



BOARD OF COMMISSIONERS AGENDA

MONDAY, APRIL 20, 2026

5:30 PM

COMMISSION CHAMBERS – 503 S HIGHLAND AVENUE

Please join the Zoom meeting from your computer, tablet or smartphone.

<https://us06web.zoom.us/j/88526683369> | Meeting ID: 885 2668 3369

You can also dial in using your phone.

+1 312-626-6799

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPT AGENDA

CONSENT CALENDAR

- 1) Minutes – April 6, 2026
- 2) Bills for Approval – April 22, 2026
- 3) Bills for Ratification – April 15, 2026
- 4) Payroll Bills for Ratification – April 10, 2026
- 5) Personnel
- 6) Adopt Resolution 2026-06 - Approve a Plat - Lots 1, 2, 3, 4, and 5 in Block 3, Cyber Estates Addition to the City of Madison, Lake County, South Dakota
- 7) Adopt Resolution 2026-07 - Approve a Plat - Lots 8, 9, 10, and 11 in Block 2 and Lots 6, 7, 8, 9, and 10 in Block 3, Cyber Estates Addition to the City of Madison, Lake County, South Dakota
- 8) Acknowledge Bid Date - Madison NW 5th Street Bridge Backwall Repairs - May 21, 2026, at 2:00 PM

UNFINISHED BUSINESS

NEW BUSINESS

- 9) First Reading of Ordinance 1688 - Incorporating a Large Load Electric Rate
- 10) Consider approval of First Reading of Ordinance No. 1687 - Amend Appendix B Zoning Regulations, Section 17.02 - to rezone property located at 610 NE 3rd Street from R-60 Duplex Residence District to GB - General Business District
- 11) Approve Resolution No. 2026-05 - Approving and Recommending Tax Incremental District Plan No. 8
- 12) Approval of 2026 Parks Master Plan
- 13) Authorize Signatures - Madison Municipal Airport AIP Grant No. 3-46-0029-029-2026 and IIJA Grant No. 3-46-0029-030-2026 Applications and Certifications
- 14) Consideration of March 27, 2026 invoice from Schoenfish & Co.
- 15) April 2026 Finance Updates

PUBLIC COMMENT

ANNOUNCEMENTS

- 16) Next Regular Commission Meeting – Monday, May 4, 2026 at 5:30 pm

- 17) City Circle - Tuesday, April 28th, 2026 from 5:30-6:30pm at the Community Center
- 18) Board openings starting in May 2026: one Airport Board (5-year term), two Library Board of Trustees (3-year terms), one Park & Recreation Board (3-year term), two Planning Commission (5-year terms), one Sidewalk Committee (no term length).
- 19) Board vacancies on Madison Housing & Redevelopment Commission: one term ending in February 2029, one term ending in February 2030, one term ending in February 2031

ADJOURN

Anyone wishing to speak to an item on the agenda must be acknowledged by the chair and come to the podium to address the Mayor and City Commission. Addressing other audience members will not be permitted.

Supplementary agenda information may be accessed at www.CityofMadisonSD.gov

If special accommodations are necessary to attend any Board of Commissioners meeting, please contact the Finance Office at (605) 256-7500 at least 24 hours before meeting time. All attempts shall be made to accommodate a request.

The City of Madison is an equal opportunity employer and provider.

**CITY OF MADISON
BOARD OF COMMISSIONERS PROCEEDINGS
MADISON, SD 57042**

April 6, 2026
Regular

The Board of Commissioners of the City of Madison met in regular session at 12:00 PM on the 6th day of April with the following members present upon roll call: Commissioners Kelly Dybdahl, Jenny Wolff, Jerae Wire, Daniel Buresh (via Zoom), and Mayor Roy Lindsay.

The Pledge of Allegiance was recited.

Motion by Commissioner Dybdahl, seconded by Commissioner Wolff to adopt the April 6, 2026 agenda. Motion carried unanimously.

Motion by Commissioner Wire, seconded by Commissioner Wolff to approve the following items on the consent calendar: Board of Equalization Meeting Minutes – March 16, 2026; Regular Meeting Minutes – March 16, 2026; Work Session Meeting Minutes – March 23, 2026; Bills for Approval – April 8, 2026; Bills for Ratification – March 25 & April 1, 2026; Payroll Bills for Ratification – March 13 & 27, 2026; Personnel; Acknowledge Bid Date – Bid No. 990 – Green Substation Construction of Underground Electric Primary Lines – May 7, 2026 at 1:30 PM; Acknowledge Bid Date – 2026 Multi-Community Asphalt Surface Treatment – April 23, 2026 at 2:00 PM; Declare IT Surplus Property. Motion carried unanimously.

Bills for Approval – April 8, 2026

A & M MECHANICAL Furnace Humidifier \$3,020.04; ACE HARDWARE Air Duster, Dry Wall Hooks \$62.95; APPEARA Mat Rentals \$95.80; AT & T MOBILITY Library Phones & Data \$159.40; AUTOMATIC BUILDING CONTROLS Cellular Communicator - Library \$1,686.53; BORNS GROUP INC Printing & Postage \$1,032.73; BUILDERS ELECTRIC 2025-Elec Conv. - Payment #5 \$38,652.41; BUTLER MACHINERY CO Thermostat Replacement Engine #4 \$250.53; CENTURY BUSINESS PRODUCTS INC Copier Lease \$259.02; CHRISTENSEN RECYCLING LLC Recycling Fees \$10,200.00; CHRISTENSEN/ERIC Driver's License Renewal \$45.00; CLASSIC CONVENIENCE INC Fuel \$543.00; COENEN/JASON Reimb. - Printer Mount \$64.98; COLES PETROLEUM PRODUCTS INC Fuel Report \$7,510.19; COLUMN SOFTWARE PBC Publications \$438.21; CORE & MAIN GP LLC Chemicals \$1,190.48; CRAFCO, INC Crafcoc Carbide Wide Hub \$954.46; EBSCO INDUSTRIES INC Finance Charge \$47.05; F & M COOP OIL CO Fuel \$995.34; FLEET PRIDE Shop Towels \$183.44; HAWKINS INC Chemicals \$2,411.00; HIRSHFIELD'S TEA PAINTS & COATINGS Pump Repair Kit \$442.03; INGRAM CO Books \$1,029.76; KINGBROOK RURAL WATER SYSTEM INC Water \$40.00; LAKE COUNTY TREASURER Fuel Report \$639.12; LEWIS DRUGS INC Thumb Tacks \$3.98; MIDCONTINENT COMMUNICATIONS Business Internet \$352.06; MINNESOTA MUNICIPAL UTIL ASSN Q2 2026 -Job training & Safety Program \$1,068.75; MRG HAUFF Backboard for Dunk Hoops \$1,275.00; OFFICE PEEPS INC Rubberbands \$17.30; PENNSYLVANIA TRANSFORMER TECHNOLOGY INC Bid #924 69x115/13.8KV Transformer - Green Sub \$8,000.00; PITNEY BOWES GLOBAL FINANCIAL SERVICES LLC Equipment Lease \$249.54; RUNNINGS SUPPLY INC Candy - Easter on

Egan \$109.42; SAME DAY EXPRESS Delivery to Sioux Falls Public Health Lab \$20.00; SEBCO BOOKS INC Books \$716.98; STURDEVANTS MADISON INC Filters \$1,037.59; THE PENWORTHY CO LLC Books \$195.69; VERIZON BUSINESS ASP Cell Phone \$100.84; WEIST/SHERRY Water Aerobics \$642.24.

Bills for Ratification – March 25, 2026

ACE HARDWARE Grass Seed \$429.64; AMAZON CAPITAL SERVICES INC Books, DVDs, Label Protectors, 3D Pens, Legos \$1,257.45; AT & T MOBILITY Service for Phones & Tablets \$3,233.67; BERRETH/JAMESON Travel Reimb - SDCMA Training \$104.63; BORNS GROUP INC Printing & Postage \$1,633.43; BRISSETTE/RYLEE Classes at Community Center \$154.00; CARQUEST OF MADISON Chainsaw Fuel \$75.00; CENGAGE GROUP Books \$173.18; CHRISTENSEN BROADCASTING Community Center Advertising \$453.00; CITY OF SIOUX FALLS CC Pool & Spa Bacteria Testing \$316.40; COLES PETROLEUM PRODUCTS INC Gear Bearing Grease \$678.98; DAKOTA STATE UNIVERSITY December 2025 Utilities \$10,339.42; DAKOTALAND AUTOGLASS Back Window Replacement \$600.96; DGR ENGINEERING Professional Services - Green Sub \$21,993.00; EAST RIVER ELECTRIC POWER COOP Monthly Transmission Services \$27,358.50; FIRST BANK & TRUST - HEARTLAND ENERGY Heartland Energy \$361,886.69; FLEET PRIDE Air Filter \$52.91; GONYO/GARY LEE Meal Reimbursement \$6.00; GREAT AMERICA FINANCIAL SVCS CC Copier Lease \$1,063.87; HANSEN/RIKI Meal Reimbursement \$6.00; HAROLD K SCHOLZ CO Excise Tax on Invoice 1746-1 & 1746-2 \$6,796.53; HASLETON/JARED Classes at Comm Center \$644.00; HILLYARD INC Floor Scrub Brush \$302.65; HOME SERVICE WATER CONDITIONING LLC Salt - City Hall \$55.50; INFOTECH SOLUTIONS LLC Computer & Software Subscription Fees \$9,101.89; JUNG/DUSTIN Meal Reimbursement \$6.00; KRUG PRODUCTS INC O-ring Face Seal Plug \$128.83; MADISON GROCERY STORE INC DBA SUNSHINE FOODS ASP Groceries \$9.17; MARCO TECHNOLOGIES CC Copier Lease \$304.84; MATERESE/JAMES Meal Reimbursement \$5.00; MIDCONTINENT COMMUNICATIONS Business Internet \$281.30; MIDWEST ALARM CO Install Video Intercom System \$10,597.97; MINER COUNTY PIONEER/THE Envelopes \$180.00; MPOWER TECHNOLOGIES INC Integrator/Editor Annual Maintenance Agreement \$1,000.00; NORTHWESTERN ENERGY Utilities \$3,700.27; O REILLY AUTOMOTIVE INC Tire Pressure Sensor \$55.91; OFFICE PEEPS INC Eng. Coper Contract - Toner Usage \$96.24; PENGUIN RANDOM HOUSE LLC Books \$15.04; PROCHEM DYNAMICS LLC Janitorial Supplies \$633.60; RAMKOTA HOTEL & CONF CENTER - PIERRE Lodging - SDML Rib Dinner (Roy) \$131.60; ROBERTSON/ROGER Meal Reimbursement \$6.00; RUNNINGS SUPPLY INC Roller Chain \$126.45; SAME DAY EXPRESS Delivery to Sioux Falls Public Health Lab \$40.00; SD MUNICIPAL LEAGUE District 2 Annual Meeting \$150.00; STURDEVANTS MADISON INC Filters \$821.81; T&R ELECTRIC SUPPLY CO INC DGA Samples \$1,520.00; TIMMER SUPPLY CO Tubing Cutter \$67.74; US DEPT OF ENERGY Monthly WAPA Bill \$159,356.12; WHEALY/MARK Spin Classes \$56.00; WOLDT/MICHAEL Meal Reimbursement \$6.00.

Bills for Ratification – April 1, 2026

ACE HARDWARE Sensor Switch \$556.83; AMAZON CAPITAL SERVICES INC Wall Mount, Cords, Easter Eggs, Chemicals \$1,156.44; APPEARA Mat Rentals \$74.88; AUTOMATIC

BUILDING CONTROLS Annual Fire Alarm Check - City Hall \$570.00; AXON ENTERPRISES INC Fleet/Axon Air/Evidence/Interview License Renewals \$33,692.28; BLUEPEAK Phone & Internet \$3,999.58; BORDER STATES ELECTRIC SUPPLY Stainless Steel Slip Locks - Meter Rings \$153.21; CHRISTIANSEN COMPLETE WATER Water Delivery & Cooler Rental \$15.45; CIVIC PLUS LLC MuniDocs Renewal/Online Code Hosting \$1,703.37; CLASSIC CONVENIENCE INC Fuel \$95.57; DAKOTA STATE UNIVERSITY March Work Orders \$2,262.85; ETTERMAN ENTERPRISES INC Red Grease, Crudbuster \$175.62; FLEET PRIDE Seal \$37.81; FLOCK GROUP INC LPR Cameras, Advanced Search \$26,500.00; GOVEXEC HOLDINGS, LLC BDA PROFESSIONAL DEVELOPMENT ACADEMY, LLC High Performance Leadership - Tuition \$1,000.00; GREAT AMERICA FINANCIAL SVCS Fin & HR Coper Lease \$809.31; GREATER MADISON AREA CHAMBER Qtr 2 Appropriation \$21,400.00; HEIMAN INC Throwbags \$446.00; JENCKS & JENCKS PC April Services/Contract \$5,500.00; JOHNSTONE SUPPLY Boiler Treatment \$269.52; MADISON ROTARY CLUB Corporate Membership - 2026 \$600.00; MILLER MECHANICAL SPECIALTIES Flow Meter \$4,879.71; MPOWER TECHNOLOGIES INC Software - Annual \$7,500.00; OFFICE PEEPS INC Copier Contract - MMU \$169.00; ONE STOP Fuel \$383.32; PORTA PROS INC DBA A-1 PORTABLE TOILETS Toilet Rental \$162.00; RUNNINGS SUPPLY INC Roller Chain, Link, Oil Absorbent \$240.16; RURAL ELECTRIC SUPPLY COOP Meter Bypass Links and Blanks \$2,304.50; SD PUBLIC HEALTH LABORATORY Water Samples \$176.00; STURDEVANTS MADISON INC Parts \$179.67; TIMMER SUPPLY CO Handle Assembly \$34.38; VANTEK COMMUNICATIONS INC Mic \$159.10; WILLS/AMY Travel Reimb. - SEAFOG & SDML Conference \$120.35.

Payroll Bills for Ratification – March 13, 2026

AFLAC \$5,398.61; Delta Dental \$7,889.54 Health Pool of South Dakota \$57,465.35; IRS-EFTPS \$51,459.09; Local Union #426, IBEW \$550.00; Madison National Life Insurance Company Inc \$288.15; Office-Child Support Enforce \$457.84; Optilegra, Inc \$893.69; SD Retirement System \$29,423.94; SD Retirement System \$11,988.00; Teamsters Local No. 120 \$963.00.

Payroll Bills for Ratification – March 27, 2026

Health Pool of South Dakota \$57,465.35; IRS-EFTPS \$53,491.15; Madison National Life Insurance Company Inc \$288.15; Office-Child Support Enforce \$247.38; SD Retirement System \$29,240.82; SD Retirement System \$11,934.00.

Mayor Lindsay opened the Public Hearing Upon Application for Transfer of Retail (on-off sale) Malt Beverage & SD Farm Wine License – Los Tapatios Mexican Store from 107 E Center Street to 204 S Egan Avenue. There were no public comments; therefore, Mayor Lindsay closed the hearing.

Motion by Commissioner Dybdahl, seconded by Commissioner Wire to Approve Transfer of Retail (on-off sale) Malt Beverage & SD Farm Wine License – Los Tapatios Mexican Store from 107 E Center Street to 204 S Egan Avenue. Motion carried unanimously.

Scott Pederson presented a proposal to rezone land in Windsor Estates from R-90 (Single-Family Residential) to R-60 (Duplex Residential), which would allow duplexes and other higher-density housing as permitted uses. He explained that the change would add a small number of additional units, improve traffic flow by connecting 3rd Street and 4th Street, and potentially support future development in nearby areas.

City residents Tom Farrell, Janis Dailing, and Dennis Larson, living on 4th Street in Windsor Estates, largely voiced opposition to the proposed rezoning, emphasizing that they purchased homes in Windsor Estates with the expectation that it would remain a single-family (R-90) neighborhood. Their main concerns included increased housing density (duplexes, triplexes, fourplexes), potential strain on inadequate storm drainage infrastructure, increased traffic and safety risks, and possible negative impacts on property values and neighborhood character.

Residents also noted that R-60 lots are already available elsewhere in the city, questioning the need to rezone this area. Several emphasized the importance of maintaining the neighborhood's quiet, family-oriented environment and expressed concern about changes to traffic flow, especially with a proposed street connection.

The city commission acknowledged these concerns and expressed uncertainty about balancing the need for housing development and infrastructure completion while protecting existing neighborhoods.

Motion by Commissioner Wolff, seconded by Commissioner Buresh to Deny Ordinance No. 1686 – Amend Appendix B – Zoning Section 17.02. Motion carried 4-1.

Motion by Commissioner Wire, seconded by Commissioner Dybdahl to Award Bid No. 989 – 2026 Sidewalk Improvement Project to Supreme Concrete LLC for \$139,964.00. Motion carried unanimously. The winning bid came in well under Engineering's estimate of \$210,000.00.

Motion by Commissioner Dybdahl, seconded by Commissioner Wolff Authorize Mayor to Sign the Amended Power Purchase and Sale Agreement with Basin Electric Power Cooperative. Motion carried with Commissioner Wire abstaining.

Motion by Commissioner Dybdahl, seconded by Commissioner Wolff to Approve Power of One Volunteer Program Policy. Motion carried unanimously. The Employee Benefits Committee developed this policy proposal to allow employees to utilize volunteer hours for larger events or projects that require a team-based effort.

Jameson Berreth provided an overview of the draft Parks Master Plan.

Jameson Berreth also presented the April 2026 City Updates.

Mayor Lindsay announced the following:

- Next Regular Commission Meeting – Monday, April 20, 2026 at 5:30 PM

Motion by Commissioner Wolff, seconded by Commissioner Wire to Adjourn at 1:36 PM.

/s/Amy L Wills
Finance Officer

**CITY OF MADISON
PERSONNEL FOR CONSENT
APRIL 2026**

NAME	EFFECTIVE DATE	PRESENT STATUS	RECOMMENDED STATUS	PRESENT RATE/SALARY	RECOMMENDED RATE/SALARY	POSITION
JOHNSON, BRANDON	4/6/2026	NA	VOLUNTEER FIREMAN	NA	NA	VOLUNTEER FIREMAN

RESOLUTION NO. 2026-06

A RESOLUTION TO APPROVE A PLAT

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MADISON, SOUTH DAKOTA:

That the plat of Lots 1, 2, 3, 4, and 5 in Block 3, Cyber Estates Addition to the City of Madison, Lake County, South Dakota, is hereby approved and that the City Finance Officer of the City of Madison is hereby directed to endorse on such plan a copy of this resolution and certify the same thereon.

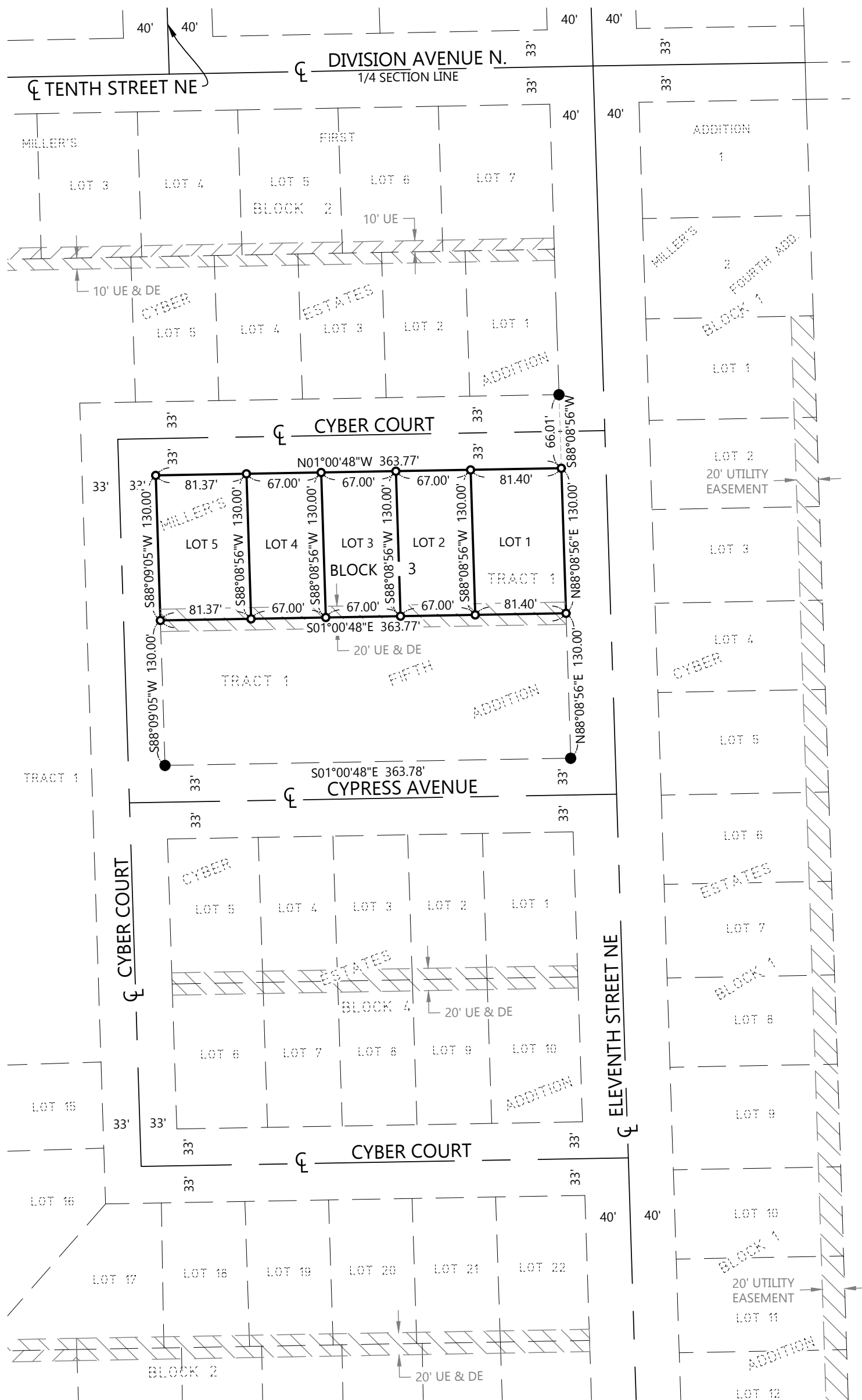
Dated this 20th day of April 2026.

CITY OF MADISON

Mayor

ATTEST: _____
Finance Officer

**PLAT OF
LOTS 1, 2, 3, 4, AND 5 IN BLOCK 3, CYBER ESTATES ADDITION
TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA**



LOT INFORMATION

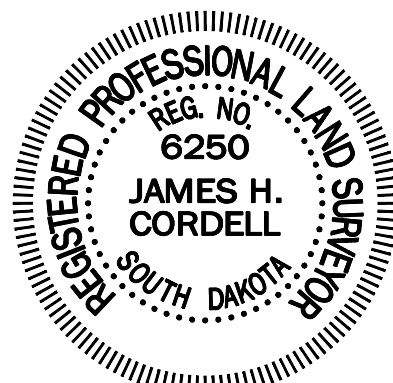
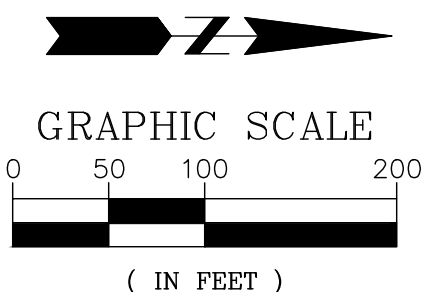
LOT	SQ. FT.	Acres±
1	10,581	0.243
2	8,709	0.200
3	8,709	0.200
4	8,709	0.200
5	10,577	0.243

Notes:
The bearing system for this plat is based on the UTM Zone 14 North.

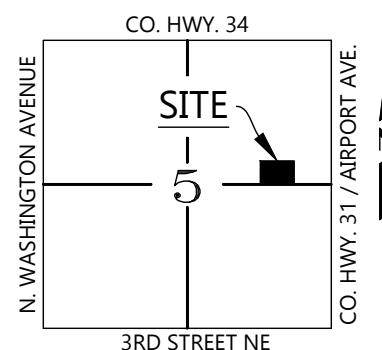
This plat was prepared without the benefit of a title commitment.

Legend

- - Denotes 5/8 inch by 18 inch rebar set and marked by License No. 6250
- - Denotes found monument
- UE - Utility Easement
- DE - Drainage Easement



UNPLATTED
NE 1/4 5-106-52



VICINITY MAP
SECTION 5-106-52

Total Area Surveyed:
1.086 Acres±



216 S. Duluth Avenue • Sioux Falls, SD 57104
Phone: (605) 332-7211 • Fax: (605) 332-7222

**PLAT OF
LOTS 1, 2, 3, 4, AND 5 IN BLOCK 3, CYBER ESTATES ADDITION
TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA**

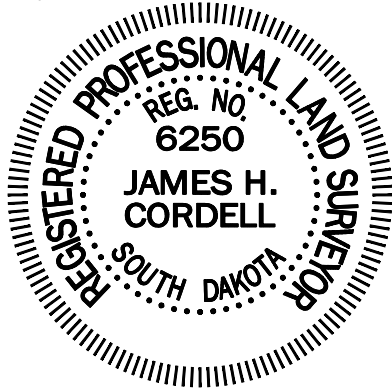
SURVEYOR'S CERTIFICATE

I, James H. Cordell, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before February 9, 2026, survey and replat a part of Tract 1 of Miller's Fifth Addition to the City of Madison, Lake County, South Dakota, into lots and a block as shown. The same shall hereafter be known and described as **Lots 1, 2, 3, 4, and 5 in Block 3, Cyber Estates Addition to the City of Madison, Lake County, South Dakota.**

I further certify that to the best of my knowledge the plat correctly represents the same, is true and correct and that it was made under my direct supervision.

Dated this ____ day of _____, 20____.

SD Registered Land Surveyor No. 6250



OWNER'S CERTIFICATE OF COMPLIANCE

We, Nielson Development, LLC, do hereby certify that we are the sole, absolute, and unqualified owner of all land included in the above plat and that said plat has been made at our request and in accordance with our instructions for the purpose of transfer, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations as well as all water pollution prevention control rules, codes and laws. This parcel of land is free from any encumbrances.

We hereby dedicate to the public for public use forever the streets, roads and alleys, parks and public grounds, if any, as shown on said plat, including all sewers, culverts, bridges, water distribution lines, sidewalks and other improvements on or under the streets, alleys, parks and public grounds whether such improvements are shown or not. We also hereby grant easements to run with the land for water, drainage, sewer, gas, electric, telephone or other public utility lines or services under, on or over those strips of land designated hereon as easements.

On our behalf as the owners and also binding on behalf of future successors and assigns, we hereby waive any rights of protest to any special assessment program which may be initiated by the City for the purpose of installation of improvements required by the Subdivision Ordinance of the City of Madison.

We do hereby certify that this replat will not place any existing lot or building in violation of any applicable ordinance, code, regulation, or law including but not limited to zoning, building, subdivision, and flood prevention.

We further certify that this platting of said described Lots 1, 2, 3, 4, and 5 in Block 3, Cyber Estates Addition to the City of Madison, Lake County, South Dakota, does hereby vacate the following platting: a part of Tract 1 of Miller's Fifth Addition to the City of Madison, Lake County, South Dakota, said plat on file at the Register of Deeds office in Book 16 of Plats, page 10. Said plat, hereby vacated, is situated within Lots 1, 2, 3, 4, and 5 in Block 3, Cyber Estates Addition to the City of Madison, Lake County, South Dakota, as surveyed.

Dated this ____ day of _____, 20____.

Owner: Nielson Development, LLC

By: _____

Title: _____

STATE OF SOUTH DAKOTA)

§
COUNTY OF _____)

On this ____ day of _____, 20____, before me, the undersigned officer, personally appeared _____, who acknowledged ____self to be the _____ of Nielson Development, LLC, and that ____he as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by ____self as _____.

In witness thereof, I have hereunto set my hand and official seal.

My commission expires: _____

Notary Public, State of South Dakota

CITY ENGINEER'S CERTIFICATE

I, _____, City Engineer of the City of Madison, do hereby certify that this plat has been reviewed by me or my authorized agent and that this plat is recommended for approval by the City Commission.

Signed on this ____ day of _____, 20____.

City Engineer, Madison, South Dakota

PLANNING COMMISSION CERTIFICATE

Approval of the plat of Lots 1, 2, 3, 4, and 5 in Block 3, Cyber Estates Addition to the City of Madison, Lake County, South Dakota, is hereby granted by the City Planning Commission on this ____ day of _____, 20____.

Chair, City Planning Commission

CITY COMMISSION APPROVAL

Resolution Number _____

Be it resolved by the City Commission of the City of Madison, that the plat Lots 1, 2, 3, 4, and 5 in Block 3, Cyber Estates Addition to the City of Madison, Lake County, South Dakota, is hereby approved and that the City Finance Officer of the City of Madison is hereby directed to endorse on such plan a copy of this resolution and certify the same thereon.

Adopted this ____ day of _____, 20____.

Mayor, City of Madison

Attest: _____
City Finance Officer

CITY FINANCE OFFICER'S CERTIFICATE

I, _____, the duly appointed, qualified and acting City Finance Officer of the City of Madison, South Dakota hereby certify that I have compared the copy of the foregoing Resolution No. _____ with the original as contained in the minutes of the said board of City Commissioners for the meeting of said board held on the ____ day of _____, 20____, and that the foregoing is a true and correct copy of said resolution and that the same has not been altered, modified, or amended, on this ____ day of _____, 20____.

City Finance Officer, Madison, South Dakota

COUNTY TREASURER'S CERTIFICATE

I, Treasurer of Lake County, South Dakota, do hereby certify that all taxes which are liens upon any land included in the above (and the foregoing) plats, as shown by the record of my office, have been fully paid.

Dated this ____ day of _____, 20____.

Treasurer, Lake County, South Dakota

DIRECTOR OF EQUALIZATION

I, Director of Equalization of Lake County, South Dakota, do hereby certify that a copy of the above plat has been filed at my office.

Director of Equalization, Lake County, South Dakota

REGISTER OF DEEDS

Filed for record this ____ day of _____, 20____, at ____ o'clock, ____m., and recorded in Book ____ of Plats on Page _____.

Register of Deeds, Lake County, South Dakota

RESOLUTION NO. 2026-07

A RESOLUTION TO APPROVE A PLAT

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MADISON, SOUTH DAKOTA:

That the plat of Lots 8, 9, 10, and 11 in Block 2 AND Lots 6, 7, 8, 9, and 10 in Block 3, Cyber Estates Addition to the City of Madison, Lake County, South Dakota, is hereby approved and that the City Finance Officer of the City of Madison is hereby directed to endorse on such plan a copy of this resolution and certify the same thereon.

Dated this 20th day of April 2026.

