

**Sleepy Eye EDA October Meeting Minutes**  
**October 26, 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 Couslon, Toby Arneson, Kathy Haala, Mark Kober, Christina Andres

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

**Absent Members:** Mike Carr

- A. Call to Order:** The meeting was called to order by President Kathy Haala at 12:04pm on October 26, 2021.
- B. Approval of September Minutes & Special October 18 Meeting Minutes:** **M/S/C Mark, Gary**
- C. Approval of Special October Meeting Minutes:** Approve amended dollar amounts for Serendipity Boutique Loan totaling: \$21,722.85 **M/S/C Joann, Casey**
- D. Financial Reports:** **M/S/C Gary, Toby**
1. **RLF Report:** Accepted As Written
  2. **Business Rehab Program:** Accepted As Written
  3. **All Active EDA Resources:** Accepted As Written
  4. **2021 EDA Program Disbursements:** Accepted As Written
- E. Approval of Bills:**
1. **SMIF Annual Request –** Approved a \$1,000 contribution for 2022 **M/S/C Mark, Joann**
- F. Reports**
1. **EDA Coordinator’s Report:** As Written
  2. **Chamber Director Report:** As Written
- G. Old Business**
1. **Alliance Building Corp. Apartment Project Status** – Bob Elston gave an update on a slight layout change to the proposed apartment complex property from Alliance Building Corp. This included a larger buffer zone and dry pond between Kibble Equipment and the apartment complex. Kurk provided a copy of the updated site plan for the Board to see. Plans are proceeding for a Spring 2022 start.
  2. **Snow 2nd Addition Status** – Kurk and Bob informed the Board that they are preparing criteria for the 8 lots for development along Maple Street and 6th Avenue South. A building plan will be required of contractors including a timeline of construction. There was also discussion of not requiring purchase payment until the property had been developed and sold. Kurk and Bob will continue to work on this project proposal for city council approval and then the distribution to the local interested contractors and developers.
  3. **108 Main Street West Building** – The EDA Board approved the bid and business proposal submitted by Hannah Real Estate Partners on the purchase of 108 Main St W property. **M/S/C Joann, Mark Kathy Haala abstained**
  4. **Former China 14 Buildings** – Nothing new to report as the owners aren’t looking for sale until after the first of the year. The Board still encouraged pursuit of the space.
  5. **Cemetery Status Consideration** – nothing new to report; waiting on Alissa to contact a South Dakota attorney to learn what statutes for forfeiture might fall under for SD properties.
  6. **Information from Brown Co Auditor regarding Lien’s on Shane’s Tire** – Kurk will be meeting with reps from Americana Community Bank to work through that portion of the liens, which may be lengthy. No action of the EDA to take at this point.

7. **Sleepy Eye Vocational & Professional Development Center** – Kurk will be meeting with Region 9, South Central Technical College, and John Cselovszki, on 10/27/21, to discuss the next steps needed to progress this venture forward. Discussion will include site locations, facility prospects, and local investment requirements. This progress will need a local task force for operation. Kurk made a request that any Board members wishing to be a part of this task force reach out to him.

#### H. New Business

1. **Chasing Our Tails** – Kurk informed the Board that Steve Tractenberg would be meeting with the PUC, EDA, and City for possible financial assistance request for some aspects of the moving costs that had been discussed previously when Chasing Our Tails was considering the move to Sleepy Eye.
2. **Serendipity Boutique** – Kurk explained to the Board some ammended financial numbers on the previous application request. (See letter "C" on this agenda)
3. **Little Friends Daycare** – The EDA Board, based on recommendation from the Finance Committee, approved the Rehab Loan of \$11,000 for Peggy Seidl of Little Friends Daycare.

M/S/C Mark, Joann

**Adjourned:** Kathy Haala @ 1:00pm

Next EDA Board Meeting will be Tuesday, November 23, 2021 @ Noon, in the Council Chambers

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EDA President Kathy Haala

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EDA Sec/Treas. Gary Windschitl