

Sleepy Eye EDA Board January 2022 Planning Meeting Minutes
Tuesday, January 25, 2022 – 3:00PM – Sleepy Eye Coffee Company

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: Christina Andres (CC), Toby Arneson, Mike Carr, Kathy Haala, Mark Kober, Gary Windschitl (CC)

Absent: Board Member, Casey Coulson, Joann Schmidt

Advisory Board Members Present: Bob Elston, Kurk Kramer

A. Call to Order: The meeting called to order at 3:05PM by President, Kathy Haala

B. Cody & Alissa Groen Presentation on 213 Main Street East Property:

The Groen's presented their plans for the building and property they purchased and also the timeline for getting the building demoed and the property cleaned up and their future plans for use.

C. Approval of Agenda:

M/S/A – Gary & Mike

The agenda was approved as written.

D. Election of Officers:

M/S/A – Toby & Mark

No new nominations were cast for any of the officer positions on the EDA Board, and all three members agreed to continue in their current positions, so there was a motion to accept all three members to continue with their duties.

Kathy Haala - Chair

Mike Carr - Vice Chair

Gary Windschitl - Secretary/Treasurer

E. Approval of December & January 13 Meeting Minutes:

M/S/A – Gary & Mike

The minutes for the December EDA Board Meeting and the special EDA Board Meeting on January 13 were accepted as written.

F. Approval of Financial Reports:

M/S/A - Gary & Mark

1. Revolving Loan Fund: As Written

2. Business Rehab & Startup Program: As Written

3. All Active EDA Resources: As Written

Kurk gave a summary of each of the three EDA Financial Reports and all three were accepted as printed.

4. 2022 EDA Budget

a. City Manager, Bob Elston presented the 2022 EDA Budget and explained the coding and process for determining the amounts in all of the EDA categories and the determined transfer amount back to the General Fund fro 2021.

G. Approval of Bills: No bills were submitted at the January EDA Board Meeting.

H. Reports:

M/S/A - Gary & Mark

1. **EDA Coordinator Report:** As Written
 2. **Chamber Director Report:** As Written
- Both reports were accepted as printed.

I. Old Business:

The Board discussed the following agenda items under Old Business.

1. 108 Main Street West Property

The Purchase Agreement between the EDA and Hannah Real Estate Partners has been signed by both parties, and the closing date on the property is scheduled for February 28, 2022.

2. Community Center/Professional Building/Incubator

The Lease/Rental Agreement for use of the three possible office rooms in the Community Center is being developed by the City Attorney and will be presented at the February EDA Board Meeting for approval.

3. EDA 5-Year Capital Plan

The EDA Board will begin to identify ideas and goals to put in a five-year plan which will benefit future budget planning and goal setting. The Board will use the extended quarterly EDA Board Meeting in April to bring these thoughts and ideas together for discussion and implementation.

4. LSLC Installment Notes:

An annual reminder was presented to the Board regarding the deferment of the LSLC notes until 1/1/2023.

5. Mitchell, SD Cemetery Property

Kurk has been in contact with the Plamp family, a local realtor, and possible interested party on the property. He will continue to report on any progress in the sale of the property at the February EDA Board Meeting.

6. Former China 14 Restaurant Property/Buildings

Wayne, mark, and Kurk have agreed to go to Windom to meet with the owners of the property and have a discussion on the possible purchase of the property.

7. Snow Second Addition Property

Kurk is going to begin the process of determining who might be interested in a patio style home on the property and have them meet with a developer/contractor on specifics of the dwelling so that more firm numbers can be used in the planning of the sale and building of the home.

J. New Business:

The Board discussed the following agenda items under New Business and then set the goals for 2022.

1. Orchid Inn & DEED Redevelopment/Brownfield Grants

After another period of discussion regarding this property, the Board agreed to move forward with a plan to use the DEED application and get the asbestos abatement done, and then for demolition and redevelopment. Kurk will begin working on the plan and application form in the next months. This will be one of the goals for 2022.

2. Downtown Revitalization Focus & Programs

The discussion to continue with this topic included previous successes on Main Street, those buildings and building owners that still present a challenge, and the difficulty with blight enforcement. The Board determined they would continue to address this and continue to pursue successful efforts. This will be one of the goals for 2022.

3. Address Community Housing Needs

The Board discussed the importance of continuing with the apartment project with Alliance Building Corporation (ABC), the need to join together with the HRA and its Board to address some ways in which the local HRA might become more active and assist the EDA Board in providing more opportunities for addressing the housing needs here in Sleepy Eye, and to continue to look at other ways that the community Housing needs can be addressed and ways to make building new homes more appealing to contractors, developers, and anyone interested in building a new home. This will be one of the goals for 2022.

4. A Restaurant in Sleepy Eye

The final topic of discussion under New Business was to address the need for a nice upscale type of restaurant in Sleepy Eye. To have the EDA present opportunity to someone that would make it extremely appealing to get that type of business established here. This will be one of the goals for 2022.

2022 Goals:

Goal #1) Demolition and Redevelopment of Former Orchid Inn Property

Goal #2) Continued Downtown Revitalization

Goal #3) Addressing Community Housing Needs

Goal #4) Bring a Restaurant to Town

Meeting Adjourned: Chair Kathy Haala adjourned the meeting at 4:50PM

Next EDA Board Meeting: February 22, 2022 - Noon – City Council Chambers