

Sleepy Eye EDA Board March Meeting Minutes
March 30, 2023 @ 4:00PM – Event Center

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: Toby Arneson, Mike Carr, Casey Coulson, Kathy Haala, Mark Kober, Gary Windschitl

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

Absent Members: Joann Schmidt

A. Call to Order: The meeting was called to order by Chairman Kathy Haala at 4:02PM.

B. Approval of Agenda: **M/S/C - Mike, Gary**

C. Cody Groen Presentation on Little Sprouts Learning Center Proposal

D. Approval of February EDA Board Meeting Minutes: **M/S/C – Casey, Mike**

E. Financial Reports Approved as Printed: **M/S/C – Mark, Casey**

F. Reports: There was no Chamber Director Report this month and the EDA Coordinator Report as written in the meeting packet.

G. Old Business:

1. Little Sprouts Learning Center update, and proposal was presented by the Chairman of their Board, Cody Groen, with other members of the LSLC Board also present. The proposal is regarding the purchase of the former New Hope Church Building and included feasibility information, renovation cost estimates, a floor plan, available grant opportunities, monthly cost breakdown, timeline, and their “ask” for EDA assistance. After the presentation and discussion of the proposal the LSLC Board was dismissed from the meeting and the EDA Board discussed the proposal. The EDA Board felt the proposal was thorough and that it represented a well thought out and attainable plan to continue with a childcare center here in Sleepy Eye. The EDA Board moved to accept the LSLC Proposal.

M/S/C – Mark, Mike

2. Kurk shared with the Board the email he sent to Catherine Haala asking about the 108 Main Street West property and the timeline requirements in the purchase agreement for that property. It included her response regarding the Boards concerns. She stated her plan was to move forward.
3. No update from Brown County on the former Shane’s Tire Property as far as going up for sale this spring/summer.
4. Kurk reported that he attended a meeting in Mitchell, SD, regarding the cemetery property that the EDA owns. The meeting was held to discuss the formation of a local cemetery association that would take over ownership from the EDA. The meeting lasted for approximately 90 minutes and was attended by over 20 people which included representatives from Davison County, the City of Mitchell City Council, the current grave digger/sexton, and others who have friends and

relatives buried in the cemetery. The Board decided to wait and hear what the results of this group's next meeting will bring after they meet in April.

5. Former Orchid Inn property – The EDA Board examined the Purchase Agreement that was put together by the City Attorney for the sale of the property and agreed to have it presented to Glenn Schroepfer for his approval and signature.
6. No update on the status of the next meeting between the EDA and HRA Boards.
7. Price Quotes from Sid's Signs – The Board discussed the two price quotes from Sid's Signs for the lettering to go on the wall in the pocket park on the corner of Highways 4 & 14. The Board decided they would take no action at this time and would look for possible other alternatives regarding getting the name "Sleepy Eye" displayed in that corner.

H. New Business:

1. EDA Business Assistance Application – The Board discussed the EDA Business Assistance Application Form and some revisions, changes, and updates that they want to make to the program which will include changing the loan cap to \$25,000.00, the loan to grant ratio in the program to 60% loan and 40% grant, and that the early payoff of the loan is to include all years of interest that would have been accumulated on the loan. They asked Kurk to implement these revisions into the application form to become effective in 2024 and present the revised application for final approval at the April EDA Board Meeting.
2. Inactive/Vacant Main Street Buildings – The Board began discussing what actions or requirements could be implemented to get the remaining buildings that are on Main Street either back in use or sold to someone that will take that action to get them back to use. Kurk mentioned another inquiry he had requesting information on available Main Street buildings for business location.
3. The Board also discussed succession planning for particular businesses on Main Street that we would hope to see continue after the elderly owners no longer were involved in the business.

I. Adjourn: Chairman Kathy Haala adjourned the meeting at 5:37PM.

The April EDA Board Meeting is scheduled for Tuesday, April 25, 2023, at Noon.

EDA Chairman, Kathy Haala

EDA Secretary/Treasurer, Gary Windschitl