

Tea Economic Development Corporation  
January 20, 2015  
Minutes

Members Present:

Chad Jacob  
Joe Weis  
Wayne Larsen  
Jennifer Lowery (arrived at 5:34 pm)  
Chad Ulvestad  
Troy Johnson  
Brett Waltner

Members Absent:

Jeremy Keizer  
Jon Powell

Director Jenni White was also present.

The meeting was called to order at 5:30 pm.

Motion by Larsen, seconded by Jacobs to approve the January 20, 2015 agenda. All members vote aye.

Currently there is a vacant seat on the board. Motion by Larsen, seconded by Jacobs to approve Troy Johnson of Fitness First to the TEDC Board of Directors whose term will expire 2017. All members voted aye.

At this time, the election of officers took place. Motion by Waltner, seconded by Jacobs to approve Weis as president. All members vote aye. Motion by Weis, seconded by Waltner to approve Larsen as Vice President. All members voted aye. Motion by Waltner, seconded by Lowery to approve Waltner as the Secretary/Treasurer. All members voted aye.

Motion by Ulvestad, seconded by Larsen to approve the consent agenda. All members vote aye.

Every year, the Governor's Office of Economic Development names a community of the year, both small and large. With the amount of activity taking place, Jenni will submit an application for Tea for small community of the year. Any ideas or information should be given to Jenni, application deadline is February 10.

In other business, our digital sign has been moved off of Auto Net's property, onto Arlyn's property. The total cost to move the sign was \$2,120.78. 2014 Tea building permit numbers were reviewed. Multi-family housing permits took a huge increase in 2014, new single family homes stayed steady. Advertising letters for the new community guide will be mailed out to businesses later in the week; advertising deadline is March 27<sup>th</sup>. JP Custom Graphics is now Octane Ink; Jon can give an update at our next meeting. Ultimate Dance Studio has given notice that they are leaving their current location as of May 1. Jenni has tried to contact the owner to find out more information but has not heard back. We will schedule a membership mixer for February or March. Our Spring Social will be held towards the end of April. Dakota Access Pipeline has redirected their proposed pipeline so it does not affect the 85<sup>th</sup> Street interchange or Tea's growth area.

Motion by Larsen, seconded by Jacobs to adjourn the meeting at 6:15 pm. All members voted aye.

Tea Economic Development Corporation  
March 17, 2015  
Minutes

Members Present:

Brett Waltner  
Joe Weis  
Wayne Larsen  
Jennifer Lowery  
Chad Ulvestad  
Troy Johnson

Members Absent:

Jeremy Keizer  
Jon Powell  
Chad Jacob

Director Jenni White and City Council Representative Chuck Ortmeier were also present.

The meeting was called to order at 5:33 pm.

Motion by Larsen, seconded by Lowery to approve the March 17, 2015 agenda. All members vote aye.

Motion by Larsen, seconded by Lowery to approve the consent agenda. All members vote aye.

The 2015 community guide cover was reviewed. Changes will be made adding in different photos.

Jenni gave an update on the activity taking place. The Soukup Property has had activity with a dog kennel and a daycare looking to purchase land.

Wayne gave an update regarding the Certified Ready Sites. Roger Haugo had is attorney check into the details and had concerns with the classification of being Certified Ready changing his taxes. We assured Haugo no change in taxation would take place with this classification, only when the land is rezoned or developed.

In other business, Danielle from Down to Earth Boutique would like to wait and have her ribbon cutting later in the spring when the weather is nicer. Jenni brought up the idea of hosting a bus tour of Tea this fall for residential realtors, commercial realtors and developers. More information will be looked into. A Mixer will be held at Exit Realty on March 20<sup>th</sup>. Jenni will be attending the GOED Conference on April 15<sup>th</sup>. TEDC will be hosting our Spring Social towards the end of April or early May. Tea Steak House is celebrating 50 years. Oggies is closing as of March 28<sup>th</sup>; WR Hospitality stated they misjudged the concept and market. GrandStay Hotel has named Angie Munce the hotel manager.