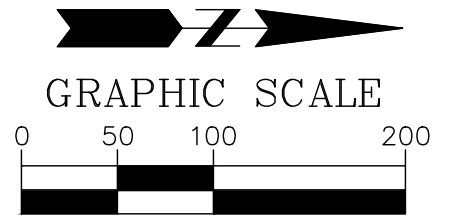
CITY OF MADISON

Mayor

ATTEST: _____
Finance Officer

**PLAT OF
LOTS 8, 9, 10, AND 11 IN BLOCK 2 AND LOTS 6, 7, 8, 9 AND 10 IN
BLOCK 3, CYBER ESTATES ADDITION**

TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA

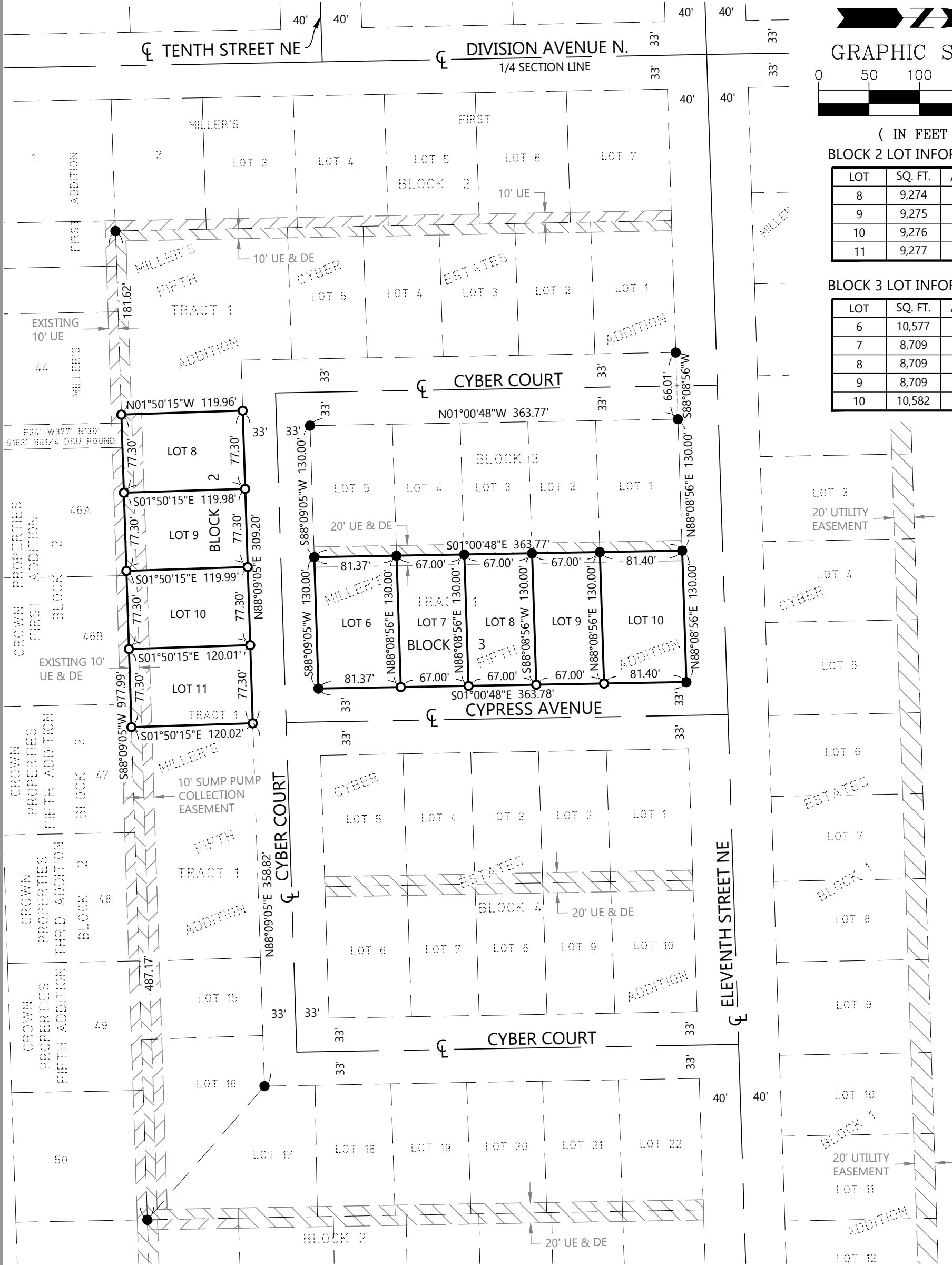


BLOCK 2 LOT INFORMATION

LOT	SQ. FT.	Acres±
8	9,274	0.213
9	9,275	0.213
10	9,276	0.213
11	9,277	0.213

BLOCK 3 LOT INFORMATION

LOT	SQ. FT.	Acres±
6	10,577	0.243
7	8,709	0.200
8	8,709	0.200
9	8,709	0.200
10	10,582	0.243



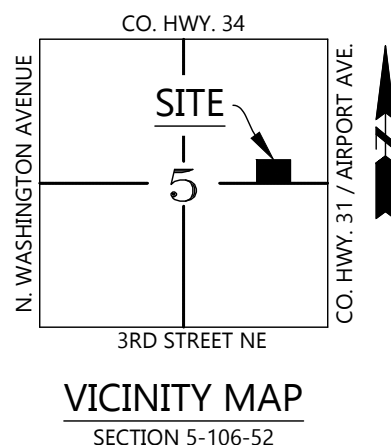
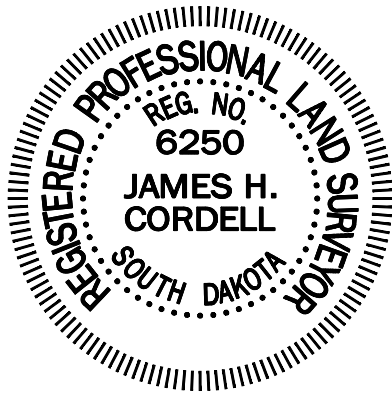
Notes:

The bearing system for this plat is based on the UTM Zone 14 North.

This plat was prepared without the benefit of a title commitment.

Legend

- - Denotes 5/8 inch by 18 inch rebar set and marked by License No. 6250
- - Denotes found monument
- UE - Utility Easement
- DE - Drainage Easement



**Total Area Surveyed:
1.938 Acres±**



216 S. Duluth Avenue • Sioux Falls, SD 57104
Phone: (605) 332-7211 • Fax: (605) 332-7222

Engineers • Surveyors

**PLAT OF
LOTS 8, 9, 10, AND 11 IN BLOCK 2 AND LOTS 6, 7, 8, 9 AND 10 IN
BLOCK 3, CYBER ESTATES ADDITION
TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA**

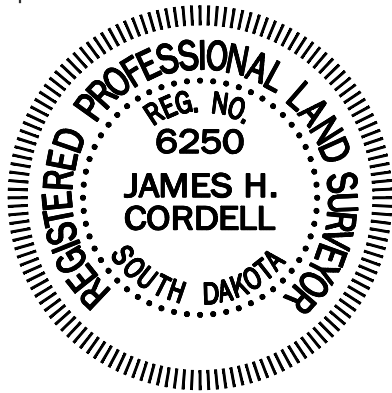
SURVEYOR'S CERTIFICATE

I, James H. Cordell, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before March 26 9, 2026, survey and replat a part of Tract 1 of Miller's Fifth Addition to the City of Madison, Lake County, South Dakota, into lots and a block as shown. The same shall hereafter be known and described as **Lots 8, 9, 10, and 11 in Block 2 and Lots 6, 7, 8, 9, and 10, Cyber Estates Addition to the City of Madison, Lake County, South Dakota.**

I further certify that to the best of my knowledge the plat correctly represents the same, is true and correct and that it was made under my direct supervision.

Dated this ____ day of _____, 20____.

SD Registered Land Surveyor No. 6250



OWNER'S CERTIFICATE OF COMPLIANCE

We, Nielson Development, LLC, do hereby certify that we are the sole, absolute, and unqualified owner of all land included in the above plat and that said plat has been made at our request and in accordance with our instructions for the purpose of transfer, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations as well as all water pollution prevention control rules, codes and laws. This parcel of land is free from any encumbrances.

We hereby dedicate to the public for public use forever the streets, roads and alleys, parks and public grounds, if any, as shown on said plat, including all sewers, culverts, bridges, water distribution lines, sidewalks and other improvements on or under the streets, alleys, parks and public grounds whether such improvements are shown or not. We also hereby grant easements to run with the land for water, drainage, sewer, gas, electric, telephone or other public utility lines or services under, on or over those strips of land designated hereon as easements.

On our behalf as the owners and also binding on behalf of future successors and assigns, we hereby waive any rights of protest to any special assessment program which may be initiated by the City for the purpose of installation of improvements required by the Subdivision Ordinance of the City of Madison.

We do hereby certify that this replat will not place any existing lot or building in violation of any applicable ordinance, code, regulation, or law including but not limited to zoning, building, subdivision, and flood prevention.

We further certify that this platting of said described Lots 8, 9, 10, and 11 in Block 2 and Lots 6, 7, 8, 9, and 10 in Block 2, Cyber Estates Addition to the City of Madison, Lake County, South Dakota, does hereby vacate the following platting: a part of Tract 1 of Miller's Fifth Addition to the City of Madison, Lake County, South Dakota, said plat on file at the Register of Deeds office in Book 16 of Plats, page 10. Said plat, hereby vacated, is situated within Lots 8, 9, 10, and 11 in Block 2 and Lots 6, 7, 8, 9, and 10 in Block 2, Cyber Estates Addition to the City of Madison, Lake County, South Dakota, as surveyed.

Dated this ____ day of _____, 20____.

Owner: Nielson Development, LLC

By: _____

Title: _____

STATE OF SOUTH DAKOTA)

§

COUNTY OF _____)

On this ____ day of _____, 20____, before me, the undersigned officer, personally appeared _____, who acknowledged ____self to be the _____ of Nielson Development, LLC, and that _he as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by ____self as _____.

In witness thereof, I have hereunto set my hand and official seal.

My commission expires: _____

Notary Public, State of South Dakota

CITY ENGINEER'S CERTIFICATE

I, _____, City Engineer of the City of Madison, do hereby certify that this plat has been reviewed by me or my authorized agent and that this plat is recommended for approval by the City Commission.

Signed on this ____ day of _____, 20____.

City Engineer, Madison, South Dakota

PLANNING COMMISSION CERTIFICATE

Approval of the plat of Lots 8, 9, 10, and 11 in Block 2 and Lots 6, 7, 8, 9, and 10 in Block 2, Cyber Estates Addition to the City of Madison, Lake County, South Dakota, is hereby granted by the City Planning Commission on this ____ day of _____, 20____.

Chair, City Planning Commission

CITY COMMISSION APPROVAL

Resolution Number _____

Be it resolved by the City Commission of the City of Madison, that the plat Lots 8, 9, 10, and 11 in Block 2 and Lots 6, 7, 8, 9, and 10 in Block 2, Cyber Estates Addition to the City of Madison, Lake County, South Dakota, is hereby approved and that the City Finance Officer of the City of Madison is hereby directed to endorse on such plan a copy of this resolution and certify the same thereon.

Adopted this ____ day of _____, 20____.

Mayor, City of Madison

Attest: _____
City Finance Officer

CITY FINANCE OFFICER'S CERTIFICATE

I, _____, the duly appointed, qualified and acting City Finance Officer of the City of Madison, South Dakota hereby certify that I have compared the copy of the foregoing Resolution No. _____ with the original as contained in the minutes of the said board of City Commissioners for the meeting of said board held on the ____ day of _____, 20____, and that the foregoing is a true and correct copy of said resolution and that the same has not been altered, modified, or amended, on this ____ day of _____, 20____.

City Finance Officer, Madison, South Dakota

COUNTY TREASURER'S CERTIFICATE

I, Treasurer of Lake County, South Dakota, do hereby certify that all taxes which are liens upon any land included in the above (and the foregoing) plats, as shown by the record of my office, have been fully paid.

Dated this ____ day of _____, 20____.

Treasurer, Lake County, South Dakota

DIRECTOR OF EQUALIZATION

I, Director of Equalization of Lake County, South Dakota, do hereby certify that a copy of the above plat has been filed at my office.

Director of Equalization, Lake County, South Dakota

REGISTER OF DEEDS

Filed for record this ____ day of _____, 20____, at ____ o'clock, ____m., and recorded in Book ____ of Plats on Page ____.

Register of Deeds, Lake County, South Dakota

ADVERTISEMENT FOR BIDS

**City of Madison
Madison, South Dakota
Utility Improvements**

General Notice

The City of Madison (Owner) is requesting Sealed Bids for the construction of the following Project:

**Madison NW 5th Street Bridge Backwall Repairs
BAI No. 24688.00**

Sealed Bids for the construction of the Project will be received at the **Office of the Engineer** located at **503 S Highland Avenue, Madison, SD 57042**, until **Thursday, May 21, 2026** at **2:00 PM** local time. At that time the Sealed Bids received will be **publicly** opened and read. Submittal of the Bid shall be in accordance with Article 14 of the Instruction to Bidders.

The Project includes the following Work:

- **Furnish and Install temporary traffic control barricades, signage, road closures;**
- **Furnish and Install erosion and sediment control devices;**
- **Saw approximately 188 LF of Asphalt Concrete Pavement;**
- **Remove approximately 120 SY of Asphalt Concrete Pavement;**
- **Approximately 264 CY of Unclassified Excavation;**
- **Furnish and Install approximately 320 SY of Type B Drainage Fabric;**
- **Furnish and Install approximately 270 ton of Type 1 Drainage Rock;**
- **Remove approximately 70 LF of Storm Sewer Pipe;**
- **Furnish and Install approximately 70 LF of Storm Sewer Pipe;**
- **Furnish and Install approximately 120 SY of Geotextile Fabric;**
- **Furnish and Install approximately 100 Ton of Base Course;**
- **Furnish and Install approximately 120 SY of 4" Asphalt Concrete.**

Owner anticipates that the Project's total bid price will be approximately **\$90,000 - \$100,000**

Obtaining the Bidding Documents

The Issuing Office for the Bidding Documents is:

**Banner Associates, Inc.
409 22nd Avenue South
Brookings, SD 57006
(605) 692-6342**

Prospective Bidders may obtain or examine the Bidding Documents at the Issuing Office. Upon a non-refundable payment of \$40.00, including applicable taxes and fees, a paper copy of Bidding Documents may be obtained. Partial sets of Bidding Documents will not be available from the Issuing Office. Neither Owner nor Engineer will be responsible for full or partial sets of Bidding Documents, including addenda, if any, obtained from sources other than the Issuing Office.

Bidding Documents can be downloaded from www.bannerassociates.com and/or www.questcdn.com (reference Quest number **10159936**). Register with QuestCDN.com and submit the \$22.00 fee to download the Bidding Documents. Downloading is recommended as plan holders receive automatic notice of addenda and bid updates. Interested parties may view the Bidding Documents at no cost after registration and prior to

EJCDC® C-111, Advertisement for Bids for Construction Contract.

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deciding to become a plan holder. Contact QuestCDN Customer Support at 952-233-1632 or Support@questcdn.com for assistance in membership registration and downloading digital Bidding Documents.

Upon request, in accordance with South Dakota Codified Law 5-18B-1, one paper copy of Bidding Documents shall be furnished, without charge, to each prime contractor resident in South Dakota who intends, in good faith, to submit a bid to the Owner. Additionally, if a paper copy is provided under the conditions of SDCL 5-18B-1, in consideration of the documents being provided at no charge, unsuccessful bidders agree to return the documents to the Issuing Office within thirty (30) days after the bid opening.

All official notifications, addenda, and other Bidding Documents will be offered only through the designated websites.

The Bidder to whom the contract is awarded will be required to furnish a construction performance bond and a construction payment bond to the Owner in the amount of one hundred percent (100%) of the contract award for each bond, in conformance with the requirements of the Contract Documents. The construction performance bond and construction payment bond shall remain in full force until the completion of the Contract as specified in the General Conditions.

All bids must be accompanied by a Bid security. Bid security will take the form of a bid bond in an amount of ten percent (10%) of the Bidder's maximum Bid price or a cashier's or certified check made payable to Owner in an amount of five percent (5%) of the Bidder's maximum Bid price. The Bid security will be retained by the Owner as liquidated damages if the successful bidder refuses or fails to enter into an Agreement within fifteen (15) days after Notice of Award or fails at time of executing the contract to furnish a construction performance bond and construction payment bond guaranteeing the faithful performance of the work.

Bids may not be withdrawn after the time fixed for opening them. The Owner reserves the right to reject any and all bids, and to waive any irregularities therein.

A pre-bid conference will not be held.

Payment for all work shall be in cash based on monthly estimates.

This Advertisement is issued by:

Owner: **City of Madison, South Dakota**

By: **Ryan Hegg**

Title: **Director of Engineering and Community Development**

Date: **Published twice at the approximate cost of _____**

ORDINANCE NO. 1688

AN ORDINANCE AMENDING SECTIONS 14-13(B) AND 14-23 RELATING TO ELECTRIC UTILITY RATES BY INCORPORATING A LARGE LOAD ELECTRIC RATE (LLER)

WHEREAS, the City of Madison owns and operates a municipal electric utility pursuant to South Dakota law; and

WHEREAS, Section 14-13 of the Madison City Code establishes the rates and charges for electric service furnished by the City; and

WHEREAS, Section 14-23 of the Madison City Code establishes electric customer classifications; and

WHEREAS, certain electric customers with large, interruptible electrical loads impose unique system planning, operational, and cost considerations upon the City’s electric utility; and

WHEREAS, the City Commission finds it necessary and appropriate to establish a Large Load Electric Rate and corresponding customer classification to ensure full cost recovery, maintain system reliability, and align such customers with regional transmission and resource adequacy requirements.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Madison, South Dakota, that Section 14-13(b) and Section 14-23 of City Ordinance are hereby amended by adding a new customer classification to read as follows:

SECTION 1. Addition to Section 14-13(b):

(8) Large Load Electric Rate (LLER) customer classification:

- a. *Availability.* The Large Load Electric Rate shall be available to qualifying customers located within the City electric service territory who execute an electric service agreement with the City.
- b. *Eligibility requirements.* Service under this rate shall be limited to customers meeting all the following conditions:
 - 1. A minimum peak electrical demand of five megawatts (5 MW), measured during the highest fifteen-minute demand interval within a billing period.
 - 2. A minimum load factor of eighty percent (80%). Failure to maintain the required load factor may result in reassignment to an applicable standard electric rate until the next planning year.
 - 3. Interruptible load capability in compliance with City, Heartland Energy, and applicable Regional Transmission Organization (RTO) requirements, including quarterly interruptibility testing.

4. Customer responsibility for all costs associated with engineering studies, interconnection, transmission or distribution system upgrades, infrastructure improvements, or other system modifications required to serve the load. The City may require deposits or advance payment for such costs.
- c. *Demand response and interruptibility.*
1. The customer shall maintain the ability to reduce electrical load during emergency conditions or when directed by the RTO, Heartland Energy, or the City.
 2. Quarterly interruptibility tests shall be required. The minimum load demonstrated during such testing shall establish the billing demand under this rate.
- d. *Rate schedule.* Service under the Large Load Electric Rate shall be billed as follows:
1. Energy charge: The applicable market-based wholesale energy rate plus one cent (\$0.01) per kilowatt-hour (kWh), with one half cent (\$0.005) to the City and one half cent (\$0.005) to Heartland Energy, according to the Heartland Interruptible Load Program.
 2. Demand charge: Twenty-five dollars and four cents (\$25.04) per kilowatt (kW), applied to the minimum load demonstrated during the most recent quarterly interruptibility test. This demand charge reflects the wholesale demand and capacity obligation imposed under Heartland Energy's Interruptible Load Program and replaces any otherwise applicable City demand charge.
 3. Capacity cost adjustment: Any increase in the customer's minimum load that results in non-compliance with Heartland Energy resource adequacy requirements shall result in related capacity-based costs being passed through to the customer until the next planning year.
 4. Pass-through charges: Transmission, wheeling, and RTO market charges shall be passed through to the customer without markup, consistent with Heartland Energy's Interruptible Load Program rate structure.
- e. *Service agreement required.* Customers served under this rate shall execute an electric service agreement with the City providing compliance with this section and any additional terms necessary to ensure reliable service and full cost recovery.
- f. *Removal from rate:* Failure to comply with Section 14-13(b) or the electric service agreement may result in removal from the Large Load Electric Rate and reassignment to an applicable standard electric rate.
- g. *Rate adjustments:* The rate amounts applicable under the Large Load Electric Rate, including but not limited to energy charges, demand charges, capacity-related charges, and pass-through charges, may be amended from time to time by ordinance. Unless expressly stated otherwise, amendments to rate amounts shall not alter the eligibility requirements, interruptibility obligations, or other non-rate terms of this subsection.
- h. *Rates incorporated by reference.* The rate amounts applicable to the Large Load Electric Rate, as adopted by ordinance, may be reflected in the City's electric utility rate schedule, tariff, or fee schedule as adopted by resolution or ordinance and maintained by the Finance Officer. Such rate schedules are hereby incorporated by reference into this

section. In the event of a discrepancy between this section and an adopted rate schedule, the rate schedule adopted by ordinance shall control as to rate amounts only.

SECTION 2. Rate-setting authority preserved:

Future ordinances amending the rates applicable to the Large Load Electric Rate may adjust rate amounts without restating or amending the eligibility requirements, operational provisions, or service agreement requirements set forth in Section 14-13, unless expressly provided otherwise.

SECTION 3. Addition to Section 14-23:

(d). *Large Load Electric Rate (LLER) customer classification.* An electric account shall be deemed to be a Large Load Electric Customer when the customer meets the eligibility, operational, and interruptibility requirements established for the Large Load Electric Rate (LLER) set forth in Section 14-13 of this Code. Customers classified as LLER customers shall be served exclusively under the LLER and shall not be eligible for service under the residential, commercial, or industrial customer classifications during such time as the customer remains eligible for the LLER. Failure to continuously satisfy the eligibility, operational, interruptibility, or performance requirements of the LLER shall result in removal from the LLER classification and reassignment to the otherwise applicable customer classification and rate schedule as provided in this section. Determination of eligibility and continued eligibility as a LLER customer shall be made by the municipal electric utility in accordance with Section 14-13 of this Code and the applicable electric service agreement.

SECTION 4. Severability:

If any section, subsection, sentence, clause, or provision of this ordinance is held to be invalid, such invalidity shall not affect the remaining provisions of this ordinance.

SECTION 5. Effective date:

This ordinance shall be in full force and effect upon adoption and publication as required by law.

Dated this __ day of May, 2026.

CITY OF MADISON

Mayor

ATTEST: _____
Finance Officer

1st Reading:
2nd Reading:
Published:
Effective:

ORDINANCE NO. 1687

**AN ORDINANCE TO AMEND APPENDIX B – ZONING – SECTION 17.02 ADOPTED BY
ORDINANCE NO. 1481 ON 8-24-2009 OF THE ZONING ORDINANCE OF THE CITY OF MADISON**

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF MADISON, SOUTH DAKOTA:

That the revised ordinances of the City of Madison, also known as the Code of Ordinances, be amended to change the zoning of the following real property located within the City of Madison by changing the zoning district from “R-60” Duplex Residence District to “GB” General Business District:

Lots Two (2), Three (3), and Four (4) except the East Fourteen (14) feet of Litch’s Subdivision of a part of Block Nine (9) of Fuller Bros. Addition to Madison, Lake County, South Dakota.

Dated this ___ day of April, 2026.

CITY OF MADISON

Mayor

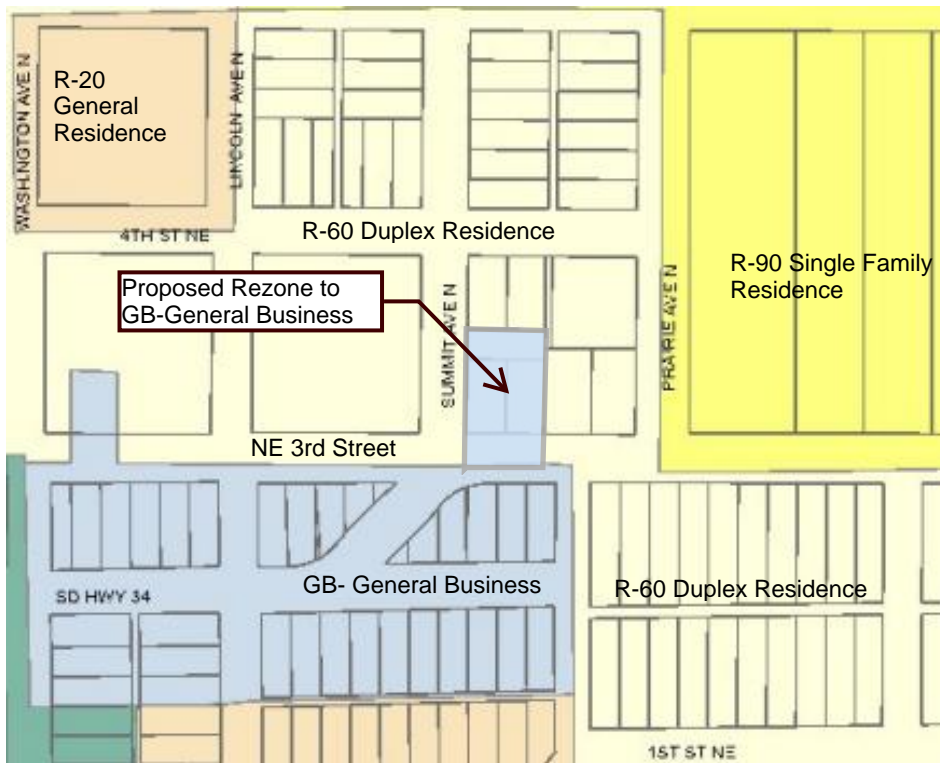
ATTEST: _____
Finance Officer

1st Reading:
2nd Reading:
Published:
Effective:

610 NE 3rd Street - Rezone



Existing Zoning



Proposed Zoning

RESOLUTION NO. 2026-05

**APPROVING AND RECOMMENDING OF TAX INCREMENTAL DISTRICT
PLAN NUMBER EIGHT, CITY OF MADISON**

WHEREAS, the Planning Commission of City of Madison, South Dakota received an application to create a Tax Incremental District and thereafter prepared a Notice of Hearing held on April 14th, 2026, advising interested parties that they were being given a reasonable opportunity to express their views on the proposed creation of a Tax Incremental District on real property consisting of the following parcels:

District Legal Description:

Lot 101 BLK 16 Original Plat to Madison

All Located in the City of Madison, Lake County, South Dakota including within and adjacent rights-of-ways.

WHEREAS, such Notice was published in the official newspapers in City of Madison not less than ten (10) nor more than thirty (30) days from the date of the hearing which was held on April 14th, 2026.

WHEREAS, a copy of the Notice was sent prior to publication by first-class mail to the Chief Executive Officers of the following taxing entities:

Lake County Commission
City of Madison
East Dakota Water Development District
Madison Central School District

WHEREAS, a hearing was held on April 14th, 2026, as provided in such Notice, and all interested parties were allowed a reasonable opportunity to be heard on the proposed Tax Incremental District Eight plan;

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Madison, South Dakota:

Authority and declaration of necessity. Pursuant to SDCL §§ 11-9-4 & 11-9-13, City of Madison - City Commission hereby declares the necessity to form a tax incremental district in the City of Madison.

NOW THEREFORE, IT IS HEREBY RESOLVED:

1. **Approval of the District.** The City Commission approves of Tax Incremental District Number Eight plan, City of Madison, Lake County (hereinafter sometimes referred to as the "District"), pursuant to SDCL Chapter 11-9, and finds that the improvement of

the area within the District are likely to enhance significantly the value of substantially all of the other real property in the District and is necessary for economic development within the County and the City of Madison.

2. **Findings.** The City Commission makes the following findings with regard to economic development and affordable housing:
 - A. The South Dakota Department of Revenue has reviewed the TIF Plan and classified the Tax Increment District Eight of the City of Madison to be Affordable Housing.
 - B. Not less than twenty-five percent, by area, of the real property within the district is a blighted area as defined under SDCL 11-9-11.
 - C. At least fifty percent of the real property within the district will stimulate and develop the general economic welfare and prosperity of the state through the promotion and advancement housing opportunities.
 - D. The improvement of the area is likely to significantly enhance the value of substantially all other real property in the district;
 - E. The aggregate assessed value of the District plus the tax incremental base of all other existing Districts in the City does not exceed Ten (10%) percent of the total assessed valuation in the City;

3. **Boundaries of District.** The Boundaries of the district are determined to be as follows:

Lot 1 BLK 16 Original Plat to Madison

All located in the City of Madison, Lake County, South Dakota including within and adjacent rights-of-ways.

4. **Findings of Annual Appropriation TID.** Tax Increment District No. 8 will be designated as an Annual Appropriations TIF to ensure that it does NOT count against constitutional debt.

5. **Creation of Tax Incremental Fund.** There is hereby created, pursuant to SDCL 11-9-31, a Tax Incremental District Number Eight Fund, which shall be a segregated asset account. All tax increments collected pursuant to Tax Incremental District Number Eight shall be deposited into the Tax Incremental District Number Eight Fund. All funds in the Tax Incremental District Number Eight Fund shall be used solely for those purposes expressly stated and reasonably inferred in SDCL Chapter 11-9.

6. **Approval of Tax Increment Project Plan.** The City Commission of the City of Madison does hereby approve the Tax Increment Plan Number Eight, a copy of which is on file with the City Finance Officer.

Dated this 20th day of April, 2026.

CITY OF MADISON

Mayor

ATTEST: _____
Finance Officer



Tax Increment Finance District #8

Madison, South Dakota

On behalf of: The Summit at VanEps Apartments, LLC

Tobin J. Morris
Managing Director
+1 605 280-5559
tobin.morris@colliers.com

Colliers Securities LLC
124 W Dakota Ave Pierre, SD
57501



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Introduction – The Project

Key Components of Tax Increment Financing

1. **Attracting Investment:** TIF enables local governments to support private development by using the anticipated increase in property tax revenues to fund projects in the designated district. As property values rise from new development, more tax dollars are generated. This growth in tax revenue can be used for further improvements, helping to overcome initial barriers to development.
2. **Property Tax Increment:** The core mechanism of TIF is the “tax increment” the difference between the property tax valuation before the TIF district is created and the increased valuation after the district is formed. For example:
 - o Before the TIF: The properties in the district have a certain valuation.
 - o After the TIF: The properties increase in value due to improvements and development, leading to higher property taxes.
 - o The Increment: The tax revenue from the increase in property value (the increment) is used to fund specific redevelopment projects within the district.
3. **Allocation of Funds:** While the base-level property tax revenue (from the original property value) continues to be distributed to local governments (city, county, school district, etc.), the additional revenue generated by the increased property value (the tax increment) is retained within the TIF district to finance redevelopment efforts.
4. **Economic Development and Job Creation:** TIF helps local governments address the costs associated with development, making it a powerful tool for both attracting new businesses and retaining existing ones. The economic activity generated by TIF can result in new jobs, an increased customer base, and greater investment opportunities, all of which benefit the community.
5. **Legal Framework in South Dakota:** According to South Dakota Codified Law, Chapter 11-9, local governments have the authority to designate specific areas within their jurisdiction as TIF districts. These districts are often located in areas that require revitalization or have significant potential for development. The development plan for a TIF district must be recommended for approval by both the City Planning Commission and the City Commission.

The Project

The Summit at Van Eps Apartments (the “Project”) is a proposed 28-unit multifamily housing development located along SW 1st Street and Van Eps Avenue in Madison. The Project is being advanced through a partnership between Lloyd Companies and Inter-Lakes Community Action Partnership (ICAP), with the shared objective of expanding affordable housing opportunities while strengthening access to essential community services for low-income residents in Lake County.

