

Sleepy Eye EDA March Meeting Minutes
March 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, Mike Carr, Casey Coulson, Toby Arneson, Wayne Pelzel

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

Absent Members: Kathy Haala, Mark Kober

- A. Call to Order:** The meeting was called to order by Vice President Mike Carr at 12:02pm on March 22, 2022.
- B. Approval of February Minutes:** **M/S/C Joann, Gary**
- C. Accept Financial Report:** **M/S/C Joann, Casey**
1. **RLF Report:** As Written
 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** – Closed on property March 14th.
 2. **Alliance Building Corp. Apartment Project Status** – Bob Elston gave an update on the abatement agreement and status of the project for moving forward. Bob stated things are back on track and ABC is still shooting for a May start date with a May 2023 completion date.
 3. **EDA 5-Year Capital Plan & Budget Info** –
 - a. Cooperative efforts between HRA & EDA Boards for possible Housing Efforts – Bob had reached out to the City of Fairmont and inquired about their HRA structure/duties and received some great feedback on at least vision moving forward. His thoughts were it seemed very similar to what we are looking to do here in Sleepy Eye. Kurk had already reached out to the Scott Salfer from the HRA and they seem very receptive to work on this issue. Kurk will reach out further and see if maybe a future meeting between the HRA and EDA can be had.
 - b. Building Purchase for Resale – Does the EDA continue to purchase buildings to get them into newer more productive hands?
 - c. Other...Additions at April meeting
 4. **Sunset Memorial Park** – Conversation continues with a possible interested party in the property
 5. **Orchid Inn Property – (DEED Brownfield/Redevelopment Packet)** – After much discussion on how applying for the DEED Grant might be a long shot, as our future useage plans do not, at present, include job revenue and a few other key points that would make it prime for grant selection. The Board again discussed if we approach Bob Pelzel with a property trade/inclusion for the Casey's building. The Board agreed that demo'ing the site will not be getting any cheaper and it may not be the perfect solution but getting the site back on a tax role along with possibly freeing up a main street property would be better. Kurk will reach out to Bob Pelzel with some options.
 6. **Huey Project Update** – Kurk reported that current total for donations is over \$38K.

G. New Business

1. EDA Rehab/Startup and Sign & Awning Applications Recommended by Finance Committee – M/S/C Joann, Toby

- a. Sellner Auto Sales – Rehab – The Board approved a \$10,000 loan upon payoff of his current balance of \$5307.42.
- b. Ferdinand Properties – Rehab – The Board approved a \$50,000 loan.
- c. Lead Marketing & Design – Startup – The Board approved a \$10,000 loan.
- d. Divine Providence Community Home – Sign & Awning – The Board approved \$2750.00.
- e. Lake Villa Maria Apartments – Sign & Awning – The Board approved \$2750.00.

2. Railway Status – There was a brief discussion on the possible purchase of the property

3.

Adjourned: Mike Carr @ 1:00pm

Next EDA Board Meeting will be Tuesday, April 26th, 2022 @ Noon, Council Chambers

EDA President Kathy Haala

EDA Sec/Treas. Gary Windschitl