

## **Hartford City Council Meeting – Special Meeting January 13, 2026**

Mayor Arden Jones called the meeting to order at 6:00pm with the following city council members present: Keith Carlson, Cindy Matson, Travis Kuehl, Darrell Horacek, and Michelle Schilling – Shaun Boen was absent with notice. Also present was City Administrator Teresa Sidel, with 7 people from the public in attendance.

### **BUSINESS ITEMS:**

- **Approve Agenda:** A motion was made by Matson, second by Schilling to approve the agenda as set - all voted yes, motion carried.

### **APPLICATIONS, AGREEMENTS, HEARINGS, RESOLUTIONS AND ORDINANCES:**

- **Review/Approve Land Transfer to Gateway Hartford, Inc.:** The city has been working on setting up a Special Project Entity (SPE) to assist with our lagoon remediation and re-purposing this land for future development. This SPE is known as Gateway Hartford, Inc (GHI). This entity will be able to apply for grant funding to remediate the lagoons and help with future land transfer as needed. In order to secure grant funding for remediation, the lagoon land will need to be transferred to GHI. Once transferred to GHI, they will work to remediate the lagoons, work on a master plan for the area, develop and market as needed. In order to transfer the land to Gateway Hartford, Inc., the city will need to approve the real estate transfer agreement and pass resolution 2026-3. Keith Matthiesen, president of Gateway Hartford Inc, introduced himself to the council and public and offered support of the special project entity.
  - **Real Estate Transfer Agreement Between City of Hartford and Gateway Hartford, Inc.:** The land transfer agreement between the City of Hartford and Gateway Hartford, Inc. was reviewed. Mayor Jones went through key items in the agreement noting the obligations of Gateway Hartford to remediate the lagoons, develop a master plan for the area, and move forward with development – including platting, zoning, and infrastructure improvements, and marketing. If GHI completes their obligations of the agreement, the entity will dissolve and all net proceeds will revert back to the city. If GHI cannot complete their obligations, the land will also revert back to the city. Mayor Jones called for comments. Mark Anderson and Eric Bartmann addressed the council with questions. Anderson asked for clarification on how the land will be developed and how it will be marketed and sold. Council noted that once a master plan for the area is completed, the type of development will be determined and GHI will need to decide on how that development will proceed – exact details are yet to be determined by the GHI Board. Bartmann questioned if the land should be transferred before knowing the full plan for development or knowing what grants funds will be received – council noted that in order to take advantage of a possible grant funding to remediate the lagoons, the land needs to be transferred by January 28, 2026. Council also noted that there are safeguards within the agreement that transfers the land back to the city if GHI cannot complete any of their obligations, including remediation of the lagoons. Additional questions regarding funding shortfalls and future development were also discussed – once again the city council noted that exact details are yet to be determined and the City will be working with GHI throughout this process. A motion was made by Schilling, second by Matson to approve the land transfer agreement between the City of Hartford and Gateway Hartford Inc. and authorize Mayor Jones to sign – all voted yes, motion carried.
  - **Resolution 2026-3: Transfer of Real Estate to Gateway Hartford, Inc.:** Resolution 2026-3 is a resolution approving the transfer of real estate to Gateway Hartford Inc. This land being transferred is the city's lagoon site – approximately 71 acres (parcel #16034). A motion was made by Matson, second by Horacek to approve resolution 2026-3 - all voted yes, motion carried.

**ADJOURNMENT:** A motion was made by Matson, second by Kuehl to adjourn at 6:30pm – all voted yes, motion carried.

Minutes recorded by City Administrator, Teresa Sidel.

I, the undersigned, Teresa Sidel, City Administrator in and for the City of Hartford, South Dakota, do hereby certify that the above and foregoing is a true and correct copy of the minutes which are on file at the Municipal Finance Office.

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Teresa Sidel, City Administrator