

Sleepy Eye EDA Board May Meeting Minutes
May 25, 2021 @ Noon at SE Community Center

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: Gary Windschitl, Joann Schmidt, Kathy Haala, Mike Carr, Mark Kober

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

Absent Members: Casey Couslon, Joe Schieffert

A. Call to Order: The meeting was called to order by President Kathy Haala at 12:07pm on May 25, 2021.

B. Approval of Agenda: M/S/C Joann, Gary

C. Approval of April Minutes: M/S/C Gary, Joann

D. Financial Reports: M/S/C Mike, Mark

1. **RLF Report:** As Written
2. **Business Rehab Program:** As Written
3. **All Active EDA Resources:** As Written
4. **2021 EDA Program Disbursements:** As Written

E. Approval of Bills:

1. None

F. Reports

1. **EDA Coordinator's Report:** As Written
2. **Chamber Director Report:** As Written
3. **LSLC Report:** The submitted report reflects that the center is financially sound at least into 2022. It was discussed that a serious need for more space is going to have to happen. Besides being unable to house students, should the center reach max capacity, they has also developed issues once again with the current Tri-Valley staff.
4. **Mayor Pelzel reported that Toby Arneson will be replacing Joe Schieffert on the EDA Board.**

G. Old Business

1. **Chasing Our Tails Update:** Steve Trachtenberg, owner of Chasing Our Tails, has pulled out of the purchase agreement with Seneca due to financing issues. The Board felt it might be wise to reach out to Sanborn Manufacturing as they have been expanding rapidly and local space is limited. Also, possibly talk to Haala Industries to see if they have any interest.
2. **Del Monte ponds update:** Nothing new to update
3. **Alliance Building Corp. Update:** Kurk included an updated drawing layout of the property and complex. Bob was working with the county to discuss the tax abatement rate for the square footage and stated that a build wouldn't take place until 2022.
4. **Orchid Inn** – Kurk met with both Bob Pelzel and Drew Cook to look over the building and discuss their possible interest and plans. Their consideration is ongoing as they are waiting to get more demolition and roofing cost estimates from contractors.
5. **Mitchell, SD Cemetary property** – nothing to report.
6. **Professional Office Spaces in Community Center:** Kurk mentioned that he had brought Susan Kral to look over the space at the center and she was very much interested. It was then noted that being the building is a city property, would the updated use need to be cleared by the city council. Bob thought it might not be a bad idea and will add it to next months agenda. Also, the discussion about how to work with the Senior card players was discussed, as we don't want to oust them but the space needs to be

clearly defined for use by all parties. Kurk will ask Mayor Pelzel to speak with the seniors and inform them of the possible plans and to assure them they will still have spaces available in the Community Center for their activities.

7. **EDA Rehab Loan Terminology Discussion Meeting:** After reading through the recommendations by city attorney Alissa Groen and also looking at the information Dan Schmid and Blair Folkens provided on the varying payoff options; The EDA Board approved on the EDA Business Rehab Program, an early loan payoff after 3 years, requiring a minimum of 3 years interest to be paid at time of final payment; after 3 years there is no prepayment penalty and no other interest accrued once loan is paid in full.

M/S/C Mark, Mike

H. New Business

1. **Meeting with Region 9, MSU, SCTC and businesses** – 11:30 Wednesday, May 26 @ Event Center
2. **Meeting with Erickson Construction** – see handout; Kurk met with Jason Ericksen who has an interest in the 10 outlying lots of Snow 2nd Addition but not the 4 interior. Kurk will continue talks with him but builds wouldn't take place until 2022.
3. **Meeting with Local Developers/Construction** – Kurk reached out to other possible area developers and construction operations to also invite them to discuss an interest in Snow 2nd Addition. That meeting is set for June 9th.
4. **Servicemen's Club Awning Application** – The EDA Board reviewed the submitted application and materials for a newly refaced awning. The EDA Board approved the loan for 50% of the total project cost of \$7930.49. The EDA will pay \$3965.25 of the project. **M/S/C Mark, Mike**

Adjourned: Kathy Haala @ 1:09pm

Next EDA Board Meeting meeting will be **Tuesday, June 15, 2021** @ Noon – Council Chambers

EDA President Kathy Haala

EDA Sec/Treas. Gary Windschitl