Motion by Larsen, seconded by Jacobs to adjourn the meeting at 6:25 pm. All members voted aye.

Tea Economic Development Corporation  
April 21, 2015  
Minutes

Members Present:

Jeremy Keizer  
Joe Weis  
Jon Powell  
Jennifer Lowery  
Chad Ulvestad  
Troy Johnson

Members Absent:

Brett Waltner  
Wayne Larsen  
Chad Jacob

Director Jenni White was also present. Guest business member Adam from ServPro was present.

The meeting was called to order at 5:34 pm.

Motion by Powell, seconded by Lowery to approve the April 21, 2015 agenda with the addition of land sale. All members vote aye.

Motion by Ulvestad, seconded by Lowery to approve the consent agenda. All members vote aye.

The Tea City Council has gifted a small piece of property by the athletic complex and 1<sup>st</sup> St. to TEDC. More information will be obtained regarding the sale price.

The 2015 community guide cover was reviewed. Changes will be made. Deadline is the middle of May and the mass mailing within the Tea Weekly will be May 29.

Jenni gave an update regarding the Oggies building for sale. At 6:22 pm, Johnson left the meeting.

Jenni gave an update on the business activity taking place.

In other business, Powell gave an update on his business Octane Inc. A business inquired about starting up a farmers market. A discussion took place regarding TEDC hosting a business/vendor fair this fall/winter. Our Spring Social is set for May 14<sup>th</sup> at 5 pm. GrandStay Hotel & Suites Ribbon Cutting will be July 9<sup>th</sup> at 5:30 pm.

Motion by Keizer, seconded by Powell to adjourn the meeting at 6:50 pm. All members voted aye.

Tea Economic Development Corporation  
May 19, 2015  
Minutes

Members Present:

Wayne Larsen  
Joe Weis  
Jon Powell  
Jennifer Lowery  
Chad Ulvestad  
Troy Johnson

Members Absent:

Jeremy Keizer  
Chad Jacob

Director Jenni White and City Council Representative Brian Fowlds were also present.

The meeting was called to order at 5:32 pm.

Motion by Larsen, seconded by Lowery to approve the May 19, 2015 agenda. All members vote aye.

Motion by Lowery, seconded by Ulvestad to approve the consent agenda. All members vote aye.

Board Member Brett Waltner has submitted his resignation effective May 4, 2015. Motion by Powell, seconded by Larsen to approve the resignation of Brett Waltner and declare his seat vacant. All members voted aye.

With accepting Brett's resignation, that leaves our secretary/treasurer position vacant. Motion by Lowery, seconded by Powell to approve Ulvestad as Secretary/Treasurer. All members voted aye.

The Oggies building is being purchased by MyTea Tykes Too. They will still own their one location, while expanding their two location.

Wayne has been working with Roger Haugo regarding his interest in us moving forward with the application to Certify Ready his property. We have confirmed with Haugo that this classification would not affect his property taxes. Haugo is in favor of this classification to attract businesses, however has very little interest in residential lots and no interest in any artificial man-made sloughs on his property. Wayne will continue to work with Haugo to see what develops.

The City of Tea is applying for the TIGER Grant to expand 271<sup>st</sup> St. from I-29 west to Heritage Parkway. They are asking for letters of support from TEDC and other businesses in the area. Motion by Powell, seconded by Larsen to submit a letter of support from TEDC for the TIGER Grant. All members voted aye.

Jenni gave an update on the business activity taking place. Lectrus has been sold and is now Harvard Integrations. Dakota Millwork is relocating to Sioux Falls. A different business has purchased their buildings. More details will be announced later.

In other business, Weis spoke of a program with TEDC and the Tea Police Department. Tea Bucks are issued by the police officers to children doing good acts. More information will be looked into. Tea pool opens May 26. May 27 is the Parking Lot Appreciation Party for Sunshine, Koele Chiropractic and Uptown Casino. Tea Rummages are June 12-13. Teapot Days June 17-20.

