

**Sleepy Eye EDA Board December Meeting Minutes**  
Tuesday, December 22, 2020 - Noon - Community Center

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**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:** Mike Carr, Casey Coulson, Kathy Haala, Dan Schmid, Joann Schmidt, Gary Windschitl  
**Advisory Board Members Present:** Bob Elston, Kurk Kramer, Wayne Pelzel  
**Absent:** **Board Member,** Mark Kober **Advisory Board Member,** Christina Andres

**A. Call to Order:** The meeting called to order at 12:00PM by President, Kathy Haala

**B. Approval of Agenda:** M/S/A - Joann and Casey

**C. Approval of October Meeting Minutes:** M/S/A – Mike and Dan

**D. Approval of Financial Reports:**

- 1. Revolving Loan Fund:** As Written
  - aa. Good progress being made on repayment of past due loans
- 2. Business Rehab Program:** As Written
  - aa. All of these loans are up to date
- 3. All Active EDA Resources:** As Written

**E. Approval of Bills:** None

**F. Reports:**

- 1. EDA Coordinator Report:** As Written
- 2. Chamber Director Report:** As Written
- 3. St. Peter Business Services:** As Written
  - aa. Joann provided an additional update on staffing and also that LSLC was closed for the next two weeks due to COVID exposure.

**G. Old Business:**

- 1. Incubator Space Information Update:** The Board reviewed the submitted drawings from Town's Edge Lumber on the remodeling/updating scenario for the west and north sides of the Community Center for incubator spaces. The Board determined that they would set some guidelines and criteria for establishing the incubator spaces and usage at the January Planning Meeting. The discussion also was agreed by the Board that doing the physical work on the spaces could be done in phases, starting with establishing the existing office spaces available on the south side of the building and then remodel and expand as needed and as budget numbers warranted. It was also noted that considerations needed to include making sure that the community's seniors are considered and that their continued needs for the facility usage are met.

- 2. Former Orchid Inn Property & DEED Redevelopment Grant Window:** The DEED application window for this program round is open until February 1, 2021. Discussion by the Board determined that we have a number of other possible housing related projects that will hopefully be addressed in the near future with the upcoming meeting with Alliance Building Corp., the finalization of the sale of the former Del Monte facility with Chasing Our Tails, and the planned meeting with reps from the EDA Board and the HRA Board all addressing the housing needs in our community. The Board's decision was to see what materialized with Alliance Building and the meeting between the EDA and HRA Boards and then look at possible options to see if the Orchid Inn property would even be considered as a possible housing location, or if it needs to be labeled as a site for some other options.
- 3. EDA & HRA Boards Housing Discussion:** The EDA Board and the HRA Board will have reps get together and begin a discussion on addressing possible additional housing in the community. Some direction may come from what develops with the upcoming meeting with Alliance Building Corp. Kurk will be getting in contact with Bob Schmid to get a meeting set. This topic will be discussed in more detail at the January Planning Meeting.
- 4. January Planning Meeting & 5-Year Capital Plan:** Mention was made on topics of discussion to address at the Planning Meeting and also some of the details that will be covered when considering an EDA 5-Year Plan and related budget numbers.
- 5. Chasing Our Tails Update:** A copy of the submitted "press release" was included in the EDA Board Packet.
- 6. Del Monte Ponds Update:** Kurk shared an update with the Board regarding a few meetings that he has been a part of as a private party has shown some interest in the purchase of the ponds and are working through the process with many different state departments that need to be involved. More information may be forthcoming depending on the ongoing process.

#### **H. New Business:**

- 1. Alliance Building Corp Meeting:** Kurk has arranged a meeting on January 6, 2021, with Corey Gerads, President of Alliance Building Corp., to discuss a possible housing project in Sleepy Eye. Corey has already reviewed the results of the housing study that we did a few years ago.
- 2. OJT Program Update for 2021-2022 School Year:** After the first of the new year the OJT Committee is going to address the revised scheduling of all OJT training, interviews, and other meetings that have been put on hold due to COVID. Kurk reported having received some positive feedback from one of the businesses on a couple of students that were doing their OJT at the business and were doing a fantastic job and the business was very pleased with them.

- 3. Review & Discuss Vacant Main Street Building Article:** The Board will discuss any type of action that would be implemented as they consider the contents of the article and discuss it in more detail at the planning meeting.

**Meeting Adjourned:** Kathy Haala adjourned the meeting at 1:13PM

**Next EDA Board Meeting:** The Annual Planning Meeting - January 26, 2021, @ 4:00PM – Location TBD

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EDA Board President: Kathy Haala

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EDA Sec./Treas.: Gary Windschitl