

**ECONOMIC DEVELOPMENT AUTHORITY  
MEETING AGENDA  
THURSDAY, JANUARY 7, 2016 @ 6:00 P.M.  
Council Chambers**

1. Call to Order.
2. Pledge of Allegiance.
3. Oath of Office: Dick Thomes
4. Approval of Agenda.
5. Election of Officers
6. Approval of Minutes.
  - A. November 5, 2015
7. Approval of Financial Reports.
  - A. November 2015
8. Old Business.
  - A. Old Dry Cleaner Building – Leah Prahl
9. New Business.
  - A. Doehling Farm Lease
  - B. Request for Donation: SMIF
  - C. 2016 Goals
10. Board Announcements.
11. Adjourn

**MEETING MINUTES**  
**JANUARY 7, 2016 @ 6:00 PM**

The meeting was called to order by member Richard Thomes at 6:00 pm.

Members Present: Dean Bergersen, Tom Hatlestad, Tim Kloeckl, Larry Sorenson, Richard Thomes,  
Councilmember Jennifer Nuesse

Member Absent: Councilmember Michelle Battcher

Also Present: Director Cynthia Smith-Strack, Mayor Rich Nagel

Director Smith-Strack administered the Official Oath of Office to re-appointed member Richard Thomes.

Motion by Sorenson, seconded by Bergersen, and passed by unanimous vote to approve the agenda with the following change:

Add item 8A) Old Dry Cleaner Building – Leah Prael.

Motion by Bergersen, seconded by Sorenson, and passed by unanimous vote to keep the officers the same as last year and appoint Richard Thomes as President, Dean Bergersen as Vice President, Tim Kloeckl as Treasurer and EDA Director Cynthia Smith-Strack as Secretary/Assistant Treasurer.

Motion by Bergersen, seconded by Nuesse, and passed by unanimous vote to approve the minutes from the November 5, 2015 meeting as presented.

The November Financial Report was reviewed.

Motion by Nuesse, seconded by Bergersen, and passed by unanimous vote to approve the November Financial Report as presented.

Smith-Strack stated that Realtor Leah Prael had contacted her regarding the old dry cleaner building. There had been two showings and one offer made. The offer was far below the asking price. Prael suggested that the price be lowered to \$45,000 (from \$50,000). Concern was expressed that the EDA didn't want to be sitting with the property for a significant amount of time, nor did they want to see it stand empty.

Motion by Kloeckl, seconded by Hatlestad, and passed by unanimous vote to reduce the sale price for the old dry cleaner building to \$45,000.

Discussion was held on the farm lease that is up for renewal with the Doehlings. It was noted that the Doehlings wish to renegotiate the lease price to \$250/acre (down from \$300). Smith-Strack provided information regarding land rent pricing in Sibley County for discussion purposes; the average was \$268. It was noted that the property was currently land-locked (no direct access), creating an issue to allow other parties to want to use it.

Motion by Kloeckl, seconded by Bergersen, and passed by unanimous vote to rent the Industrial Park property to the Doehlings for \$268 per acre, and authorize Smith-Strack to negotiate any counter-offer(s) to as low as \$250 an acre.

The EDA reviewed the annual request from the Southern Minnesota Initiative Foundation for a donation in the amount of \$500.

Motion by Sorenson, seconded by Kloeckl, and passed by unanimous vote to contribute \$500 to the Southern Minnesota Initiative Foundation for 2016.

Smith-Strack presented her view of Economic Development and how it related to setting Goals for 2016. She reviewed the goals set last year and what had been accomplished. Suggested goals for 2016 were:

- Platting and obtaining access to the Industrial Park;
- Moving Cemstone to Industrial Park;
- Sell the old dry cleaner property;
- Work with Dollar General Store;
- Attract organized (in-home and commercial) licensed day care;
- Business Retention and/or Expansion Visits: Good Samaritan Center, Tim @ Haggemiller Lumber, and Realtor Leah Prahl (to establish a Closing/Title Company);
- Aging in Place – Dementia/Alzheimer's Training.

Comments were made with regards to various businesses and the improvements being made or happenings occurring within them (Scott Equipment, old Glenn's Mobile, former DAC building, Technical Services Adm. building). It was noted that the Dollar General Store was still moving forward and would be located on the property between Hwy 5 and A&N Repair (tentative closing in April).

Mayor Nagel commented briefly on setting his goals for 2016 and what will be needed from the various committees.

Motion by Kloeckl, seconded by Sorenson, and passed by unanimous vote to adjourn the meeting.

---

President Richard Thomes

---

Director Cynthia Smith-Strack