

**Sleepy Eye EDA October Meeting Minutes**  
**November 23, 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 12:10PM.

**B. Additions to Agenda:** M/S/C Joann, Mark

**C. Approval of October Meeting Minutes:** M/S/C Joann, Casey

**D. Financial Reports:** M/S/C Casey, Joann

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. **GMPT Annual Request –** Approved a \$150.00 contribution for 2022 M/S/C Joann, Mark

**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** – No update at this time
2. **Snow 2nd Addition Status** – Kurk shared the criteria that was developed as a guide for developers to consider including a timeline, payment options and other specifics. That information was included in the RFP that was presented to the City Finance Committee and City Council for approval; and then it will be made public and presented to those who have voiced an interest in the property.
3. **Former China 14 Building** – The Board directed Kurk to contact the owners and inform them of the EDA's interest and wish to purchase the building and to be included in the group offering to purchase.
4. **Cemetery Status** – Kurk shared the email conversation with questions and answers between his office, Alissa's office, and the SD attorney's office regarding the forfeiture of the property from the EDA's possession to Davison County South Dakota.
5. **Lien's on Shane's Tire** – Kurk met with reps from Americana Community Bank and First Security Bank to discuss the liens that the two banks held on the property. Both banks agreed to file a Satisfaction of Mortgage on the property to clear the liens and enable the property to be sold.
6. **Chasing Our Tails** – Kurk informed the Board that Bob Elston, Wayne Pelzel, Mike Hardin, Bob Weiss, Kathy Haala, and he, met with Steve Trachtenberg to discuss the financial assistance request Steve made for the moving costs to Sleepy Eye. The group discussed other possible options to consider than just a cash payout and/or loan to the business. The PUC is considering some possible utility relief and the EDA will consider using their programs to assist in future developments and/or rehab work on the buildings. Kurk and Mike are planning to meet with Steve to present and discuss these options.

## H. New Business

1. **Community Center - Offices, Professional Building** – Kurk has one of the offices repainted and almost ready to go. Discussion on what amenities should be provided, a second entry location, type of locks/security system to use, and a needed post office box. The Board has decided to just provide a room with a base rate and leave any other options open for discussion with the future tenants. Kurk will bring a proposal on rent/lease amounts and a simple guide for renters to the December meeting.
2. **Former Orchid Inn Property** – Kurk presented a proposal for the sale of the property to the EDA Board to consider as they continue to discuss the future of the property. The Board will continue to discuss the options of demolishing the property and redeveloping, selling to interested private ownership, or consider the location for the trades building location should the Region 9 EDA Grant become a reality and it becomes the location for this building.
3. **Sleepy Eye Vocational & Professional Development Center** – Kurk announced that there will be a meeting on Tuesday, November 30, with Region 9, the school district, the city, and representatives of the business community that will bring these stakeholders together to discuss the initiative, explain the program process, and provide a question and answer session to get everyone informed and to make a decision to move forward with grant application.
4. **Early Child Learning Center Information** – Kurk distributed handouts from two recent conferences he attended that focused on local early childcare needs, concerns, and recommendations. The Board will discuss this topic at further length at their Annual Planning Meeting in January.
5. **213 Main Street East** – Initial information was presented on the new ownership of this property and the future plans for it. This will be discussed at future meetings as there was little meeting time left, and no specific timeline has been determined for the property.
6. **Craig Mork, Duffy's** – Kurk has set a meeting date for December 2, to meet with Craig and discuss the possibility of getting a restaurant in Sleepy Eye. EDA Board members were encouraged to attend the meeting.

**Adjourned:** Kathy Haala, Chairman @ 1:25PM

Next EDA Board Meeting will be **Tuesday, December 28, 2021** @ Noon, in the Council Chambers