

**Sleepy Eye EDA Board Meeting Minutes  
March 26, 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, Gary Windschitl, Mike Carr, Wayne Pelzel, Bob Elston, Kurk Kramer

**Absent:** Casey Coulson, Mark Kober, Christina Andres

**A. Call to Order & Approval of Agenda:** The meeting was called to order by Chair, Kathy Haala, at 12:05PM. **M/S/C – Joann, Gary**

**B. Approval of February 2024, EDA Board Meeting Minutes:** **M/S/C – Mike, Gary**

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

**D. Approval of Bills:**

1. None

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

**F. Chamber Director Report:** Included in the meeting packet.

**G. Old Business:**

**1. Little Sprouts Learning Center Update:**

- a. There was a written report included in the meeting packet from LSLC Board of Director’s Chair, Cody Groen.
- b. Kurk presented some possible scenarios to rework the two EDA Notes that LSLC currently holds. These scenarios showed three different note lengths and two different interest rates with the notes:
  - aa. 2% for 20 years or 3% for 20 years
  - bb. 2% for 25 years or 3% for 25 years
  - cc. 2% for 30 years or 3% for 30 years

The EDA Board directed Kurk to present this to the LSLC Board for their consideration and response, or if they had a different idea regarding this.

**2. Former Minnegasco Building:** The EDA is waiting to hear from Chuck Hauser to set up a walk through in the building. Kurk has a few interested in possibly looking at the building as a business location. We will continue to work together in the coming weeks and months to continue to progress to completion. 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.

**3. 108 West Main Building:** Nothing new to report as it continues to be evaluated and preliminary plans are being made with architects planning.

**4. Old Cleaners Building:** no new information or details to report.

5. **The Berg Hotel:** a brief discussion was held regarding the continued inactivity and lack of rehab action being done by the current owner, Catherine Haala. The Board asked Kurk to contact her once 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.
6. **Sleepy Hollow Addition:** Kurk reported that he and Bob Elston had met with the Fromm's from Town's Edge Lumber and discussed the possibility of having another duplex and/or town home done on the Sleepy Hollow Addition. They did voice an interest and will submit a proposal for another building project.
7. **Long Range Planning for Generating EDA Revenue:** The Board requested that Kurk get in contact with Phil Siefkes to determine if a meeting could be set up between HRA and EDA Board Members to discuss a partnership that could access HRA monies to be used in the rehab work of downtown buildings second floor apartments. They also directed Kurk to contact Stimpert Enterprises to see if they had an interest in a building project. Possibly on the Snow Second Addition.

#### H. New Business:

1. **Southern Minnesota Initiative Foundation (SMIF) & Otto Bremer Trust (OBT) Community Responsive Grant:** Kurk presented the information including the guidelines and procedures for this one-year capacity building grant opportunity. The Board discussed the criteria guidelines and what projects were eligible and ineligible. They suggested Kurk look at the application process and determine whether this was something to pursue or not within the allotted time guidelines.

#### I. Adjourn: Chair, Kathy Haala, adjourned the meeting at 12:51PM.

The next EDA Board Meeting is Tuesday, April 23, 2024, at Noon – Council Chambers.

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EDA Chairman, Kathy Haala

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EDA Secretary/Treasurer, Gary Windschitl