

Tea Economic Development Corporation

January 13, 2009 – Tea City Hall

The meeting was called to order by Janelle Boots at 6pm. Present were Janelle Boots, Lynda Cook, Scott Gerdes, Chris Lane, Wayne Larsen, Jenni Pick, and Tom Rentschler. Jon Powell, Kyle Svanda, and Mel Zelmer were absent.

Chris Lane motion and second by Lynda Cook for approval of December minutes. Wayne Larsen motion and second by Tom Rentschler for approval of the financial report.

Election of Officers for TEDC 2009: President – Lynda Cook, Vice President – Wayne Larsen, Secretary – Tom Rentschler, Treasurer – Janelle Boots.

Membership renewals were sent out in December. Jenni Pick sent out 150 new applications for TEDC membership. A thank you was sent to Valley Exchange Bank for their donation.

Tea Steakhouse has a 1 year paid advertisement for the digital sign. AAA Refrigeration and Bodyworks have 1 year contracts but we have yet to receive payment.

Interstate Billboard Options were discussed. Rental rates were reviewed. Kevin Nissen was going to be contacted to review previous discussion on a billboard on Mike Poppen's property.

Project Whale was submitted to GOED for review.

Historical Society is building a storage shed next to the current Musuem for storage of a car and overflow from the museum. The Historical Society is looking for financial support from TEDC. Discussion over the donation amount and volunteering to help build the shed ensued – Joe Weiss was getting a quote together for the cost of the shed. Scott Gerdes could provide drawings for the shed.

Teapot Days is set for June 20, 2009. Volunteer help is greatly needed. Three main areas of need were discussed – vendors, the main stage, and children's creation station.

Wayne Larsen discussed the building of a Community Performing Arts Center in Tea. A research/exploratory committee is being formed.

Having a consultant brought in to advise on attaching new businesses to Tea and/or a community analysis was discussed.

The Annual meeting was reviewed for improvements. Free drink tickets was discussed.

Janelle Boots motion to adjourn. Wayne Larsen 2nd. Meeting adjourned.

Tea Economic Development Corporation

February 10, 2009 – Tea City Hall

The meeting was called to order by Lynda Cook at 6pm. Present were Janelle Boots, Lynda Cook, Scott Gerdes, Chris Lane, Wayne Larsen, Jenni Pick, Jon Powell, and Tom Rentschler. Kyle Svanda and Mel Zelmer were absent.

A presentation was given by Shawn Pritchett and Lynne Forbes from the Southeastern Development Foundation. They detailed different loan programs through their organization.

Janelle Boots motion and second by Jon Powell for approval of the financial report.

Spring Social is set for Tuesday April 14th with the location being at either the Tea Steakhouse or the new "Shenanigans". Drink tickets available for attendants.

Discussion on the Buxton Company (www.buxtonco.com) - a head hunter type of company. Buxton Co. also does community assessments/analysis. Watertown, SD has used them for cost ~\$15,000.

Teapot Days is still in need of some one to run the Kids Creation Station in the park.

Jon Powell was going to order the park banners and ribbon cutting scissors.

Wayne Larsen gave an update on the Community Performing Arts Center. Committee is being formed and is meeting the 1st Tuesday of each month.

The TEDC meeting date for March is changed from March 10 to March 17.

Wayne Larsen motion to adjourn. Chris Lane 2nd. Meeting adjourned

Tea Economic Development Corporation
March 17, 2009
Minutes

The meeting was called to order by Linda Cook at 6 pm. Present were Linda Cook, Scott Gerdes, Wayne Larsen, Jenni Pick, Tom Rentschler, Jon Powell, Kyle Svanda and Mel Zelmer. Absent were Chris Lane and Janelle Boots.

Wayne Larsen motioned and seconded by Scott Gerdes to approve the March Financial Report. All members voted AYE.

Wayne Larsen motioned and seconded by Mel Zelmer to approve the January and February 2009 Minutes. All members voted AYE.

Jenni spoke about the Spring Social to be held April 21, 5:00 to 6:30 pm at Tea Shenanigans. Drink tickets will be handed out at the social. Invitations will be mailed roughly 2 weeks in advance from City Hall stating all owners and employees are invited.

Park banners were reviewed confirming the font style. Banners will be ordered this week and planned to be installed before Teapot Days.

There will be a ground breaking ceremony for the HRC Assisted Living Facility on March 27th at 11:30 am. An open house is planned for October.

Scott Gerdes motioned and seconded by Kyle Svanda to adjourn. All members voted AYE.

April 2009 TEDC Meeting Cancelled.

Tea Economic Development Corporation
May 12, 2009
Minutes

The meeting was called to order at 6:00 pm with the following members present: Wayne Larsen, Chris Lane, Janelle Boots, Lynda Cook and Director Jenni Pick. Members absent are Scott Gerdes, Tom Rentschler, Kyle Svanda, Jon Powell and Mel Zelmer.

As there was not a quorum present, no formal action could be taken by the board members present.

The financial report was reviewed.

The minutes were reviewed.