The development represents a coordinated effort to integrate housing stability with direct service accessibility in a centralized, community-focused location. Rental rates for the Project will be set at or below eighty percent (80%) of the Area Median Income (AMI) for the State of South Dakota, consistent with applicable affordable housing requirements.

Introduction – The Project

Strategic Location & Integration with Community Services

The Project site is located immediately adjacent to ICAP's existing facility, positioning residents within close proximity to one of Lake County's primary service providers.

ICAP delivers a broad range of programs designed to support low-income individuals and families, including:

- Head Start early education programming
- Utility and rental assistance
- Food distribution services
- Access to an onsite community health worker

The adjacency of the housing development to ICAP's campus creates a unique opportunity to integrate affordable housing with supportive services, reducing transportation barriers and strengthening service delivery efficiency. This model enhances housing stability by co-locating residential units with essential community resources.

Residential Component & Accessibility

The Summit at Van Eps Apartments will consist of 28 multifamily rental units designed to accommodate a range of household types and income levels. The unit mix includes:

- 3 studio units
- 15 one-bedroom units
- 6 two-bedroom units
- 4 three-bedroom units

The Project has been designed with accessibility and inclusion in mind and will include:

- 3 mobility-accessible units
- 1 sensory-accessible unit

These features ensure compliance with applicable accessibility standards and promote equitable housing opportunities for individuals with disabilities.

Introduction – The Project

Expansion of Community Support Infrastructure

In addition to the residential component, the Project supports ICAP’s expanding community outreach efforts.

ICAP currently provides meal services to community members, serving up to 250 meals per day. The development includes space for a 2,287-square-foot commercial kitchen, which will allow ICAP to expand meal service capacity to approximately 700 meals per day.

This enhancement represents a significant expansion of community support infrastructure and aligns with the Project’s broader objective of addressing both housing needs and basic nutritional support within the community.

Affordability Structure & Federal Housing Policy Alignment

Rental rates at The Summit at Van Eps Apartments will be restricted to serve low-income households. To facilitate long-term affordability, the Developer intends to pursue an allocation of Low-Income Housing Tax Credits (LIHTC) through the South Dakota Housing Development Authority pursuant to Internal Revenue Code Section 42.

The LIHTC program requires the formation of a limited partnership ownership structure to allocate federal tax credits and depreciation to the tax credit investor. The ownership entity will consist of:

- A wholly-owned subsidiary of ICAP will hold .01% as General Partner and a subsidiary of Midwest Housing Equity Group, Inc. will hold 99.99% as the Limited Partner.

This structure is standard under Section 42 and is necessary to secure federal tax credit equity that makes the development financially feasible while maintaining restricted rental rates.

Property Tax Status & Return to the Tax Rolls

ICAP is currently a tax-exempt nonprofit organization, and the existing property is exempt from real estate taxation under SDCL 10-4-9.2.

However, the LIHTC ownership structure results in the property being owned by a mixed-ownership limited partnership that allocates economic interests to private parties. Under South Dakota law, property qualifies for exemption only when it is owned by a benevolent organization and used exclusively for benevolent purposes, and where no private interest benefits from the property.

Because the Project will be owned and operated through a limited partnership structure consistent with Internal Revenue Code Section 42 requirements, the improvements will not meet the exclusive ownership standards required for exemption. As a result, the completed development will be fully taxable real property.

Introduction - The Project

The following shows the conceptual design of the proposed apartments:



Purpose & General Definitions

Purpose of the TIF District

The proposed Tax Increment District (TID) is located within the City of Madison, South Dakota.

As such, the creation of the City of Madison TIF #8 will be presented for the recommendation of the district's boundaries through a resolution and recommendation of the TID Project Plan by the City Planning and Zoning Commission.

This Plan, which will be implemented by the City of Madison, is designed to meet the requirements for a Tax Increment District as outlined in SDCL Chapter 11-9. The primary objective of the Plan is to identify eligible properties and establish a Tax Increment Plan to fund activities within the designated area. It will also outline the boundaries, estimated costs, feasibility, and fiscal impact of the district.

The central goal of this plan is to utilize Tax Increment Financing (TIF) as a mechanism to stimulate private sector development, promote redevelopment, and encourage economic growth within the district. This plan will provide a structured financial vehicle to manage and administer the funds generated by the district.

Income Characteristics of Madison's Renter Households

A significant portion of Madison's renter population earns incomes well below levels necessary to support prevailing market rents. According to the 2022 Madison Housing Study, nearly 52 percent of renter households earn less than \$25,000 annually, while owner households are far more likely to have incomes above \$50,000. The estimated median income for renter households in Madison is approximately \$22,972, substantially below the median income for homeowners and families.

Tight Rental Market and Limited Housing

Madison's rental market is characterized by extremely tight conditions. The Housing Study reports that conventional market-rate multifamily housing operates at near-full occupancy, with vacancy rates of less than one percent. The limited vacancies that do exist are generally attributable to normal unit turnover rather than excess supply. Such conditions restrict housing choice and mobility for renters, particularly for lower-income households and those relying on rental assistance. In a market with virtually no available units, households with limited incomes face increased competition for housing and reduced access to safe, stable, and affordable rental options.

Mismatch Between Housing Supply and Low-Income Demand

The Study identifies a mismatch between the existing housing supply and the needs of lower-income households. Much of Madison's rental housing stock is older, with a majority of rental units constructed prior to 1980. Additionally, a significant portion of subsidized housing inventory is oriented toward senior or disabled populations, leaving fewer options for low-income individuals and families seeking general-occupancy units. The continued reduction in average household size, coupled with changing household compositions including a growing share of single-person and single-parent households, underscores the demand for well-designed, smaller-scale multifamily units affordable at lower income levels.

Purpose & General Definitions

Tax Increment Financing and Economic Development

While Tax Increment Financing districts in South Dakota are statutorily classified as Affordable Housing, Economic Development, Industrial, or Local, the underlying purpose of each classification is fundamentally economic development. Regardless of its legal designation, the establishment of a TIF district is intended to stimulate private investment, expand the local tax base, and facilitate orderly community growth. Whether the district supports housing, commercial activity, industrial expansion, or related public infrastructure, the resulting development promotes job creation, workforce stability, increased property valuation, and long-term fiscal sustainability for the municipality. In this respect, the subject development constitutes economic development in both its direct and indirect impacts, consistent with the broader intent of Tax Increment Financing as a tool to advance community growth and economic vitality.

Purpose & General Definitions

General Definitions

The following terms found in this Plan are defined as the following:

“Base” or “Tax Incremental Base” means the aggregate assessed value of all taxable property located within a Tax Incremental District on the date the district is created, as determined by SDCL § 11-9-20.

“Blighted or Economic Development” SDCL § 11-9-8.

(1) Not less than twenty-five percent, by area, of the real property within the district is a blighted area or not less than fifty percent, by area, of the real property within the district will stimulate and develop the general economic welfare and prosperity of the state through the promotion and advancement of industrial, commercial, manufacturing, agricultural, or natural resources; and

(2) The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in the district.

“Commission” means the City of Madison City Commission

“Calendar Year” means the starting date of January 1 to an ending date of December 31st.

“Department of Revenue” means the South Dakota Department of Revenue.

“Developer” means The Summit at VanEps Apartments, LLC

“Developer’s Agreement” means the agreement between Developer and the City of Madison concerning this Tax Incremental District.

“District” means the Tax Incremental District.

“Economic Development” means all powers expressly granted and reasonably inferred pursuant to SDCL § 9-54.

“Fiscal year” means that fiscal year for the City of Madison

“Generally Applicable Taxes” shall have the same meaning as set forth in 26 CFR § 1.141-4(e)

“Governing body” means the City of Madison, City Commission

“Grant” means the transfer for a governmental purpose of money or property to a transferee that is not a related party to or an agent of the municipality;

“Infrastructure Improvements” means a street, road, sidewalk, parking facility, pedestrian mall, alley, bridge, sewer, sewage treatment plant, property designed to reduce, eliminate, or prevent the spread of identified soil or groundwater contamination, drainage system, waterway, waterline, water storage facility, rail line, utility line or pipeline, or other similar or related structure or improvement, together with necessary easements for the structure or improvement, for the benefit of or for the protection of the health, welfare, or safety of the public generally.

“Planning Commission” means the City of Madison Planning Commission

“Plan” means this Project Plan.

“Project Costs” means any expenditure or monetary obligations by the City of Madison, whether made, estimated to be made, incurred or estimated to be incurred, which are listed as Project Costs herein will include any costs incidental thereto but diminished by any income, special assessments, or other revenues, other than tax increments, received, or reasonably expected to be received, by the City of Madison in connection with the implementation of this Plan.

“Project Plan” means a properly approved Plan for the development or redevelopment of a tax incremental district including all properly approved amendments thereto as recommended pursuant to SDCL § 11-9-13.

“Public Works” means the Infrastructure Improvements, the acquisition by purchase or condemnation of real and personal property within the Tax Incremental District and the sale, lease, or other disposition of such property to private individuals, partnerships, corporations, or other entities at a price less than the cost of such acquisition which benefit or further the health, safety, welfare and economic development of the City and Project Costs.

“Taxable Property” means all real taxable property located in a Tax Incremental District.

“Tax Incremental District” means a contiguous geographic area within a City defined and created by resolution of the governing body and named the City of Madison Tax Increment District #8.

“Tax Increment Valuation” is the total value of the Tax Increment District minus the tax incremental base pursuant to § 11-9-19.

“Tax Increment Law” means South Dakota Codified Laws Chapter 11-9.

Creation of Madison Tax Increment District #8

Creation of the District

Representatives of the Developer have approached officials of the City of Madison regarding the possibility of creating a Tax Incremental Financing District ("TID") to assist in the Project Costs within the Plan on land located within the City of Madison, South Dakota.

The City of Madison is committed to fostering a diverse and resilient local economy that promotes upward economic mobility, strengthens overall economic well-being, and enhances quality of life for its residents. A critical component of this effort is the expansion of attainable housing opportunities. Through the creation of an Affordable Housing Tax Increment Financing (TIF) District, the City seeks to support the development of housing that is accessible to working families and individuals, thereby strengthening workforce stability, supporting local employers, and ensuring the community's long-term economic vitality.

State law requires that tax increment districts cannot exceed ten percent of the taxable value of a municipality. The 2026 valuation of the City of Madison is \$545,138,164. The base value of the taxable property for inclusion into this Tax Incremental District #8, as estimated but not yet verified by the Lake County Director of Equalization, is \$0.

11-9-7. Maximum percentage of taxable property in municipality permitted in districts. In order to implement the provisions of this chapter, the resolution required by § 11-9-5 shall contain a finding that the aggregate assessed value of the taxable property in the district plus the tax incremental base of all other existing districts does not exceed ten percent of the total assessed value of taxable property in the municipality.

There are five other active TIF district in the City of Madison. Using the estimates provided for TID #8, the value of all existing Tax Increment Districts combined is less than 1% of the total 2026 Taxable Valuation.

CITY OF MADISON	
<u>Tax Increment District</u>	<u>Base Values</u>
2	\$25,100
3	\$28,200
5	\$76,753
6	\$3,459,644
7	\$51,600
8	\$0
Total	\$3,641,297
<i>City of Madison Taxable Value</i>	<i>\$545,138,164</i>
<i>All Base Values must be < 10%</i>	<i>\$54,513,816</i>

Property Within Tax Increment #8

The real property to be located within the Tax Increment District is within the boundaries of the City of Madison and described as follows:

- LOT 101 BLK 16 ORIGINAL PLAT TO MADISON

All Located in the City of Madison, Lake County, South Dakota including within and adjacent rights-of-way.

Kind, Number, Location, And Detailed Costs Of Proposed Public Works And Improvements - SDCL § 11-9-13(1)

Project Costs

In order to implement the provisions of SDCL Chapter 11-9, the following are Project Costs and expenditures made or estimated to be made and the monetary obligations incurred or estimated to be incurred. The Project Costs include capital costs, financing costs, real property assembly costs, professional fee costs, imputed administration costs, relocation costs, organizational costs, discretionary costs and grants, plus any costs incidental thereto.

All Project Costs are found to be necessary and convenient to the creation of the Tax Incremental District and its implementation. The project constitutes economic development which is a proper public purpose of the City. The City exercises the powers expressly stated in and reasonably inferred by SDCL §11-9-15 and Chapter 9-54. The City shall enter into all contracts in accordance with South Dakota Law.

Costs of Public Works and Improvements

In accordance with SDCL § 11-9-14 the following is the kind, number, location and dollar amount of estimated Project Costs, costs of public works and improvements.

The above are estimates of the costs involved in the project; the final total may be greater or smaller. An itemized listing of the estimated costs is set forth on Schedule 1. Because the cost estimates are only projected expenditures, the total authorized TID costs is expected to be \$637,593. This amount is the controlling value with respect to authorized TID Project Costs rather than the particular line item amounts contained in the above Chart and Schedule 1. The line item categories proposed are for guidance only, and actual costs will be determined upon completion of the improvements. The above total represents eligible Project Costs. Only such amounts as are feasible will be allowed by the City or by monetary obligation.

PROJECT COSTS			
Kind of Project	Location ¹	Amount	Reference ²
Capital Costs (Street, Water & Sewer) (cleaning & grading of land & associated costs)	District		11-9-15(1)
Financing Costs	District		11-9-15(1)
Real Property Assembly	District		11-9-15(1)
Professional Fees	District		11-9-15(1)
Administrative Costs	District		11-9-15(1)
Relocation Costs	District		11-9-15(1)
Organizational Costs	District		11-9-15(1)
Discretionary Costs and Grants	District	\$637,593	11-9-15(1)
Eligible Project Costst		\$637,593	

¹ District shall mean the Tax Increment District

² SDCL §11-9-15 (1) Capital costs, including the actual costs of the construction of public works or improvements, buildings, structures, and permanent fixtures; the demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and permanent fixtures; the acquisition of equipment; the clearing and grading of land; and the amount of interest payable on tax incremental bonds or notes issued pursuant to this chapter until such time as positive tax increments to be received from the district, as estimated by the Project Plan, are sufficient to pay the principal of and interest on the tax incremental bonds or notes when due

(2) Financing costs, including all interest paid to holders of evidences of indebtedness issued to pay for Project Costs, any premium paid over the principal amount thereof because of the redemption of such obligations prior to maturity and a reserve for the payment of principal of and interest on such obligations in an amount determined by the governing body to be reasonably required for the marketability of such obligations;

(3) Real property assembly costs, including the actual cost of the acquisition by a municipality of real or personal property within a tax incremental district less any proceeds to be received by the municipality from the sale, lease, or other disposition of such property pursuant to a Project Plan;

(4) Professional service costs, including those costs incurred for architectural, planning, engineering, and legal advice and services;

(5) Imputed administrative costs, including reasonable charges for the time spent by municipal employees in connection with the implementation of a Project Plan;

(6) Relocation costs;

(7) Organizational costs, including the costs of conducting environmental impact and other studies and the costs of informing the public of the creation of tax incremental districts and the implementation of project plans; and

(8) Payments and grants made, at the discretion of the governing body, which are found to be necessary or convenient to the creation of tax incremental districts or the implementation of project plans.

Kind, Number, Location, And Detailed Costs Of Proposed Public Works And Improvements - SDCL § 11-9-13(1)

Conditions of the Developer Agreement relating to Constitutional Debt

It is specifically a condition of the proposed Developer's Agreement that the City's obligation to pay is limited to the proceeds of the positive tax increment from the TID receipted into the TIF Fund. The obligation of the City to pay pursuant to the proposed Agreement does not constitute a general indebtedness of the City or a charge against the City's general taxing power. The provisions of SDCL 11-9-36 are specifically incorporated within the Agreement by reference. It is also to be specifically agreed that the City has made no representation that the proceeds from such Fund shall be sufficient to retire any indebtedness incurred by Developer. The parties further acknowledge that SDCL 11-9-25 limits the duration of allocation of the positive tax increment payments and the fund created by the TID.

Additionally, the City's obligations to make the payments set forth in the proposed Agreement shall be lawfully made from funds to be budgeted and appropriated on an ANNUAL BASIS for that purpose during the City's then current fiscal year, thus not counting towards Constitutional Debt. If at any time during the term of this Agreement, the governing body of the City shall fail or refuse to approve or authorize the funds due hereunder, then the Agreement shall terminate upon the end of the fiscal year for which funds were approved or authorized, without penalty to the City. The City's obligation hereunder shall not in any way be construed to be a debt of the City in contravention of any applicable constitutional or statutory limitation or requirement concerning the creation of indebtedness by the City, nor shall anything contained herein constitute a pledge of the general credit, tax revenues, funds or moneys of the City. Notwithstanding anything to the contrary contained in the proposed Agreement, the City hereby acknowledges and agrees that the obligations of the City under this Agreement are a material inducement for Developer to incur various development and construct improvements upon the TID property and the failure to pay tax increment to Developer will be financially detrimental to future improvements on said property.

It is further understood that the amount of \$637,593 will be the maximum amount the City will ever pass on acting as a conduit for TIF #8. This amount will include any and all interest associated with the debt and the controlling value of the TIF will never pay more than \$637,593.

The payment of tax increment funds under this Agreement is a Grant under Chapter 11-9 of the South Dakota Codified Laws (the "Grant"). The Grant is a personal property right vested with the Developer on the effective date of this Agreement. The City will Grant this amount to the Developer and thus not have to account for any assets on the City's financial statement. The Developer will be responsible for obtaining their financing and the City will not be liable for any Developer debt.

Upon completion of the construction of the infrastructure improvements, the Developer shall certify to the City's Finance Officer the costs of construction, including capital costs, Professional Fees, and contingency costs. The Developer shall provide contractor/supplier invoices or other supporting documentation upon request of the Finance Officer. Upon certification and verification of costs, the City shall pay all available tax increment fund revenues not to exceed \$637,593 to the Developer.

Kind, Number, Location, And Detailed Costs Of Proposed Public Works And Improvements - SDCL § 11-9-13(1)

Expenditures Exceeding Estimated Cost

Any expenditures, which in sum would exceed the total amount of the TID amount of \$637,593 will require an amendment of this Plan. All amendments would be undertaken pursuant to SDCL §11-9-23.

When the expenditures within the Plan are increased in excess of more than 35 percent of the total above, the Department of Revenue will be required to reset the base, in accordance with SDCL §11-9-23.

If the Project Costs are not provided for in the original plan, the governing body would be required to amend the plan which requires the South Dakota Department of Revenue to re-determine the tax increment base when additional Project Costs are added to a plan. SDCL §11-9-23.

Detailed List of Estimated Project Costs

Attached as Schedule 1 is a detailed list of estimated Project Costs for each of the phases of the project as per SDCL § 11-9-13(3). No expenditure for Project Costs is provided for more than five years after the District is created.

Feasibility Study

An economic feasibility study per SDCL § 11-9-13(2) is attached as Schedule 2.

Economic Development Study

Attached is Schedule 4 a Fiscal Impact Statement showing the impact of the Tax Increment District, until and after the debt is repaid, upon all entities levying property taxes in the district. Required as per SDCL § 11-9-13(4).

Fiscal Impact Statement

Attached is Schedule 5 a Statement showing the Estimated Captured Taxable Values. Required as per SDCL § 11-9-13(5).

Method Of Financing, Timing Of Costs And Monetary Obligations

Method of Finance

The payment of Project Costs is anticipated to be made by the City to Developer from the special fund of the Tax Incremental District. SDCL § 11-9-13(5). Pursuant to the Developer's Agreement, the City will pay to the Developer or assignees all available tax increment funds it receives from the District.

Maximum Amount of Tax Increment Revenue

The maximum amount of tax increment revenue bonds or monetary obligations to be paid through Tax Increment District #8 shall be the amount sufficient to reimburse the Developer for the payments made for Project Costs and pay all tax increment bonds or monetary obligations in an amount not to exceed \$637,593 principal and interest or such lesser amount as may be feasible with the estimated revenue generated by the Tax Increment District. The final terms and conditions will be set forth in the Developer's Agreement.

Duration of Tax Increment Plan

The duration of the Plan will extend to the number of years it will take for the reimbursement of the City, the extinguishment of bonds and the monetary obligation except that the Plan duration shall not exceed 20 calendar years of revenue from the date of creation of the District.



Estimated Impact Of Tax Increment Financing On Revenues Of Taxing Jurisdictions

Impact

The site will generate taxes to the local jurisdictions at or above the assessed value of the base. All taxing districts shall receive the taxes from that base which will be the value set for 2025 taxes payable in 2026. The tax increment will be available to the taxing jurisdictions at or before twenty years after the creation of the District. Schedule 5 details the tax capture implications to each of the local taxing jurisdictions. After the repayment of the bonds and monetary obligations, taxing entities will receive their proportionate share of tax dollars for the base value and the tax incremental values.

GENERAL FUND

Mechanisms are built within State Codified Law to ensure that school districts are held harmless by TIF districts for their General and Special Education Funds. For these purposes, law (SDCL 13-13-10.2) defines four classifications of TIFs:

- » Economic Development - Any area where there is or will be one or more businesses engaged in any activity defined as commercial or industrial by the governing body that has zoning authority over the land contained within the tax incremental district.
- » Industrial – Any factory or any business engaged primarily in the manufacturing or assembly of goods, the processing of raw materials, and the wholesale distribution of products for resale.
- » Affordable Housing – Includes an area where: 1. The original selling price of any house in the district will be at or below the first-time homebuyer purchase price limit being used by the South Dakota Housing Development Authority as of the date the house is sold; OR 2. The monthly rental rate of all multifamily housing units in the district will be at or below the calculated rent for the state’s eighty percent area median income as of the date the district is created, for a minimum of five years following the date of first occupancy.
- » Local – Any tax incremental districts that do not fall under Economic Development or Industrial.

All public school districts are funded through the State Aid to Education formula. The two primary channels of the formula are State Aid and Local Effort. Multiple agencies of the State of South Dakota calculate the amount of General Fund monies to be distributed to school districts each year through the State portion. Local effort is considered the amount of revenue that is generated by local property taxes at maximum levies.

If a TIF is classified as Economic Development, Industrial, or Affordable Housing, the school funding that would be generated by the increment valuation is considered lost local effort and is paid through the State Aid side of the formula. If a TIF is classified as Local, the affected school district funding must be recouped through local effort in the form of an additional levy added to the General and Special Education Funds. In either scenario, the school district receives the financial need associated with the increment valuation.

The City of Madison TIF #8 will be classified as Affordable Housing; therefore, any lost local effort will be covered through the State Aid to Education Formula.

Estimated Impact Of Tax Increment Financing On Revenues Of Taxing Jurisdictions

CAPITAL OUTLAY FUND

The impact of a TIF to the Capital Outlay Fund is minimal. Starting on July 1, 2020, a school district is limited to the amount of capital outlay dollars they can receive by either:

- A. the previous year's maximum allowable can be increased by a growth factor plus 3%
- Or
- B. a per student amount.

The primary impact would be to the first scenario; a TIF would delay annual growth until the TIF is completed. However, once the TIF is dissolved, all increment value would be considered new growth for the school district. If a school district falls under a per student limitation, they will see no impact to their funding due to the TIF.

SPECIAL EDUCATION FUND

The Special Ed Fund has the potential to see a negative impact from the creation of a TIF district.

If the school district requests their special education monies in the form of a levy, then the exclusion of the TIF increment in the tax base would mean the school district is not receiving as much as it could.

If the school district submits their request in a dollar amount, then the fund would see no impact from a TIF district.

BOND REDEMPTION FUND

The school district is always able to ask for the needed money for the principal and interest of their bond repayment. The only impact a TIF would have on this fund is by holding back the increment value, lowering tax base for the spreading of the tax burden and creating a slightly higher levy for the local taxpayers.



Supplementary Findings

CHANGES TO CITY COMPREHENSIVE/MASTER PLAN MAP, BUILDING CODES & CITY ORDINANCES PER SDCL §11-9-16 (4)

No changes to either City ordinances or the City Master Plan are required.

LIST OF ESTIMATED NON-PROJECT COSTS

The following is a list of the non-Project Costs per SDCL § 11-9-16(5). All costs are listed as taxable value; actual non-project costs will exceed the following amounts.

STATEMENT OF DISPLACEMENT AND RELOCATION PLAN

No residents or families will be displaced by the Project. SDCL § 11-9-16(6)

PERFORMANCE BOND, SURETY BOND OR OTHER GUARANTY

As security for its fulfillment of the agreement with the governing body, a purchaser or lessee of redevelopment property may furnish a performance bond, with such surety and in such form and amount as the governing body may approve or make such other guaranty as the governing body may deem necessary in the public interest. This additional security may be provided for in a Developer's Agreement.

LIST OF ESTIMATED NON-PROJECT COSTS

Item	Amount
Completed Development Costs	\$6,913,968
Total	\$6,913,968

The costs above are related to the construction of the buildings within the District and are deemed non - eligible for Tax Increment reimbursement. These costs are further defined on page 19.

List of Schedules

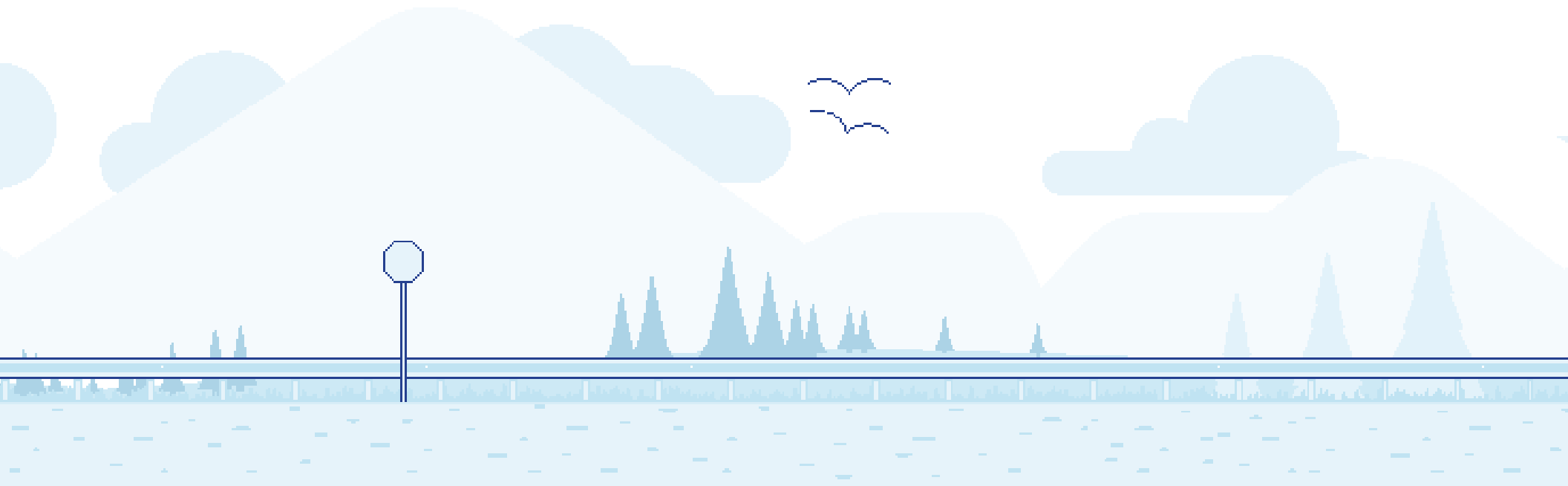
Schedule 1 - Estimated Project Costs

Schedule 2 - Economic Feasibility Study & Estimated Captured Taxable Values

Schedule 3 - Economic Development Study

Schedule 4 - Fiscal Impact Statement

Schedule 5 - Estimated Captured Taxable Values



Schedule 1

Engineer's Opinion of Probable Costs

Estimates TID Eligible of Project Costs Requested

The City of Madison has determined that this will be an affordable housing Tax Incremental District, thus the eligible cost will be in the form of an infrastructure grant that will not exceed \$637,593 This is a permitted use under SDCL 11-9-15. 11-9-15. Specific items included in project costs. Project costs include:

- (1) Capital costs, including the actual costs of the construction of public works or improvements, buildings, structures, and permanent fixtures; the demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and permanent fixtures; the acquisition of equipment; the clearing and grading of land; and the amount of interest payable on tax incremental bonds / debt issued pursuant to this chapter until such time as positive tax increments to be received from the district, as estimated by the project plan, are sufficient to pay the principal of and interest on the tax incremental bonds / debt when due;
- (2) Financing costs, including all interest paid to holders of evidences of indebtedness issued to pay for project costs, any premium paid over the principal amount thereof because of the redemption of such obligations prior to maturity and a reserve for the payment of principal of and interest on such obligations in an amount determined by the governing body to be reasonably required for the marketability of such obligations;
- (3) Real property assembly costs, including the actual cost of the acquisition by a municipality of real or personal property within a tax incremental district less any proceeds to be received by the municipality from the sale, lease, or other disposition of such property pursuant to a project plan;
- (4) Professional service costs, including those costs incurred for architectural, planning, engineering, and legal advice and services;
- (5) Imputed administrative costs, including reasonable charges for the time spent by municipal employees in connection with the implementation of a project plan;
- (6) Relocation costs;
- (7) Organizational costs, including the costs of conducting environmental impact and other studies and the costs of informing the public of the creation of tax incremental districts and the implementation of project plans; and
- (8) Payments and grants made, at the discretion of the governing body, which are found to be necessary or convenient to the creation of tax incremental districts, the implementation of project plans, or to stimulate and develop the general economic welfare and prosperity of the state.

Engineer's Opinion of Probable Costs

The following engineer's estimate shows the estimated costs of Infrastructure:

Description	Total Cost	Non-Eligible Expenses	Eligible TIF Expenses	TIF Requested
Land	\$0	\$0	\$0	\$0
On Site Improvements (Utilities, Asphalt, concrete)	\$230,947	\$0	\$230,947	\$230,947
Landscaping	\$8,300	\$0	\$8,300	\$8,300
Earthwork	\$174,350	\$0	\$174,350	\$174,350
New Building	\$4,200,925	\$4,200,925	\$0	\$0
General Requirements	\$363,000	\$326,700	\$36,300	\$36,300
OH & P	\$483,000	\$483,000	\$0	\$0
Excise Taxes	\$109,983	\$98,985	\$10,998	\$10,998
Building permit	\$27,221	\$24,499	\$2,722	\$2,722
Contingency	\$125,000	\$112,500	\$12,500	\$12,500
Architect Fee-Design (VDW)	\$168,757	\$151,881	\$16,876	\$16,876
Legal Fees	\$22,500	\$20,250	\$2,250	\$2,025
Engineer/Survey	\$22,408	\$0	\$22,408	\$22,408
CPA Cost Certification	\$10,000	\$10,000	\$0	\$0
Construction Insurance	\$30,527	\$27,474	\$3,053	\$2,747
Construction Interest	\$812,000	\$812,000	\$0	\$0
TIF Reimbursable Interest	\$122,894	\$0	\$122,894	\$90,420
Operating Interest	\$60,000	\$60,000	\$0	\$0
Construction Loan Origination Fee	\$50,000	\$45,000	\$5,000	\$0
Construction Loan Credit Enhancement	\$10,000	\$9,000	\$1,000	\$0
Title & Recording	\$15,000	\$15,000	\$0	\$0
Property Appraisal	\$5,000	\$5,000	\$0	\$0
Market Study (Danter)	\$7,500	\$0	\$7,500	\$7,500
Environmental Reports	\$5,000	\$0	\$5,000	\$5,000
Tax Credit Fees	\$60,000	\$60,000	\$0	\$0
Rent Up Marketing	\$20,000	\$20,000	\$0	\$0
Consultants Fees	\$145,000	\$130,500	\$14,500	\$14,500
Operating Reserves	\$108,254	\$108,254	\$0	\$0
Debt Service Reserves	\$22,500	\$22,500	\$0	\$0
Grand Totals	\$7,420,066	\$6,743,468	\$676,598	\$637,593

Schedule 2

Feasibility Study, Economic Development Study, And Fiscal Impact Statement

The City has been asked to create a Tax Increment District to help offset the expansion associated with this project. This feasibility study provides that the Project Costs can be financed through tax increment financing under South Dakota Tax Incremental District Law (South Dakota Codified Laws Chapter 11-9). Tax increment financing is an indispensable self-financing tool used throughout the United States to help local governments successfully develop and redevelop areas and encourage economic development.

