

Sleepy Eye EDA Board Meeting Minutes
February 27, 2024 – Noon – 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.

Present: Kathy Haala, Joann Schmidt, Gary Windschitl, Casey Coulson, Mark Kober, Mike Carr, Wayne Pelzel, Bob Elston, Christina Andres, Kurk Kramer

Absent: Toby Arneson,

- A. Call to Order & Approval of Agenda:** The meeting was called to order by Chairman, Kathy Haala, at 12:01PM. M/S/C – Casey, Gary

- B. Approval of January 2024, EDA Board Meeting Minutes:** M/S/C – Joann, Mike

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

- D. Approval of Bills:**
 - 1. None

- E. Ice Arena Board Update:** Terry Heiderscheidt presented an update on the ice arena including the challenges the Arena Board was having with representatives from New Ulm in getting a new contract for ice usage agreed upon. Terry summarized the situation and informed the EDA Board that there was still going to be a meeting to address the contract negotiations. He will keep the EDA Board informed on the situation but did say there may need to be some alternate plans made to fill the ice usage at the arena.

- F. EDA Coordinator Report:** Included in the meeting packet.

- G. Old Business:**
 - 1. **Little Sprouts Learning Center Update:** There was no update on the current status of the center. Kurk presented some possible scenarios to rework the two EDA Notes that LSLC currently holds. These were preliminary and will be discussed at the March EDA Board meeting after the Board has had time to review the possible proposals.
 - 2. **Former Minnegasco Building:** The Finance Committee reported that they had met with Chuck Hauser and began the discussion for joint efforts on getting the old Minnegasco building rehabbed. We will continue to work together in the coming weeks and months to continue to progress to completion. Some of the EDA Board members would like to walk through the building again. Kurk will continue to stay in contact with Chuck in regards to possible interested tenants and working to get the building rehabbed including the apartments on the second floor. The EDA Board would like to work with the HRA Board to use possible housing money to go towards getting the apartments remodeled and ready for use. Kurk will contact Phil Siefkes to see if we can begin this cooperative effort.

H. New Business:

- 1. The EDA Finance Committee Recommendation:** The EDA Finance Committee reviewed the Business Assistance Application from Trevor Wittwer for the Anytime Fitness building at 128 Main Street East. The committee recommended to the full EDA Board to award \$17,500.00 towards the application to be used for a new roof on the building. **M/S/C –Mark, Mike**
- 2. Discussion on Long Range Revenue Plans:** The Board discussed the opportunity for the EDA to look into building some type of a duplex, or speck home for resale. They directed Kurk to set up a meeting with Dennis Fromm to discuss his interest in doing another, or if the EDA would do a project like that if he was not interested, or whether or not it made sense to look at a possible cooperative effort between parties. Kurk will set up a meeting date and time.

I. Adjourn: Chairman, Kathy Haala, adjourned the meeting at 12:58PM.

The next EDA Board Meeting is Tuesday, March 26, 2024, at Noon – Council Chambers.

EDA Chairman, Kathy Haala

EDA Secretary/Treasurer, Gary Windschitl