TEDC is in charge of providing workers for the beer garden on Teapot Days. A sign up list will be available at the next meeting.

Future goals of TEDC were discussed. Businesses like a Taco John, bowling alley, lawyer, tax office were discussed. Also discussed was attending other community's EDC meetings to get ideas and information. Discussed was having more promotional material to be handed out to prospective businesses and residents.

Tea is hosting the LCEDA meeting on May 20 at 5:30 pm.

The meeting was adjourned.

Tea Economic Development Corporation
June 9, 2009
Minutes

The meeting was called to order at 6:00 pm with the following members present: Wayne Larsen, Scott Gerdes, Chris Lane, Kyle Svanda, Jon Powell, Janelle Boots and Lynda Cook. Director Jenni Pick was also present. Members absent were Tom Rentschler and Mel Zelmer.

The financial report was reviewed. Motion by Jon Powell, seconded by Scott Gerdes to approve the April, May and June 2009 Financial Reports. All members voted aye.

The minutes were reviewed. Motion by Janelle Boots, seconded by Wayne Larsen to approve the March and April 2009 Minutes. All members voted aye.

Board members signed up to work the Teapot Days beer garden.

A ribbon cutting will be scheduled for Ultimate Dance Studio. JP Custom Graphics ribbon cutting is on June 19 at noon.

Motion by Scott Gerdes, seconded by Jon Powell to adjourn the meeting. All members voted aye.

Tea Economic Development Corporation
July 14, 2009
Minutes

The meeting was called to order at 6:00 pm with the following members present: Wayne Larsen, Scott Gerdes, Chris Lane, Kyle Svanda, Tom Rentschler and Mel Zelmer. Director Jenni Pick was also present. Members absent were Jon Powell, Janelle Boots and Lynda Cook.

The financial report was reviewed. Motion by Scott Gerdes, seconded by Chris Lane to approve the July 2009 Financial Report. All members voted aye.

The minutes were reviewed. Motion by Mel Zelmer, seconded by Chris Lane to approve the June 2009 Minutes. All members voted aye.

Tea Superintendent Jerry Schulz was present to introduce himself to the board.

Joe Weis was present to discuss the garage to be built for the Historical Society. The City Council donated the old City Hall land to TEDC. It was the City Council's intention to have TEDC pay for some of the Historical Society's garage considering Council gave us the land and the Historical Society wanted to use old City Hall. The City has budgeted \$10,000 for the garage with the lowest estimate received so far of \$14,700. Mel will look at the plans and put together an estimate by next week. Motion by Mel Zelmer, seconded by Tom Rentschler to donate up to \$4,700.00 to the Historical Society for the new garage. All members voted aye.

Jo Niles from the Tea HRC was present to update the board on the progress of the Assisted Living Facility. The facility is planned to open in October but so far construction is ahead of schedule. It will hold 32 beds with half hopefully being occupied by the end of the year and 12 employees hired by Ward Enterprises who will run the facility.

A ribbon cutting is scheduled for Ultimate Dance Studio on July 23 at 5:15 pm.

Wayne contacted the Taco John's franchise inquiring information about a Taco John's located in Tea, a message was left with them. Jenni emailed the franchise inquiring about the same information. The criteria for a Taco John's owner is you must have a net worth of \$400,000 and \$150,000 liquidity. The company prefers towns with a population of at least 10,000 and ideal daily traffic count of 20,000 vehicles. More information about the franchise will be obtained.

Mel made a contact regarding a hotel in Tea. A meeting will be set up to inquire about more specific information.

Motion by Scott Gerdes, seconded by Jon Powell to adjourn the meeting. All members voted aye.

Tea Economic Development Corporation
August 11, 2009
Minutes

The meeting was called to order at 6:00 pm with the following members present: Wayne Larsen, Scott Gerdes, Kyle Svanda, Jon Powell, Janelle Boots, Lynda Cook and Mel Zelmer. Director Jenni Pick was also present. Members absent were Chris Lane and Tom Rentschler.

The financial report was reviewed. Motion by Wayne Larsen, seconded by Janelle Boots to approve the August 2009 Financial Report. All members voted aye.

The minutes were reviewed. Motion by Mel Zelmer, seconded by Scott Gerdes to approve the July 2009 Minutes. All members voted aye.

The 2010 budget was discussed. The board would like to build funds for prospective business incentives, economic stimulus program and community ID analysis. Motion by Mel Zelmer, seconded by Wayne Larsen to approved the 2010 budget. All members voted aye.

A recap of the RFI Workshop attended by Jenni, Janelle and Lynda was given.

Mel discussed the Historical Society garage. Last meeting it was approved for TEDC to donate no more than \$4,700 to the garage based on the submitted bids. After the bids had been received and opened, Zelmer Inc. submitted a bid less then the lowest bidder, A & S Construction. After receiving Zelmer's lower bid, the Historical Society decided to go with Zelmer Inc. Controversy aroused from A & S Construction due to the bid process. It was recommended to bid the project again to make it fair to all, this was not done. The original bid from A & S Construction was used and they were hired. Motion by Mel Zelmer, seconded by Wayne Larsen to donate the appropriate amount of money not to exceed the lowest bid of Zelmer Inc. Mel Zelmer withdrew motion. Motion by Mel Zelmer, seconded by Scott Gerdes to appropriate \$3,500 towards the Historical Society garage project. Members Mel Zelmer and Janelle Boots voted aye. Members Wayne Larsen, Kyle Svanda, Jon Powell, Lynda Cook and Scott Gerdes voted no. Motion failed.

