

Sleepy Eye Economic Development Authority Meeting Minutes

June 26, 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, Kathy Haala, Nate Stevermer, Mike Carr, Joann Schmidt, Mike Schmid, Dan Schmid

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

Special Guest: Wayne Pelzel

Absent: Mike Carr

- A. **Call to Order:** The meeting was called to order by President Kathy Haala at 12:02pm on June 26, 2018.
- B. **Approval of May Minutes:** M/M/S approved as written - Mike S., Nate
- C. **Financial Report:**
 1. **RLF Report:** M/M/S approved as written w/ update
 2. **DRIP Report:** M/M/S approved as printed
 3. **Active EDA Resources Report:** M/M/S approved as written w/ update
- D. **Approval of Bills:**
 1. BBC Leadership Workshop Attendance request for 7/25/18: Reg. Fee \$50 – M/M/S Joann, Gary
 2. Small Business Development Center annual support: \$1000 – M/M/S Joann, Mike S.
 3. Little Sprouts Learning Center/Tri-Valley 3/31-6/1 payment: \$11,473.85 – M/M/S Joann, Nate
- E. **EDA Coordinator's Report:** As Written
- F. **Chamber Director Report:** As Written
- G. **Old Business:**
 1. **Paul Warshauer Renovation Plan Discussion** - Planning & Zoning Committee Recommendation to City Council – Hearing scheduled for next month to gain insight from downtown business/building owners on this main floor living space option. Stay tuned...
 2. **Update Status of Mayma's Delinquent Account** – Kurk reported he had received two payments (\$80 ea). He felt the notification of judgement was probably the catalyst for payment. The Board recommended that another notification from Alissa's office stressing our desire to avoid the process of judgement but we have to be able to receive regular payments in some fashion. We want to set a precedent about lending and payments but also want to remain flexible where applicable. Kurk will keep us posted on any new information.
 3. **Update Little Sprouts Learning Center** – Kurk handed out an invoice of payments covered by the EDA since January, which he also gave the LSLC Board to help with figuring budgets. The LSLC is still working with DHS on getting licensed; fire marshall, building inspector and health inspector have all gone through the facility. Based on the latest lease agreement sent back from Tri-Valley, it would not appear as though August 9th is a hard deadline for them and they will be set on short notifications for lease terminations. Kurk and Mayor Pelzel will be meeting with Mnsgr. Lowsinski again about a possible St. Mary's location.
 4. **Discussion on High School Reps as Advisory EDA Board Members** – Joann had gone to a seminar at the League of MN Cities about students operating on Boards within the community. The City of Northfield has an excellent program in which they are utilizing the input and presence of students on city boards & committee's. (see handout) Kurk would like to continue this discussion and work towards that in the next couple of months, especially as school begins here in August.
 5. **Shane's Tire Property – Chamber Office/Welcome Center Consideration** – Christina mentioned that some time back it was proposed to her that the Shane's Tire location would make a perfect spot both

physically and visually for a Chamber Office/Welcome Center. Then later at the SEYP Downtown Reinvention night it was again brought up to create a Welcome Center on Main Street. It would act as a solution and plus to many current issues: reuse a downtown building, renovation of a blighted structure, become a focal point & welcomed sight creating an inviting downtown, make the Chamber Office/CVB more visible (literally) and again it would denote a city effort to strengthen the core of our community by investing back in its downtown. Christina stated that because the property is owned by the county, the city of Sleepy Eye would have to request it. If done so and then the city would categorize the building for Civic Recreation use. There are multiple Grants for rehab & renovation through DEED. Also, the MPCA had grants for site cleanup (gas tanks). Christina reached out to Braun Intertec out of Mankato for guidance and recommendation and is waiting to hear back from them about the site. The EDA Board agreed to pursue gathering more information about this prospective project and agree it would be a wonderful addition to our downtown Main Street. **(Update: Christina heard back from Braun Intertec and new state policy is the tanks MUST be removed. The rep also laid out a comprehensive recommendation plan with estimated cost for moving forward. This email was forwarded to City Manager Mark Kober & EDA Coordinator Kurk Kramer. Christina will wait for the city's next steps on the matter.)** **The information in bold was not part of the June EDA Board meeting and should be noted and accepted as additional information upon accepting the minutes.**

6. **EDA Assistance/Applications Still Pending**

- a. **BJ's Salon Application (SPFCU)** – August installation; still waiting on bank financials
- b. **Currier's Building Acquisition & Application (FSB)** – (see handouts) Waiting on purchase of property but the Currier's already have provided a comprehensive financial plan request for the renovation of the upstairs apartments.

H) New Business

1. **Discussion on Recommendation from EDA Board to City Council to add \$150,000 to budget for downtown revitalization work** – The Board considers a recommendation that as the discussions on the 2019 Budget begin in the coming weeks, the EDA Board would make a recommendation to the City Council that they add \$150,000 for downtown revitalization. This would be an additional request apart from the annual EDA funds budgeted for the year.

I) Adjourned: at 1:12pm.

Next EDA Board Meeting meeting will be **Tuesday, July 24th** – NOON @ Railway