

Sleepy Eye EDA Meeting Minutes

June 23, 2020

Mission Statement: The mission of the Sleepy Eye Economic Development Authority is to maintain and improve the community through the retention and growth of business, industry, and services.

Board Members Present: Casey Coulson, Kathy Haala, Gary Windschitl, Mike Carr, Dan Schmid, Joann Schmidt

Advisory Board Members Present: Kurk Kramer, Christina Andres, Bob Elston, Wayne Pelzel

Absent: Mark Kober

Guest: Commissioner Dean Simonsen

- A. **Call to Order:** The meeting was called to order by President Kathy Haala at 12:04pm on June 23, 2020.

- B. **Discussion w/County Commissioner Dean Simonsen:** Comm. Simonsen had done some calling and with the information Kurk had provided him prior to our meeting, came back with the acknowledgment that the county should be able to clean up the Standard Station property but that it might take time as certain office staffs were swamped and that a Sheriff's sale might be the best route to go. Many of the EDA Board members informed Comm. Simonsen that this had been the same excuse given to these requests going back to 2014 (Kurk had the emails). Gary and Bob informed him of two other properties that also had had a lengthy wait time and were holding up property owners from better utilizing the sites. The Commissioner was not aware how lengthy of an issue this has been and then recommended writing a letter from the City to all the Commissioner's to request this and other properties within the city limits be expedited as well. He felt this would hold more weight than just him alone expressing this concern. Bob and Wayne agreed to compose a letter to send, and if need be, request to be added as an agenda item on a future County Commissioner's Meeting.

- C. **Approval of May Minutes: M/S/C Mike, Joann**

- D. **Accept Financial Report M/S/C Joann, Gary**
 1. **RLF Report:** As Written; Schweiss Meats paid off remainder of loan; Kurk sent a Thank You from EDA
 2. **Business Rehab Program:** As Written
 3. **All Active EDA Resources:** As Written

- E. **Approval of Bills:** None

- F. **Reports**
 1. **EDA Coordinator's Report:** As Written
 2. **Chamber Director Report:** As Written; Christina also gave an update on the plans for a non-traditional celebration of Buttered Corn Days weekend.
 3. **LSLC Update (Brad Devos submitted):** No report: Joann informed the Board that they had reached out to Tri-Valley regarding more space within the center for possible school age care. Tri-Valley is waiting to see how much space is actually utilized for them throughout these next few months before making suggestions.

- G. **Old Business**
 1. **Pocket Park update:** Kurk met with Matt Mages and Jeff Meyer to figure out the electrical hookup route from the back alley to the park. They have a way that it will work for around \$3K. Kurk will touch base with Randy Zinniel on when that install could take place. Michael Sprenger suggested leaving the curved half wall at it's current height (plus the cap) due to safety concerns on something higher. Kurk agreed and so that's where it will remain. Jon Hanson is waiting for the go ahead with the sprinkler system whenever they are ready for it. There is still discussion happening with Matt Mages on the west wall appearance. Nothing has been decided yet.

2. **Railway Update:** Kurk has met with Carrie Dockter in regards to loan options and SBDC to help her with any forward movement of purchasing the Railway. Kurk also recommended she talk to the banks in town to discuss funding. Nothing has been finalized, just all in progress.
3. **Discussion on New EDA Program Inquiries/Applications:** The question was raised what to do if we continue to have more businesses requesting funds for 2020. What else do we need as a resources? Bob felt that we could make it work within the city budget should we come to an issue where financial assistance for a business was needed.
4. **Community Reinvestment Fund:** Kurk presented the letter and loan purchased information from 2005 from the CRF. Kurk was hoping Mark could have answered some of the timeline questions since he was CM during this time. Mike and Kathy recalled some but not all the details surrounding the process. Kurk will reach out again to the company and to Mark to gather a little more detail before making any decisions.

H. New Business

1. **CJT Enterprises Request:** The EDA Board recommends to the Sleepy Eye City Council that in regards to the Small Cities Development Program (Commercial Rehabilitation Program) the current owner pay off the remaining loan and that the grant balance portion will be forgiven. **M/S/C Mike, Casey**
2. **Mages Building – Professional and/or Incubator Space Discussion:** Kurk walked through the west side of the MM building with Matt and observed the space for an incubator or start up business. Other than some basic aesthetics the space would be move-in ready. The Board asked for Matt to come up with a rental price for the space so the EDA could discuss options for supporting new business startups and the financial aspects. Kurk will talk to Matt.
3. **Snow Addition:** Bob informed the EDA Board that an offer had come in for the purchase of 82 acres of Snow Farm to the south. The Board discussed pros and cons but ultimately it was agreed that it would be in the city's best interest to maintain ownership, continuing to receive rent on the farmland and still having the options for sale should a future buyer want some but not all for commercial expansion.

Adjourned: Kathy Haala at 1:20pm

Next EDA Board Annual Planning Meeting meeting will be **Tuesday, July 28, 2020** @ Noon – Location TBD

EDA President Kathy Haala

EDA Sec/Treas. Gary Windschitl