In tax increment financing, the current real property tax assessed value of all properties in a designated project area ("tax increment financing district") is established as the "base value." As development in the tax increment financing district increases the assessed values of the redeveloped properties, a portion of the additional tax revenue generated by the increase in assessed value over the base value is set aside and committed by the City to the reimbursement of approved project costs.

Tax increment financing is permitted only in connection with a "Project Plan" duly adopted by the City. The property is currently estimated to have a taxable value of \$0. The improvements to be made to the property are estimated to add to the assessed valuation. The estimated increment resulting from the improvements would be approximately \$2,334,485 in new value once fully developed. Since only positive tax increment will be applied, the proposed project is feasible.

All of the project costs are found to be necessary and convenient to the creation of the Tax Incremental District and the implementation of the project.

The City's role is to simply act as a conduit for the revenue and pass on all positive increment to the Developer, per the Developer's Agreement. The Agreement will state the conditions of which to receive the positive increment, of which, will never exceed \$637,593 in total payments, or 20 years, whichever comes first.

It is assumed that all obligations incurred would be adequately secured as to allow the payment of principal and interest when due, whether by means of a taxable bond or loan. The actual repayment schedule may change, but all principal and interest shall be paid within the life of the TID. Utilizing the information regarding expected increment valuation and tax generation, it is possible to estimate an expected revenue stream that can be utilized to retire debt that will be created as a result of implementing the Project Plan.

The City of Madison TID #8 is proven feasible based upon the projections made by the Developer, projecting a total in excess of \$637,593 in tax revenue during the life of the 20-year TIF. The calculations of the estimated tax increment valuation and tax generated for the TID can be found in the following tables. For purposes of this Project Plan, it is anticipated no increment generated by the City of Madison TID #8 will be available until the earliest of calendar year 2028 and thereafter.

TID Tax Revenue Estimates Available for the City of Madison TID #8

The following shows the TIF projections and the total amount the TIF would produce over the course of its 20 year lifespan. The projections are hypothetical and are based off of the Developer's buildout schedule.

School	County	City	Fire	Water	Ambulance	Total	Equalized
9.635	2.717	4.895	0	0.019	0	17.268	90%

Construction Year	Valuation Year	Revenue Year	28 Unit Apartment	Kitchen	Other	Other	Total Amount Available for D/S
2026	2027	2028	\$15,384	\$5,508			\$20,892
2027	2028	2029	\$30,768	\$5,508			\$36,276
2028	2029	2030	\$30,768	\$5,508			\$36,276
2029	2030	2031	\$30,768	\$5,508	\$0		\$36,276
2030	2031	2032	\$30,768	\$5,508	\$0	\$0	\$36,276
2031	2032	2033	\$30,768	\$5,508	\$0	\$0	\$36,276
2032	2033	2034	\$30,768	\$5,508	\$0	\$0	\$36,276
2033	2034	2035	\$30,768	\$5,508	\$0	\$0	\$36,276
2034	2035	2036	\$30,768	\$5,508	\$0	\$0	\$36,276
2035	2036	2037	\$30,768	\$5,508	\$0	\$0	\$36,276
2036	2037	2038	\$30,768	\$5,508	\$0	\$0	\$36,276
2037	2038	2039	\$30,768	\$5,508	\$0	\$0	\$36,276
2038	2039	2040	\$30,768	\$5,508	\$0	\$0	\$36,276
2039	2040	2041	\$30,768	\$5,508	\$0	\$0	\$36,276
2040	2041	2042	\$30,768	\$5,508	\$0	\$0	\$36,276
2041	2042	2043	\$30,768	\$5,508	\$0	\$0	\$36,276
2042	2043	2044	\$30,768	\$5,508	\$0	\$0	\$36,276
2043	2044	2045	\$30,768	\$5,508	\$0	\$0	\$36,276
			\$538,440	\$93,644	\$0	\$0	\$637,593

Tax increment projections may be adversely affected by Senate Bill 96, enacted in March 2026, and any resulting reduction in county taxes on owner-occupied property.

Due to the structure of the Low-Income Housing Tax Credit (LIHTC) program associated with the Project, ownership of the property is anticipated to transition to a nonprofit entity after the initial fifteen (15) year compliance period. Upon such transfer, the taxable value of the property may be reduced or eliminated, which could result in little or no incremental taxable value remaining within the Tax Increment District after Year 15.

Multifamily

\$1,980,000 Projected Valuation			28 Units	
Year	% Assessed	Projected Valuation	Taxable Valuation	Taxation
2026	0%	\$ -	\$ -	\$ -
2027	0%	\$ -	\$ -	\$ -
2028	50%	\$ 990,000	\$ 891,000	\$ 15,384
2029	100%	\$ 1,980,000	\$ 1,782,000	\$ 30,768
2030	100%	\$ 1,980,000	\$ 1,782,000	\$ 30,768
2031	100%	\$ 1,980,000	\$ 1,782,000	\$ 30,768

Kitchen

\$354,485 Projected Valuation				
Year	% Assessed	Projected Valuation	Taxable Valuation	Taxation
2026	0%	\$ -	\$ -	\$ -
2027	0%	\$ -	\$ -	\$ -
2028	100%	\$ 354,485	\$ 319,037	\$ 5,508
2029	100%	\$ 354,485	\$ 319,037	\$ 5,508
2030	100%	\$ 354,485	\$ 319,037	\$ 5,508
2031	100%	\$ 354,485	\$ 319,037	\$ 5,508

TID Tax Revenue Estimates Available for the City of Madison TID #8

Note Date: 06/01/26
Note Rate: 3.00%
Proceeds: 413,597.00

NOTE AMORTIZATION						
Date	Principle	Interest	P & I	Semi-Annual Net Revenue	Capitalized Interest	Loan Balance Outstanding
						413,597.00
06/01/26	0.00	0.00	0.00	0.00	0.00	413,597.00
12/01/26	0.00	0.00	0.00	0.00	6,203.96	413,597.00
06/01/27	0.00	0.00	0.00	0.00	6,203.96	413,597.00
12/01/27	0.00	0.00	0.00	0.00	6,203.96	413,597.00
06/01/28	4,242.29	6,203.96	10,446.25	10,446.25	0.00	409,354.71
12/01/28	4,305.93	6,140.32	10,446.25	10,446.25	0.00	405,048.78
06/01/29	12,062.52	6,075.73	18,138.25	18,138.25	0.00	392,986.26
12/01/29	12,243.46	5,894.79	18,138.25	18,138.25	0.00	380,742.80
06/01/30	12,427.11	5,711.14	18,138.25	18,138.25	0.00	368,315.69
12/01/30	12,613.51	5,524.74	18,138.25	18,138.25	0.00	355,702.18
06/01/31	12,802.72	5,335.53	18,138.25	18,138.25	0.00	342,899.46
12/01/31	12,994.76	5,143.49	18,138.25	18,138.25	0.00	329,904.70
06/01/32	13,189.68	4,948.57	18,138.25	18,138.25	0.00	316,715.02
12/01/32	13,387.52	4,750.73	18,138.25	18,138.25	0.00	303,327.50
06/01/33	13,588.34	4,549.91	18,138.25	18,138.25	0.00	289,739.16
12/01/33	13,792.16	4,346.09	18,138.25	18,138.25	0.00	275,947.00
06/01/34	13,999.04	4,139.21	18,138.25	18,138.25	0.00	261,947.96
12/01/34	14,209.03	3,929.22	18,138.25	18,138.25	0.00	247,738.93
06/01/35	14,422.17	3,716.08	18,138.25	18,138.25	0.00	233,316.76
12/01/35	14,638.50	3,499.75	18,138.25	18,138.25	0.00	218,678.26
06/01/36	14,858.08	3,280.17	18,138.25	18,138.25	0.00	203,820.18
12/01/36	15,080.95	3,057.30	18,138.25	18,138.25	0.00	188,739.23
06/01/37	15,307.16	2,831.09	18,138.25	18,138.25	0.00	173,432.07
12/01/37	15,536.77	2,601.48	18,138.25	18,138.25	0.00	157,895.30
06/01/38	15,769.82	2,368.43	18,138.25	18,138.25	0.00	142,125.48
12/01/38	16,006.37	2,131.88	18,138.25	18,138.25	0.00	126,119.11
06/01/39	16,246.46	1,891.79	18,138.25	18,138.25	0.00	109,872.65
12/01/39	16,490.16	1,648.09	18,138.25	18,138.25	0.00	93,382.49
06/01/40	16,737.51	1,400.74	18,138.25	18,138.25	0.00	76,644.98
12/01/40	16,988.58	1,149.67	18,138.25	18,138.25	0.00	59,656.40
06/01/41	17,243.40	894.85	18,138.25	18,138.25	0.00	42,413.00
12/01/41	17,502.05	636.20	18,138.25	18,138.25	0.00	24,910.95
06/01/42	17,764.59	373.66	18,138.25	18,138.25	0.00	7,146.36
12/01/42	7,146.36	107.20	7,253.56	7,253.56	0.00	0.00
06/01/43	0.00	0.00	0.00	0.00	0.00	0.00
12/01/43	0.00	0.00	0.00	0.00	0.00	0.00
06/01/44	0.00	0.00	0.00	0.00	0.00	0.00
12/01/44	0.00	0.00	0.00	0.00	0.00	0.00
06/01/45	0.00	0.00	0.00	0.00	0.00	0.00
12/01/45	0.00	0.00	0.00	0.00	0.00	0.00
06/01/46	0.00	0.00	0.00	0.00	0.00	0.00
	413,597.00	104,281.81	517,878.81	517,878.81	18,611.88	

Total Interest 122,893.69
Total TIF Amount 536,490.69

Schedule 3

Economic Development Study

Introduction

The City of Madison has been approached concerning the creation of a tax increment district (TID). Per South Dakota Codified Law 11-9-8, the governing body must make a finding that not less than 50%, by area, of the real property within the district will stimulate and develop the general economic welfare and prosperity of the State through the promotion and advancement of industrial, commercial, manufacturing, agricultural and natural resources, and the improvement of the area is likely to enhance significantly the value of substantially all of the other real property in the district.

Study Area Boundary

The Project boundaries are described and depicted on the maps in Attachments 1 and 2 of this Plan.

Establishing Economic Development

South Dakota law describes economic development as activity that stimulates and develops the general economic welfare and prosperity of the state through the promotion and advancement of industrial, commercial, manufacturing, agricultural, or natural resources. The definition of economic development for State Aid to Education Formula purpose is any area where there is or will be one or more businesses engaged in any activity defined as commercial or industrial by the governing body that has zoning authority over the land contained within the TIF district. The proposed City of Madison TID #8 meets both of these criteria.

The proposed development will consist multifamily property.

Finding That the Improvements to the Area Are Likely To Enhance Significantly the Value of Substantially All of the Other Real Property in the District

It is definitively found that once the improvements set forth within the Project Plan are initiated, the improvements will enhance significantly the value of substantially all of the other real property in the district. The City of Madison TIF #8 will revitalize economic development to the City of Madison and the eastern region of the State of South Dakota. A supplemental use of the TIF will be improvements as deemed necessary within the developed area.

Conditions Within the Study Area; Land Use and Planning Land Use, Planning and Comprehensive Plan

The City of Madison's Comprehensive Plan is consistent with the proposed use of the District.

Findings within the Project Area Analysis

It is found that not less than 50%, by area, of the real property within the District will stimulate and develop the general economic welfare and prosperity of the State of South Dakota through the promotion and advancement of economic development. It is also found that the improvement of the area is likely to enhance significantly the value of substantially all of the other real property in the District in accordance with SDCL 11-9-8.

Schedule 4

Fiscal Impact Statement for the City of Madison TID #8

Introduction

A fiscal impact statement shows the impact of the TID, both until and after the bonds or obligations are repaid, upon all entities levying taxes upon property in the District. The following fiscal impact statement is intended to provide only a brief analysis of the estimated impact of the Tax Increment District to the public pursuant to SDCL § 11-9-13(4). It is not intended to challenge a more detailed, complete financial analysis.

Definitions

“Assumptions” means factors or definitions used in the fiscal analysis. Assumptions may include facts and figures identified by the District and educated guesses that are sometimes necessary when not all of the information is available. Assumptions are often used to extrapolate an estimate. Assumptions may include an estimate of tax levies of each taxing entity, the school aid formula contribution, the value of the real property, etc.

“**Base Revenues**” means the taxes collected on the base value.

“**Fiscal Impact**” means the increase or decrease in revenues and generally refers to an impact to revenues caused by the district.

“**Revenue**” means ad valorem taxes.

“**Tax Increment District**” means the City of Madison Tax Increment District Number 8.

“**Taxing Districts**” means all political subdivisions of the state which have ad valorem taxing power over property within the boundaries of the Tax Increment District.

“**Tax Increment Revenues**” means all revenues above the Base Revenues.

Assumptions

1. The property will have improvements which at completion is estimated at taxable purposes projected to exceed \$2,334,485.
2. The average tax levy of all taxing districts will be \$17.266 “Other” per thousand dollars of taxable valuation.
3. Tax increment will start to be collected in 2028 and end prior to 2046.
4. The discretionary formula will be waived by Developer.

Schedule 5

Estimated Captured Taxable Values

For purposes of this Project Plan, it is assumed that the **Developer will elect not to use the real property tax discretionary formula** currently utilized in Lake County, South Dakota, pertaining to payment of real property taxes (i.e., 20% Year 1; 40% Year 2; 60% Year 3; 80% Year 4; and 100% Year 5).

* Actual valuation shall depend upon the value determined by the Lake County Director of Equalization when assessed, with the application of dollars-per-thousand from local taxes. All tax increment revenues shall be from Generally Applicable Taxes attributable to the improvements to be constructed in the TID. The potential for total increment collections are estimated to be at the maximum range of \$637,593 covering a span of captured tax years not to exceed 20. Collection is anticipated to begin in 2028, and the schedule carries out the tax captured 20 years from the date of Plan adoption.

The following dollars-per-thousand rates are the current taxing rates of the local taxing jurisdictions for "Other" property types:

2026 Property Tax Rate	
Entity	Mill Rate
Lake County	2.717
Madison School District	9.635
City of Madison	4.895
East Dakota Water District	0.019
Total	17.266

Utilizing the information regarding expected increment valuation and tax generation, it is possible to generate an expected revenue stream that can be utilized to retire debt that will be created as a result of implementing the Project Plan.

List of Attachments

Attachment 1 - Description of Real Property

Attachment 2 - TID Boundary Map

Attachment 3 - Conditions map, SDCL § 11-9-16(1)

Attachment 4 - Improvements map, SDCL § 11-9-16(2)

Attachment 5 - Zoning Change Map SDCL § 11-9-16(3)

Attachment 6 - Department of Revenue Classification

Attachment 1

Description of Real Property

Description of Real Property:

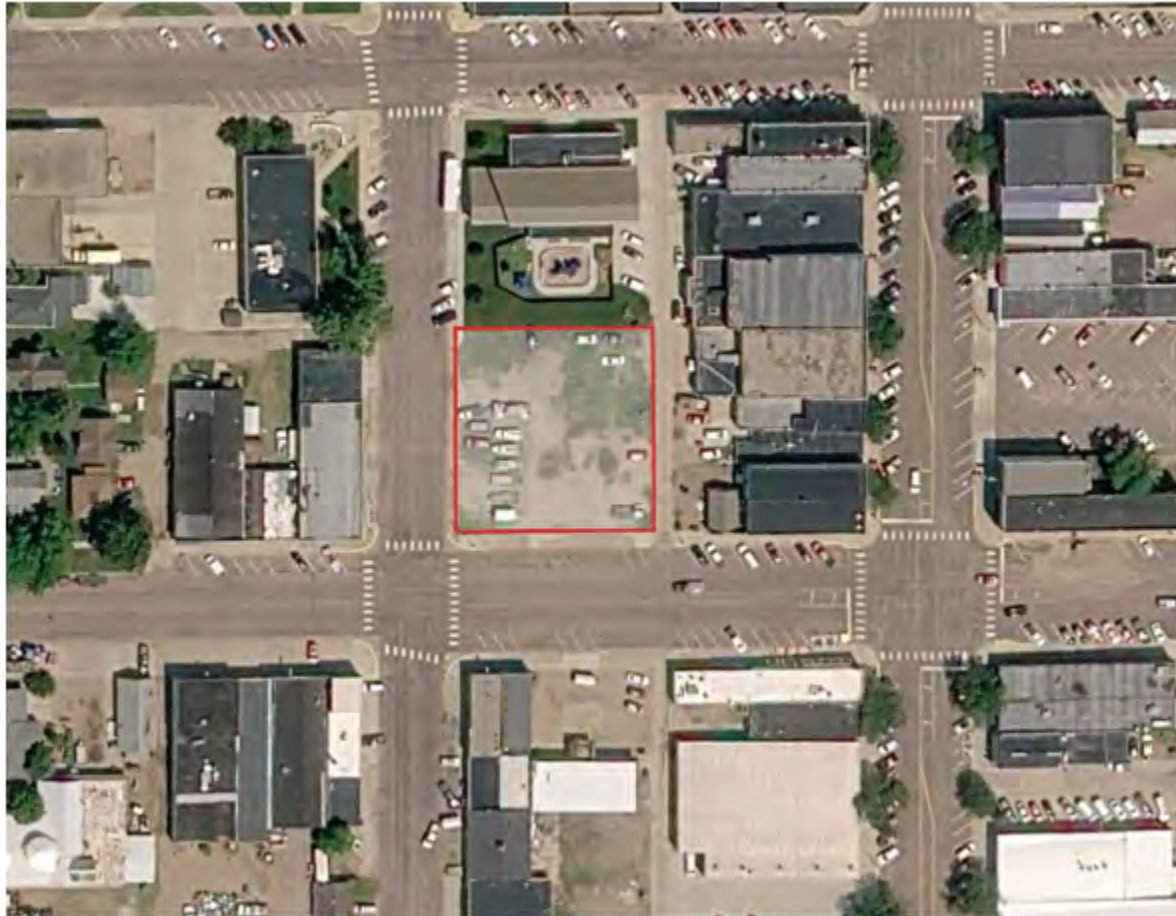
- LOT 101 BLK 16 ORIGINAL PLAT TO MADISON

All located in the City of Madison, Lake County, South Dakota including within and adjacent right-of-way.

Attachment 2

Tax Increment District Boundary Map

The following image shows the preliminary boundary of the tax increment district:



Attachment 3

Conditions picture for the City of Madison Tax Incremental District #8, SDCL § 11-9-16(1)

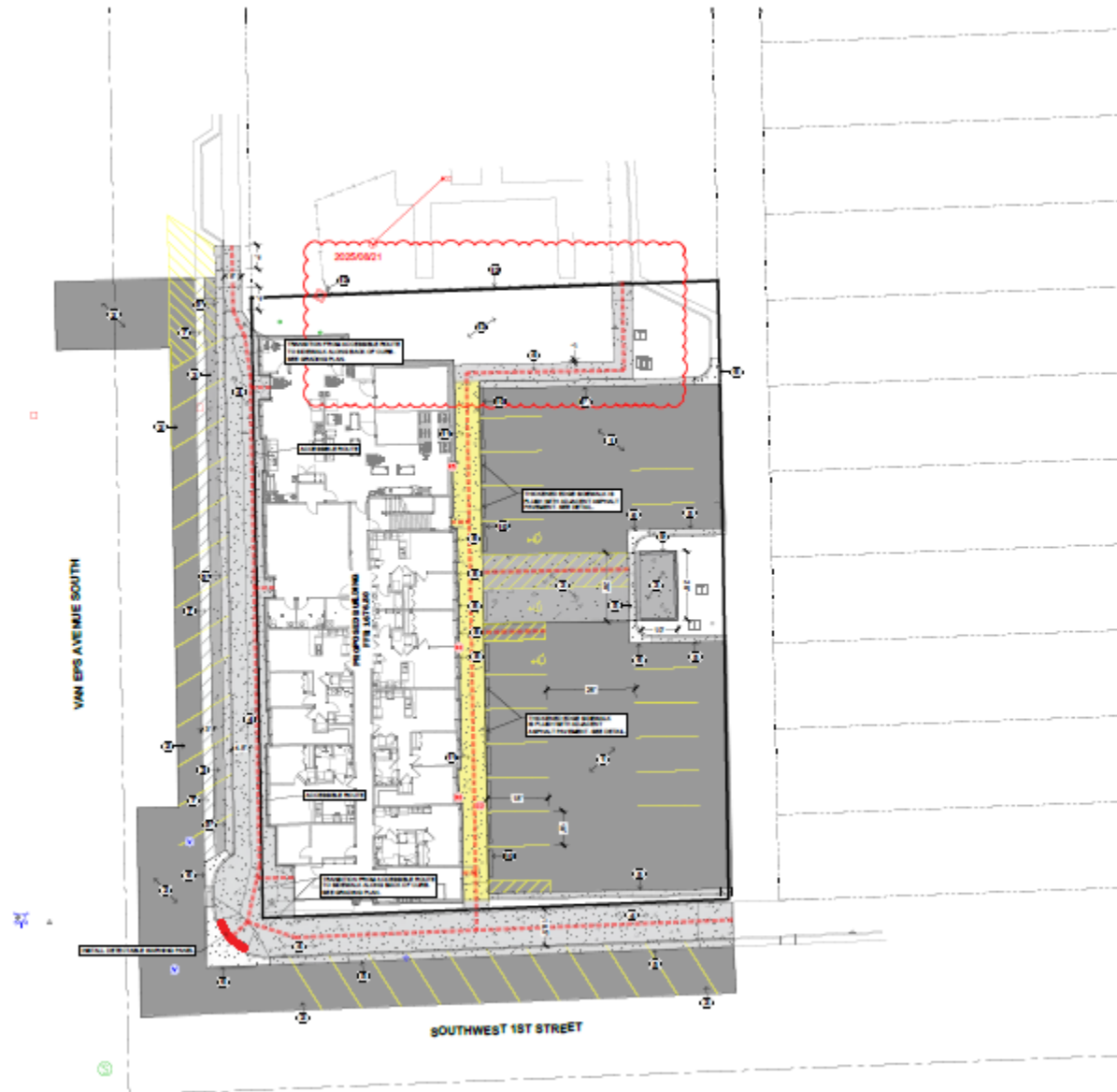
The following image shows the current condition of the proposed location of TID #8:



Attachment 4

Improvements Map for the City of Madison Tax Incremental District #8, SDCL § 11-9-16(2)

The following image shows the proposed improvements of the proposed improvements of TID #8:



Attachment 5

Zoning Change Map SDCL § 11-9-16(3)



Date: August 22, 2025

Lloyd Companies
Attention: Aubrey Baumann
150 E 4th Place #600
Sioux Falls, SD 57104

Re: Lot 101 Block 16 Original Plat, Madison, South Dakota (122 SW 1st Street)

Dear Ms. Baumann:

I am writing the letter in response to your request concerning zoning compliance with applicable regulations. I hereby certify to you the following:

- (a) The subject property is zoned CB Central Business, pursuant to which mixed business and apartment buildings can be constructed without the need for variance or exception of use.
- (b) There are no known environmental issues applicable to the project or the land, however a variance was required and granted by the Board of Adjustment to allow the number of residential units to be twenty-eight. There are no other known variances, conditional use permits, or special non-conforming use permits for this property
- (c) There are no known zoning or building violations on file.
- (d) The land is not located in a 100 year floodzone.
- (e) The property/project is located within the corporate limits of the City of Madison and that all municipal utility services are available to the said property, including water, drainage, storm sewer, sanitary sewer, and electric.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Hegg", written over a horizontal line.

Ryan Hegg
Director of Engineering and Community Development

Attachment 6

Department of Revenue Classification Letter



SOUTH DAKOTA DEPARTMENT OF REVENUE
445 East Capitol Avenue • Pierre, SD 57501
(605) 773-3311 • dor.sd.gov

March 26, 2026

City Finance Office
116 W Center Street
Madison SD 57042

RE: Preliminary Classification of City of Madison # 8

Dear Amy Sad:

The Department of Revenue hereby acknowledges receipt of your request for Preliminary Classification of Tax Increment Financing District submitted on 03/25/2026.

Upon review of the provided information, the Department has determined the preliminary classification for the TIF District "City of Madison # 8" to be Affordable Housing for the purposes of the State Aid to Education formula.

If you have any questions or concerns, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in blue ink, appearing to read 'W. Semmler'.

Wendy Semmler, Director
Property Tax Division



2026

PARKS MASTER PLAN

ACKNOWLEDGEMENTS

This Parks Master Plan reflects the valuable input and engagement of residents across the City of Madison. Community feedback helped shape priorities, identify needs, and guide the overall vision for our park system.

The City of Madison recognizes the dedication and hard work of the Parks Master Plan Committee. Committee members devoted significant time to discussion, review, and collaboration throughout the process, helping refine recommendations and move the plan forward

Committee Members

Jameson Berreth
Dale Droge
Jennifer Hastleton
Eric Hortness
Mike Miller
Matt Mette
Mike McGillivray
Savannah Olinger
Bud Postma



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Flynn Thue Complex

Vision & Priorities

“Parks add SO much to a city. They add a respite area to almost all citizens.”

The City of Madison’s Parks Master Plan is guided by priorities shaped through resident feedback, community input, and park system review. These priorities reflect what the community values and establish a consistent foundation for decision-making as the park system is maintained, improved, and expanded over time. Priorities include:

Take Care of What Exists

Prioritize maintenance and reinvestment in existing parks and amenities to ensure they remain safe, functional, and reliable.

Provide Fair and Reasonable Access

Support a balanced park system that serves residents across all areas of the community, with consideration for location, neighborhoods, and accessibility.

Support Long-Term Sustainability

Make decisions that consider ongoing maintenance needs, environmental responsibility, and the use of durable, cost-effective materials.

Improve Awareness and Use

Ensure residents can easily understand what parks are available, what they offer, and how to access and use them.

Plan for Growth

Align park improvements with community development to ensure recreation opportunities continue to meet future needs.

PLAN OBJECTIVES

The City of Madison Parks Master Plan establishes a long-term, community-informed framework to guide investment, maintenance, and improvements across the City's parks system. The plan is grounded in resident feedback gathered through a citywide parks survey and community engagement efforts. The community's input helped identify park usage, which amenities matter most, and where improvements would have the greatest impact. This plan prioritizes preservation and reinvestment in existing assets before expansion of the park system and is intended to:



Assess current park use and community perception



Address accessibility, safety, and maintenance considerations



Identify resident priorities and needs



Guide investments with consideration to available resources



PLAN DEVELOPMENT PROCESS

“
*Thank you
for being
proactive
and willing
to listen!*
”

The City recognizes that meaningful planning requires meaningful engagement with residents. To shape the Parks Master Plan, we took intentional steps and performed diligent research to ensure the information reflected our community, including resident voices and their desired priorities.

The Parks Master Plan project began by forming an internal working group and gathering existing information, including a full inventory and assessment of current park facilities. From there, the City moved into a strong public engagement phase. Community input for the Parks Master Plan was gathered through a public survey, which received 337 responses.



The survey was open from July 31, 2025 through September 8, 2025, totaling 40 days, and provided in multiple formats to support accessibility. It was also shared at several engagement events and through a variety of outreach methods to reach residents across the community.

The survey included a mix of multiple-choice questions and open-ended comment opportunities, allowing the City to gather both quantitative data and qualitative feedback. This approach helped identify usage trends and preferences while also providing deeper insight into resident experiences, expectations, and ideas for the future. While no demographic information was collected, respondents were asked to identify which quadrant of Madison they live in to help understand geographic representation.

Language Accessibility

- Provided the survey in both English and Spanish to expand access for non-English-speaking residents.

Format Accessibility

- Offered printed copies alongside the electronic survey so residents could participate in the format most convenient to them.
- Offered verbal questions and responses during in-person events like the pop-up at DownTown MadTown and Town Hall

Diversified Engagement

- Issued a press release to the local newspaper and radio station to reach residents who rely on traditional media sources.
- Invited residents of all ages to participate, including high school students who toured City Hall while the survey was live.
- Invited parents and guardians of children enrolled in the Madison Central School District through a ListServ distribution.
- Displayed the QR code which linked to the survey at all parks

Convenience

- Shared the survey through the City's website and social media channels.
- Sent two mass text alerts with direct links to the survey.
- Made the survey available at in-person events, including a Downtown MadTown pop-up and a Town Hall.
- Shared QR codes in resident utility bills and posted them throughout the community at parks, the Madison Public Library, the Community Center, and other high-traffic locations.

Following the public engagement process, the draft plan was reviewed with the Parks & Recreation Board. Input from the Board, along with continued committee collaboration, helped refine the final recommendations. The plan was then brought forward for final review and approval by the Parks & Recreation Board.



COMMUNITY INFORMATION

6,191
Residents
19.1% under 18
Median Age:
34.5 years



The City of Madison is home to 6,191 residents, according to the 2020 U.S. Census. Of those residents, 1,180, or 19.1%, are under the age of 18. Madison includes 2,573 households, with an average household size of 2.17 persons.

Between the 2010 and 2020 U.S. Censuses, Madison's population changed from 6,474 residents to 6,191 residents. This represents a decrease of 283 people, or about 4.3% over the ten-year period. While that reflects a slight decline rather than growth, it also shows that Madison has remained relatively stable in size. The number of households has remained steady as well, with 2,573 households recorded in 2020.

It is important to note that the 2020 Census was conducted during the COVID-19 pandemic, which may have impacted participation and overall accuracy. In addition, Madison is home to approximately 1,300 on-campus students at Dakota State University, a population that is not always fully captured in census counts. As the community is now closer to the next census than the last and has experienced continued development and activity, it is reasonable to expect that the current population is higher than what is reflected in the 2020 data.

In 2020, 19.1% of Madison's residents were under the age of 18, and the median age was 34.5 years. Age trends are especially important when planning for parks. Census data tells us we are still a community with a strong youth presence, alongside working adults, college students, and older residents.

The relatively small average household size reflects a mix of family and non-family households,

reinforcing the need for a variety of park amenities that support both group and individual recreation. Understanding the community's demographic composition is essential to ensuring that parks and recreational opportunities are accessible and responsive to the needs of all residents.

Even without rapid population growth, the mix of ages in our community continues to shape demand for playgrounds, trails, dog-friendly spaces, gathering areas, and accessible amenities. Stability in population does not reduce the need for investment. Instead, it reinforces the importance of maintaining and improving the parks system we already have so it continues to enhance the quality of life in Madison.