Motion by Larsen, seconded by Ulvestad to adjourn the meeting at 6:24 pm. All members voted aye.

Tea Economic Development Corporation  
June 16, 2015  
Minutes

Members Present:

Wayne Larsen (left at 5:57 pm)  
Joe Weis  
Jeremy Keizer  
Chad Jacob  
Chad Ulvestad  
Troy Johnson

Members Absent:

Jennifer Lowery  
Jon Powell

Director Jenni White was also present.

The meeting was called to order at 5:32 pm.

Motion by Larsen, seconded by Jacobs to approve the June 16, 2015 agenda. All members vote aye.

Motion by Ulvestad, seconded by Larsen to approve the consent agenda. All members vote aye.

Jenni gave an update on the 85<sup>th</sup> Street Interchange Project. At this time Larsen left the meeting at 5:57 pm.

Currently we have a vacant board seat to fill. We will talk with the business community to see if anyone is interested in serving on the board.

2016 budget takes place in August. Ideas for projects can be given to Jenni.

Our normal monthly meeting will take place on July 21 however we need to reschedule due to Jenni having conflicts. The new meeting date will be emailed out.

Jenni gave an update on the recent activity. Dance 2 is locating on 1<sup>st</sup> St. taking the space previously occupied by Ultimate Dance. Ultimate Dance has moved to a temporary location by the Tea exit. Also occupying the same building will be Your Balanced Body Nutritional Therapy & Hair Services by Miriam Oye. Bulls Eye Archery has located on Main Ave. next to Sky Lounge. DTS should be moving into their new building the end of the month. Weisser Distributing has purchased the Dakota Millwork building and moving in as of July 1.

In other business, Jenni had a meeting with the Department of Labor. They spoke of the employment services they provide, especially with listing available job openings on their website at no cost to the business. GrandStay Hotel & Suites will be hosting their open house on Thursday, July 9 from 4:30 to 6:30 pm. Our ribbon cutting will take place at 5:30 pm.

Motion by Jacobs, seconded by Ulvestad to adjourn the meeting at 6:43 pm. All members voted aye.

Tea Economic Development Corporation

July 28, 2015

Minutes

Members Present:

Wayne Larsen

Joe Weis

Chad Jacob

Chad Ulvestad

Troy Johnson

Jon Powell

Jennifer Lowery

Members Absent:

Jeremy Keizer

Director Jenni White was also present.

The meeting was called to order at 5:32 pm.

Motion by Lowery, seconded by Larsen to approve the July 28, 2015 agenda. All members vote aye.

Motion by Larsen, seconded by Jacobs to approve the consent agenda. All members vote aye.

The Lincoln County and Minnehaha County Economic Development Associations are hosting a joint golf outing on August 20. They are looking for sponsors: \$150 Hole Sponsor, \$200 Food Sponsor and \$50 Pin Prize Sponsor. Motion by Larsen to approve the food sponsorship of \$200. Motion died for lack of second. Motion by Powell, seconded by Larsen to approve the LCEDA/MCEDA Golf Tournament Hole Sponsorship of \$150. All members voted aye.

The 2016 budget was discussed. Instead of hosting the normal mixers and socials, it was an idea to host a golf outing or similar event to bring the business community together. The Mixers budget line will be renamed to Public Relations to include all events we host and the budget line item will be increased. A line item for strategic planning was added however are thinking of conducting this in-house instead of outsourcing. More information will be discussed at the next meeting regarding this process and our goals. An idea was to start an advertising campaign for Tea to include in the budget. Jenni will obtain costs estimates. The City Council starts their budget review on August 17.

Jenni gave an activity update. Koch Insurance is moving into a unit within the Parkside Dental strip mall. A potential project needing roughly 55 acres, looking to locate along Sundowner Ave. has spurred several property owner meetings. Jenni, Kevin Nissen and Nick Fosheim met with Ron Mueller to obtain more information regarding the future of their property and to inform them of the City of Tea's growth plans. Harry Hybertson's land is also a potential site. If this project moves forward, it would spur the City connecting one of these areas with water and sewer service earlier than planned. More updates will be given at the next meeting. Jenni and Kevin met with Joel Ingle representing Harr & Lemme regarding the development of Boulder Addition located south of City Hall. With the lack of single and multi-family lots available, they are looking at moving forward with their development.

