



## Battle Lake Economic Development Authority Tuesday, July 16, 2024 – 7:00 a.m. Battle Lake City Hall

Call to Order  
Approve Agenda  
Approve Minutes  
Approve Financials

### Visitor – Steve Henning – Promotional Videos

- **Video Themes:**
  - Why visit here
  - Why move here
  - What we have – showcase of our amenities
- **Some ideas to consider including:**
  - The people/comradery/supportive
  - Progressive Community
  - The Serenity
  - Otter Tail County has over 1000 lakes
  - You could live here
  - Medical clinic/chiropractic service/pharmacy/dentist/first responders
  - Aerial of some of the businesses that haven't been included in the past
  - Vet Clinic
  - Pet daycare, grooming, & training
  - Pickleball? Other amenities?
- **Hatchery Row Ribbon Cutting**
  - **July 26, 2024 – 3:00 p.m.**
    - Tours of Apartments and Commercial Space
    - Press Release and email invites sent out
- **Other Updates**
- **Upcoming Meeting:**  
Tuesday, August 20, 2024

**“The mission of the Battle Lake Economic Development Authority is to promote diverse Economic Development and enhance quality of life through the retention and growth of business, industry & services in the Battle Lake area.”**

**City of Battle Lake  
Economic Development Authority  
Thursday, June 25, 2024**

The Battle Lake Economic Development Authority met in a regular session on Tuesday, June 25, 2024, at 7:00 a.m. with Rich Bullard, Randy Dorn, Rob Nudell, Josie Thomopoulos, Steve Young, and Majorie Quammen present. Absent was Sean Belmont. Also, present was Val Martin, Clerk/Treasurer/EDA Director/Zoning Officer, Reba Gilliland representing the Battle Lake Arts Advisory Committee, Sharon Casey representing the Lakes Area Community Center, and Mike Burley, Community Member. Join electronically were Rob Thompson and Ted Christianson from Goodneighbors/Hatchery Row.

Nudell made a motion to approve the agenda. Bullard seconded. MCU  
Young made a motion to approve the minutes as presented. Quammen seconded. MCU  
Nudell made a motion to approve the financials. Dorn seconded. MCU

**Visitors – Goodneighbors – Hatchery Row Ribbon**

Rob Thompson and Ted Christianson were in attendance to help make a plan for the Hatchery Row ribbon-cutting ceremony on July 26<sup>th</sup> at 3:00 p.m.

- A pair of large scissors and several small scissors will be needed – Val will take care of it.
- Those to stand with scissors? Rob and Ted have invited investors, Greg Smedsrud, and Dan Malmstrom, and they will talk with commercial tenants.
- Val will send invites to legislators and those involved in the funding or helping to make the process work.
- The street should be blocked off earlier that day.
- Val will send a press release out.
- Randy will say a few words – we can borrow the LACC’s sound system.

**Consideration of Promotional Videos with Steve Henning/AMS Digital Productions**

- Steve provided a proposal for two or three videos and provided some ideas of what to have in the videos. He also has provided options of reasonably priced advertising videos for the businesses. The commissioners discussed some ideas of what should be included in the videos.
- They all agreed that we should do three videos.
  - Why visit here
  - Why move here
  - What we have – showcase of our amenities
- Some ideas to be included
  - The people/comradery/supportive
  - Progressive Community
  - The Serenity
  - Otter Tail County has over 1000 lakes
  - You could live here
  - Medical clinic/chiropractic service/pharmacy/dentist/first responders
  - Aerial of some of the businesses that haven’t been included in the past
  - Vet Clinic
  - Pet daycare, grooming, & training

**Other Updates/Discussion:**

- Wenonga Days planning is in progress thanks to the LACC.
- Mike Burley reported that the clinic is working on an upcoming open house.
- Reba Gilliland reported that the Arts Advisory Committee is working on a public art project in the art alley. This will be a “Zentangle” project that will be painted on sign board and say Art Alley in Zentangle fashion. People can help paint the sign that will be posted in the art alley on the Boathouse wall when completed.
- Reba also reported that she has worked with Val on a grant application that will provide a self-guided walking tour of several unique locations of interest in Battle Lake through the Talk Trails website.
- Val reported that the City was selected to participate in the Empowering Minnesota Small Cities Program. This program will provide professional design services and will hold a community workshop

to provide ideas to help design the land into residential property and what might be the best use – single-family, multi-family, CIC, etc.

- Val reported that Tri-City Living is working together and is considering a strategic planning session with members of each community to include the council members, EDAs, and others.
- Rob Nudell reported that he met with Patrick Waletzko regarding the possible storm shelter at the school. They had a meeting with the state and may be pursuing some options and will need the City's involvement down the road.

Adjourn at 8:12 a.m.