MADISON'S PARK SYSTEM

**76.5
ACRES**

(Turn to page 12 for more information)

Madison maintains a diverse network of neighborhood and community parks that provide recreation and gathering spaces for residents across all areas of town. The system includes more than a dozen park locations and recreational facilities, organized into four primary classifications: community, neighborhood, special interest, and sports complexes. Some parks fall under more than one classification and are identified with an asterisk (*). In these cases, amenities are listed under each applicable category, so descriptions may vary accordingly.

Clearly defining the role of each park helps guide where larger investments make sense and where smaller, neighborhood-focused improvements are more appropriate. Balancing investment between community-level destinations and neighborhood-level access ensures residents have both citywide recreation opportunities and everyday neighborhood convenience such as Totland Park.

Community Parks

Westside Park



Community parks serve the entire city and are designed to accommodate larger gatherings and a wider range of activities. They are often considered destination parks, drawing residents from across Madison and surrounding areas due to their size, amenities, and ability to host events, athletic competitions, and community celebrations. Because of their scale and the amenities they provide, community parks typically require higher capital investment and ongoing maintenance, but they also deliver broad community impact and serve as key gathering destinations for residents throughout Madison. In the City of Madison, the following parks are considered Community Parks:

Baughman Belatti*

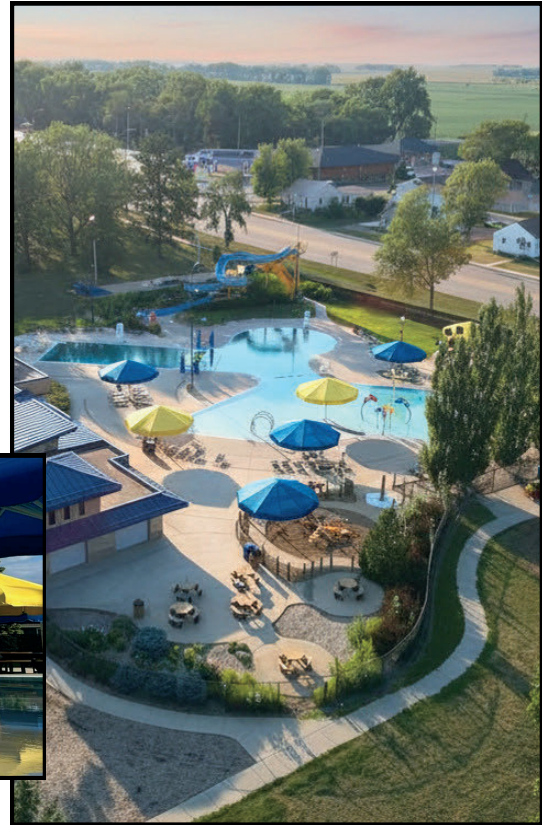
Baughman Belatti Park offers a range of amenities that support both everyday recreation and community gatherings, including frisbee golf, playgrounds, basketball court, open green space, and reservable picnic shelters. The park also plays an important role in local athletics, with baseball and softball fields that host leagues, practices, and tournaments.



*parks with more than one classification

Madison Aquatic Center

A seasonal community destination that provides a space for recreation, relaxation, and family-friendly fun during the summer months. The Madison Aquatic Center offers a variety of water features for all ages, making it a popular gathering place for residents and visitors. It serves as an important part of the park system by supporting active recreation and providing opportunities to cool off and connect with others.



Memorial Park

A welcoming neighborhood park that offers something for all ages. With accessible playground equipment, open green space, a reservable picnic shelter, ice skating rink, and a gazebo, it's a great place for kids to play, families to gather, or residents to relax, all while enjoying a beautiful view of the creek with newly improved creek walls.



Westside Park

Located next to the Aquatic Center, Westside Park offers a mix of activity and relaxation. With playground equipment, skateboard park, reservable picnic shelters, and pickleball courts, it provides space for both recreation and social gatherings.



Neighborhood Parks



Neighborhood parks primarily serve nearby residents and focus on providing small playgrounds, open green space, informal gathering areas, and limited amenities. These parks emphasize accessibility and walkability, offering convenient, close-to-home recreation opportunities. Investment strategies for neighborhood parks often prioritize equitable geographic distribution and basic amenities rather than large-scale facilities, ensuring that residents across all areas of Madison have access to everyday outdoor spaces. In the City of Madison, the following parks are considered Neighborhood Parks:

Flynn Thue Complex*

The playground at Flynn Thue Complex serves as a neighborhood park, offering a playground, open green space, and park grills for nearby residents and families to enjoy. While the area is widely recognized for its baseball and softball fields, these amenities also support everyday use and recreation within the surrounding neighborhood.



Northwest Park

A neighborhood park that offers a comfortable space for families and outdoor enjoyment. The park includes playground equipment, shaded seating, picnic areas, open green space, and access to disc golf amenities. Reservable picnic shelters provide additional space for gatherings and small events.



“
Some of the older parks need attention.
”

Totland Park

A quiet, family-friendly park designed for everyday use. Walking paths, playground equipment, picnic areas, and open space make it easy to stop by for a walk, spend time with family, or enjoy a casual outdoor gathering.

“

While I may not use all the parks, I love that there are so many options all around town.

”



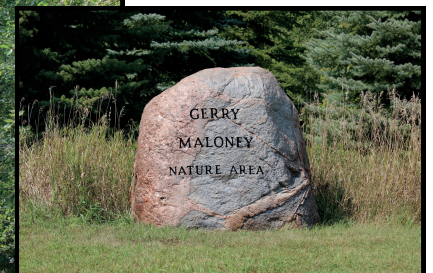
Special Interest Parks



Special Interest Parks are designed around a specific primary purpose or activity, such as organized athletics, nature-based experiences, or dog recreation. These parks often include specialized amenities that support their intended use. Collectively, they expand the variety of opportunities available within the park system, helping ensure residents of all ages and interests have access to spaces that meet their needs.

Gerry Maloney Nature Area

A quiet, nature-focused space that offers a different experience from traditional parks. With walking paths and natural surroundings, it provides a place to slow down, enjoy wildlife, and spend time outdoors in a more peaceful setting.



Library Park

A centrally located park that combines convenience with comfort. With playground equipment, a gazebo, and open space, it's a great place to take a break, meet others, or enjoy time outdoors near the library and downtown area.



“

The book walk at the library is so cool!

”

Woofland Dog Park

A dedicated space for dogs and their owners to play, exercise, and connect. Woofland Dog Park provides room for off-leash activity and social interaction, making it a popular destination for pet owners and an important part of Madison's park system.



“

An expansion on the dog park would be great!

”

Sports Complexes



Sports complexes in Madison serve as key destinations for organized athletics, providing dedicated spaces for leagues, practices, tournaments, and community events. These facilities are designed to accommodate higher levels of activity and specialized use, supporting both local programming and regional participation. While focused on athletics, they also contribute to the overall park system by offering gathering spaces and amenities that can be used by spectators and the broader community.

Baughman Belatti*

A key location for baseball and softball in Madison, Baughman Belatti Park provides well-used fields that support local leagues, practices, and tournaments. In addition to its role in youth and community sports, the park also offers playgrounds, courts, open space, and reservable picnic shelters, making it a versatile destination for both organized athletics and group gatherings.



Field of Dreams

A community athletic complex that supports youth baseball and softball, Field of Dreams is owned by the County and maintained by the City. The facility is used for practices, games, and local events, serving as an important space for youth recreation in Madison.



Flynn Thue Complex*

A dedicated space for baseball and softball, Flynn Field and Thue Park serve as important hubs for local athletics. With multiple ballfields and supporting amenities, the area hosts games, practices, and community events, while also offering nearby playground equipment for neighborhood families and spectators to enjoy.



**76.5
ACRES***
of Parks in the
City of Madison

*does not include
Field of Dreams

Park Name	Acres
Baughman Belatti Park	31.9
Flynn Thue Complex	15.6
Gerry Maloney Nature Area	8.5
Library Park	1.1
Memorial Park	3.1
Northwest Park	5.2
Totland Park	1.0
West Side Park (including Madison Aquatic Center)	7.3
Woofland Dog Park	2.8

FUNDING & RESOURCES



Implementation of the Parks Master Plan will require a combination of general fund support, grant funding, sponsorships, partnerships, and available operational resources. Additional resources will be needed over time to support larger improvements, system upgrades, and new amenities. Moving forward, the City will continue to balance available funding with community priorities, while also exploring partnerships and other opportunities to support long-term investment in Madison’s parks system. Other opportunities may include grants, sponsorships, and partnerships.

Funding

The City’s General Fund serves as the primary funding source for Madison’s park system, supporting day-to-day operations, maintenance, and staffing. The 2026 parks budget is \$1,123,650, with funding allocated across a range of needs that keep the system functioning and maintained. Key areas relevant to the Parks Master Plan include \$20,000 for playground equipment, \$50,000 for the repair and maintenance of buildings and structures, \$5,000 for vehicles, \$5,000 for plant equipment and repair, and \$15,000 for insect chemicals, including mosquito control efforts. These investments reflect the City’s ongoing commitment to maintaining safe, functional, and usable park spaces.

When available, additional funding sources such as grants, sponsorships, and partnerships are used to support larger improvements and enhancements beyond what the General Fund can provide. These opportunities allow the City to expand amenities, complete larger projects, and respond to community priorities while maintaining a balanced and sustainable approach to funding the park system.

Grant funding can accelerate implementation but often requires matching funds and administrative capacity. State and federal grants may support:

- Trail expansions
- ADA accessibility improvements
- Outdoor recreation enhancements
- Environmental restoration
- Tree planting initiatives

Sponsorships should follow a consistent policy to ensure fairness and transparency. Local businesses and community organizations may support:

- Playground equipment
- Park shelters or benches
- Scoreboards or athletic amenities
- Naming opportunities where appropriate

\$	2026 Budget \$1,123,650
	Improvements: \$230,422
	Personnel: \$676,428
	Playground Equipment: \$20,000
	Repair & Maintenance: \$61,500
	Supplies & Materials: \$76,300
	Insect Control: \$15,000
	Utilities: \$32,000
	Miscellaneous: \$12,000

Partnerships can reduce financial and maintenance burden, expand programming, and strengthen community ownership of parks. Strategic partnerships may include:

- Madison Central School District
- Dakota State University
- Nonprofit recreation organizations
- Youth sports associations
- Service clubs and volunteer groups

Operational Resources

The City of Madison’s ability to maintain park assets is a critical factor in implementing the Parks Master Plan. Every new amenity carries long-term operational responsibilities that must be evaluated before project approval to ensure sustainable staffing levels and budget capacity.

Ongoing maintenance obligations may include turf care and irrigation, snow removal on trails, playground inspections and surfacing upkeep, restroom cleaning and utility costs, tree care and landscaping, trash collection, and vandalism repair. In addition to these routine activities, new projects may require additional equipment, seasonal staffing adjustments, and increased operating budgets.

As amenities are added, the Parks Department must assess staffing levels, equipment needs, seasonal workload fluctuations, and overall budget implications. If operational capacity becomes constrained, project timelines may be adjusted to prevent service degradation. In some cases, reinvestment in existing parks may take precedence over expansion to ensure current assets remain safe, functional, and well maintained.

Responsibility

Clear assignment of responsibility ensures accountability and coordination across the organization. Successful implementation of this plan will require collaboration across City departments as well as ongoing policy direction and support from elected officials. Responsibility for implementation may include:

- Parks and Recreation Board (planning, approval)
- Parks Department and Public Works Department (construction, maintenance)
- Engineering Department (design, infrastructure integration)
- Finance Department (budgeting, grants administration)
- Communications Department (promotion, branding, wayfinding content)
- City Commission (policy direction and funding approval)
- Partner organizations (programming, sponsorship, volunteer support)



***“Totland is overgrown with weeds.
More care needs to be given to parks.”***

***“Would love to see nets at the Baughman Belatti
complex to protect people from foul balls. ”***

***“Very frustrated with park up keep and lack of parks in
older sections of Madison and south Madison. Lack of
picnic areas, tables, benches etc. in some current parks.”***



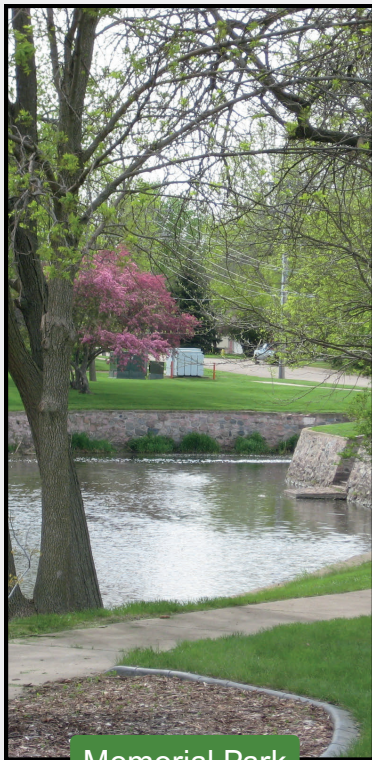
COMMUNITY FINDINGS

“I am thrilled the Madison children have multiple parks to play in.”

Community feedback showed strong appreciation for Madison’s parks, along with clear opportunities to improve accessibility, amenities, maintenance, and overall variety. The input gathered through this process helps highlight both what is working well and where focused improvements can make the greatest impact. The following sections take a closer look at these areas, including system strengths, awareness and wayfinding, reinvestment and maintenance needs, targeted improvements, and amenities residents have identified as priorities.



Madison Aquatic Center



Memorial Park

System Strengths

Residents generally rate Madison’s park system positively, with several parks serving as strong community gathering spaces. Memorial Park stands out for its accessible playground, gazebo, ice rink, and scenic creek, earning high marks with 31.2% of respondents selecting “Love It” and 29.4% selecting “Satisfied.” Baughman Belatti Park continues to support heavy use during baseball and softball events, with 24.9% rating it “Love It” and 45.1% “Satisfied,” while its playground, picnic shelter, and basketball court contribute to broader community use.

The Madison Aquatic Center continues to be a popular spot during the summer months and received the highest overall ratings, with 32.3% of respondents selecting “Love It” and 39.2% selecting “Satisfied.” Recent improvements, including updated pool grating in 2025, have helped maintain its quality.

“Parks department is doing a great job!”

When asked what they love most, residents most often identified playgrounds and children’s areas, mentioned by 32.6%. Opportunities for sports and recreation followed, mentioned by 19.9%, reinforcing the importance of both family-friendly spaces and active amenities throughout Madison’s parks.

Beyond these individual locations, the system as a whole is actively used and valued. Parks like Library Park benefit from features such as the StoryWalk and central location, while neighborhood spaces across the community continue to support daily use through playgrounds, open space, and basic amenities. Overall, the system reflects a strong foundation of parks that are regularly used, recognized, and appreciated by residents.

“The playground by St Thomas is very nice for our young kids.”



City Pond

Park Recognition, Awareness, and Wayfinding

Survey responses indicate that some parks are less familiar to residents. Higher “Not Applicable” responses in the park rating question may suggest a gap in awareness rather than a lack of interest, pointing to an opportunity to better connect residents with parks and amenities that already exist.

One instance of this pattern is Westside Park, which is the park and playground around the Madison Aquatic Center. While having an unsatisfied rating of only 5.0% and modern playground equipment, Westside Park showed the highest response of “Not Applicable” of all parks at 62.0%. In addition, just 14.8% of

of respondents reported using the park at least monthly, while 81.3% said they rarely or never visit. Since the Madison Aquatic Center appeared in the survey as a separate park asset, some respondents may have associated the park area more with the pool than with the name Westside Park.

Another clear example is Memorial Park. Residents rate the playground equipment very highly but often showed lack of awareness or confidence in the park name. The park was referred to in survey results as Memorial Park, St. Thomas Park, the blue park, and the park behind McDonald’s.

This presents a clear opportunity to strengthen awareness and connection across the park system, beginning with strengthening how each park is presented and experienced. Clear naming, signage, and a consistent look and feel across the system help parks stand out and be more easily recognized. When parks feel intentional and well-defined, they are easier for residents to identify, remember, and return to.



Westside Park

“We need signs directing you to the park. I don’t know how to even get to some of them.”

“I would love to see a park that is more centrally located, like the library park, get some love!”

Reinvestment & Maintenance

Maintenance and upkeep emerged as one of the most consistent themes throughout the survey. Residents emphasized the importance of maintaining and reinvesting in existing parks before expanding the system. This priority was reflected across multiple survey questions, including the final open-ended comment question, where 17.7% of respondents mentioned maintenance.

Residents identified concerns with aging equipment, weed control, ground insects, and overall park upkeep. These themes frequently appeared in survey responses, with Totland Park and Baughman Belatti Park most frequently mentioned. Additionally, survey results point to an opportunity for reinvestment and renewed focus at Northwest Park and Woolfland Dog Park. A significant majority of respondents, 81.6%, reported they rarely or never use Northwest Park, while Woolfland Dog Park showed similarly limited use.

Satisfaction levels in these parks suggest that targeted improvements could increase usage, enhance perception, and strengthen overall system balance. Overall, the community’s message was clear: protect and strengthen what already exists.



“I’d like to see a better dog park with a higher fence, some obstacles, water for pups, more engaging place.”



Dog Friendly Amenities

Comments related to dogs were frequent and detailed. While current usage of dog park amenities is relatively low, with only 9.2% of respondents reporting use at least monthly and 86.7% indicating they rarely or never use them, interest in dog-related features appeared consistently throughout the survey. Dog amenities were mentioned by 9.5% of respondents when asked about new features.

Residents expressed strong interest in reinvesting in Woolfland Dog Park, along with potential long-term consideration of an additional dog-focused area. Many also noted the need for dog waste stations across all parks and emphasized the importance of setting and reinforcing clear expectations for pet owner cleanup.

“An expansion on the dog park would be great! I don’t have any dogs currently but the park is very limited for when I do have dogs.”

Community Garden Expansion

A relatively high number of residents indicated interest in community garden plots if located closer to their homes, with 45.2% of respondents expressing interest in using garden plots under those conditions. This suggests that accessibility and geographic distribution play a key role in participation. Evaluating additional small-scale garden locations across multiple areas of the City may improve equitable access and engagement.



Community Garden Plots

“

More garden plots... the current ones are too far away.

”

Nature Integration & Environmental Enhancement

Residents strongly support incorporating additional trees, flowers, pollinator plots, and natural features into parks wherever feasible. Survey responses show consistent interest in nature and green space, with 12.2% of respondents including natural features in their vision of a future park, 16.7% identifying nature as a priority in new park development, and 10.1% referencing green space, trails, or nature in final comments. Enhancing nature within parks improves aesthetics, provides shade, supports environmental health, and strengthens the overall user experience.

16.7% of respondents identified nature as a priority in new park development.

“I love to be in nature, lots of trees and wildflowers all around”

“More native plantings, prairie grasses, and trees throughout.”

Amenity & Facilities Enhancement

Residents identified opportunities to improve the comfort, convenience, and overall usability of parks through targeted enhancements to features such as shade, restrooms, seating, trash receptacles, and access to drinking water. When asked about a future park, 15.1% of respondents specifically mentioned these types of features, and when considering parks in new developments, that number increased to 33.0%, reinforcing how important these features are to residents.



Common themes included the need for additional seating, picnic areas, and shelters to support longer visits and group gatherings, as well as increased access to drinking fountains and restroom facilities where feasible. Shade was also a consistent priority, whether through additional tree planting or the introduction of built shade structures, to improve comfort during warmer months. In addition, residents noted the importance of maintaining and expanding basic amenities such as trash receptacles and dog waste stations to support cleanliness and the overall park experience.

While many of these improvements are relatively small in scale, they can have a meaningful impact on how parks are used and perceived, helping create more comfortable, functional, and welcoming spaces for residents of all ages.

“
*Working
drinking
fountains.*
”

“*Less sand!*”

“We would like plenty of shade trees, seating for parents, clean restrooms, play area for toddlers, and some kind of walking path or fitness jungle gym for adults.”



Baughman Belatti Park



RECOMMENDED PROJECTS & ACTIONABLE TIMELINE



**You spoke
and we listened.**
Improvements are already
in progress!

The following projects reflect priorities identified through ongoing resident engagement, system analysis, and evaluation of existing park conditions. Through both formal efforts, such as community surveys and engagement events, and informal conversations with residents, the City continues to gather input that helps identify needs, shape priorities, and guide action. These recommendations emphasize reinvestment in aging assets, equitable distribution of amenities across neighborhoods, and strategic enhancements that support recreation, community gathering, and long-term sustainability. Each project will be considered through the City's prioritization and funding framework, supporting a balanced approach to maintaining what exists, improving areas of need, and thoughtfully expanding Madison's park system over time, as resources and capacity allow.

We Heard You

Before and during the Parks Master Plan development, we listened to residents. No matter how or where you shared your feedback, we noted it and are putting it into motion.

In Progress

The following items reflect efforts that are already underway and demonstrate the City's commitment to listening, responding, and continuously improving the parks system.

Resident Feedback

Residents consistently noted the importance of cleanliness and pet-friendly amenities in parks.

Work Underway



Install Dog Waste Stations

Add dog waste stations to support responsible pet ownership, improve cleanliness, and enhance the overall park experience.

Resident Feedback (continued)

Residents expressed strong interest in more access to water, trees, shade, and natural features throughout parks.

Residents value nature-based features such as trees, flowers, and pollinator-friendly spaces.

Work Underway (continued)



Increase Availability of Drinking Fountains

Evaluate current access to drinking water and install additional fountains where needed to improve user comfort and convenience.



Plant Trees

Expand tree planting efforts across parks to provide shade, enhance aesthetics, and support environmental benefits.



Explore Shade Options

Evaluate opportunities and feasibility to add shade in parks through features such as trees, shelters, or shade structures to improve comfort, reduce sun exposure, and support longer park use.



Pilot Pollinator Plots

Pilot pollinator-friendly areas within parks to support environmental health and enhance natural features.

Up Next

The following items reflect common themes and priorities identified through resident feedback and can move forward as resources allow.

Resident Feedback

Residents often described park locations using nearby landmarks rather than park names, and many indicated they are unfamiliar with some parks or unsure how to access them.

Some parks show lower usage rates, suggesting opportunities to increase awareness and use.

Upcoming Work



Increase Awareness and Wayfinding

Improve park visibility through consistent signage, updated maps, and enhanced information so residents can easily find parks, understand available amenities, and navigate spaces.



Promote City Pond as a Community Asset

Increase awareness and use of City Pond through targeted promotion that highlights its features, accessibility, and opportunities for recreation.

Resident Feedback (continued)

Residents expressed interest in parks that are welcoming and usable for all ages and abilities.

Multiple responses identified the dog park as needing improvement and expansion.

Trail connectivity was one of the most desired future improvements across the park system.

Residents identified a need for more seating, picnic areas, and gathering spaces.

Older parks and equipment were identified as needing reinvestment and updates.

Residents emphasized the importance of maintaining existing parks before developing new ones.

Upcoming Work (continued)



Develop & Implement Plan for Accessibility Improvements

Use the completed accessibility review to create and carry out a plan that addresses gaps, making parks easier to use and welcoming for people of all abilities.



Improvements to Woofland Dog Park

Reinvest in Woofland Dog Park to address maintenance concerns, improve conditions, and better meet the needs of users and their pets.



Expanding Dog-Friendly Green Space Access

Identify and designate select City green spaces as dog-friendly areas, encouraging responsible use while maintaining cleanliness and shared enjoyment.



Secure Funding for Recreation Trail Expansion

Identify and pursue funding sources, including grants and partnerships, to support future recreation trail expansion and connectivity.



Increase Seating Options

Evaluate and add seating such as benches and picnic tables throughout parks to improve comfort, support longer visits, and create spaces for rest and social interaction.



Equipment Replacement in NW Park

Replace aging playground equipment in Northwest Park to improve safety, usability, and overall park experience.



Assess Impact of Increased City-Wide Maintenance

Review staffing, equipment, and budget impacts of expanded maintenance efforts to ensure long-term sustainability and consistent park quality.

Resident Feedback (continued)

As the city of Madison grows, it is identified that residents will need neighborhood parks close to their homes.

Residents expressed interest in community garden plots closer to their homes, noting they would use them if they were more accessible.

Upcoming Work (continued)



New Park Asset in Cyber Estates

Develop a new park space in the Cyber Estates area to improve access to neighborhood-level recreation and support community growth



Install Strategically Located Garden Plots

Expand community garden opportunities in additional locations to improve access and meet resident interest.

On the Horizon

The following items reflect longer-term opportunities that will require additional planning, funding, and coordination. These projects represent larger investments in the parks system and will be pursued over time as resources and community priorities align.

Resident Feedback

Family-friendly amenities and water features were frequently identified as desired additions.

Residents value upgraded facilities that support comfort, events, and extended park use.

Long-Range Work



New Park Asset in Trojan Village

Plan and develop a new park space in the Trojan Village area to provide recreation access as the neighborhood grows.



New Facilities at Flynn Field Thue Complex

Construct new bathrooms, a concessions area, and a storm shelter at Flynn Field Thue Complex to improve amenities and provide a safe place during severe weather.



Splash Pad Park

Develop a splash pad as a new recreational amenity to provide a family-friendly water feature and expand summer recreation options.



Recreation Trail Expansion

Expand the recreation trail system to improve connectivity, support active transportation, and provide additional recreation opportunities.

IN CLOSING

This Parks Master Plan reflects the voices, priorities, and values of the Madison community. It is intended to serve as a practical guide for decision-making, helping the City balance maintenance, improvements, and future growth in a way that is thoughtful and sustainable. While not every project will happen at once, this plan provides a clear direction for how the park system can continue to evolve over time, based on available resources and community needs.

Parks are an important part of everyday life in Madison. They provide space to gather, stay active, connect with others, and enjoy the outdoors. By focusing on taking care of what exists, making meaningful improvements, and planning ahead, the City is committed to maintaining a park system that remains welcoming, functional, and valuable for all residents. As the community continues to grow and change, this plan will help guide ongoing efforts to ensure Madison's parks continue to enhance quality of life for years to come.



APPENDICES

Appendix A- Full Survey Results

Question One: Residency

Total responses: 337

Using the map, what quadrant of Madison do you live in?



Quadrant	1 - NW	2 - NE	3 - SW	4 - SE	Other
# of responses	62.0	153.0	50.0	38.0	34.0
% of responses	18.4%	45.4%	14.8%	11.3%	10.0%

Question Two: Park Usage

Total responses: 337

How often do you use the following parks?

Park	Daily		Weekly		Monthly		Rarely/Never		Skipped	
	#	%	#	%	#	%	#	%	#	%
Memorial Park	20	5.9%	48	14.2%	83	24.6%	177	52.5%	11	3.3%
Baughman Belatti Park	18	5.3%	83	24.6%	108	32.1%	120	35.6%	10	3.0%
Outdoor Pool	14	4.2%	77	22.9%	72	21.4%	167	49.6%	9	2.7%
Flynn Field/Thue Park	9	2.7%	49	14.5%	70	20.8%	197	58.5%	14	4.2%
Totland Park	9	2.7%	47	14.0%	69	20.5%	197	58.5%	17	5.0%
Library Park	7	2.1%	32	9.5%	86	25.5%	201	59.6%	13	3.9%
Field of Dreams	3	0.9%	20	5.9%	39	11.6%	264	78.3%	13	3.9%
Woofland Dog Park	3	0.9%	6	1.8%	22	6.5%	294	87.2%	14	4.2%
Gerry Maloney Nature Area	2	0.6%	16	4.8%	62	18.4%	246	73.0%	13	3.9%
Northwest Park	2	0.6%	14	4.2%	32	9.5%	275	81.6%	16	4.8%
Westside Park	2	0.6%	10	3.0%	38	11.3%	274	81.3%	15	4.5%

Question Three: Park Ratings

Total responses: 337

Rate each park.

Park	Love It		Satisfied		Unsatisfied		N/A		Skipped	
	#	%	#	%	#	%	#	%	#	%
Outdoor Pool	109	32.3%	132	39.2%	17	5.0%	64	19.0%	17	5.0%
Memorial Park	105	31.2%	99	29.4%	21	6.2%	95	28.2%	19	5.6%
Baughman Belatti Park	84	24.9%	152	45.1%	28	8.3%	58	17.2%	17	5.0%
Gerry Maloney Nature Area	65	19.3%	92	27.3%	15	4.5%	146	43.3%	21	6.2%
Totland Park	51	15.1%	131	38.9%	34	10.1%	102	30.3%	21	6.2%
Library Park	44	13.1%	127	37.7%	63	18.7%	88	26.1%	17	5.0%
Flynn Field/Thue Park	31	9.2%	124	36.8%	34	10.1%	129	38.3%	21	6.2%
Field of Dreams	29	8.6%	89	26.4%	22	6.5%	172	51.0%	27	8.0%
Westside Park	19	5.6%	71	21.1%	17	5.0%	209	62.0%	23	6.8%
Northwest Park	9	2.7%	61	18.1%	48	14.2%	198	58.8%	23	6.8%
Woofland Dog Park	8	2.4%	45	13.4%	65	19.3%	200	59.4%	21	6.2%

Question Four: Love About Parks

Total responses: 221

What do you love about our parks? Please list activities or amenities you enjoy.

Responses to the open-ended question “What do you love about our parks?” were reviewed and grouped into common themes to better understand what residents value most.

Category	Total Mentions
Playgrounds / Kids Areas	72
Sport Activities	44
Specific Parks	38
Facilities (Amenities)	28
Good Maintenance	23
Variety of Activities & Amenities	21
General Parks	20
Outdoors (Trees, Flowers, Wildlife)	20
Recreation Trails	15
Green Space	12
Dog Activities	8
Negative / Need Improvements	8

Question Five: New Activities or Amenities

Total responses: 211

What new activities or amenities would you like to have in our parks?

Responses to the open-ended question “What new activities or amenities would you like to have in our parks?” were reviewed and grouped into common themes to better understand what residents value most.

Category	Total Mentions
Playground	56
Facilities	52
Sports	32
Recreation Trails	22
Dog Related	20
Splash Pad	20
Landscaping/Art/Nature	16
General Maintain/Improve Current	11
Fitness/Agility	7
Other*	50

*The “Other” category includes a wide range of unique responses. While not displayed here, all comments were reviewed and taken into consideration during the analysis.

Question Six: Dream Park in 10 Years

Total responses: 172

What's your dream park look like in 10 years?

Responses to the open-ended question "What's your dream park in 10 years?" were reviewed and grouped into common themes to better understand what residents value most.

Category	Total Mentions
Other*	35
Splash Pads/Water Park/Pool	31
Rec Trails	30
Playgrounds	29
Facilities	26
Nature/Green Space	21
Sports	21
Dog Related	12
Maintain & Upkeep	12
No info	12
Variety in features	11

*The "Other" category includes a wide range of unique responses. While not displayed here, all comments were reviewed and taken into consideration during the analysis.

Question Seven: Garden Plots

Total responses: 325

Would you utilize garden plots if they were closer to your residence than the current plots?

Yes	No
147	178
45.2%	54.8%

Question Eight: Accessibility

Total responses: 315

Are we meeting your accessibility needs?

Yes	No	N/A
208	28	79
66.0%	8.9%	25.1%

Question Nine: Future NE Parks

Total responses: 209

Two future park sites are planned in the NE part of Madison. What do you want to see go into these parks?

Category	Total Mentions
Facilities	69
Other*	39
Courts/Sports	36
Nature/Green Space	35
Splash Pad/Water Feature	23
Recreation Trail	21
Similar to Memorial	16
Dog Park	16
Don't develop, maintain other parks	13
Surfacing	10
No info	10
Accessibility	9
Fitness Feature	8

*The "Other" category includes a wide range of unique responses. While not displayed here, all comments were reviewed and taken into consideration during the analysis.