In other business, Jenni gave information regarding the Sioux Empire Society for Human Resource Management group. Weisser Distributing has their ribbon cutting tentatively scheduled for September 10.

Motion by Powell, seconded by Jacobs to adjourn the meeting at 6:50 pm. All members voted aye.

Tea Economic Development Corporation  
August 18, 2015  
Minutes

Members Present:

Wayne Larsen  
Joe Weis  
Chad Jacob  
Chad Ulvestad  
Troy Johnson (arrived at 5:52)  
Jon Powell  
Jeremy Keizer

Members Absent:

Jennifer Lowery

Director Jenni White was also present.

The meeting was called to order at 5:35 pm.

Motion by Larsen, seconded by Ulvestad to approve the August 18, 2015 agenda. All members vote aye.

Motion by Larsen, seconded by Jacobs to approve the consent agenda. All members vote aye.

The 2016 budget was discussed. A total of \$40,060 was requested from the City of Tea.

To better define our board and future goals, we are starting a strategic planning process. At this time, 5:52 pm, Johnson arrived. Information regarding the process was presented. A brief discussion took place. More discussion will take place next meeting.

Jenni gave an activity update. A Sioux Falls business is looking to relocate to the Harry Hybertson property on Sundowner Ave. by the airport. They would require roughly 55 acres and employ about 200 people. Discussions have taken place with the City regarding extending City services to the site. An incentive proposal will be put together. Another update will be given at our next meeting.

In other business, Weisser Distributing Ribbon Cutting is scheduled for Thursday, September 17. The Tea Weekly is hiring for an editor. Octane Inc. is also hiring. Drew Hento from Riverview Insurance would like to be more involved and become a board member; Jenni will meet with him. The Build Dakota Scholarship fund information included.

Motion by Ulvestad, seconded by Jacobs to adjourn the meeting at 7:01 pm. All members voted aye.

Tea Economic Development Corporation

September 15, 2015

Minutes

Members Present:

Wayne Larsen

Joe Weis

Chad Ulvestad

Troy Johnson

Jon Powell

Jennifer Lowery

Drew Hento

Members Absent:

Jeremy Keizer

Chad Jacob

Director Jenni White was also present.

The meeting was called to order at 5:35 pm.

Motion by Larsen, seconded by Ulvestad to approve the September 15, 2015 agenda. All members vote aye.

Drew Hento from Riverview Insurance would like to fill the vacant seat on our board. Motion by Larsen, seconded by Ulvestad to approve Drew Hento to the TEDC Board of Directors whose term to expire 2017. All members voted aye.

Motion by Larsen, seconded by Lowery to approve the consent agenda. All members vote aye.

Jenni gave an activity update. A proposal letter has been submitted to a prospective business looking to relocate onto Harry Hybertson's land on 1<sup>st</sup> St. and Sundowner Ave. The prospect has pushed back their deadline another month.

To better define our board and future goals, we are starting a strategic planning process. A lengthy discussion took place. At this time, Johnson left the meeting. Topics discussed were defining who we are as a community, Tea City Council and TEDC working together, focusing on job creation versus retail space, chamber roles versus economic development roles and our future of buying land or putting up a spec building. At this time, Weis left the meeting. To continue our planning process, we will schedule a time for the City Council and TEDC hold a joint meeting. To have our board members more involved, we will start assigning board members to business retention and expansion visits with area businesses. Board members will pick a handful of businesses to meet with over the next few months and will give an update to the board at our meetings. We will put together a general template of talking points for the visits.

In other business, Weisser Distributing Ribbon Cutting is scheduled for Thursday, September 17 at 4:30 pm. Our next meeting is scheduled for Tuesday, October 20 at 5:30 pm.

