

Sleepy Eye EDA February Meeting Minutes
February 22, 2022 @ 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, Kathy Haala, Mark Kober, Mike Carr

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

Absent Members: Casey Couslon, Toby Arneson, Wayne Pelzel

- A. **Call to Order:** The meeting was called to order by President Kathy Haala at 12:06pm on February 22, 2022.
- B. **Approval of January Minutes: M/S/C Joann, Mark**
- C. **Accept Financial Report M/S/C Mark, Mike**
 - 1. **RLF Report:** As Written
 - a. Final Mayma's payment made
 - 2. **Business Rehab Program:** As Written
 - 3. **All Active EDA Resources:** As Written
- D. **Approval of Bills:** None
- E. **Reports**
 - 1. **EDA Coordinator's Report:** As Written
 - 2. **Chamber Director Report:** As Written
- F. **Old Business**
 - 1. **108 Main Street West Building** – Closing date is Monday, February 28, 2022 @ 1:30pm
 - 2. **Approve Commercial Lease Agreement for Office Space in SECC** – Kurk presented the final draft of the lease agreement for future tenants of the SECC building and requested approval for use moving forward. **M/S/C Mark, Joann**
 - 3. **Alliance Building Corp. Apartment Project Status** – Bob Elston gave an update on the abatement discussion and status of the project for moving forward. Bob stated he will be meeting with the City Council next week to discuss the numbers and see the next steps that they wish to take with the change in monetary ask from ABC. He will keep the EDA Board posted on developments.
 - 4. **Former China 14 Buildings** – Nothing new to report as the owners still aren't ready to discuss a sale.
 - a. Railway discussion – Kurk mentioned that Toby had been in contact with two individuals with a possible interest in the Railway facility but they had yet to get a hold of Kurk to do a walk through. Kurk also stated that he had been in talks with the owner of another local restaurant who has expressed interest in the building since last summer. The Board encouraged Kurk to mediate between the Helgets and this owner, to possibly find an acceptable offer. He will keep us posted.
 - 5. **Mitchell SD Cemetary Status** – Kurk reported on the soap opera that was taking place out in Mitchell regarding the various parties involved with the cemetary but at the end of the day we are still hoping for a purchase agreement here in the next few days or week. The previous PA that Kurk emailed about was retracted, however we are confident another is looming. Reach out to Kurk for the colorful details.
 - 6. **Orchid Inn Property** – Nothing new to report
 - 7. **Snow 2nd Addition Property** – Kurk reported that he has had no interest in the properties for development. The cost of materials seems to not be helping matters. Kurk stated that he knew of two individuals who very much want a duplex/slab type home, so the Board discussed that maybe the EDA work as the go-between for contractors and buyers.

8. EDA 5-Year Capital Plan & Budget Info – April Extended Meeting

- a. Cooperative efforts between HRA & EDA Boards - The Board discussed how the HRA Board might be a better fit for the Snow 2nd Add housing endeavor, as it's also an arm of the City, plus they are able to access more types of grants or government programs to assist. It was discussed to reach out to the new director and board to encourage an addition to their responsibilities and Mission.
- b. The Board also discussed the possibility of another building purchase and resale in the future.
- c.

G. New Business

- 1. Three EDA Rehab/Startup Applications Being Reviewed by Finance Committee**
- 2. Approval for Revision of Sleepy Eye Repair Promissory Note** – A name change to the note from Pete Schumacher to Scott Braun is to be changed on the SE Repair note due to the selling of interest in the corporation from Pete Schumacher to Scott Braun. **M/S/C Mark, Joann**
- 3. SMIF/Rethos Downtown Assessment Community Application** – Kurk presented the packet info on applying to have this free study done. The Board agreed to apply.

Adjourned: Kathy Haala @ 1:04pm

Next EDA Board Meeting will be **Tuesday, March 22, 2022** @ Noon, Council Chambers

EDA President Kathy Haala

EDA Sec/Treas. Gary Windschitl