Question Ten: Additional Comments

Total responses: 158

Please leave any additional comments you want to tell the city about our parks.

Category	Total Mentions
Other*	55
Positive	37
Maintain	28
Green Space/Trails/Nature	16
Dog Related	15
Variety (equipment/location)	10
Facilities	9
Sports	7
No info	5

*The “Other” category includes a wide range of unique responses. While not displayed here, all comments were reviewed and taken into consideration during the analysis.

Appendix B- 2025 Park Assessments

Baughman Belatti Park

Item	Condition	Issues
Field Scoreboards D1-D5	Above Avg	Scoreboards replaced in 2021, game timers were installed
Irrigation System	Above Avg	Installed in 2023, just general maintenance since, this includes the well and pump
Asphalt Trail	Above Avg	Cracks need to be routed and filled, fog coat needed
Teener Batting Cage	Above Avg	Net was replaced in 2024
Diamonds 1-5	Avg	Sideline fences need repair (old and damage from mowers), backstops are new in 2018
Teener Diamond	Avg	Need to continue with herbicide and fertilizer programs
Center of Complex Concession Stand	Avg	Could use some repairs to the sink fixtures
Teener Concession	Avg	Overall in pretty good shape, shingle issues
Frisbee Golf	Avg	9 holes talks expanding to 18 holes, removal basket, concrete T boxes, anchor current baskets better
9 Soccer Fields	Avg	Could use some black dirt in holes and grading work, new soccer goals and nets
2 Roto Mill Parking lots	Avg	Possible expansion of both parking lots, improve entrances and exits, improve the handicap parking areas
Field Lighting Diamonds 1,2,4,5,Teener	Avg	Lights could use adjusting, Possible upgrade to LED sytem at all diamonds
Teener Scoreboard	Avg	Scoreboard was installed around 2012 and will need to be replaced in next 10 years
Baughman Enclosed Shelter	Avg	Needs to be stained, possible concrete area installed on the exterior of the shelter
Open Shelter on NE corner of complex	Avg	Needs concrete floor installed, does not have electrical
2 Sandvolleyball Courts	Avg	Nets need to be replaced

Item	Condition	Issues
Playground area	Avg	Sand isn't ADA compliant, some equipment is showing age along with wear and tear
Teener Field Shed	Avg	Poor design pertaining to drainage
Bleachers	Poor	Per new requirements need railings, bent bleachers
3 Drinking Fountains	Poor	Two of the three drinking fountains should be replaced
Old Bathrooms between Diamonds 1 & 2	Poor	No Lighting, needs new fixtures and updating, recurring plumbing issues due to age outdated
Softball Chalk Shed	Poor	Overhead door damaged, needs to be stained and organized
Basketball Court	Poor	Bang boards need to be painted, asphalt cracks need to be filled, court lines need to be repainted

Cyber Estates Park

Item	Condition	Issues
Playground	N/A	Future development
Small Basketball Court	N/A	Future development
Picnic Shelter	N/A	Future development
Restrooms	N/A	Future development
Plant trees	N/A	Future development

City Hall Pond

Item	Condition	Issues
Pond	Avg	Need to work with state on stocking
Dock	Avg	No issues
Trail	Poor	Need to figure out concrete trail to dock

East Center Park

Item	Condition	Issues
Equipment	N/A	Removed in 2025 due to age
Icerink	Poor	Storm drain affects the making of ice

Flynn Thue Complex

Item	Condition	Issues
Flynn Playground	Above avg	Replaced in 2010 (approximately), needs more wood chips
Thue Diamonds 1-3	Avg	Field lip and Diamonds 1&2, Chainlink Fences showing age, continue Herbicide and Fertilizer programs
Thue Diamonds 1-3	Avg	Could use some adjustments, and possible upgrade to LED lighting
Thue Diamonds 1-2 Dugouts	Avg	Seat boards need paint, concrete floor in dugouts
Thue 3	Avg	Need to improve field drainage and add more aglime
Thue 3 Shed (DSU owned)	Avg	Improve lighting around to reduce vandalism
Thue Softball Picnic Area (Open Shelter)	Avg	Shingles need to be replaced
Softball Bleachers	Avg	No repairs needed
Flynn Lights	Avg	Lights need to be replaced in near future, hard to find parts and light is yellow in color.
Batting cage	Avg	Net replaced in 2024
Trees	Avg	Need to phase ash trees out and plant at least 20 new trees
Drinking Fountains	Avg	Some need to be replaced or removed

Thue Diamonds 1-2 Scoreboards	Poor	Scoreboards are from 1990's and need to be replaced
Thue Concession Stand	Poor	Needs repairs from flood, paint, new fixtures and plumbing upgrades
Thue 1-3 trail lights	Poor	Trail lights need to be replaced and upgraded
Flynn Bathrooms	Poor	Not ADA compliant, old infrastructure, no changing area
Flynn Concession	Poor	Old infrastructure, needs a remodel
RV dump station	Poor	Need new spring hose stand

Gerry Maloney Nature Area

Item	Condition	Issues
Gazebo	Avg	Needs a little touch up work
Trail	Avg	Possible black top
Trees	Avg	Need to remove volunteer trees (Siberian Elms)
Wild Flowers	Poor	Need to plant new pollinator plots

Garden Plots

Item	Condition	Issues
Garden Plots	Avg	Possible expansion to different areas of town
Garden Shed	Avg	Could use a coat of paint and shingles

Library Park

Item	Condition	Issues
Storywalk	Above Avg	From Kiwanis, installed in 2024
Playground	Avg	From Kiwanis, likely needs replacement within 10 years
Asphalt Trail	Poor	

Memorial Park

Item	Condition	Issues
Playground	Above Avg	Installed in 2021
Bathrooms	Above Avg	Installed in 2024
Shelter	Avg	Could use coat of stain
Ice Rink	Avg	Could use grade work to become more level
Ice Rink Lights	Avg	No repairs needed
Trees	Avg	Need to remove damage trees from creek project, plant approx 15 new trees
Memorial Irrigation	Avg	Just general repairs
Concrete Sidewalk	Avg	Several areas need to be replaced due to cracks from equipment driving on it.
Gazebo	Avg	Could use a good powerwashing
Memorial Flower Beds	Avg	Need more color and stay on top of mulching
Drinking Fountain by playground	Poor	Doesn't work, curb stop is broke (fix or remove)
Memorial Concrete Curbing	Poor	Damaged in derecho needs to be replaced

Northwest Park

Item	Condition	Issues
Bathrooms	Avg	Needs new fixtures and fresh coat of paint
Frisbee Golf	Avg	Serves well for use in green space
Trees	Avg	Need to phase ash trees out and replace with diverse population
Playground equipment	Poor	Old equipment that doesn't serve the area adequately

Recreation Trail

Item	Condition	Issues
Trail	Avg	Need to continue with overlays and crack filling
Trail Expansion	N/A	Future development

Trojan Village Park

Item	Condition	Issues
Trees	Above Avg	Planted several in 2025
Playground	N/A	Future development

Westside Park

Item	Condition	Issues
Pickleball courts	Above Avg	Need wind screens, install lights
MAC	Avg	Continue with maintenance, pumps will need to be replaced, pool grating will completed in 2025
Playground	Avg	Sand isn't ADA compliant
Tennis Courts/Basketball Court	Avg	Probably needs to be resurfaced in next 5 years, lights need to be fixed
Drinking Fountain Outside MAC	Avg	Could be replace in future
THUE shelter	Avg	Could use a coat of stain
2nd St Chainlink fence	Avg	Not commercial grade
Madison Sign	Avg	Could be replace in future

Drinking Fountain Outside MAC	Avg	Could be replace in future
Drinking Fountain Outside MAC	Avg	Could be replace in future
Drinking Fountain Outside MAC	Avg	Could be replace in future
Dunk Hoop court	Avg	Crack seal and fog coat
Skateboard area	Avg	
Parking Lot	Avg	Crack seal and chip seal
Bandshell	Poor	Block needs to be tuckpointed, and Painted
Horseshoe Courts	Poor	Suggestions

Woofland Park

Item	Condition	Issues
Fence Dog Area	Avg	Need more dog playground features
Drinking Fountain	Avg	No repairs needed
Trees	Avg	More trees need to be planted to provide more shade

Appendix C - Map



e-Signature Grant Sponsor Request Form

FAA Airports Division (ARP) is offering e-signature for all grants via Adobe e-Signature. This will expedite the process so that airport Sponsors receive grants as quickly as possible. If you would like to receive your grant via email for e-signature, please complete this form.

Sponsors do not need any special software to sign grants electronically.

Documents are emailed in the order specified below, and only one signature is required for each step (known as a signature block) in the process. The request for signature is sent by email, sequentially after the signature from the previous block is complete.

For each signature block, a Sponsor may submit more than one individual to have an equal right to sign, however only one signature is applied. For example, two Sponsor names can be entered under the Sponsor signature block, a primary and back-up, however only one will be able to sign.

If an airport has co-sponsors, the airport co-sponsors will need to fill out the Sponsor, Attorney, Co-Sponsor and Co-Sponsor Attorney signature blocks.

If an airport has more than two sponsors, the sponsors need to indicate this in the space provided at the end of the form.

When the e-signature process is complete, everyone, including the individuals listed below that did not sign, will receive an email copy of the signed document.

Airport Name	Manager	City	State
_____	_____	_____	_____

Sponsor Signature Block:

Full Name	Title	Email Address	Phone Number
_____	_____	_____	_____
_____	_____	_____	_____

Primary Sponsor Address:

Full Name	Address	Bldg., Ste., Rm., Etc.
_____	_____	_____
_____	_____	_____
_____	_____	_____

Attorney Signature Block:

Full Name	Title	Email Address	Phone Number
_____	_____	_____	_____
_____	_____	_____	_____

Co-Sponsor Signature Block:

Full Name	Title	Email Address	Phone Number
_____	_____	_____	_____
_____	_____	_____	_____

Co-Sponsor Attorney Signature Block:

Full Name	Title	Email Address	Phone Number
_____	_____	_____	_____
_____	_____	_____	_____

CC Recipient – (Read-only access to grant – will receive email and copy of grant when grant submitted and completed)

Full Name	Title	Email Address	Phone Number
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Please note, if you need multiple Sponsor signatures, or other exceptions, please explain below:

Application for Federal Assistance SF-424

***9. Type of Applicant 1: Select Applicant Type:**

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*Other (Specify)

***10. Name of Federal Agency:**

***11. Catalog of Federal Domestic Assistance Number:**

CFDA No: CFDA Title:

***12. Funding Opportunity Number:**

*Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

***15. Descriptive Title of Applicant's Project:**

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424

16. Congressional Districts Of:

*a. Applicant: _____ *b. Program/Project: _____

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

*a. Start Date: _____ *b. End Date: _____

18. Estimated Funding (\$):

*a. Federal _____
*b. Applicant _____
*c. State _____
*d. Local _____
*e. Other _____
*f. Program Income _____
*g. TOTAL _____

***19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on _____ .
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

***20. Is the Applicant Delinquent On Any Federal Debt?**

Yes No

If "Yes", explain:

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: _____ *First Name: _____
Middle Name: _____
*Last Name: _____
Suffix: _____

*Title: _____

*Telephone Number: _____ Fax Number: _____

* Email: _____

*Signature of Authorized Representative: _____ *Date Signed: _____

Application for Federal Assistance SF-424	
Authorized State Representative:	
*First Name: Jack	
*Last Name: Dokken	
*Title: Program Manager, Office of Air, Rail and Transit	
*Telephone Number: 605-773-3574	Fax Number: 605-773-2804
*Email: jack.dokken@state.sd.us	
*Signature of Authorized Representative:	*Date Signed:



Grant Application Cost Summary

Madison Municipal Airport

Madison, South Dakota

KLJ #2505-00147

AIP #3-46-0029-029-2026

IIJA AIG #3-46-0029-030-2026

Planning: Airport Master Plan and Airport Layout Plan (ALP) Update



Project Planning Costs		
Administration (not part of Engineering agreement)	\$	1,279.00
Independent Fee Estimate (IFE)	\$	3,500.00
Phase 1: Planning Services	\$	151,221.00
Phase 2: Aeronautical Survey	\$	213,452.00

AIP FY26 funds available:		
2025 carryover AIP funds	\$	-
AIP FY26 allocation	\$	150,000.00
Total available	\$	150,000.00

IIJA AIG FY26 funds available:		
2025 carryover IIJA AIG funds	\$	65,052.00
IIJA AIG FY26 allocation	\$	137,000.00
Total available	\$	202,052.00

Aeronautical Survey - AIP Grant 3-46-0029-029-2026

Airport Master Plan Study – includes AGIS-compliant aerial mapping, Ground Control, Obstruction Survey, Runway Profile Survey, RSA Inventory, Independent Fee Estimate, and Administration

Phase: 2 - Aeronautical Survey	\$	151,221.00
Independent Fee Estimate (IFE)	\$	3,500.00
Administration (not part of Engineering agreement)	\$	1,279.00
AIP Total	\$	156,000.00
Estimated Federal Share (95%)	\$	148,200.00
Estimated State Share (2.5%)	\$	3,900.00
Estimated Local Share (2.5%)	\$	3,900.00

Planning Services - IIJA AIG Grant 3-46-0029-030-2026

Airport Master Plan Study – includes ALP narrative report, ALP drawing set, and Exhibit A Property Map

Phase: 1 - Planning Services	\$	213,452.00
Phase: 1 - Planning Services max grant funding	\$	212,686.32
Federal Share (95%)	\$	202,052.00
State Share (2.5%)	\$	5,317.16
Local Share (2.5%)	\$	5,317.16
Additional Local Share for Shortfall	\$	765.68



U.S. Department
of Transportation
**Federal Aviation
Administration**

FAA Form 5100-129, Construction Project Final Acceptance – Airport Improvement Program Sponsor Certification

Paperwork Reduction Act Burden Statement

A federal agency may not conduct or sponsor, and a person is not required to respond to, nor shall a person be subject to a penalty for failure to comply with a collection of information subject to the requirements of the Paperwork Reduction Act unless that collection of information displays a currently valid OMB Control Number. The OMB Control Number for this information collection is 2120-0569. Public reporting for this collection of information is estimated to be approximately 8 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, completing and reviewing the collection of information. All responses to this collection of information are required under 49 U.S.C. Section 47105 to retain a benefit and to meet the reporting requirements of 2 CFR 200. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to: Information Collection Clearance Officer, Federal Aviation Administration, 10101 Hillwood Parkway, Fort Worth, TX 76177-1524.

Construction Project Final Acceptance Airport Improvement Program Sponsor Certification

Sponsor:

Airport:

Project Number:

Description of Work:

Application

49 USC § 47105(d), authorizes the Secretary to require me certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program. General standards for final acceptance and close out of federally funded construction projects are in 2 CFR § 200.343 – Closeout and supplemented by FAA Order 5100.38. The sponsor must determine that project costs are accurate and proper in accordance with specific requirements of the grant agreement and contract documents.

Certification Statements

Except for certification statements below marked not applicable (N/A), this list includes major requirements of the construction project. Selecting “Yes” represents sponsor acknowledgment and confirmation of the certification statement. The term “will” means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. The personnel engaged in project administration, engineering supervision, project inspection, and acceptance testing were or will be determined to be qualified and competent to perform the work (Grant Assurance).

Yes No N/A

2. Construction records, including daily logs, were or will be kept by the resident engineer/construction inspector that fully document contractor’s performance in complying with:
 - a. Technical standards (Advisory Circular (AC) 150/5370-12);
 - b. Contract requirements (2 CFR part 200 and FAA Order 5100.38); and
 - c. Construction safety and phasing plan measures (AC 150/5370-2).

Yes No N/A

3. All acceptance tests specified in the project specifications were or will be performed and documented. (AC 150/5370-12).

Yes No N/A

4. Sponsor has taken or will take appropriate corrective action for any test result outside of allowable tolerances (AC 150/5370-12).
- Yes No N/A
5. Pay reduction factors required by the specifications were applied or will be applied in computing final payments with a summary made available to the FAA (AC 150/5370-10).
- Yes No N/A
6. Sponsor has notified, or will promptly notify the Federal Aviation Administration (FAA) of the following occurrences:
- a. Violations of any federal requirements set forth or included by reference in the contract documents (2 CFR part 200);
- b. Disputes or complaints concerning federal labor standards (29 CFR part 5); and
- c. Violations of or complaints addressing conformance with Equal Employment Opportunity or Disadvantaged Business Enterprise requirements (41 CFR Chapter 60 and 49 CFR part 26).
- Yes No N/A
7. Weekly payroll records and statements of compliance were or will be submitted by the prime contractor and reviewed by the sponsor for conformance with federal labor and civil rights requirements as required by FAA and U.S. Department of Labor (29 CFR Part 5).
- Yes No N/A
8. Payments to the contractor were or will be made in conformance with federal requirements and contract provisions using sponsor internal controls that include:
- a. Retaining source documentation of payments and verifying contractor billing statements against actual performance (2 CFR § 200.302 and FAA Order 5100.38);
- b. Prompt payment of subcontractors for satisfactory performance of work (49 CFR § 26.29);
- c. Release of applicable retainage upon satisfactory performance of work (49 CFR § 26.29); and
- d. Verification that payments to DBEs represent work the DBE performed by carrying out a commercially useful function (49 CFR §26.55).
- Yes No N/A
9. A final project inspection was or will be conducted with representatives of the sponsor and the contractor present that ensure:
- a. Physical completion of project work in conformance with approved plans and specifications (Order 5100.38);
- b. Necessary actions to correct punch list items identified during final inspection are complete (Order 5100.38); and
- c. Preparation of a record of final inspection and distribution to parties to the contract (Order 5100.38);
- Yes No N/A
10. The project was or will be accomplished without material deviations, changes, or modifications from approved plans and specifications, except as approved by the FAA (Order 5100.38).
- Yes No N/A

11. The construction of all buildings have complied or will comply with the seismic construction requirements of 49 CFR § 41.120.

Yes No N/A

12. For development projects, sponsor has taken or will take the following close-out actions:

- a. Submit to the FAA a final test and quality assurance report summarizing acceptance test results, as applicable (Grant Condition);
- b. Complete all environmental requirements as established within the project environmental determination (Order 5100.38); and
- c. Prepare and retain as-built plans (Order 5100.38).

Yes No N/A

13. Sponsor has revised or will revise their airport layout plan (ALP) that reflects improvements made and has submitted or will submit an updated ALP to the FAA no later than 90 days from the period of performance end date. (49 USC § 47107 and Order 5100.38).

Yes No N/A

Attach documentation clarifying any above item marked with "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this day of , .

Name of Sponsor:

Name of Sponsor's Authorized Official:

Title of Sponsor's Authorized Official:

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.



U.S. Department
of Transportation
**Federal Aviation
Administration**

FAA Form 5100-130, Drug-Free Workplace – Airport Improvement Program Sponsor Certification

Paperwork Reduction Act Burden Statement

A federal agency may not conduct or sponsor, and a person is not required to respond to, nor shall a person be subject to a penalty for failure to comply with a collection of information subject to the requirements of the Paperwork Reduction Act unless that collection of information displays a currently valid OMB Control Number. The OMB Control Number for this information collection is 2120-0569. Public reporting for this collection of information is estimated to be approximately 8 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, completing and reviewing the collection of information. All responses to this collection of information are required under 49 U.S.C. Section 47105 to retain a benefit and to meet the reporting requirements of 2 CFR 200. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to: Information Collection Clearance Officer, Federal Aviation Administration, 10101 Hillwood Parkway, Fort Worth, TX 76177-1524.

Drug-Free Workplace Airport Improvement Program Sponsor Certification

Sponsor:

Airport:

Project Number:

Description of Work:

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). General requirements on the drug-free workplace within federal grant programs are described in 2 CFR part 182. Sponsors are required to certify they will be, or will continue to provide, a drug-free workplace in accordance with the regulation. The AIP project grant agreement contains specific assurances on the Drug-Free Workplace Act of 1988.

Certification Statements

Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting “Yes” represents sponsor acknowledgement and confirmation of the certification statement. The term “will” means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. A statement has been or will be published prior to commencement of project notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the sponsor's workplace, and specifying the actions to be taken against employees for violation of such prohibition (2 CFR § 182.205).

Yes No N/A

2. An ongoing drug-free awareness program (2 CFR § 182.215) has been or will be established prior to commencement of project to inform employees about:
 - a. The dangers of drug abuse in the workplace;
 - b. The sponsor's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

Yes No N/A

3. Each employee to be engaged in the performance of the work has been or will be given a copy of the statement required within item 1 above prior to commencement of project (2 CFR § 182.210).

Yes No N/A

4. Employees have been or will be notified in the statement required by item 1 above that, as a condition employment under the grant (2 CFR § 182.205(c)), the employee will:

- a. Abide by the terms of the statement; and
- b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction.

Yes No N/A

5. The Federal Aviation Administration (FAA) will be notified in writing within 10 calendar days after receiving notice under item 4b above from an employee or otherwise receiving actual notice of such conviction (2 CFR § 182.225). Employers of convicted employees must provide notice, including position title of the employee, to the FAA (2 CFR § 182.300).

Yes No N/A

6. One of the following actions (2 CFR § 182.225(b)) will be taken within 30 calendar days of receiving a notice under item 4b above with respect to any employee who is so convicted:

- a. Take appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; and
- b. Require such employee to participate satisfactorily in drug abuse assistance or rehabilitation programs approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency.

Yes No N/A

7. A good faith effort will be made, on a continuous basis, to maintain a drug-free workplace through implementation of items 1 through 6 above (2 CFR § 182.200).

Yes No N/A

Site(s) of performance of work (2 CFR § 182.230):

Location 1

Name of Location:

Address:

Location 2 (if applicable)

Name of Location:

Address:

Location 3 (if applicable)

Name of Location:

Address:

Attach documentation clarifying any above item marked with a "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this day of , .

Name of Sponsor:

Name of Sponsor's Authorized Official:

Title of Sponsor's Authorized Official:

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.



U.S. Department
of Transportation
**Federal Aviation
Administration**

FAA Form 5100-131, Equipment and Construction Contracts – Airport Improvement Sponsor Certification

Paperwork Reduction Act Burden Statement

A federal agency may not conduct or sponsor, and a person is not required to respond to, nor shall a person be subject to a penalty for failure to comply with a collection of information subject to the requirements of the Paperwork Reduction Act unless that collection of information displays a currently valid OMB Control Number. The OMB Control Number for this information collection is 2120-0569. Public reporting for this collection of information is estimated to be approximately 8 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, completing and reviewing the collection of information. All responses to this collection of information are required under 49 U.S.C. Section 47105 to retain a benefit and to meet the reporting requirements of 2 CFR 200. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to: Information Collection Clearance Officer, Federal Aviation Administration, 10101 Hillwood Parkway, Fort Worth, TX 76177-1524.

Equipment and Construction Contracts Airport Improvement Sponsor Certification

Sponsor:

Airport:

Project Number:

Description of Work:

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). General procurement standards for equipment and construction contracts within Federal grant programs are described in 2 CFR §§ 200.317-200.326. Labor and Civil Rights Standards applicable to the AIP are established by the Department of Labor (www.dol.gov) AIP Grant Assurance C.1—General Federal Requirements identifies all applicable Federal Laws, regulations, executive orders, policies, guidelines and requirements for assistance under the AIP. Sponsors may use state and local procedures provided the procurement conforms to these federal standards.

This certification applies to all equipment and construction projects. Equipment projects may or may not employ laborers and mechanics that qualify the project as a “covered contract” under requirements established by the Department of Labor requirements. Sponsor shall provide appropriate responses to the certification statements that reflect the character of the project regardless of whether the contract is for a construction project or an equipment project.

Certification Statements

Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting “Yes” represents sponsor acknowledgement and confirmation of the certification statement. The term “will” means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. A written code or standard of conduct is or will be in effect prior to commencement of the project that governs the performance of the sponsor’s officers, employees, or agents in soliciting, awarding and administering procurement contracts (2 CFR § 200.318).

Yes No N/A

2. For all contracts, qualified and competent personnel are or will be engaged to perform contract administration, engineering supervision, construction inspection, and testing (Grant Assurance C.17).

Yes No N/A

3. Sponsors that are required to have a Disadvantage Business Enterprise (DBE) program on file with the FAA have included or will include clauses required by Title VI of the Civil Rights Act and 49 CFR Part 26 for Disadvantaged Business Enterprises in all contracts and subcontracts.

Yes No N/A

4. Sponsors required to have a DBE program on file with the FAA have implemented or will implement monitoring and enforcement measures that:

- a. Ensure work committed to Disadvantaged Business Enterprises at contract award is actually performed by the named DBEs (49 CFR § 26.37(b));
- b. Include written certification that the sponsor has reviewed contract records and has monitored work sites for performance by DBE firms (49 CFR § 26.37(b)); and
- c. Provides for a running tally of payments made to DBE firms and a means for comparing actual attainments (i.e. payments) to original commitments (49 CFR § 26.37(c)).

Yes No N/A

5. Sponsor procurement actions using the competitive sealed bid method (2 CFR § 200.320(c)). was or will be:

- a. Publicly advertised, allowing a sufficient response time to solicit an adequate number of interested contractors or vendors;
- b. Prepared to include a complete, adequate and realistic specification that defines the items or services in sufficient detail to allow prospective bidders to respond;
- c. Publicly opened at a time and place prescribed in the invitation for bids; and
- d. Prepared in a manner that result in a firm fixed price contract award to the lowest responsive and responsible bidder.

Yes No N/A

6. For projects the Sponsor proposes to use the competitive proposal procurement method (2 CFR § 200.320(d)), Sponsor has requested or will request FAA approval prior to proceeding with a competitive proposal procurement by submitting to the FAA the following:

- a. Written justification that supports use of competitive proposal method in lieu of the preferred sealed bid procurement method;
- b. Plan for publicizing and soliciting an adequate number of qualified sources; and
- c. Listing of evaluation factors along with relative importance of the factors.

Yes No N/A

7. For construction and equipment installation projects, the bid solicitation includes or will include the current federal wage rate schedule(s) for the appropriate type of work classifications (2 CFR Part 200, Appendix II).

Yes No N/A

8. Concurrence was or will be obtained from the Federal Aviation Administration (FAA) prior to contract award under any of the following circumstances (Order 5100.38D):

- a. Only one qualified person/firm submits a responsive bid;
- b. Award is to be made to other than the lowest responsible bidder; and
- c. Life cycle costing is a factor in selecting the lowest responsive bidder.

Yes No N/A

9. All construction and equipment installation contracts contain or will contain provisions for:

- a. Access to Records (§ 200.336)
- b. Buy American Preferences (Title 49 U.S.C. § 50101)
- c. Civil Rights - General Provisions and Title VI Assurances(41 CFR part 60)
- d. Federal Fair Labor Standards (29 U.S.C. § 201, et seq)
- e. Occupational Safety and Health Act requirements (20 CFR part 1920)
- f. Seismic Safety – building construction (49 CFR part 41)
- g. State Energy Conservation Requirements - as applicable(2 CFR part 200, Appendix II)
- h. U.S. Trade Restriction (49 CFR part 30)
- i. Veterans Preference (49 USC § 47112(c))

Yes No N/A

10. All construction and equipment installation contracts exceeding \$2,000 contain or will contain the provisions established by:

- a. Davis-Bacon and Related Acts (29 CFR part 5)
- b. Copeland “Anti-Kickback” Act (29 CFR parts 3 and 5)

Yes No N/A

11. All construction and equipment installation contracts exceeding \$3,000 contain or will contain a contract provision that discourages distracted driving (E.O. 13513).

Yes No N/A

12. All contracts exceeding \$10,000 contain or will contain the following provisions as applicable:

- a. Construction and equipment installation projects - Applicable clauses from 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375 on Equal Employment Opportunity;
- b. Construction and equipment installation - Contract Clause prohibiting segregated facilities in accordance with 41 CFR part 60-1.8;
- c. Requirement to maximize use of products containing recovered materials in accordance with 2 CFR § 200.322 and 40 CFR part 247; and
- d. Provisions that address termination for cause and termination for convenience (2 CFR Part 200, Appendix II).

Yes No N/A

13. All contracts and subcontracts exceeding \$25,000: Measures are in place or will be in place (e.g. checking the System for Award Management) that ensure contracts and subcontracts are not awarded to individuals or firms suspended, debarred, or excluded from participating in federally assisted projects (2 CFR parts 180 and 1200).

Yes No N/A

14. Contracts exceeding the simplified acquisition threshold (currently \$250,000) include or will include provisions, as applicable, that address the following:

- a. Construction and equipment installation contracts - a bid guarantee of 5%, a performance bond of 100%, and a payment bond of 100% (2 CFR § 200.325);
- b. Construction and equipment installation contracts - requirements of the Contract Work Hours and Safety Standards Act (40 USC 3701-3708, Sections 103 and 107);
- c. Restrictions on Lobbying and Influencing (2 CFR part 200, Appendix II);
- d. Conditions specifying administrative, contractual and legal remedies for instances where contractor or vendor violate or breach the terms and conditions of the contract (2 CFR §200, Appendix II); and
- e. All Contracts - Applicable standards and requirements issued under Section 306 of the Clean Air Act (42 USC 7401-7671q), Section 508 of the Clean Water Act (33 USC 1251-1387, and Executive Order 11738.

Yes No N/A

Attach documentation clarifying any above item marked with "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this day of , .

Name of Sponsor:

Name of Sponsor's Authorized Official:

Title of Sponsor's Authorized Official:

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.



U.S. Department
of Transportation
**Federal Aviation
Administration**

FAA Form 5100-132, Project Plans and Specifications – Airport Improvement Program Sponsor Certification

Paperwork Reduction Act Statement

A federal agency may not conduct or sponsor, and a person is not required to respond to, nor shall a person be subject to a penalty for failure to comply with a collection of information subject to the requirements of the Paperwork Reduction Act unless that collection of information displays a currently valid OMB Control Number. The OMB Control Number for this information collection is 2120-0569. Public reporting for this collection of information is estimated to be approximately 8 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, completing and reviewing the collection of information. All responses to this collection of information are required under 49 U.S.C. Section 47105 to retain a benefit and to meet the reporting requirements of 2 CFR 200. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to: Information Collection Clearance Officer, Federal Aviation Administration, 10101 Hillwood Parkway, Fort Worth, TX 76177-1524.

Project Plans and Specifications

Airport Improvement Program Sponsor Certification

Sponsor:

Airport:

Project Number:

Description of Work:

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). Labor and civil rights standards applicable to AIP are established by the Department of Labor (www.dol.gov/). AIP Grant Assurance C.1—General Federal Requirements identifies applicable federal laws, regulations, executive orders, policies, guidelines and requirements for assistance under AIP. A list of current advisory circulars with specific standards for procurement, design or construction of airports, and installation of equipment and facilities is referenced in standard airport sponsor Grant Assurance 34 contained in the grant agreement.

Certification Statements

Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting “Yes” represents sponsor acknowledgement and confirmation of the certification statement. The term “will” means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. The plans and specifications were or will be prepared in accordance with applicable federal standards and requirements, so that no deviation or modification to standards set forth in the advisory circulars, or FAA-accepted state standard, is necessary other than those explicitly approved by the Federal Aviation Administration (FAA) (14 USC § 47105).

