

**Sleepy Eye EDA August 2021 Meeting Minutes**  
(August 24, 2021 @ Noon; City Council Chambers)

**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, Casey Coulson, Toby Arneson, Mark Kober

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

**Absent Members:** Kathy Haala, Mike Carr

- A. **Call to Order:** The meeting was called to order by Kurk Kramer at 12:07pm on August 24, 2021.
  
- B. **Approval of July Minutes:** M/S/C Joann, Gary
  
- C. **Accept Financial Reports:** M/S/C Mark, Casey
  - 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
  
- D. **Approval of Bills:**
  - 1. None
  
- E. **Reports**
  - 1. **EDA Coordinator's Report:** As Written
  - 2. **Chamber Director Report:** As Written
  
- F. **Old Business**
  - 1. **Chasing Our Tails Update:** As of Friday, August 13, the purchase of the former Del Monte plant is complete. Steve Trachtenberg did a full interview with Deb M. from the Herald Dispatch and will begin outfitting the facility to his needs. A projected startup date of October 1, is set.
  - 2. **Del Monte Ponds Update:** Progressing along and hopefully something to officially announce in the coming weeks.
  - 3. **Alliance Building Corp. Update:** Frontier Labs has agreed to dissolve their previous purchase agreement involving their parcel of land on the Snow Addition. They still have a desire to locate here in Sleepy Eye but have a prior project in the works and this is where their focus is for now. ABC will now have the adequate space needed for a spring 2022 build. The City is working on a development agreement for the site moving forward.
  - 4. **Meeting with Region 9, MSU, SCTC and Local Businesses** –Kurk stated that Region 9 is still working on the grant application process.
  - 5. **Local Housing Developers/Construction** – Nothing new to report other than the City will begin putting together some criteria for the lots and based on the desire from builders, these lots can be adjusted to fit the needs of prospective buyers.
  - 6. **Purchase Agreement Bertrand Building** – Kurk is hoping to have the purchase agreement finalized by Tuesday, Aug 31. Presently, Gene has agreed to the price and terms, we will see what the 31st brings.
  
- G. **New Business**
  - 1. **EDA Business Startup Program** – Kurk presented the criteria that the Finance Committee looked over and agreed to. Basically a mesh of the two examples he provided at the July meeting. After further discussion, the difference between this new program and our existing EDA offerings was getting hard to distinguish. The Board expressed how it was in favor of the reimbursement cost range (\$5,000-50,000) to give adequate coverage to the applicant but stated it was also important that the prospective applicant also financially have some skin in the game, so as to encourage maximum success effort and

not leaving the EDA on the full financial hook. The Board advised Kurk to have a talk with Tom Goetz from First Security Bank to see if the bank would be willing to underwrite a prospective loan for at least a year. Kurk will report back with his findings.

- 2. Little Sprouts Learning Center Update:** Joann gave a brief update of LSLC after their most recent meeting that EDA members were invited to. The LSLC Board has two new members: Cody Groen and Jennifer Fischer. They also reached out to Brad DeVos from St. Peter to once again help with some personnel guidance issues regarding the LSLC current director. The LSLC Board continues to look for another location for operation, the recent tour of St. John's School again turned up a no go. They have another meeting happening this week.

**Adjourned:** Kurk Kramer @ 1:03pm

Next EDA Board Meeting will be **Tuesday, September 28, 2021** @ Noon, Council Chambers

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EDA President Kathy Haala

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EDA Sec/Treas. Gary Windschitl