

**Sleepy Eye EDA Board March Meeting Minutes**  
**April 25, 2023 @ Noon –**

**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, Kathy Haala, Joann Schmidt, Gary Windschitl

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

**Absent Members:** Casey Coulson, Mark Kober

**A. Call to Order:** The meeting was called to order by Chairman Kathy Haala at 12:02PM.

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

**C. Approval of March 2023 & Special April 11, 2023, EDA Board Meeting Minutes:**  
**M/S/C – Gary, Joann**

**D. Financial Reports Approved as Printed:** **M/S/C – Mike, Joann**

**E. EDA Coordinator & Chamber Director Reports:** As Written

**F. Old Business:**

1. Little Sprouts Learning Center Update: None
2. Kurk shared with the Board the email he sent to Catherine Haala asking about the 108 Main Street West property and if she had an interest in selling the property as there may be a prospective buyer interested in it. There is an ongoing conversation regarding this possibly taking place.
3. Kurk reported that he continues to be in contact with the group from Mitchell, SD, considering forming a cemetery association to take over ownership of the cemetery that the EDA owns. The Board has structured and approved an offer to the cemetery association group to consider regarding the establishment of a “Perpetual Care Fund”, other related costs, and a timeline for consideration of the offer in the hopes that the group will take ownership of the property.

**M/S/C – Joann, Toby**

4. Former Orchid Inn property – The Purchase Agreement has been signed, the closing date set for July, and the agreement for the installation of a perimeter fence for the east gravel parking area.
5. No update on the status of the next meeting between the EDA and HRA Boards.
6. The Board approved the following revisions in the “terms” of the Business Assistance Application to begin in 2024: #1 – loan amount capped at \$25,000.00, #2 – The program will be a combination of two 10-year loans at the prime rate, one active (60% of the total loan amount) and one dormant (40% of the total loan amount) with the dormant loan becoming forgivable after 7 years. #5 - The active loan can have a loan payoff prior to the ten years maturity of the loan, the payoff amount must include all the remaining balance of the active loan, and the total interest amount of the dormant loan. Then the forgivable(dormant) portion of the loan is forgiven at that time.

**M/S/C – Mike, Toby**

7. The final topic of old business was a lengthy discussion regarding empty and inactive buildings on Main Street. Discussion included city ordinances, blight, purchase offers, consideration of “target” buildings, and a possibility of implementing a “Vacant Building Registration Program”. The Board is continuing to research possible ways to address this situation in order to take action on this problem. This topic will be on the May Agenda for continued discussion.

**G. New Business:**

1. Kurk presented information on an upcoming UMN Extension Seminar that he is planning to attend that will be addressing the concerns in rural communities regarding succession planning for local businesses. The seminar is entitled, “Retaining Rural Businesses with Business Succession & Transition” and will be held on May 10.
2. There was a brief discussion on the initial request from the Arena Board for EDA assistance with an upcoming project. No specific details were presented, so no action was taken at this time. The EDA Board understands the importance of this facility in our community and is willing to continue supporting the arena projects.
3. Kurk updated the Board on the upcoming plans for landscaping around the Huey and north end of Veteran’s Park, and he presented the cost estimates for materials and labor from Bluestem Garden Works for the project. He also presented an estimate from BGW for replacing the three evergreen trees in the pocket park on the corner of 4 & 14.
4. Kurk shared the results of the Farmer’s Market Survey that he designed, and Joann posted on the city website. In less that a week there were 85 responses to the survey with much input on the support for it, the products the market should offer, the day, time, and location of this event. Kurk is going to continue pursuing the possibility of getting this established again in the community.

**H. Adjourn:** Chairman Kathy Haala adjourned the meeting at 1:20PM.

The May EDA Board Meeting is scheduled for Tuesday, May 23, 2023, at Noon.

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EDA Chairman, Kathy Haala

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EDA Secretary/Treasurer, Gary Windschitl