

Sleepy Eye EDA Board Meeting Minutes
April 23, 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, Toby Arneson, Casey Coulson, Gary Windschitl, Mike Carr, Wayne Pelzel, Bob Elston, Kurk Kramer, Christina Andres

Absent: Mark Kober

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

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

- C. Financial Reports Approved as Printed:** **M/S/C –Mike, Gary**

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

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

- F. Chamber Director Report:**

- G. Old Business:**
 - 1. Little Sprouts Learning Center Update:**
 - a. Kurk reported that LSLC Board of Director’s Chair, Cody Groen, called him and updated him on the status of the center. He reported that they were about at capacity and things were running smoothly. LSLC is still awaiting the final results of the lawsuit that it is involved in. Cody also stated that the LSLC Board was willing to have their EDA loan note restructured at 2% for 30 years. They (LSLC) also requested no prepay penalty, and the EDA Board agreed to no early/prepay penalty. **M/S/C –Mike, Gary**
 - 2. Former Minnegasco Building:** The EDA is waiting to hear from Chuck Hauser to set up a walk through in the building. After the EDA Board Meeting Toby reported that he had set up the walk through of the building with Chuck to take place after the EDA Board Meeting on May 28, at 1:00PM.
 - 3. 108 West Main Building:** Kurk informed the Board that he currently has three different parties interested in the building. He has been in contact with all of them and will give a building tour on Monday, April 29, with one of the couples. The Board approved running a newspaper ad detailing the sale of the property which includes information on accepting proposals until June 7, 2024, and then choosing the winning proposal at the June 25, EDA Board Meeting.
 - 4. Old Cleaners Building:** no new information or details to report.

5. **The Berg Hotel:** The Board asked Kurk last month to contact Catherine again and see if there was any update on work to be done on the building and if it was going to take place soon. He sent her an email and has not received a response.

H. New Business:

1. **Discussion on Community Housing.** Kurk presented floor plans on four different prefab homes from Nordass American Homes, Schult Homes, Western Housing, and Design Homes. There were no specific prices on these plans and the estimate of costs were at \$225 per square foot. This may not be an accurate estimate for a prefab home. Kathy was going to check with her contact at Schult Homes for a possible more accurate price. The Board also discussed the possibility of moving the house next to the fire department and look into costs of moving, relocation, rehab work, H Vac, electric, plumbing, and the addition on both sides of the duplex with a utility room and garage.
2. **China 14 Building:** Kurk shared the inspection report from Cornerstone Home Inspection Services that were from the tests at Grizzly Canyon Antiques and Anytime Fitness. The reports showed that there were levels of mold in both buildings but not at elevated levels even though both buildings showed no moisture content that would prove mold was not coming from those buildings. It is believed by the inspector that the mold counts were coming from the building between the two that were tested. Kurk will contact Z to inform him that EDA is looking into the cause of the mold, and that they are considering pursuing some type of action to alleviate the problem. Bob will contact the County to find out what action might be taken.
3. **Subordination Request from SouthPoint Federal Credit Union:** The Board approved the subordination request from SouthPoint Federal Credit Union for the two mortgage notes for Schroepfer Properties LLC. **M/S/C –Casey, Mike**
4. **136 Main St. W. Building:** Kurk presented the General Business Plan that was submitted to the EDA by the buyers of this property in November of 2020. None of the stated plans in the timeline were followed by the buyers after nearly four years. The EDA will pursue possible actions to be taken regarding this.

- I. **Adjourn:** Chair, Kathy Haala, adjourned the meeting at 12:45PM.

The next EDA Board Meeting is Tuesday, May 28, 2024, at Noon – Council Chambers.

EDA Chairman, Kathy Haala

EDA Secretary/Treasurer, Gary Windschitl