

Sleepy Eye EDA April Meeting Minutes
April 26, 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, Casey Coulson, Wayne Pelzel

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

Absent Board Members: Toby Arneson, Mark Kober, Mike Carr

- A. **Call to Order:** The meeting was called to order by President Kathy Haala at 12:07pm on April 26, 2022.

- B. **Approval of Agenda – (with additions to New Business)** **M/S/C Gary, Joann**

- C. **Approval of March Minutes & Special April 5th Minutes:** **M/S/C Gary, Casey**

- D. **Accept Financial Reports:** **M/S/C Joann, Casey**
 - 1. **RLF Report:** As Written
 - 2. **Business Rehab Program:** As Written
 - 3. **All Active EDA Resources:** As Written

- E. **Approval of Bills:** None

- F. **Reports**
 - 1. **EDA Coordinator’s Report:** As Written
 - 2. **Chamber Director Report:** Not included; Christina noted that Summerfest sponsorship and parade entry forms had been mailed to Chamber members as of Friday.

- G. **Old Business**
 - 1. **Alliance Building Corp. Apartment Project Status** – Bob Elston informed the Board that we have a signed purchase & development agreement with a closing date, after 30 days of being public, of 5/31/22. Bob informed us that bids for the project are already being sent to local contractors.
 - 2. **Cooperative efforts between HRA & EDA Boards for possible Housing Efforts** – Kurk met with Scott Safler and both agree that there is some discussion to be had. They will work on getting members of both HRA and EDA together to further talks about what additional HRA assistance outside of Ross Park could look like.
 - 3. **Sunset Memorial Park Cemetery** – Kurk presented the Board with a handout and proposal from the current buyers, essentially still having the EDA pay for portions of the property over an extended time. The Board adamantly did not agree to this and recommended Kurk go back with a \$1 offer, as we want no lingering part of the SD property.
 - 4. **Orchid Inn Property Proposal** – Bob Elston informed us that talks are continuing with Bob P. He did come back with a counter offer to the EDA’s original proposal; which included a higher ask and not the property East of town on Hwy 14. So the EDA Finance Committee met and counter offered his request. Bob Elston hasn’t heard anything back from him yet. The feeling is from some that the timeline for moving off each property might be worrying him and if that’s the case the Board discussed being slightly flexible if that is the lynch pin. Either way talks continue.
 - 5. **Huey Project Update** – Kurk reported that current total \$80K with the match and there are more fundraisers happening to raise more monies.

- H. **New Business**
 - 1. **2021-22 OJT Program Final Meeting Update** – Kurk and participating business with students of this past OJT year met at the golf course to wrap up the year. Again very positive feedback from students about their experiences. One ask was what a one day, all day experience at the OJT locations could look like, as

students wanted to know what an entire day looked like. Pete Roufs of St. Mary's said that something they could definitely look into.

2. **China Cafe** – Kurk informed the Board that China House Cafe on 4/25 at the Community Center saw 300 meals go out in 45 minutes. Johnny was impressed and will be back again next Monday. He also suggested he and Kurk strike up a restaurant conversation again.
3. **New Owners of former Railway Bar & Grill** – Kurk met with Dane Burden, the new owner of the Railway building. The new name is Poppy's Bar & Play at/on the Railway. Along with food he is also occupying the space with bar games: pool table, axe throwing, pinball, etc. He is looking for a mid-June opening.
4. **DEED Brownfield Redevelopment Conference** – Kurk is attending this conference end of the week.
5. **Ferdinand Properties Request** – see packet email. The Board stated that whatever remedy they need to shore up the east wall could be included in the original ask.

Adjourned: Kathy Haala @ 12:51pm

Next EDA Board Meeting will be **Tuesday, May 24th, 2022** @ Noon, Sleepy Eye Brewing Company (upstairs)

EDA President Kathy Haala

EDA Sec/Treas. Gary Windschitl