

Madison Housing & Redevelopment Commission
Special Meeting Agenda
Wednesday, August 27, 2025 at 5:30 p.m.
At Prime Time Tavern

- I.) Approval of the Agenda—additions/deletions
- II.) Executive Session—per SDCL 1-25-2(3) Consult with legal counsel
- III.) Motions after Executive Session
- IV.) Items of discussion from Public—
- V.) Items from the Board—
- VI.) Next Meeting—Wednesday, September 17 at 5:30 at Pizza Ranch
- VII.) Adjournment—(time)

DSU Lease Information

8/26/2025

Leases	Years	Amount	% Increase	PILOT Taxes 10%	Property Ins	Total/Year
2001-2011	10	\$103,680				
2011-2014	3	\$103,680				
2014-2016	2	\$103,680				
2016-2017	1	\$103,680		\$10,368	\$0	\$114,048
2017-2020:	3					
2017-2018		\$135,000	30%	\$13,500	\$4,174	\$152,674
2018-2019		\$146,000	8%	\$14,600	\$4,552	\$165,152
2019-2020		\$152,000	4%	\$15,200	\$5,412	\$172,612.08

Addendums:		Amount				
2020-2021	1	\$14,384.34				\$172,612.08
1. Aug 1, 2020-Dec 31, 2020						
2. Jan 1, 2021-May 7, 2021						

No Addendum/No Lease:		Paid				
2021-2022	1	\$14,384.34				\$172,612.08
2022-2023	1	\$14,384.34				\$172,612.08
2023-2024	0.5	\$14,384.34				\$86,306.04
(Last pmt Dec 2023)						

No Payments:						
2024	(12mo)	\$0				
2025	(9mo)	\$0				

2025-2026 Madison Housing Townhomes Pricing:				
		Month	Total Monthly	Year
2-bedroom	8 units	\$1,000	\$8,000	\$96,000
3-bedroom	8 units	\$1,150	\$10,850	\$126,960
				\$222,960

March 2023 Madison Housing Townhomes Pricing:				
		Month	Total Monthly	Year
2-bedroom	8 units	\$850	\$6,800	\$81,600
3-bedroom	8 units	\$950	\$7,600	\$91,200
				\$172,800

Loan Balance Information

8/26/2025

Loan Balance:	Balance		DSU
3/23/2020-- when initially requested to purchase	\$1,180,590.43	2/3	\$790,995.59
12/19/2023-- last Addendum payment	\$975,145.77	2/3	\$653,347.67
8/19/2025	\$866,178.66	2/3	\$580,339.70

DSU Dorm Cost

8/27/2025

	Single	% Increase	Double	% Increase
2019-20	\$2,601		\$2,302	
2020-21	\$2,954		\$2,615	
2021-22	\$2,954		\$2,615	
2022-23	\$2,954		\$2,615	
2023-24	\$2,954		\$2,615	
2024-25	\$2,954		\$2,615	
2025-26	\$3,323	12.5%	\$2,941	12.5%

Madison SD Housing

From: Bartel, Steve <steve.bartel@dsu.edu>
Sent: Monday, December 9, 2019 9:46 AM
To: Madison SD Housing
Cc: Pearson, Dillon; Hazlewood-Gaylor, Virginia; Krusemark, Stacy; Jacobsen, James; Braskamp, Corey
Subject: 8-plex lease for Dakota State University request-TIME SPECIFIC

Good morning GayLynn,

I would like to ask the Madison Housing Redevelopment Commission Authority (MHRCA) to extend our 8-plex lease agreement through July 31, 2022. I would ask for consideration of maintaining the current annual lease rate (\$152,000) for this additional two year period. We need to begin promoting the availability of these dwellings to our students beginning around February 1 of each year. Therefore, I am hopeful a decision could be communicated to me by no later than Wednesday, January 15, 2020. Sooner would even be better if possible.

Representatives of DSU are certainly open to meeting with the MHRCA if necessary to discuss potential lease dynamics.

Please don't hesitate to contact me if you have any immediate questions or concerns. I would greatly appreciate any timely updates you might be able to provide me regarding the status of this request.

Thank you GayLynn,



Steve Bartel

Assistant Dean for Student Affairs

DAKOTA STATE UNIVERSITY
 888-DSU-9988 / dsu.edu
 office/605-256-5146

Yrly Income From DSU.

Aug 22 - Dec 17
 Jan 10 - May 8

$$\begin{array}{r} 8 \\ \times 2 \\ \hline 16 \text{ apts} \end{array}$$

8 - 3 bedroom = 24 bedrooms

8 - 2 bedroom = 16 bedrooms

$$\frac{8}{16}$$

40 bedrooms
 x 2 semesters per year

80
 x 2 students per bedroom

160 students / yr. max
 x 2301.95 based on double occupancy

368,312

- 152,000 lease price / yr.

216,312 DSU profit

- 28,640 utilities

- 15,000 grounds upkeep

168,232 DSU profit / yr

x 25 years

\$4,205,800 profit for 25 years

$$\begin{array}{r} \$152,000 \\ \div 160 \text{ students} \\ \hline \$950 / \text{student} \end{array}$$

DSU charges students
 2301 or 2601.