Motion by Ulvestad, seconded by Hento to adjourn the meeting at 6:51 pm. All members voted aye.

Tea Economic Development Corporation  
Joint Meeting with Tea City Council  
October 19, 2015  
Minutes

Members Present:

Chad Jacobs  
Joe Weis  
Chad Ulvestad  
Troy Johnson  
Jennifer Lowery  
Drew Hento

Members Absent:

Wayne Larsen  
Jeremy Keizer  
Jon Powell

Director Jenni White and the Tea City Council were also present.

The meeting was called to order at 6:06 pm.

Motion by Jacobs, seconded by Johnson to approve the October 19, 2015 agenda. All members vote aye.

Motion by Jacobs, seconded by Ulvestad to approve the consent agenda. All members vote aye.

The Tea City Council was present to discuss their growth plans and to help define goals of our board. A lengthy discussion took place.

Next meeting will take place on November 17.

Motion by Jacobs, seconded by Ulvestad to adjourn the meeting at 7:08 pm. All members voted aye.

Tea Economic Development Corporation  
November 17, 2015  
Minutes

Members Present:

Chad Jacobs  
Joe Weis  
Chad Ulvestad  
Troy Johnson  
Wayne Larsen  
Jon Powell

Members Absent:

Drew Hento  
Jeremy Keizer  
Jenn Lowery

Director Jenni White, Mayor John Lawler and Council Member Brian Fowlds were also present.

The meeting was called to order at 5:30 pm.

Motion by Larsen, seconded by Jacobs to approve the November 17, 2015 agenda. All members vote aye.

Motion by Larsen, seconded by Ulvestad to approve the consent agenda. All members vote aye.

Jenni gave an activity update from October and November. Several years ago Dollar General was looking to locate to Tea but plans fell thru. Contact has been made with them again; they need roughly 1 to 1.5 acres of land with a budget of \$150,000. Tony with WS Construction has inquired about 6 acres of land for a heavy industrial use. Their budget is around \$2.00 /sq ft to relocate in the spring of 2016. Jenni will contact these businesses with land options. Ribbon cuttings were held for Sabers Insurance, MyTea Tykes Too and Jimmy's Coffee House.

More discussion took place regarding the future goals and direction of TEDC.

Chad Jacobs reported on his visit with Kevin from Pyro City. Kevin's concerns were being uninformed of the goals of TEDC and the future growth plans of the City of Tea.

Board member terms set to expire the end of 2015 are Wayne Larsen, Joe Weis and Chad Jacobs. Terms can be renewed at our annual banquet along with additional nominations taking place.

In other business, Koch Insurance Ribbon Cutting will be held on November 19 at 5:30 pm.

Our next meeting will be our Annual Banquet held December 15 at 5:30 pm.

Motion by Larsen, seconded by Powell to adjourn the meeting at 7:12 pm. All members voted aye.

Tea Economic Development Corporation  
December 15, 2015  
Annual Meeting  
Minutes

The Annual Meeting was called to order at 6:45 pm with the following board members present: Wayne Larsen, Chad Jacobs, Jeremy Keizer, Chad Ulvestad, Jenn Lowery, Jon Powell, Drew Hento and Joe Weis. Director Jenni White and various business members were also present. Board Member Troy Johnson was absent.

The keynote speaker was Nick Fosheim, the Executive Director for Lincoln and Minnehaha Economic Development Associations.

Jenni gave a presentation for the Director's Report.

The election of board of directors took place. Wayne Larsen, Joe Weis and Chad Jacobs terms are expiring. President Joe Weis opened the floor for nominations. Jeremy Keizer nominated Joe Weis and Wayne Larsen to the TEDC Board of Directors. Motion by Chad Ulvestad, seconded by Jenn Lowery to seize nominations and cast a unanimous ballot for Joe Weis and Wayne Larsen. All members voted aye. One board member seat is declared vacant.

Motion by Larsen, seconded by Keizer to adjourn the meeting at 8:25 pm. All members voted aye.