Yes No N/A

2. Specifications incorporate or will incorporate a clear and accurate description of the technical requirement for the material or product that does not contain limiting or proprietary features that unduly restrict competition (2 CFR §200.319).

Yes No N/A

3. The development that is included or will be included in the plans is depicted on the current airport layout plan as approved by the FAA (14 USC § 47107).

Yes No N/A

4. Development and features that are ineligible or unallowable for AIP funding have been or will be omitted from the plans and specifications (FAA Order 5100.38, par. 3-43).

Yes No N/A

5. The specification does not use or will not use "brand name" or equal to convey requirements unless sponsor requests and receives approval from the FAA to use brand name (FAA Order 5100.38, Table U-5).

Yes No N/A

6. The specification does not impose or will not impose geographical preference in their procurement requirements (2 CFR §200.319(b) and FAA Order 5100.38, Table U-5).

Yes No N/A

7. The use of prequalified lists of individuals, firms or products include or will include sufficient qualified sources that ensure open and free competition and that does not preclude potential entities from qualifying during the solicitation period (2 CFR §319(d)).

Yes No N/A

8. Solicitations with bid alternates include or will include explicit information that establish a basis for award of contract that is free of arbitrary decisions by the sponsor (2 CFR § 200.319(a)(7)).

Yes No N/A

9. Concurrence was or will be obtained from the FAA if Sponsor incorporates a value engineering clause into the contract (FAA Order 5100.38, par. 3-57).

Yes No N/A

10. The plans and specifications incorporate or will incorporate applicable requirements and recommendations set forth in the federally approved environmental finding (49 USC §47106(c)).

Yes No N/A

11. The design of all buildings comply or will comply with the seismic design requirements of 49 CFR § 41.120. (FAA Order 5100.38d, par. 3-92)

Yes No N/A

12. The project specification include or will include process control and acceptance tests required for the project by as per the applicable standard:

a. Construction and installation as contained in Advisory Circular (AC) 150/5370-10.

Yes No N/A

b. Snow Removal Equipment as contained in AC 150/5220-20.

Yes No N/A

c. Aircraft Rescue and Fire Fighting (ARFF) vehicles as contained in AC 150/5220-10.

Yes No N/A

13. For construction activities within or near aircraft operational areas(AOA):

a. The Sponsor has or will prepare a construction safety and phasing plan (CSPP) conforming to Advisory Circular 150/5370-2.

b. Compliance with CSPP safety provisions has been or will be incorporated into the plans and specifications as a contractor requirement.

c. Sponsor will not initiate work until receiving FAA's concurrence with the CSPP (FAA Order 5100.38, Par. 5-29).

Yes No N/A

14. The project was or will be physically completed without federal participation in costs due to errors and omissions in the plans and specifications that were foreseeable at the time of project design (49 USC §47110(b)(1) and FAA Order 5100.38d, par. 3-100).

Yes No N/A

Attach documentation clarifying any above item marked with "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this day of , .

Name of Sponsor:

Name of Sponsor's Authorized Official:

Title of Sponsor's Authorized Official:

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.



U.S. Department
of Transportation
**Federal Aviation
Administration**

FAA Form 5100-133, Real Property Acquisition – Airport Improvement Program Sponsor Certification

Paperwork Reduction Act Burden Statement

A federal agency may not conduct or sponsor, and a person is not required to respond to, nor shall a person be subject to a penalty for failure to comply with a collection of information subject to the requirements of the Paperwork Reduction Act unless that collection of information displays a currently valid OMB Control Number. The OMB Control Number for this information collection is 2120-0569. Public reporting for this collection of information is estimated to be approximately 8 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, completing and reviewing the collection of information. All responses to this collection of information are required under 49 U.S.C. Section 47105 to retain a benefit and to meet the reporting requirements of 2 CFR 200. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to: Information Collection Clearance Officer, Federal Aviation Administration, 10101 Hillwood Parkway, Fort Worth, TX 76177-1524.

Real Property Acquisition Airport Improvement Program Sponsor Certification

Sponsor:

Airport:

Project Number:

Description of Work:

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). General requirements on real property acquisition and relocation assistance are in 49 CFR Part 24. The AIP project grant agreement contains specific requirements and assurances on the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act), as amended.

Certification Statements

Except for certification statements below marked not applicable (N/A), this list includes major requirements of the real property acquisition project. Selecting "Yes" represents sponsor acknowledgement and confirmation of the certification statement. The term "will" means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards.

1. The sponsor's attorney or other official has or will have good and sufficient title as well as title evidence on property in the project.

Yes No N/A

2. If defects and/or encumbrances exist in the title that adversely impact the sponsor's intended use of property in the project, they have been or will be extinguished, modified, or subordinated.

Yes No N/A

3. If property for airport development is or will be leased, the following conditions have been met:

- a. The term is for 20 years or the useful life of the project;
- b. The lessor is a public agency; and
- c. The lease contains no provisions that prevent full compliance with the grant agreement.

Yes No N/A

4. Property in the project is or will be in conformance with the current Exhibit A property map, which is based on deeds, title opinions, land surveys, the approved airport layout plan, and project documentation.

Yes No N/A

5. For any acquisition of property interest in noise sensitive approach zones and related areas, property interest was or will be obtained to ensure land is used for purposes compatible with noise levels associated with operation of the airport.

Yes No N/A

6. For any acquisition of property interest in runway protection zones and areas related to 14 CFR 77 surfaces or to clear other airport surfaces, property interest was or will be obtained for the following:

- a. The right of flight;
- b. The right of ingress and egress to remove obstructions; and
- c. The right to restrict the establishment of future obstructions.

Yes No N/A

7. Appraisals prepared by qualified real estate appraisers hired by the sponsor include or will include the following:

- a. Valuation data to estimate the current market value for the property interest acquired on each parcel; and
- b. Verification that an opportunity has been provided to the property owner or representative to accompany appraisers during inspections.

Yes No N/A

8. Each appraisal has been or will be reviewed by a qualified review appraiser to recommend an amount for the offer of just compensation, and the written appraisals as well as review appraisal are available to Federal Aviation Administration (FAA) for review.

Yes No N/A

9. A written offer to acquire each parcel was or will be presented to the property owner for not less than the approved amount of just compensation.

Yes No N/A

10. Effort was or will be made to acquire each property through the following negotiation procedures:

- a. No coercive action to induce agreement; and
- b. Supporting documents for settlements included in the project files.

Yes No N/A

11. If a negotiated settlement is not reached, the following procedures were or will be used:
- a. Condemnation initiated and a court deposit not less than the just compensation made prior to possession of the property; and
 - b. Supporting documents for awards included in the project files.

Yes No N/A

12. If displacement of persons, businesses, farm operations, or non-profit organizations is involved, a relocation assistance program was or will be established, with displaced parties receiving general information on the program in writing, including relocation eligibility, and a 90-day notice to vacate.

Yes No N/A

13. Relocation assistance services, comparable replacement housing, and payment of necessary relocation expenses were or will be provided within a reasonable time period for each displaced occupant in accordance with the Uniform Act.

Yes No N/A

Attach documentation clarifying any above item marked with "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this day of , .

Name of Sponsor:

Name of Sponsor's Authorized Official:

Title of Sponsor's Authorized Official:

Signature of Sponsor's Designated Official Representative: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.



U.S. Department
of Transportation
**Federal Aviation
Administration**

FAA Form 5100-134, Selection of Consultants – Airport Improvement Program Sponsor Certification

Paperwork Reduction Act Statement

A federal agency may not conduct or sponsor, and a person is not required to respond to, nor shall a person be subject to a penalty for failure to comply with a collection of information subject to the requirements of the Paperwork Reduction Act unless that collection of information displays a currently valid OMB Control Number. The OMB Control Number for this information collection is 2120-0569. Public reporting for this collection of information is estimated to be approximately 8 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, completing and reviewing the collection of information. All responses to this collection of information are required under 49 U.S.C. Section 47105 to retain a benefit and to meet the reporting requirements of 2 CFR 200. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to: Information Collection Clearance Officer, Federal Aviation Administration, 10101 Hillwood Parkway, Fort Worth, TX 76177-1524.

Selection of Consultants

Airport Improvement Program Sponsor Certification

Sponsor:

Airport:

Project Number:

Description of Work:

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). General requirements for selection of consultant services within federal grant programs are described in 2 CFR §§ 200.317-200.326. Sponsors may use other qualifications-based procedures provided they are equivalent to standards of Title 40 chapter 11 and FAA Advisory Circular 150/5100-14, Architectural, Engineering, and Planning Consultant Services for Airport Grant Projects.

Certification Statements

Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting "Yes" represents sponsor acknowledgement and confirmation of the certification statement. The term "will" means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. Sponsor acknowledges their responsibility for the settlement of all contractual and administrative issues arising out of their procurement actions (2 CFR § 200.318(k)).

Yes No N/A

2. Sponsor procurement actions ensure or will ensure full and open competition that does not unduly limit competition (2 CFR § 200.319).

Yes No N/A

3. Sponsor has excluded or will exclude any entity that develops or drafts specifications, requirements, or statements of work associated with the development of a request-for-qualifications (RFQ) from competing for the advertised services (2 CFR § 200.319).

Yes No N/A

4. The advertisement describes or will describe specific project statements-of-work that provide clear detail of required services without unduly restricting competition (2 CFR § 200.319).

Yes	No	N/A
-----	----	-----

5. Sponsor has publicized or will publicize a RFQ that:
 - a. Solicits an adequate number of qualified sources (2 CFR § 200.320(d)); and
 - b. Identifies all evaluation criteria and relative importance (2 CFR § 200.320(d)).

Yes	No	N/A
-----	----	-----

6. Sponsor has based or will base selection on qualifications, experience, and disadvantaged business enterprise participation with price not being a selection factor (2 CFR § 200.320(d)).

Yes	No	N/A
-----	----	-----

7. Sponsor has verified or will verify that agreements exceeding \$25,000 are not awarded to individuals or firms suspended, debarred or otherwise excluded from participating in federally assisted projects (2 CFR §180.300).

Yes	No	N/A
-----	----	-----

8. A/E services covering multiple projects: Sponsor has agreed to or will agree to:
 - a. Refrain from initiating work covered by this procurement beyond five years from the date of selection (AC 150/5100-14); and
 - b. Retain the right to conduct new procurement actions for projects identified or not identified in the RFQ (AC 150/5100-14).

Yes	No	N/A
-----	----	-----

9. Sponsor has negotiated or will negotiate a fair and reasonable fee with the firm they select as most qualified for the services identified in the RFQ (2 CFR § 200.323).

Yes	No	N/A
-----	----	-----

10. The Sponsor's contract identifies or will identify costs associated with ineligible work separately from costs associated with eligible work (2 CFR § 200.302).

Yes	No	N/A
-----	----	-----

11. Sponsor has prepared or will prepare a record of negotiations detailing the history of the procurement action, rationale for contract type and basis for contract fees (2 CFR §200.318(i)).

Yes	No	N/A
-----	----	-----

12. Sponsor has incorporated or will incorporate mandatory contact provisions in the consultant contract for AIP-assisted work (49 U.S.C. Chapter 471 and 2 CFR part 200 Appendix II)

Yes	No	N/A
-----	----	-----

13. For contracts that apply a time-and-material payment provision (also known as hourly rates, specific rates of compensation, and labor rates), the Sponsor has established or will establish:

- a. Justification that there is no other suitable contract method for the services (2 CFR §200.318(j));
- b. A ceiling price that the consultant exceeds at their risk (2 CFR §200.318(j)); and
- c. A high degree of oversight that assures consultant is performing work in an efficient manner with effective cost controls in place 2 CFR §200.318(j)).

Yes No N/A

14. Sponsor is not using or will not use the prohibited cost-plus-percentage-of-cost (CPPC) contract method. (2 CFR § 200.323(d)).

Yes No N/A

Attach documentation clarifying any above item marked with "no" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Executed on this day of , .

Name of Sponsor:

Name of Sponsor's Authorized Official:

Title of Sponsor's Authorized Official:

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.



U.S. Department
of Transportation
**Federal Aviation
Administration**

FAA Form 5100-135, Certification and Disclosure Regarding Potential Conflicts of Interest – Airport Improvement Program Sponsor Certification

Paperwork Reduction Act Statement

A federal agency may not conduct or sponsor, and a person is not required to respond to, nor shall a person be subject to a penalty for failure to comply with a collection of information subject to the requirements of the Paperwork Reduction Act unless that collection of information displays a currently valid OMB Control Number. The OMB Control Number for this information collection is 2120-0569. Public reporting for this collection of information is estimated to be approximately 8 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, completing and reviewing the collection of information. All responses to this collection of information are required under 49 U.S.C. Section 47105 to retain a benefit and to meet the reporting requirements of 2 CFR 200. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to: Information Collection Clearance Officer, Federal Aviation Administration, 10101 Hillwood Parkway, Fort Worth, TX 76177-1524.



Certification and Disclosure Regarding Potential Conflicts of Interest Airport Improvement Program Sponsor Certification

Sponsor:

Airport:

Project Number:

Description of Work:

Application

Title 2 CFR § 200.112 and § 1201.112 address Federal Aviation Administration (FAA) requirements for conflict of interest. As a condition of eligibility under the Airport Improvement Program (AIP), sponsors must comply with FAA policy on conflict of interest. Such a conflict would arise when any of the following have a financial or other interest in the firm selected for award:

- a) The employee, officer or agent,
- b) Any member of his immediate family,
- c) His or her partner, or
- d) An organization which employs, or is about to employ, any of the above.

Selecting "Yes" represents sponsor or sub-recipient acknowledgement and confirmation of the certification statement. Selecting "No" represents sponsor or sub-recipient disclosure that it cannot fully comply with the certification statement. If "No" is selected, provide support information explaining the negative response as an attachment to this form. This includes whether the sponsor has established standards for financial interest that are not substantial or unsolicited gifts are of nominal value (2 CFR § 200.318(c)). The term "will" means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance.

Certification Statements

1. The sponsor or sub-recipient maintains a written standards of conduct governing conflict of interest and the performance of their employees engaged in the award and administration of contracts (2 CFR § 200.318(c)). To the extent permitted by state or local law or regulations, such standards of conduct provide for penalties, sanctions, or other disciplinary actions for violations of such standards by the sponsor's and sub-recipient's officers, employees, or agents, or by contractors or their agents.

Yes No

Application for Federal Assistance SF-424

*1. Type of Submission: Preapplication Application Changed/Corrected Application	*2. Type of Application * If Revision, select appropriate letter(s): New Continuation * Other (Specify) Revision
---	---

*3. Date Received:	4. Applicant Identifier:
--------------------	--------------------------

5a. Federal Entity Identifier:	*5b. Federal Award Identifier:
--------------------------------	--------------------------------

State Use Only:

6. Date Received by State:	7. State Application Identifier:
----------------------------	----------------------------------

8. APPLICANT INFORMATION:

*a. Legal Name: _____	
*b. Employer/Taxpayer Identification Number (EIN/TIN): _____	*c. UEI: _____

d. Address:

*Street 1: _____
Street 2: _____
*City: _____
County/Parish: _____
*State: Province: _____
*Country: _____
*Zip / Postal Code _____

e. Organizational Unit:

Department Name: _____	Division Name: _____
------------------------	----------------------

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: _____	*First Name: _____
Middle Name: _____	
*Last Name: _____	
Suffix: _____	

Title: _____

Organizational Affiliation: _____

*Telephone Number: _____	Fax Number: _____
--------------------------	-------------------

*Email: _____

Application for Federal Assistance SF-424

***9. Type of Applicant 1: Select Applicant Type:**

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*Other (Specify)

***10. Name of Federal Agency:**

***11. Catalog of Federal Domestic Assistance Number:**

CFDA No: CFDA Title:

***12. Funding Opportunity Number:**

*Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

***15. Descriptive Title of Applicant's Project:**

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424

16. Congressional Districts Of:
*a. Applicant: _____ *b. Program/Project: _____

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:
*a. Start Date: _____ *b. End Date: _____

18. Estimated Funding (\$):

*a. Federal	_____
*b. Applicant	_____
*c. State	_____
*d. Local	_____
*e. Other	_____
*f. Program Income	_____
*g. TOTAL	_____

***19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on _____ .

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

***20. Is the Applicant Delinquent On Any Federal Debt?**
Yes No

If "Yes", explain:

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: _____ *First Name: _____

Middle Name: _____

*Last Name: _____

Suffix: _____

*Title: _____

*Telephone Number: _____ Fax Number: _____

* Email: _____

*Signature of Authorized Representative: _____ *Date Signed: _____

Application for Federal Assistance SF-424**Authorized State Representative:**

*First Name: Jack

*Last Name: Dokken

*Title: Program Manager, Office of Air, Rail and Transit

*Telephone Number: 605-773-3574

Fax Number: 605-773-2804

*Email: jack.dokken@state.sd.us

*Signature of Authorized Representative:

*Date Signed:



U.S. Department
of Transportation
**Federal Aviation
Administration**

FAA Form 5100-129, Construction Project Final Acceptance – Airport Improvement Program Sponsor Certification

Paperwork Reduction Act Burden Statement

A federal agency may not conduct or sponsor, and a person is not required to respond to, nor shall a person be subject to a penalty for failure to comply with a collection of information subject to the requirements of the Paperwork Reduction Act unless that collection of information displays a currently valid OMB Control Number. The OMB Control Number for this information collection is 2120-0569. Public reporting for this collection of information is estimated to be approximately 8 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, completing and reviewing the collection of information. All responses to this collection of information are required under 49 U.S.C. Section 47105 to retain a benefit and to meet the reporting requirements of 2 CFR 200. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to: Information Collection Clearance Officer, Federal Aviation Administration, 10101 Hillwood Parkway, Fort Worth, TX 76177-1524.

Construction Project Final Acceptance Airport Improvement Program Sponsor Certification

Sponsor:

Airport:

Project Number:

Description of Work:

Application

49 USC § 47105(d), authorizes the Secretary to require me certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program. General standards for final acceptance and close out of federally funded construction projects are in 2 CFR § 200.343 – Closeout and supplemented by FAA Order 5100.38. The sponsor must determine that project costs are accurate and proper in accordance with specific requirements of the grant agreement and contract documents.

Certification Statements

Except for certification statements below marked not applicable (N/A), this list includes major requirements of the construction project. Selecting “Yes” represents sponsor acknowledgment and confirmation of the certification statement. The term “will” means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. The personnel engaged in project administration, engineering supervision, project inspection, and acceptance testing were or will be determined to be qualified and competent to perform the work (Grant Assurance).

Yes No N/A

2. Construction records, including daily logs, were or will be kept by the resident engineer/construction inspector that fully document contractor’s performance in complying with:
 - a. Technical standards (Advisory Circular (AC) 150/5370-12);
 - b. Contract requirements (2 CFR part 200 and FAA Order 5100.38); and
 - c. Construction safety and phasing plan measures (AC 150/5370-2).

Yes No N/A

3. All acceptance tests specified in the project specifications were or will be performed and documented. (AC 150/5370-12).

Yes No N/A

4. Sponsor has taken or will take appropriate corrective action for any test result outside of allowable tolerances (AC 150/5370-12).
- Yes No N/A
5. Pay reduction factors required by the specifications were applied or will be applied in computing final payments with a summary made available to the FAA (AC 150/5370-10).
- Yes No N/A
6. Sponsor has notified, or will promptly notify the Federal Aviation Administration (FAA) of the following occurrences:
- a. Violations of any federal requirements set forth or included by reference in the contract documents (2 CFR part 200);
 - b. Disputes or complaints concerning federal labor standards (29 CFR part 5); and
 - c. Violations of or complaints addressing conformance with Equal Employment Opportunity or Disadvantaged Business Enterprise requirements (41 CFR Chapter 60 and 49 CFR part 26).
- Yes No N/A
7. Weekly payroll records and statements of compliance were or will be submitted by the prime contractor and reviewed by the sponsor for conformance with federal labor and civil rights requirements as required by FAA and U.S. Department of Labor (29 CFR Part 5).
- Yes No N/A
8. Payments to the contractor were or will be made in conformance with federal requirements and contract provisions using sponsor internal controls that include:
- a. Retaining source documentation of payments and verifying contractor billing statements against actual performance (2 CFR § 200.302 and FAA Order 5100.38);
 - b. Prompt payment of subcontractors for satisfactory performance of work (49 CFR § 26.29);
 - c. Release of applicable retainage upon satisfactory performance of work (49 CFR § 26.29); and
 - d. Verification that payments to DBEs represent work the DBE performed by carrying out a commercially useful function (49 CFR §26.55).
- Yes No N/A
9. A final project inspection was or will be conducted with representatives of the sponsor and the contractor present that ensure:
- a. Physical completion of project work in conformance with approved plans and specifications (Order 5100.38);
 - b. Necessary actions to correct punch list items identified during final inspection are complete (Order 5100.38); and
 - c. Preparation of a record of final inspection and distribution to parties to the contract (Order 5100.38);
- Yes No N/A
10. The project was or will be accomplished without material deviations, changes, or modifications from approved plans and specifications, except as approved by the FAA (Order 5100.38).
- Yes No N/A

11. The construction of all buildings have complied or will comply with the seismic construction requirements of 49 CFR § 41.120.

Yes No N/A

12. For development projects, sponsor has taken or will take the following close-out actions:

- a. Submit to the FAA a final test and quality assurance report summarizing acceptance test results, as applicable (Grant Condition);
- b. Complete all environmental requirements as established within the project environmental determination (Order 5100.38); and
- c. Prepare and retain as-built plans (Order 5100.38).

Yes No N/A

13. Sponsor has revised or will revise their airport layout plan (ALP) that reflects improvements made and has submitted or will submit an updated ALP to the FAA no later than 90 days from the period of performance end date. (49 USC § 47107 and Order 5100.38).

Yes No N/A

Attach documentation clarifying any above item marked with "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this day of , .

Name of Sponsor:

Name of Sponsor's Authorized Official:

Title of Sponsor's Authorized Official:

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.



U.S. Department
of Transportation
**Federal Aviation
Administration**

FAA Form 5100-130, Drug-Free Workplace – Airport Improvement Program Sponsor Certification

Paperwork Reduction Act Burden Statement

A federal agency may not conduct or sponsor, and a person is not required to respond to, nor shall a person be subject to a penalty for failure to comply with a collection of information subject to the requirements of the Paperwork Reduction Act unless that collection of information displays a currently valid OMB Control Number. The OMB Control Number for this information collection is 2120-0569. Public reporting for this collection of information is estimated to be approximately 8 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, completing and reviewing the collection of information. All responses to this collection of information are required under 49 U.S.C. Section 47105 to retain a benefit and to meet the reporting requirements of 2 CFR 200. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to: Information Collection Clearance Officer, Federal Aviation Administration, 10101 Hillwood Parkway, Fort Worth, TX 76177-1524.

Drug-Free Workplace Airport Improvement Program Sponsor Certification

Sponsor:

Airport:

Project Number:

Description of Work:

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). General requirements on the drug-free workplace within federal grant programs are described in 2 CFR part 182. Sponsors are required to certify they will be, or will continue to provide, a drug-free workplace in accordance with the regulation. The AIP project grant agreement contains specific assurances on the Drug-Free Workplace Act of 1988.

Certification Statements

Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting “Yes” represents sponsor acknowledgement and confirmation of the certification statement. The term “will” means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. A statement has been or will be published prior to commencement of project notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the sponsor's workplace, and specifying the actions to be taken against employees for violation of such prohibition (2 CFR § 182.205).

Yes No N/A

2. An ongoing drug-free awareness program (2 CFR § 182.215) has been or will be established prior to commencement of project to inform employees about:
 - a. The dangers of drug abuse in the workplace;
 - b. The sponsor's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

Yes No N/A

3. Each employee to be engaged in the performance of the work has been or will be given a copy of the statement required within item 1 above prior to commencement of project (2 CFR § 182.210).

Yes No N/A

4. Employees have been or will be notified in the statement required by item 1 above that, as a condition employment under the grant (2 CFR § 182.205(c)), the employee will:

- a. Abide by the terms of the statement; and
- b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction.

Yes No N/A

5. The Federal Aviation Administration (FAA) will be notified in writing within 10 calendar days after receiving notice under item 4b above from an employee or otherwise receiving actual notice of such conviction (2 CFR § 182.225). Employers of convicted employees must provide notice, including position title of the employee, to the FAA (2 CFR § 182.300).

Yes No N/A

6. One of the following actions (2 CFR § 182.225(b)) will be taken within 30 calendar days of receiving a notice under item 4b above with respect to any employee who is so convicted:

- a. Take appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; and
- b. Require such employee to participate satisfactorily in drug abuse assistance or rehabilitation programs approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency.

Yes No N/A

7. A good faith effort will be made, on a continuous basis, to maintain a drug-free workplace through implementation of items 1 through 6 above (2 CFR § 182.200).

Yes No N/A

Site(s) of performance of work (2 CFR § 182.230):

Location 1

Name of Location:

Address:

Location 2 (if applicable)

Name of Location:

Address:

Location 3 (if applicable)

Name of Location:

Address:

Attach documentation clarifying any above item marked with a "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this day of , .

Name of Sponsor:

Name of Sponsor's Authorized Official:

Title of Sponsor's Authorized Official:

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.



U.S. Department
of Transportation
**Federal Aviation
Administration**

FAA Form 5100-131, Equipment and Construction Contracts – Airport Improvement Sponsor Certification

Paperwork Reduction Act Burden Statement

A federal agency may not conduct or sponsor, and a person is not required to respond to, nor shall a person be subject to a penalty for failure to comply with a collection of information subject to the requirements of the Paperwork Reduction Act unless that collection of information displays a currently valid OMB Control Number. The OMB Control Number for this information collection is 2120-0569. Public reporting for this collection of information is estimated to be approximately 8 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, completing and reviewing the collection of information. All responses to this collection of information are required under 49 U.S.C. Section 47105 to retain a benefit and to meet the reporting requirements of 2 CFR 200. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to: Information Collection Clearance Officer, Federal Aviation Administration, 10101 Hillwood Parkway, Fort Worth, TX 76177-1524.

Equipment and Construction Contracts Airport Improvement Sponsor Certification

Sponsor:

Airport:

Project Number:

Description of Work:

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). General procurement standards for equipment and construction contracts within Federal grant programs are described in 2 CFR §§ 200.317-200.326. Labor and Civil Rights Standards applicable to the AIP are established by the Department of Labor (www.dol.gov) AIP Grant Assurance C.1—General Federal Requirements identifies all applicable Federal Laws, regulations, executive orders, policies, guidelines and requirements for assistance under the AIP. Sponsors may use state and local procedures provided the procurement conforms to these federal standards.

This certification applies to all equipment and construction projects. Equipment projects may or may not employ laborers and mechanics that qualify the project as a “covered contract” under requirements established by the Department of Labor requirements. Sponsor shall provide appropriate responses to the certification statements that reflect the character of the project regardless of whether the contract is for a construction project or an equipment project.

Certification Statements

Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting “Yes” represents sponsor acknowledgement and confirmation of the certification statement. The term “will” means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. A written code or standard of conduct is or will be in effect prior to commencement of the project that governs the performance of the sponsor’s officers, employees, or agents in soliciting, awarding and administering procurement contracts (2 CFR § 200.318).

Yes No N/A

2. For all contracts, qualified and competent personnel are or will be engaged to perform contract administration, engineering supervision, construction inspection, and testing (Grant Assurance C.17).

Yes No N/A

3. Sponsors that are required to have a Disadvantage Business Enterprise (DBE) program on file with the FAA have included or will include clauses required by Title VI of the Civil Rights Act and 49 CFR Part 26 for Disadvantaged Business Enterprises in all contracts and subcontracts.

Yes No N/A

4. Sponsors required to have a DBE program on file with the FAA have implemented or will implement monitoring and enforcement measures that:

- a. Ensure work committed to Disadvantaged Business Enterprises at contract award is actually performed by the named DBEs (49 CFR § 26.37(b));
- b. Include written certification that the sponsor has reviewed contract records and has monitored work sites for performance by DBE firms (49 CFR § 26.37(b)); and
- c. Provides for a running tally of payments made to DBE firms and a means for comparing actual attainments (i.e. payments) to original commitments (49 CFR § 26.37(c)).

Yes No N/A

5. Sponsor procurement actions using the competitive sealed bid method (2 CFR § 200.320(c)). was or will be:

- a. Publicly advertised, allowing a sufficient response time to solicit an adequate number of interested contractors or vendors;
- b. Prepared to include a complete, adequate and realistic specification that defines the items or services in sufficient detail to allow prospective bidders to respond;
- c. Publicly opened at a time and place prescribed in the invitation for bids; and
- d. Prepared in a manner that result in a firm fixed price contract award to the lowest responsive and responsible bidder.

Yes No N/A

6. For projects the Sponsor proposes to use the competitive proposal procurement method (2 CFR § 200.320(d)), Sponsor has requested or will request FAA approval prior to proceeding with a competitive proposal procurement by submitting to the FAA the following:

- a. Written justification that supports use of competitive proposal method in lieu of the preferred sealed bid procurement method;
- b. Plan for publicizing and soliciting an adequate number of qualified sources; and
- c. Listing of evaluation factors along with relative importance of the factors.

Yes No N/A

7. For construction and equipment installation projects, the bid solicitation includes or will include the current federal wage rate schedule(s) for the appropriate type of work classifications (2 CFR Part 200, Appendix II).

Yes No N/A

8. Concurrence was or will be obtained from the Federal Aviation Administration (FAA) prior to contract award under any of the following circumstances (Order 5100.38D):

- a. Only one qualified person/firm submits a responsive bid;
- b. Award is to be made to other than the lowest responsible bidder; and
- c. Life cycle costing is a factor in selecting the lowest responsive bidder.

Yes No N/A

9. All construction and equipment installation contracts contain or will contain provisions for:

- a. Access to Records (§ 200.336)
- b. Buy American Preferences (Title 49 U.S.C. § 50101)
- c. Civil Rights - General Provisions and Title VI Assurances(41 CFR part 60)
- d. Federal Fair Labor Standards (29 U.S.C. § 201, et seq)
- e. Occupational Safety and Health Act requirements (20 CFR part 1920)
- f. Seismic Safety – building construction (49 CFR part 41)
- g. State Energy Conservation Requirements - as applicable(2 CFR part 200, Appendix II)
- h. U.S. Trade Restriction (49 CFR part 30)
- i. Veterans Preference (49 USC § 47112(c))

Yes No N/A

10. All construction and equipment installation contracts exceeding \$2,000 contain or will contain the provisions established by:

- a. Davis-Bacon and Related Acts (29 CFR part 5)
- b. Copeland “Anti-Kickback” Act (29 CFR parts 3 and 5)

Yes No N/A

11. All construction and equipment installation contracts exceeding \$3,000 contain or will contain a contract provision that discourages distracted driving (E.O. 13513).

Yes No N/A

12. All contracts exceeding \$10,000 contain or will contain the following provisions as applicable:

- a. Construction and equipment installation projects - Applicable clauses from 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375 on Equal Employment Opportunity;
- b. Construction and equipment installation - Contract Clause prohibiting segregated facilities in accordance with 41 CFR part 60-1.8;
- c. Requirement to maximize use of products containing recovered materials in accordance with 2 CFR § 200.322 and 40 CFR part 247; and
- d. Provisions that address termination for cause and termination for convenience (2 CFR Part 200, Appendix II).

