with all present voting aye; motion carried.

The Council welcomed President, Randy Hanson, and architect, Angie Boersma, with Mills Construction. Mary Jo Minor was also present with Mills Property Management. They presented their plans and ideas for the future of the old White Care Center building. Some of the main discussions included:

- Plans include 11 apartments, 14 garage stalls, a restaurant, a 15-17 child daycare, a clinic, a salon, a fitness center, and tenant amenities such as storage and on-site laundry.
- Apartments would be offered in 4 different styles including some 2 bedrooms and some 1 bedroom.
- Apartments would be rented at an all-inclusive rate which includes all utilities such as garbage, electric, water and sewer, along with 1 garage stall per unit, access to the fitness center at no charge, and all snow removal and yard work.
- Mary Jo Minor stated that this type of unit would be ideal for seniors considering all the great amenities on-site as well as the 1 level accessibility.
- All representatives stated that in order for a facility such as this one to work in a small community, the support needs to be substantial.
- Hanson stated that Mills has already invested about \$21,000 in this project.
- Hanson also stated that a \$1.4 million budget would need to be established in order for this to be accomplished.
- The estimated time of completion on construction and remodel work would be May 2017 with a starting date in October 2016.
- The only work being done to the exterior of building would be windows and doors and some minor landscaping.
- Discussion over how tenants would enter and exit the facility was addressed, along with the small size of the fitness area.

After discussion concluded, Hanson stated that he has presented a letter for the Council to review privately. Motion was made by Willmott, seconded by Kelm to enter into Executive Session at 8:05pm to read and discuss said letter; roll call vote taken with all present voting aye; motion carried.

Council exited Executive Session at 8:52pm.

Mayor Wright stated that the letter read included an offer to purchase the property from the City and in order to consider said offer, the City would need to declare the property as surplus and allow for that process to be initiated. Motion was made by Willmott, seconded by Byers to declare property as surplus accepting bids until March 21st, 2016; roll call vote taken with all present voting aye; motion carried. A Special Meeting will be held on March

21st, 2016 at 6:30pm to open all received bids for review. The full surplus description can be found online at www.whitesd.govoffice2.com under the "News" tab.

With no further business to come before the Council, motion made by Willmott, seconded by Kelm to adjourn; roll call vote taken with all present voting aye; motion carried. Meeting adjourned at 9:02pm.

Terry Wright, Mayor

Melanie Haber, Finance Officer