



**Blue Earth Economic Development Authority
Regular Board Meeting
Thursday, August 11, 2022, at 7:15 am
Official Proceedings**

Minutes:

CALL TO ORDER

President Laehn called the meeting to order at 7:17 a.m. in the Blue Earth City Council Chambers.

ROLL CALL AND DETERMINATION OF A QUORUM

Members present: Lissia Laehn, Rick Scholtes, Bill Rosenau, Peggy Olson, Wendy Cole, and Chase Brandt

Members absent: Jamie Jones

City staff present: Mary Kennedy, City Administrator

CEDA staff: Amy Schaefer, Economic Development Specialist; Annie Leibel, Faribault County Economic Development Specialist

Also Present: Fiona Green, Faribault County Register; Zac and Kate Walters, Blue Earth Locker

A quorum was determined to be present.

APPROVAL OF AGENDA

There were two additions to the agenda. A closed session was added to New Business B. and Grant Notification as New Business H.

Motion by Scholtes, second by Rosenau, to approve the agenda with the additions. The motion was approved unanimously.

CONSENT ITEMS

The following items were included under Consent Items for approval.

Regular Meeting Minutes of July 14, 2022.

Bills and Financials July 2022

Correspondence and Loan/Grant Updates

Motion by Scholtes, second by Olson, to approve the consent items as presented. The motion was approved unanimously.

NEW BUSINESS

August Business Spotlight

Zac and Kate Walters, new owners of the Blue Earth Locker were presented for the August Business Spotlight. Walters shared that they purchased the business on July 1st. They plan to make upgrades to the building, add a variety of fresh meats, provide shipping, and hopefully work on pulling more customers from around the area as they have already done some partnerships with local businesses. Walters shared that the locker is one of the largest in the area and can bring in



more cattle and hogs because of the size. As of right now, they have nine employees. The EDA Board welcomed the Walters to Blue Earth and wished them luck on their business.

Motion by Scholtes, second by Cole, to go into closed session to discuss real estate transactions at 7:27 am. The motion was approved unanimously.

Motion by Cole, second by Scholtes, to end the closed session at 7:30 am. The motion was approved unanimously.

Scholtes explained that the closed session was for discussion on negotiations taking place with nothing further to report.

*Brandt arrived at 7:30 am.

2023 Budget

Kennedy presented the 2023 budget for the Board to review and bring feedback to the next meeting.

2022 Entrepreneurial Bridge Event

Schaefer reported that she would like to attend the event with the cost of \$25.00.

Motion by Scholtes, second by Rosenau, to approve Amy Schaefer to attend the Entrepreneurial Bridge Event. The motion was approved unanimously.

2022 Connecting Entrepreneurial Bridge Communities Conference

Schaefer explained that she attended this conference virtually her first year. Kennedy has attended in person and shared that it is a fantastic conference. Schaefer requested attendance by either she or Kennedy, whoever can fit it in their schedule, as an EDA meeting would be on the same day. The cost of the conference is \$100.00.

Motion by Scholtes, second by Cole, to change the next EDA meeting to Wednesday, September 7th. The motion was approved unanimously.

Motion by Rosenau, second by Scholtes, to approve both Kennedy and Schaefer attend the 2022 Connecting Entrepreneurial Bridge Communities Conference. The motion was approved unanimously.

Commercial Improvement Loan Request-Cedar Inn

Schaefer presented the loan application from the Cedar Inn, which includes adding a new roof to the carwash with a quote of \$6,692.00. and requesting half the amount.

Motion by Scholtes, second by Rosenau, to approve the Commercial Improvement Loan to the Cedar Inn in the amount of \$3,346.00. The motion was approved unanimously.

Commercial Improvement Loan Request-R & D Rentals

Schaefer presented the loan application from R&D Rentals for maintenance and repair on the outside of the Thrivent building with the total cost of \$2,544.14 and requesting half.



Motion by Rosenau, second by Olson, to approve the Commercial Improvement Loan to R & D Rentals in the amount of \$1,272.07. The motion passed 4-0 with Laehn abstaining from the vote.

In-home Provider Forgivable Loan Request-Joleen Nowak

Schaefer presented the loan application from in-home daycare provider, Joleen Nowak, for repairs to her collapsing basement wall and adding two windows. The total quote for her project is \$7,230.00 and is requesting half.

Motion by Cole, second by Scholtes, to approve the In-home Provider Forgivable Loan to Joleen Nowak in the amount of \$3,615.00. The motion was approved unanimously.

Grant Notification

Kennedy reported that REV and the Welcoming committee partnered in a grant application from SMIF and were awarded a \$10,000 grant. The scope of the project was a Day of the Dead festival, Spanish/English language classes, and bilingual materials. Kennedy informed the Board that the application has the EDA name instead of REV, as that committee stems from the EDA, and SMIF couldn't provide a grant to REV because SMIF holds the REV name.

OLD BUSINESS

Manske Land Memo

Kennedy reviewed the memo from Attorney Frundt regarding the Manske property. Mr. Manske is not willing to extend the option agreement, but instead is interested in a contract for deed for a period of 3-5 years.

Motion by Scholtes, second by Rosenau, to table this discussion until more information is available from staff. The motion was approved unanimously.

SBDC Funding Request

Kennedy referred to the SBDC request that was received before the presentation from Regional Director Hahn last meeting. Kennedy inquired if the Board had decided on this request.

Motion by Scholtes, second by Olson, to approve giving \$500 this year, and to budget for the \$1,000 next year. The motion was approved unanimously.

Makotah Veterinary Center Update

Schaefer and Kennedy reported that they've had conversations with a few universities with more scheduled. Kennedy suggested there is a disconnect with universities and rural America and that there is a generational shift happening with goals being different for new students. Dr. Grooms, the Dean of students at Iowa State University shared with them information about a job fair at Iowa State scheduled for the end of September. The job fair is hosted by the Iowa Veterinary Medical Association and is geared for the 3rd and 4th year vet students. Schaefer explained that she would like to participate to get information and feedback from these students. The cost to participate is \$100.

Motion by Scholtes, second by Olson, to approve the \$100 fee to participate in the Job Fair.



Kennedy suggested if we are participating, the EDA also spend some money through the Transitional Marketing Grant program to have a booth and professional materials about the City of Blue Earth. The Board agreed.

Motion amended by Scholtes, second by Rosenau, to include adding some marketing of the City to the Job Fair table. The motion was approved unanimously.

OTHER BUSINESS

Kennedy reported a letter was received from the Bankruptcy Attorney for Center for Specialty Care. They are rejecting the lease and will be out of the space by the end of August, with no further payments expected. The Board will discuss this space further next month.

STAFF REPORTS

EDA Specialist Update

Schaefer included her update in the packet.

City Administrator Update.

Kennedy included her update in the packet

Chamber of Commerce Update

Poetter included her update in the packet. Poetter added that this has been their best summer since moving out to that building and she has confirmed that the commercials are bringing people in.

Workforce Coordinator Update

Davis included her update in the packet.

ADJOURNMENT

Motion by Rosenau, second by Olson, to adjourn the meeting. The motion carried unanimously.

Laehn adjourned the meeting at 8:14 am.

Next regular meeting is scheduled for Wednesday, September 7, 2022, at 7:15 a.m.