- ins. 4,551
 - PILOT 14,600
 10,368
 2001-2017

1200 W. Hawth City of Madison - avg. 1280.11 / mo.
 1210 W. Hawth + 1106.61 / mo.

2,386.72 x 12 mo = 28,640.64

6-4526 North Eastern - gas - avg. 202.00

168.00 x 1
 370 x 12 mo = 4,440.



Main Campus Undergraduate Tuition & Fees

COST OF A SINGLE CREDIT HOUR

	SD, IA, NE, WY, CO, MT, ND Residents*	Minnesota Reciprocity **	Non-Residents
TUITION	\$ 251.35	\$ 256.60	\$ 353.70
FEES	\$ 40.05	\$ 40.05	\$ 40.05
TOTAL	\$ 291.40	\$ 296.65	\$ 393.75

ADDITIONAL FEES Estimate \$500/semester

Course Fees Charged per Credit Hour		
Respiratory Care		\$ 52.75
Computer Science		\$ 70.20
Business		\$ 30.20
Math		\$ 15.80
Art, Music, & Theatre		\$ 15.80
Science		\$ 21.10

CUMULATIVE CREDIT HOUR SCALE

Credit Hours	SD, IA, NE, WY, CO, MT, ND Residents*	Minnesota Reciprocity **	Non-Residents
1	\$ 291.40	\$ 296.65	\$ 393.75
2	\$ 582.80	\$ 593.30	\$ 787.50
3	\$ 874.20	\$ 889.95	\$ 1,181.25
4	\$ 1,165.60	\$ 1,186.60	\$ 1,575.00
5	\$ 1,457.00	\$ 1,483.25	\$ 1,968.75
6	\$ 1,748.40	\$ 1,779.90	\$ 2,362.50
7	\$ 2,039.80	\$ 2,076.55	\$ 2,756.25
8	\$ 2,331.20	\$ 2,373.20	\$ 3,150.00
9	\$ 2,622.60	\$ 2,669.85	\$ 3,543.75
10	\$ 2,914.00	\$ 2,966.50	\$ 3,937.50
11	\$ 3,205.40	\$ 3,263.15	\$ 4,331.25
12	\$ 3,496.80	\$ 3,559.80	\$ 4,725.00
13	\$ 3,788.20	\$ 3,856.45	\$ 5,118.75
14	\$ 4,079.60	\$ 4,153.10	\$ 5,512.50
15	\$ 4,371.00	\$ 4,449.75	\$ 5,906.25
16	\$ 4,662.40	\$ 4,746.40	\$ 6,300.00

RESIDENCE HALLS

Double Occupancy	\$ 1,902.65
Single Occupancy	\$ 2,382.30
Apartments - 8 plexes Single	\$ 2,601.00
Apartments - 8 plexes Double * <i>used 1445</i>	\$ <i>2,301.95</i>
Courtyard Double	\$ 2,006.65
Courtyard Single	\$ 2,486.30
Courtyard Suite Double	\$ 2,236.90
Courtyard Suite Single	\$ 2,523.00

MEAL PLANS

1 st Yr. Big Blue Unlimited (\$100 flex dollars)	\$ 1,983.40
1 st Yr. Dakota 145 (\$250 flex dollars)	\$ 1,614.00
1 st Yr. Dakota 225 (\$150 flex dollars)	\$ 1,897.60
2 nd Yr. Trojan Basic Plan (\$400 flex)	\$ 1,400.50
3 rd Yr. Trojan Upper Class (\$500 flex dollars)	\$ 1,027.85
3 rd Yr. Little Blue Univ. Apts. (all flex)	\$ 369.00
Wireless Computing Fee	\$ 396.75
<i>Fee includes tablet computer, wireless and wired access to university network, software and on campus support</i>	
Parking - Blue Tag (Annual)	\$74.00

Main Campus Undergraduate University Costs - 15 Credit Hour Enrollment

	SD, IA, NE, WY, CO, MT, ND Residents*	Minnesota Reciprocity**	Non-Residents
Tuition & Fees	\$ 4,371.00	\$ 4,449.75	\$ 5,906.25
Wireless Computing Fee	\$ 396.75	\$ 396.75	\$ 396.75
Housing & Food Service***	\$ 3,516.65	\$ 3,516.65	\$ 3,516.65
Est. Cost Per Semester	\$ 8,284.40	\$ 8,363.15	\$ 9,819.65
Est. Total Cost Per Year	\$ 16,568.80	\$ 16,726.50	\$ 19,639.30

*New freshman and transfers starting with the Summer 2019 term

Minnesota Reciprocity rates are effective through the summer 2019 term. *Includes double occupancy dorm & Dakota 145 meal plan (minimum freshman requirements) Books & Supplies for an academic year estimated at \$1,200. Additional fees may be assessed for special services or course - est. \$1,000 per year.

Off-Campus Rates - University Center, Internet, DDN & Pre-General Education

Credits	1	2	3	4	5	6	7	8	9	10	11	12
Undergrad Cost*	351.25	702.50	1,053.75	1,405.00	1,756.25	2,107.50	2,458.75	2,810.00	3,161.25	3,512.50	3,863.75	4,215.00

(*Undergrad non-residents taking CSC online courses are assessed a delivery fee of \$109.60.)