

Sleepy Eye Economic Development Authority Meeting Minutes

April 24, 2018

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, Nate Stevermer, Mike Carr, Joann Schmidt, Mike Schmid, Mike Carr and Dan Schmid

Advisory Board Members Present: Kurk Kramer, Christina Andres, Mark Kober

Special Guest: Wayne Pelzel

Absent: Kathy Haala

- A. **Call to Order:** The meeting was called to order by Vice President Mike Carr at 12:04pm on April 24, 2018.
- B. **Approval of April Minutes:** M/S/C Gary, Joann
- C. **Financial Report:**
 1. **RLF Report:** The EDA recently received payment from DQ and will receive another by the end of the week, which will put this loan into the current status in the Revolving Loan Fund. Report accepted with this one revision
 2. **DRIP Report:** Report accepted as printed
 3. **Active EDA Resources Report:** Report Accepted as Printed with DQ number revision change
- D. **Approval of Bills:**
 1. Ron Drake Consulting – Kurk recieved the invoice from Ron Drake Consulting for Ron’s services over the 3 days that he was here in Sleepy Eye. As previously agreed the EDA contributed \$1000 (to reserve his services) and the Downtown District Committee had said they would contribute \$1000 as well. This leaving the outstanding bill of \$3500. The CVB had agreed to pay for a portion of the visit but that still leaves a remainder cost. Much discussion was had on why the DDC was no contributing the bulk of the payment, since it was infact their idea and prompting to have Ron here. It was noted that the DDC is currently in flux and there is no clear direction for what they are doing with their remaining fundraised monies. A motion was made to split the remaining balance as such: \$1000-CVB, \$1000-Chamber (Christina will need to approach the Chamber Board on this since it was discussed at any point prior), \$1500-EDA with requesting the City to contribute \$500 to show investment in the findings and consultation. **M/S/C Joann, Nate Opposed: Dan, Mike S. For: Mike C., Joann, Nate, Gary**
A second motion was made to bill the Downtown District Committee for \$1000 beings they have the funds (which were raised for downtown restoration purposes) and they were the catalyst for the Ron Drake visit. **M/S/C Nate, Mike S. (Kurk will write up a bill and Gary will take it to Nicole.)**
Also it was noted that the CVB covered the cost of the 3 days meeting space setup & rental at the Sleepy Eye Event Center for \$649.22. This did not include food expenses.
- E. **EDA Coordinator’s Report:** As Written; Joann stated that she and Kurk had met with Lime Valley and had come up with 2 website platforms (Weebly & WordPress) that they were looking at. Price is obviously a factor as is ease of use. Both will be presented to the City Council in the near future.
Kurk presented the request of Paul Warshauer and the Rose Mangen building. The board was tentative to agree to street level living space within the downtown buildings. This would also require a change in the current ordinance for the downtown buildings. The loss of potential retail space is a concern, especially since we have been given no plans, drawings, or well defined exact use of all aspects of the property. Mark Kober stated he was aware of this same attempt in New Ulm that ended up not working. Mike S. said that he would reach out to a colleague who was involved in that previous New Ulm attempt and obtain his recollection of the project. Kurk will reach out to Paul W. and tell him this item needs some more investigation before any decisions by the EDA Board can be made. **This topic is tabled until more detailed information can be gathered.**
- F. **Chamber Director Report:** As Written; 2018 Leadercast Co-Sponsorship with New Ulm Chamber. May 4th @ MLC.
- G. **Old Business:**
 - 1) **Update Status of Mayma’s Delinquent Account** – letter attached that was sent from Alissa’s office to Delia.
 - 1) **Update Little Sprouts Learning Center** – Little Sprouts Learning Center received their Lease Agreement from Tri-Valley this past Monday. There were multiple discrepancies and questionable expectations. Alissa Fischer

was going to work through it and present reasonable demands back to Tri-Valley prior to **the Monday, April 30th** EDA meeting with Tri-Valley reps. Kurk handed the EDA Board the current LSLC Board Member list and contact info. Also, the Licensure for the Center should be sent off within the coming days.

H. **New Business**

1) **Begin Discussion/Work on Designing Downtown**

- a) **EDA Board meet with SE Young Professionals** – the SEYP Committee would like have a brainstorming session with the EDA Board about the next steps for the downtown and the direction our young professionals would like to see it move in. A meeting date of Thursday, May 10th @ 6:30pm at the SE Golf Course has been set.
 - b) **Hwy 4 & Hwy 14 Corner Property**- Kurk presented a drawing depicting a general layout of what a corner pocket park could look like for us. He also stated that no where could he find any specifications in reference to the location of the Chief Sleepy Eye Statue at Wooldrik Park. The Board was also presented with a proposal/drawing from Robert Borth as to how he would use the space. The overall consensus was that while it looked clean, the Board voiced a number of concerns. It was discussed that with the Main Street construction this summer, the fixing of the corner and sidewalk would be a good change. Kurk also mentioned that maybe getting some grass put down would help add some life to the corner until an exact landscape was determined.
 - c) **Incubator Possibilites** – Kurk mention again that there was still some possible interest in our downtown properties. There has been interest voiced in regards to a possible incubator space on Main Street here in Sleepy Eye.
- 2) **BJ's Salon Interest Assist Program request** – BJ's Salon has applied for EDA Interest Assistance for rehab work on the salon. The EDA will partner with SPFCU on this project. Approved **M/S/C Mike C., Dan**

Adjourned: by Mike C. at 1:08pm.

Next EDA Board Meeting meeting will be **Tuesday, May 22nd** – NOON @ Railway

EDA President Kathy Haala

EDA Sec/Treas. Gary Windschitl