Yes No N/A

13. All contracts and subcontracts exceeding \$25,000: Measures are in place or will be in place (e.g. checking the System for Award Management) that ensure contracts and subcontracts are not awarded to individuals or firms suspended, debarred, or excluded from participating in federally assisted projects (2 CFR parts 180 and 1200).

Yes No N/A

14. Contracts exceeding the simplified acquisition threshold (currently \$250,000) include or will include provisions, as applicable, that address the following:

- a. Construction and equipment installation contracts - a bid guarantee of 5%, a performance bond of 100%, and a payment bond of 100% (2 CFR § 200.325);
- b. Construction and equipment installation contracts - requirements of the Contract Work Hours and Safety Standards Act (40 USC 3701-3708, Sections 103 and 107);
- c. Restrictions on Lobbying and Influencing (2 CFR part 200, Appendix II);
- d. Conditions specifying administrative, contractual and legal remedies for instances where contractor or vendor violate or breach the terms and conditions of the contract (2 CFR §200, Appendix II); and
- e. All Contracts - Applicable standards and requirements issued under Section 306 of the Clean Air Act (42 USC 7401-7671q), Section 508 of the Clean Water Act (33 USC 1251-1387, and Executive Order 11738.

Yes No N/A

Attach documentation clarifying any above item marked with "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this day of , .

Name of Sponsor:

Name of Sponsor's Authorized Official:

Title of Sponsor's Authorized Official:

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.



U.S. Department
of Transportation
**Federal Aviation
Administration**

FAA Form 5100-132, Project Plans and Specifications – Airport Improvement Program Sponsor Certification

Paperwork Reduction Act Statement

A federal agency may not conduct or sponsor, and a person is not required to respond to, nor shall a person be subject to a penalty for failure to comply with a collection of information subject to the requirements of the Paperwork Reduction Act unless that collection of information displays a currently valid OMB Control Number. The OMB Control Number for this information collection is 2120-0569. Public reporting for this collection of information is estimated to be approximately 8 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, completing and reviewing the collection of information. All responses to this collection of information are required under 49 U.S.C. Section 47105 to retain a benefit and to meet the reporting requirements of 2 CFR 200. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to: Information Collection Clearance Officer, Federal Aviation Administration, 10101 Hillwood Parkway, Fort Worth, TX 76177-1524.

Project Plans and Specifications

Airport Improvement Program Sponsor Certification

Sponsor:

Airport:

Project Number:

Description of Work:

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). Labor and civil rights standards applicable to AIP are established by the Department of Labor (www.dol.gov/). AIP Grant Assurance C.1—General Federal Requirements identifies applicable federal laws, regulations, executive orders, policies, guidelines and requirements for assistance under AIP. A list of current advisory circulars with specific standards for procurement, design or construction of airports, and installation of equipment and facilities is referenced in standard airport sponsor Grant Assurance 34 contained in the grant agreement.

Certification Statements

Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting “Yes” represents sponsor acknowledgement and confirmation of the certification statement. The term “will” means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. The plans and specifications were or will be prepared in accordance with applicable federal standards and requirements, so that no deviation or modification to standards set forth in the advisory circulars, or FAA-accepted state standard, is necessary other than those explicitly approved by the Federal Aviation Administration (FAA) (14 USC § 47105).

Yes No N/A

2. Specifications incorporate or will incorporate a clear and accurate description of the technical requirement for the material or product that does not contain limiting or proprietary features that unduly restrict competition (2 CFR §200.319).

Yes No N/A

3. The development that is included or will be included in the plans is depicted on the current airport layout plan as approved by the FAA (14 USC § 47107).

Yes No N/A

4. Development and features that are ineligible or unallowable for AIP funding have been or will be omitted from the plans and specifications (FAA Order 5100.38, par. 3-43).

Yes No N/A

5. The specification does not use or will not use "brand name" or equal to convey requirements unless sponsor requests and receives approval from the FAA to use brand name (FAA Order 5100.38, Table U-5).

Yes No N/A

6. The specification does not impose or will not impose geographical preference in their procurement requirements (2 CFR §200.319(b) and FAA Order 5100.38, Table U-5).

Yes No N/A

7. The use of prequalified lists of individuals, firms or products include or will include sufficient qualified sources that ensure open and free competition and that does not preclude potential entities from qualifying during the solicitation period (2 CFR §319(d)).

Yes No N/A

8. Solicitations with bid alternates include or will include explicit information that establish a basis for award of contract that is free of arbitrary decisions by the sponsor (2 CFR § 200.319(a)(7)).

Yes No N/A

9. Concurrence was or will be obtained from the FAA if Sponsor incorporates a value engineering clause into the contract (FAA Order 5100.38, par. 3-57).

Yes No N/A

10. The plans and specifications incorporate or will incorporate applicable requirements and recommendations set forth in the federally approved environmental finding (49 USC §47106(c)).

Yes No N/A

11. The design of all buildings comply or will comply with the seismic design requirements of 49 CFR § 41.120. (FAA Order 5100.38d, par. 3-92)

Yes No N/A

12. The project specification include or will include process control and acceptance tests required for the project by as per the applicable standard:

a. Construction and installation as contained in Advisory Circular (AC) 150/5370-10.

Yes No N/A

b. Snow Removal Equipment as contained in AC 150/5220-20.

Yes No N/A

c. Aircraft Rescue and Fire Fighting (ARFF) vehicles as contained in AC 150/5220-10.

Yes No N/A

13. For construction activities within or near aircraft operational areas(AOA):

a. The Sponsor has or will prepare a construction safety and phasing plan (CSPP) conforming to Advisory Circular 150/5370-2.

b. Compliance with CSPP safety provisions has been or will be incorporated into the plans and specifications as a contractor requirement.

c. Sponsor will not initiate work until receiving FAA's concurrence with the CSPP (FAA Order 5100.38, Par. 5-29).

Yes No N/A

14. The project was or will be physically completed without federal participation in costs due to errors and omissions in the plans and specifications that were foreseeable at the time of project design (49 USC §47110(b)(1) and FAA Order 5100.38d, par. 3-100).

Yes No N/A

Attach documentation clarifying any above item marked with "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this day of , .

Name of Sponsor:

Name of Sponsor's Authorized Official:

Title of Sponsor's Authorized Official:

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.



U.S. Department
of Transportation
**Federal Aviation
Administration**

FAA Form 5100-134, Selection of Consultants – Airport Improvement Program Sponsor Certification

Paperwork Reduction Act Statement

A federal agency may not conduct or sponsor, and a person is not required to respond to, nor shall a person be subject to a penalty for failure to comply with a collection of information subject to the requirements of the Paperwork Reduction Act unless that collection of information displays a currently valid OMB Control Number. The OMB Control Number for this information collection is 2120-0569. Public reporting for this collection of information is estimated to be approximately 8 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, completing and reviewing the collection of information. All responses to this collection of information are required under 49 U.S.C. Section 47105 to retain a benefit and to meet the reporting requirements of 2 CFR 200. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to: Information Collection Clearance Officer, Federal Aviation Administration, 10101 Hillwood Parkway, Fort Worth, TX 76177-1524.



Selection of Consultants Airport Improvement Program Sponsor Certification

Sponsor:

Airport:

Project Number:

Description of Work:

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). General requirements for selection of consultant services within federal grant programs are described in 2 CFR §§ 200.317-200.326. Sponsors may use other qualifications-based procedures provided they are equivalent to standards of Title 40 chapter 11 and FAA Advisory Circular 150/5100-14, Architectural, Engineering, and Planning Consultant Services for Airport Grant Projects.

Certification Statements

Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting "Yes" represents sponsor acknowledgement and confirmation of the certification statement. The term "will" means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. Sponsor acknowledges their responsibility for the settlement of all contractual and administrative issues arising out of their procurement actions (2 CFR § 200.318(k)).

Yes No N/A

2. Sponsor procurement actions ensure or will ensure full and open competition that does not unduly limit competition (2 CFR § 200.319).

Yes No N/A

3. Sponsor has excluded or will exclude any entity that develops or drafts specifications, requirements, or statements of work associated with the development of a request-for-qualifications (RFQ) from competing for the advertised services (2 CFR § 200.319).

Yes No N/A

4. The advertisement describes or will describe specific project statements-of-work that provide clear detail of required services without unduly restricting competition (2 CFR § 200.319).

Yes	No	N/A
-----	----	-----

5. Sponsor has publicized or will publicize a RFQ that:
 - a. Solicits an adequate number of qualified sources (2 CFR § 200.320(d)); and
 - b. Identifies all evaluation criteria and relative importance (2 CFR § 200.320(d)).

Yes	No	N/A
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6. Sponsor has based or will base selection on qualifications, experience, and disadvantaged business enterprise participation with price not being a selection factor (2 CFR § 200.320(d)).

Yes	No	N/A
-----	----	-----

7. Sponsor has verified or will verify that agreements exceeding \$25,000 are not awarded to individuals or firms suspended, debarred or otherwise excluded from participating in federally assisted projects (2 CFR §180.300).

Yes	No	N/A
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8. A/E services covering multiple projects: Sponsor has agreed to or will agree to:
 - a. Refrain from initiating work covered by this procurement beyond five years from the date of selection (AC 150/5100-14); and
 - b. Retain the right to conduct new procurement actions for projects identified or not identified in the RFQ (AC 150/5100-14).

Yes	No	N/A
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9. Sponsor has negotiated or will negotiate a fair and reasonable fee with the firm they select as most qualified for the services identified in the RFQ (2 CFR § 200.323).

Yes	No	N/A
-----	----	-----

10. The Sponsor's contract identifies or will identify costs associated with ineligible work separately from costs associated with eligible work (2 CFR § 200.302).

Yes	No	N/A
-----	----	-----

11. Sponsor has prepared or will prepare a record of negotiations detailing the history of the procurement action, rationale for contract type and basis for contract fees (2 CFR §200.318(i)).

Yes	No	N/A
-----	----	-----

12. Sponsor has incorporated or will incorporate mandatory contact provisions in the consultant contract for AIP-assisted work (49 U.S.C. Chapter 471 and 2 CFR part 200 Appendix II)

Yes	No	N/A
-----	----	-----

13. For contracts that apply a time-and-material payment provision (also known as hourly rates, specific rates of compensation, and labor rates), the Sponsor has established or will establish:

- a. Justification that there is no other suitable contract method for the services (2 CFR §200.318(j));
- b. A ceiling price that the consultant exceeds at their risk (2 CFR §200.318(j)); and
- c. A high degree of oversight that assures consultant is performing work in an efficient manner with effective cost controls in place 2 CFR §200.318(j)).

Yes No N/A

14. Sponsor is not using or will not use the prohibited cost-plus-percentage-of-cost (CPPC) contract method. (2 CFR § 200.323(d)).

Yes No N/A

Attach documentation clarifying any above item marked with "no" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Executed on this day of , .

Name of Sponsor:

Name of Sponsor's Authorized Official:

Title of Sponsor's Authorized Official:

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.



U.S. Department
of Transportation
**Federal Aviation
Administration**

FAA Form 5100-135, Certification and Disclosure Regarding Potential Conflicts of Interest – Airport Improvement Program Sponsor Certification

Paperwork Reduction Act Statement

A federal agency may not conduct or sponsor, and a person is not required to respond to, nor shall a person be subject to a penalty for failure to comply with a collection of information subject to the requirements of the Paperwork Reduction Act unless that collection of information displays a currently valid OMB Control Number. The OMB Control Number for this information collection is 2120-0569. Public reporting for this collection of information is estimated to be approximately 8 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, completing and reviewing the collection of information. All responses to this collection of information are required under 49 U.S.C. Section 47105 to retain a benefit and to meet the reporting requirements of 2 CFR 200. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to: Information Collection Clearance Officer, Federal Aviation Administration, 10101 Hillwood Parkway, Fort Worth, TX 76177-1524.



Certification and Disclosure Regarding Potential Conflicts of Interest Airport Improvement Program Sponsor Certification

Sponsor:

Airport:

Project Number:

Description of Work:

Application

Title 2 CFR § 200.112 and § 1201.112 address Federal Aviation Administration (FAA) requirements for conflict of interest. As a condition of eligibility under the Airport Improvement Program (AIP), sponsors must comply with FAA policy on conflict of interest. Such a conflict would arise when any of the following have a financial or other interest in the firm selected for award:

- a) The employee, officer or agent,
- b) Any member of his immediate family,
- c) His or her partner, or
- d) An organization which employs, or is about to employ, any of the above.

Selecting "Yes" represents sponsor or sub-recipient acknowledgement and confirmation of the certification statement. Selecting "No" represents sponsor or sub-recipient disclosure that it cannot fully comply with the certification statement. If "No" is selected, provide support information explaining the negative response as an attachment to this form. This includes whether the sponsor has established standards for financial interest that are not substantial or unsolicited gifts are of nominal value (2 CFR § 200.318(c)). The term "will" means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance.

Certification Statements

1. The sponsor or sub-recipient maintains a written standards of conduct governing conflict of interest and the performance of their employees engaged in the award and administration of contracts (2 CFR § 200.318(c)). To the extent permitted by state or local law or regulations, such standards of conduct provide for penalties, sanctions, or other disciplinary actions for violations of such standards by the sponsor's and sub-recipient's officers, employees, or agents, or by contractors or their agents.

Yes No



U.S. Department
of Transportation
**Federal Aviation
Administration**

FAA Form 5100-133, Real Property Acquisition – Airport Improvement Program Sponsor Certification

Paperwork Reduction Act Burden Statement

A federal agency may not conduct or sponsor, and a person is not required to respond to, nor shall a person be subject to a penalty for failure to comply with a collection of information subject to the requirements of the Paperwork Reduction Act unless that collection of information displays a currently valid OMB Control Number. The OMB Control Number for this information collection is 2120-0569. Public reporting for this collection of information is estimated to be approximately 8 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, completing and reviewing the collection of information. All responses to this collection of information are required under 49 U.S.C. Section 47105 to retain a benefit and to meet the reporting requirements of 2 CFR 200. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to: Information Collection Clearance Officer, Federal Aviation Administration, 10101 Hillwood Parkway, Fort Worth, TX 76177-1524.

Real Property Acquisition Airport Improvement Program Sponsor Certification

Sponsor:

Airport:

Project Number:

Description of Work:

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). General requirements on real property acquisition and relocation assistance are in 49 CFR Part 24. The AIP project grant agreement contains specific requirements and assurances on the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act), as amended.

Certification Statements

Except for certification statements below marked not applicable (N/A), this list includes major requirements of the real property acquisition project. Selecting "Yes" represents sponsor acknowledgement and confirmation of the certification statement. The term "will" means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards.

1. The sponsor's attorney or other official has or will have good and sufficient title as well as title evidence on property in the project.

Yes No N/A

2. If defects and/or encumbrances exist in the title that adversely impact the sponsor's intended use of property in the project, they have been or will be extinguished, modified, or subordinated.

Yes No N/A

3. If property for airport development is or will be leased, the following conditions have been met:

- a. The term is for 20 years or the useful life of the project;
- b. The lessor is a public agency; and
- c. The lease contains no provisions that prevent full compliance with the grant agreement.

Yes No N/A

4. Property in the project is or will be in conformance with the current Exhibit A property map, which is based on deeds, title opinions, land surveys, the approved airport layout plan, and project documentation.

Yes No N/A

5. For any acquisition of property interest in noise sensitive approach zones and related areas, property interest was or will be obtained to ensure land is used for purposes compatible with noise levels associated with operation of the airport.

Yes No N/A

6. For any acquisition of property interest in runway protection zones and areas related to 14 CFR 77 surfaces or to clear other airport surfaces, property interest was or will be obtained for the following:

- a. The right of flight;
- b. The right of ingress and egress to remove obstructions; and
- c. The right to restrict the establishment of future obstructions.

Yes No N/A

7. Appraisals prepared by qualified real estate appraisers hired by the sponsor include or will include the following:

- a. Valuation data to estimate the current market value for the property interest acquired on each parcel; and
- b. Verification that an opportunity has been provided to the property owner or representative to accompany appraisers during inspections.

Yes No N/A

8. Each appraisal has been or will be reviewed by a qualified review appraiser to recommend an amount for the offer of just compensation, and the written appraisals as well as review appraisal are available to Federal Aviation Administration (FAA) for review.

Yes No N/A

9. A written offer to acquire each parcel was or will be presented to the property owner for not less than the approved amount of just compensation.

Yes No N/A

10. Effort was or will be made to acquire each property through the following negotiation procedures:

- a. No coercive action to induce agreement; and
- b. Supporting documents for settlements included in the project files.

Yes No N/A

11. If a negotiated settlement is not reached, the following procedures were or will be used:
- a. Condemnation initiated and a court deposit not less than the just compensation made prior to possession of the property; and
 - b. Supporting documents for awards included in the project files.

Yes No N/A

12. If displacement of persons, businesses, farm operations, or non-profit organizations is involved, a relocation assistance program was or will be established, with displaced parties receiving general information on the program in writing, including relocation eligibility, and a 90-day notice to vacate.

Yes No N/A

13. Relocation assistance services, comparable replacement housing, and payment of necessary relocation expenses were or will be provided within a reasonable time period for each displaced occupant in accordance with the Uniform Act.

Yes No N/A

Attach documentation clarifying any above item marked with "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this day of , .

Name of Sponsor:

Name of Sponsor's Authorized Official:

Title of Sponsor's Authorized Official:

Signature of Sponsor's Designated Official Representative: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Schoenfish & Co., Inc.

CERTIFIED PUBLIC ACCOUNTANTS

Phone: 605-928-7241

FAX No.: 605-928-6241

P.O. Box 247

105 EAST MAIN, PARKSTON, SOUTH DAKOTA 57366

March 27, 2026

TO: Municipality of Madison
503 S Highland Ave
Madison, South Dakota 57042

As a professional courtesy and to support a smooth auditor transition, we have reduced the predecessor auditor invoice from \$7,100 to \$3,550 as a proposed solution. The hours originally billed reflect the substantive work performed, including follow-up inquiries relied upon by the successor auditor. This proposed adjustment follows our discussion with the Administrator on March 25, 2026.

Our intent is to resolve this matter in a practical and cooperative manner. If the Council approves the revised amount of \$3,550, we would consider the matter settled in full. We understand the Council is meeting on April 6 and would appreciate consideration of this revised amount at that time.

If the revised amount is not approved, the original invoice of \$7,100 will remain outstanding, and the firm reserves the right to pursue other standard collection procedures, if necessary.

Description of Services:

Professional hours reflect work performed from October 2025 through February 2026 to fulfill predecessor auditor responsibilities and respond to successor auditor inquiries. Activities included correspondence and follow-up with successor auditors, audit binder review, internal coordination between partners, detailed analysis of communications, and drafting and finalizing the formal response letter.

Total Due:	\$7,100.00
Less: Courtesy Adjustment	<u>(3,550.00)</u>
Amount Due	<u>\$3,550.00</u>

Date	Staff Level	Hours	Description
10/21/2025	Partner	3.00	Initial correspondence and coordination with successor auditor regarding transition
10/24/2025	Partner	1.00	Follow-up correspondence with successor auditor
10/27/2025	Partner	2.00	Coordination of transition meeting; engagement preparation; audit binder review
10/28/2025	Partner	1.00	Engagement preparation and audit binder review
10/30/2025	Partner	1.00	Correspondence regarding successor transition matters
10/31/2025	Partner	6.00	Engagement account access assistance and professional consultation with successor auditor on-site in Parkston office.
11/06/2025	Partner	0.75	Uploading and providing prior-year documentation to successor auditor
11/12/2025	Partner	0.75	Meeting follow-up and successor auditor communication
01/07/2026	Partner	0.50	Email response to successor auditor
01/15/2026	Partner	2.75	Response to successor auditor inquiries and documentation clarification

Date	Staff Level	Hours	Description
02/03/2026	Partner	0.25	Consultation with state oversight agency regarding successor audit transition
02/03/2026	Partner	2.75	Partner discussion regarding successor inquiry correspondence
02/03/2026	Partner	2.25	Examination of prior audit documentation and transition consultation
02/04/2026	Partner	0.25	Email response to finance officer
02/04/2026	Partner	0.50	Email response to successor auditor
02/04/2026	Partner	5.25	Examination of prior audit documentation and transition consultation
02/05/2026	Partner	1.50	Partner discussion regarding response letter
02/05/2026	Partner	4.00	Response letter drafting and professional research

Total 35.50 Professional hours reflect billed services performed from October 2025 through February 2026 to fulfill predecessor auditor responsibilities and respond to successor auditor inquires.

35.50 hours at a reduced partner billing rate of \$200 per hour, for a total of \$7,100.00.

We note that additional professional time has been incurred in responding to questions regarding this invoice and related administrative matters. To date, those hours have not been included, as the invoice submitted is limited to time directly attributable to predecessor auditor responsibilities and communications with the successor auditor. We respectfully request consideration of this matter by the governing body so as to minimize the need for further administrative effort.

Thank you for your consideration of these services.



Schoenfish & Co., Inc.
 Certified Public Accountants

Schoenfish & Co., Inc.
 CERTIFIED PUBLIC ACCOUNTANTS
 P.O. Box 247
 105 EAST MAIN, PARKSTON, SOUTH DAKOTA 57366



FINANCE UPDATE

MARCH - 2026

Presented By:
Amy Wills, Finance Officer



NOTES

- The 2024 audit draft was received and is currently under Finance review. Overall audit results have improved from prior years, with one qualified opinion related to OPEB actuarial reporting requirements. Single Audit compliance testing remains in progress, with final results pending.
- Updated audit engagement terms include additional costs tied to major program testing under Uniform Guidance. One major program cost will be offset through external funding (MADC).
- AP automation is fully integrated. Finance continues validating workflows, approvals, and vendor processing.
- The Finance office will be closed on May 13, 2026, for Tyler training.
- Update covers Year-to-Date activity through March 2026.
- 24.7% of the fiscal year completed.

CASH ON HAND

Type of Cash	Amount
General Cash	\$9.67M
Investments	\$2.71M
Checking	\$4.02M
Money Market	\$573K
Certificate & Other	\$789K
Electric - Construction Account	\$1.58M
Restricted Cash	\$643K



REVENUE GUIDELINES

Fund	Description	Budget	March	YTD	% of Budget
101	General Fund	\$10,246,089	\$3,767,155	\$4,327,304	42.2%
211	Lodging & Entertainment Tax	\$275,000	\$19,790	\$40,161	14.6%
213	2nd Cent Sales Tax	\$2,472,237	\$157,096	\$519,400	21.0%
214	Business Improvement District Bid	\$54,500	\$2,994	\$4,494	8.2%
220	Special Maintenance Fee	\$456,611	\$2,637	\$2,803	0.6%
303	Tax Increment District #2	\$45,000	\$0	\$0	0.0%
307	Tax Increment District #3	\$0	\$0	\$0	0.0%
308	Tax Increment District #5	\$0	\$0	\$0	0.0%
309	Tax Increment District #6	\$0	\$0	\$0	0.0%
517	Creek - Bridge Mitigation	\$112,804	\$0	\$0	0.0%
602	Water Fund	\$3,978,443	\$207,993	\$686,982	17.3%
603	Electric Fund	\$20,824,977	\$1,151,975	\$3,453,350	16.6%
604	Sewer Fund	\$2,885,405	\$188,316	\$597,505	20.7%
612	Solid Waste Fund	\$556,030	\$43,639	\$134,962	24.3%
620	Community Center	\$1,024,700	\$251,727	\$375,537	36.6%
621	After School / Youth Program	\$181,424	\$9,107	\$21,732	12.0%
	TOTAL	\$43,113,220	\$5,802,428	\$10,164,231	23.6%



EXPENDITURE GUIDELINES

Fund	Description	Budget	March	YTD	% of Budget
101	General Fund	\$12,270,228	\$789,236	\$2,393,093	19.5%
211	Lodging & Entertainment Tax	\$275,000	\$63,000	\$115,875	42.1%
213	2nd Cent Sales Tax	\$2,472,237	\$2,312,237	\$2,312,237	93.5%
214	Business Improvement District Bid	\$54,500	\$0	\$0	0.0%
220	Special Maintenance Fee	\$682,456	\$0	\$0	0.0%
303	Tax Increment District #2	\$45,000	\$0	\$0	0.0%
307	Tax Increment District #3	\$0	\$0	\$0	0.0%
308	Tax Increment District #5	\$0	\$0	\$0	0.0%
309	Tax Increment District #6	\$0	\$0	\$0	0.0%
517	Creek - Bridge Mitigation	\$112,804	\$0	\$4,678	4.1%
602	Water Fund	\$4,123,943	\$288,961	\$936,137	22.7%
603	Electric Fund	\$19,884,979	\$2,328,647	\$3,615,123	18.2%
604	Sewer Fund	\$2,946,966	\$245,039	\$588,684	20.0%
612	Solid Waste Fund	\$573,965	\$44,880	\$113,907	19.8%
620	Community Center	\$1,018,395	\$82,447	\$226,092	22.2%
621	After School / Youth Program	\$179,280	\$9,138	\$30,042	16.8%
	TOTAL	\$44,639,752	\$6,163,585	\$10,335,869	23.2%



PROFIT OR LOSS – MARCH

Fund	Description	MTD Revenue	MTD Expense	MTD Profit or Loss
101	General Fund	\$3,767,155	\$789,236	\$2,977,920
211	Lodging & Entertainment Tax	\$19,790	\$63,000	(\$43,210)
213	2nd Cent Sales Tax	\$157,096	\$2,312,237	(\$2,155,141)
214	Business Improvement District Bid	\$2,994	\$0	\$2,994
220	Special Maintenance Fee	\$2,637	\$0	\$2,637
303	Tax Increment District #2	\$0	\$0	\$0
307	Tax Increment District #3	\$0	\$0	\$0
308	Tax Increment District #5	\$0	\$0	\$0
309	Tax Increment District #6	\$0	\$0	\$0
517	Creek - Bridge Mitigation	\$0	\$0	\$0
602	Water Fund	\$207,993	\$288,961	(\$80,968)
603	Electric Fund	\$1,151,975	\$2,328,647	(\$1,176,672)
604	Sewer Fund	\$188,316	\$245,039	(\$56,723)
612	Solid Waste Fund	\$43,639	\$44,880	(\$1,241)
620	Community Center	\$251,727	\$82,447	\$169,279
621	After School / Youth Program	\$9,107	\$9,138	(\$31)
	TOTAL	\$5,802,428	\$6,163,585	(\$361,157)



PROFIT OR LOSS YTD - 2026

Fund	Description	YTD Revenue	YTD Expense	YTD Profit or Loss
101	General Fund	\$4,327,304	\$2,393,093	\$1,934,212
211	Lodging & Entertainment Tax	\$40,161	\$115,875	(\$75,714)
213	2nd Cent Sales Tax	\$519,400	\$2,312,237	(\$1,792,836)
214	Business Improvement District Bid	\$4,494	\$0	\$4,494
220	Special Maintenance Fee	\$2,803	\$0	\$2,803
303	Tax Increment District #2	\$0	\$0	\$0
307	Tax Increment District #3	\$0	\$0	\$0
308	Tax Increment District #5	\$0	\$0	\$0
309	Tax Increment District #6	\$0	\$0	\$0
517	Creek - Bridge Mitigation	\$0	\$4,678	(\$4,678)
602	Water Fund	\$686,982	\$936,137	(\$249,155)
603	Electric Fund	\$3,453,350	\$3,615,123	(\$161,773)
604	Sewer Fund	\$597,505	\$588,684	\$8,820
612	Solid Waste Fund	\$134,962	\$113,907	\$21,054
620	Community Center	\$375,537	\$226,092	\$149,446
621	After School / Youth Program	\$21,732	\$30,042	(\$8,311)
	TOTAL	\$10,164,231	\$10,335,869	(\$171,638)



CONDUIT

PASS THROUGH ACCOUNTS

Fund		YTD Lakeview Expenditures	YTD Lakeview Reimbursement
101	General Fund	\$233,432	\$0

Fund		YTD Daycare Expenditures	YTD Daycare Reimbursement
101	General Fund	\$0	\$0

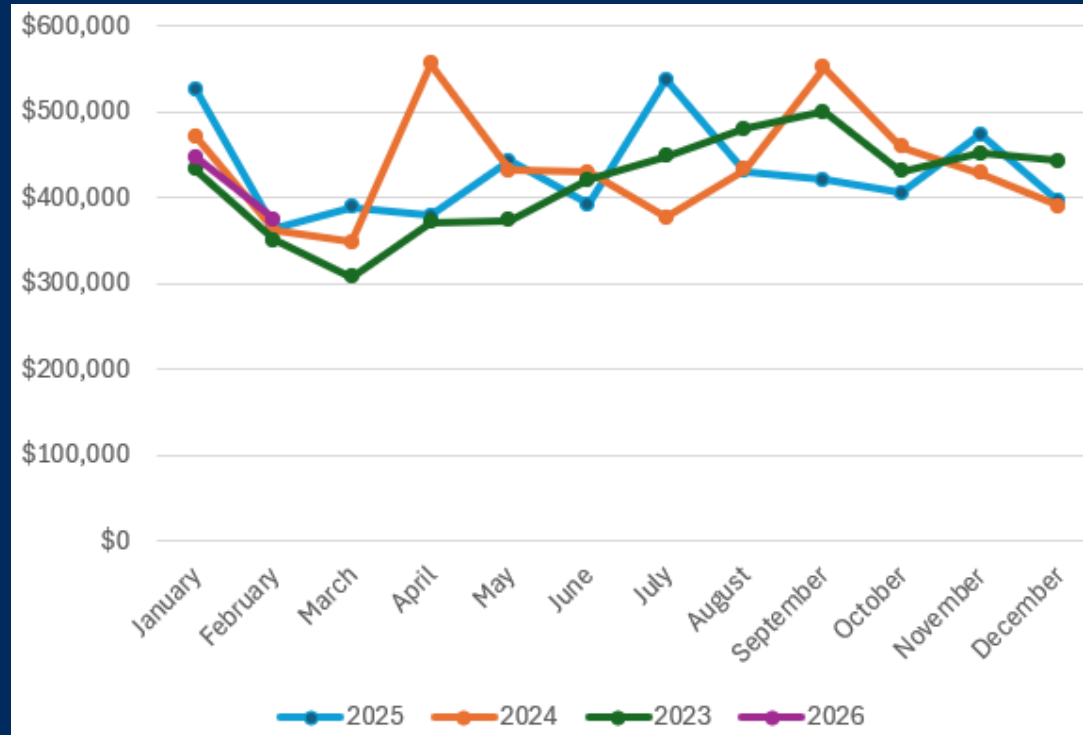


SALES TAX - 2026

Month	% Increase	2026	2025	2024	2023
January	-14.95%	\$447,598	\$526,287	\$471,571	\$432,730
February	2.60%	\$374,818	\$365,323	\$361,999	\$350,238
March	Not Available		\$389,280	\$347,846	\$308,016
April			\$379,610	\$556,545	\$371,022
May			\$443,297	\$431,766	\$374,131
June			\$392,772	\$429,961	\$420,501
July			\$537,386	\$376,990	\$448,323
August			\$431,089	\$433,097	\$480,355
September			\$420,982	\$551,973	\$499,767
October			\$405,603	\$459,462	\$430,674
November			\$473,913	\$428,143	\$451,510
December			\$395,830	\$389,624	\$442,683
Total	-7.76%	\$822,416	\$5,161,373	\$5,238,976	\$5,009,950



SALES TAX GRAPH - 2026





Q&A



The City of Madison is an equal opportunity employer and provider.