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

**Economic Development Authority**

**Fund # 240**

**Statement of Revenue and Expenditures**

Dept	Acct		Current Period	Year-To-Date	Annual Budget	Annual Budget	Jan 2024
			Jun 2024 Jun 2024 Actual	Jan 2024 Jun 2024 Actual	Jan 2024 Dec 2024	Jan 2024 Dec 2024 Variance	Dec 2024 Percent of Budget
<b>Revenue &amp; Expenditures</b>							
<b>Revenue</b>							
<b>Economic Development Authority</b>							
46500	36211	Now Acct Interest	4.48	29.87	0.00	(29.87)	0.0%
46500	39203	Transfer from Liquor Fund	0.00	0.00	20,000.00	20,000.00	0.0%
46500	70000	Transfers In	0.00	0.00	5,500.00	5,500.00	0.0%
<b>Economic Development Authority Totals</b>			<b>\$4.48</b>	<b>\$29.87</b>	<b>\$25,500.00</b>	<b>\$25,470.13</b>	
<b>Revenue</b>			<b>\$4.48</b>	<b>\$29.87</b>	<b>\$25,500.00</b>	<b>\$25,470.13</b>	
<b>Gross Profit</b>			<b>\$4.48</b>	<b>\$29.87</b>	<b>\$25,500.00</b>	<b>\$0.00</b>	
<b>Expenses</b>							
<b>Economic Development Authority</b>							
46500	100	Wages and Salaries	306.50	2,114.03	8,300.00	6,185.97	25.5%
46500	121	PERA	22.88	148.85	0.00	(148.85)	0.0%
46500	122	FICA	17.84	124.27	0.00	(124.27)	0.0%
46500	123	Medicare	4.18	29.08	0.00	(29.08)	0.0%
46500	131	Employer Paid Health	38.07	228.45	0.00	(228.45)	0.0%
46500	133	Employer Paid Dental	0.80	4.80	0.00	(4.80)	0.0%
46500	200	Office Supplies	0.00	10.16	300.00	289.84	3.4%
46500	210	Operating Supplies	0.00	0.00	500.00	500.00	0.0%
46500	306	Training	0.00	0.00	500.00	500.00	0.0%
46500	319	Other Professional Services	0.00	2,000.00	5,000.00	3,000.00	40.0%
46500	322	Postage	26.80	107.98	500.00	392.02	21.6%
46500	331	Travel Expenses	0.00	0.00	500.00	500.00	0.0%
46500	340	Advertising	26.00	26.00	4,000.00	3,974.00	0.7%
46500	350	Print/Binding	70.52	113.88	2,000.00	1,886.12	5.7%
46500	351	Publishing	0.00	0.00	300.00	300.00	0.0%
46500	360	Insurance	43.72	43.72	120.00	76.28	36.4%
46500	413	Office Equipment Rental	0.00	0.00	300.00	300.00	0.0%
46500	430	Miscellaneous	0.00	1,063.33	1,000.00	(63.33)	106.3%
46500	433	Dues And Subscriptions	0.00	(84.56)	500.00	584.56	(16.9%)
<b>Economic Development Authority Totals</b>			<b>\$557.31</b>	<b>\$5,929.99</b>	<b>\$23,820.00</b>	<b>\$17,890.01</b>	
<b>Expenses</b>			<b>\$557.31</b>	<b>\$5,929.99</b>	<b>\$23,820.00</b>	<b>\$17,890.01</b>	
<b>Revenue Less Expenditures</b>			<b>(\$552.83)</b>	<b>(\$5,900.12)</b>	<b>\$1,680.00</b>	<b>\$0.00</b>	
<b>Net Change in Fund Balance</b>			<b>(\$552.83)</b>	<b>(\$5,900.12)</b>	<b>\$1,680.00</b>	<b>\$0.00</b>	
25-Jun	47762	League of MN Cities	\$ 43.72	Liability Ins			
12-Jun	47733	Paw Publication	\$ 26.00	Congrats Grads			
18-Jun		EFT US Bank/CC	\$ 97.32	Grad cards/postage			
			<b>\$ 167.04</b>	<b>Total</b>			
Beginning Balance	1/1/2024	\$	27,879.26				
Ending Balance	6/30/2024	\$	21,979.14				

**HATCHERY ROW RIBBON CUTTING SCHEDULED FOR FRIDAY, JUL 26 AT 3:00 P.M.**

We invite you to attend the Hatchery Row ribbon-cutting ceremony scheduled for July 26<sup>th</sup> at 3:00 p.m. There will be tours of the apartments and some of the businesses after the ribbon cutting. Hatchery Row is located in Battle Lake on Henning Street, just west of Highway 78 and adjacent to Battle Lake's beautiful downtown area. It's the perfect area for this upscale development. The development was built by Goodneighbors and consists of commercial space including Edward Jones, Total Body Fitness, Battle Lake Chiropractic Clinic, Blondie's Beauty Bar, CAEP International Ag Internships, and Bev's Donut Shop along with 13 beautiful apartments.

The project started in 2016 with negotiations to purchase the 4 properties followed by working with local architects and community members to create a visioning study. This visioning study was used to attract developers to the project. Under the direction of the City Council, the EDA purchased the properties and worked with an environmental engineer to clean up and demolish the old structures. With the help of several grants from the MN Department of Employment and Economic Development (DEED), Otter Tail County Community Development Agency, and USDA Rural Development, this project was able to be ready for new construction. Additional expenses not covered through the grants will be recovered through Tax Increment Financing.