

City of Battle Lake
Economic Development Authority
Thursday, September 5, 2023

The Battle Lake Economic Development Authority met in a regular session on Thursday, September 5, 2023, at 7:00 a.m. with Rich Bullard, Sean Belmont, Randy Dorn, Rob Nudell, and Steve Young present with Marjorie Quammen joining virtually. Absent was Josie Thomopolous. Also present were Val Martin, Clerk/Treasurer/EDA Director/Zoning Officer along with Reba Gilliland, Art Advisory Committee Representative, along with Rikka Brandon and Janell Kraemer from Lakes Area Community Center.

Young made a motion to approve the agenda. Dorn seconded. MCU

Nudell made a motion to approve the minutes as presented. Bullard seconded. MCU

Belmont made a motion to approve the financials. Young seconded. MCU

Hatchery Row

- Rikka Brandon and Janell Kraemer were in attendance from the LACC to give an update. They voted last night to not move forward with renting the space at the Hatchery due to the following:
 - In their research they found the cost to outfit the room would be \$75,000 to \$100,000.
 - They recently found out the cost for shared maintenance would be over \$10,000 per year which they had not originally accounted for.
 - They currently have been working on a budget of \$35,000 per year over the last couple of years which would not come near the needed funding for the rent at the Hatchery.
 - They were disappointed in the City Council not supporting them financially for the space. The current contract with the City is for the work they currently do and has been increased from \$5,000 to \$7,500 for 2024.
 - They will continue working on events and programming and will expand on these projects.
 - They are not opposed to a space but might consider the purchase of a building rather than a rental in the Hatchery.
 - They will be meeting with Art of the Lakes as they have some of the same type of concerns related to their plan for the former LACC building.
 - They felt they've talked with many people but no one has stepped forward to give them funding other than the bank with their golf fundraiser and the City's yearly contract. Dorn stated that no one has come to the bank in the last several months asking for funds.
 - Nudell asked what the support from the City needs to look like. They stated that \$25,000 may or may not be enough to make it work.
 - Dorn said their current budget was not relevant when looking at the move to the Hatchery. There would be additional revenue streams and as a banker noted they look at projections, not just past revenue streams when meeting with prospective business owners. Dorn asked that some of the board members come to meet with him and review the plan the Malmstroms put together for them again. He will also contact Goodneighbors and get some additional questions answered.
 - Rikka Brandon said they certainly would be willing to meet with anyone who would show them additional revenue streams and open up the conversation again.

School Updates

- Rob Nudell presented information on the upcoming bond referendum of \$30.5 million. The project scope includes:
 - **Create** safe and secure entryways.
 - **Improve** ventilation and HVAC system.
 - **Upgrade** existing restrooms, locker rooms, and interior doors to be ADA-compliant.
 - **Remodel** Career and Technical Education (CTE) space.
 - **Remodel** the computer lab/Makerspace.
 - **Remodel** the digital media lab to support programming needs.
 - **Build** a new addition to include a music suite, weight, and fitness room, receiving area, and changing rooms.

- **Replace** the existing roofing systems
- **Replace** exterior windows and doors.
- **Crack fill** and **seal coat** parking lots.
- **Pave** and **expand** existing gravel parking lots.
- **Update** the cafeteria
- **Replace** the waste delivery system piping.
- **Upgrade** outdated electrical systems.
- **Replace** the current fire alarm system.
- **Replace** the existing diesel generator.
- **Replace** the boilers and water heater.
- A timeline was presented, along with the tax impact for property owners and a comparison to other school districts in the area. Even with the additional bond payment, tax impact will be less than most schools in the area.
- The election is scheduled for November 7th with absentee voting starting September 22nd.
- Along with presenting to 20 community groups, they plan to:
 - Start the social media campaign next week
 - There will be flyers mailed out soon
 - He asked for help getting the word out to the community
 - Information will be posted on the school's website

Other Updates:

- The LACC reported that the "Hunt is On" business campaign will be starting soon with great participation from businesses. They will also be doing bingo at Stella's four times over the next few months.
- Reba Gilliland reported that the Gathering of Airplanes last weekend was successful with 67 planes and up to 1000 people in attendance.

The next EDA meeting was changed to Thursday, October 12, 2023.

Adjourn at 8:10 a.m.

Valerie J. Martin, Clerk/Treasurer/EDA Director/Zoning Officer