Motion by Mel Zelmer, seconded by Wayne Larsen to adjourn the meeting. All members voted aye.

ea Economic Development Corporation
September 15, 2009
Minutes

The meeting was called to order at 6:00 pm with the following members present: Wayne Larsen, Scott Gerdes, Kyle Svanda, Jon Powell, Janelle Boots, Lynda Cook, Tom Rentschler and Mel Zelmer. Director Jenni Pick was also present. Member Jon Powell was absent.

The financial report was reviewed. Motion by Janelle Boots, seconded by Wayne Larsen to approve the September 2009 Financial Report. All members voted aye.

The minutes were reviewed. Motion by Mel Zelmer, seconded by Wayne Larsen to approve the August 2009 Minutes. All members voted aye.

The Tour De Kota event was discussed. Riders will arrive in Tea on Sunday, June 6th between noon and 5 pm and be leaving Monday, June 7th starting at 6 am. The TEDC will be responsible for organizing the event and helping out. Many different organizations will need to be contact to sell and serve food.

The 2009 Annual Meeting date was discussed. Motion by Mel Zelmer, seconded by Janelle Boots to hold the Annual Meeting on Tuesday, December 1st. The meeting will be at the Tea Steak House Banquet Hall. A guest speaker still needs to be chosen. This will be discussed at the next meeting.

A representative from Buxton Company will be attending our next meeting to give a presentation on their company. Jenni has been in contact with Norgaard and Ammann. They are checking their schedule to find a time to present to the board.

TEDC's newest member, Pernell's Alignment and Tire has opened at JP Custom Graphics old location. They will be holding their grand opening on Saturday, September 19. TEDC is unable to host a ribbon cutting on that date; a different date will be chosen.

Tea Superintendent is recruiting businesses to be in the homecoming parade since the children from each grade will not be in the parade. Mel spoke with a resource regarding a hotel.

Motion by Mel Zelmer, seconded by Wayne Larsen to adjourn the meeting. All members voted aye.

Tea Economic Development Corporation
October 13, 2009
Minutes

The meeting was called to order at 6:00 pm with the following members present: Wayne Larsen, Scott Gerdes, Jon Powell, Chris Lane, Lynda Cook, Tom Rentschler and Mel Zelmer. Director Jenni Pick was also present. Members Janelle Boots and Kyle Svanda were absent.

Mary Lou from Buxton Co. was present to discuss what their company does and the benefit they can bring to Tea.

The financial report was reviewed. Motion by Wayne Larsen, seconded by Jon Powell to approve the October 2009 Financial Report. All members voted aye.

The minutes were reviewed. Motion by Tom Rentschler, seconded by Wayne Larsen to approve the August 2009 Minutes. All members voted aye.

The Historical Society Garage came to a total of \$13,475.14. The City of Tea budgeted \$10,000 for the garage with TEDC covering the rest. The City of Tea has paid for the garage in full. Motion by Mel Zelmer, seconded by Chris Lane to approve a payment of \$3,475.14 to the City of Tea for the Historical Society Garage. All members voted aye.

The 2009 Annual Meeting date was discussed. Guest Speakers will be contacted. Motion by Mel Zelmer, seconded by Chris Lane to give away three \$50 gift certificates at the Annual Banquet. All members voted aye. A list of Tea businesses will be given to the winners to choose which gift certificate they want.

Pernell's Alignment & Tire will be having their ribbon cutting on Wednesday, October 14 at 5:30 pm.

A representative from Home Ideas Magazine spoke to Jenni about advertising in their publication. Advertising prices were looked at. It was the consensus of the board that advertising in the magazine would not be beneficial at this time.

Board terms ending in 2009 are Lynda Cook, Tom Rentschler and Wayne Larsen. Tom Rentschler is not going to renew his term. New candidates will be contacted to see if they have interest of being on the board.

Xcel Energy has a community grant that TEDC can apply for. TEDC will request \$5000 for whip trees for the new athletic complex to be planted now and when mature, be moved to the park.

Motion by Wayne Larsen, seconded by Mel Zelmer to adjourn the meeting. All members voted aye.

Tea Economic Development Corporation
November 10, 2009
Minutes

The meeting was called to order at 6:00 pm with the following members present: Scott Gerdes, Jon Powell, Lynda Cook, Kyle Svanda, Janelle Boots and Mel Zelmer. Director Jenni White was also present. Members Wayne Larsen, Tom Rentschler and Chris Lane were absent.

The financial report was reviewed. Motion by Scott Gerdes, seconded by Janelle Boots to approve the November 2009 Financial Report. All members voted aye.

The minutes were reviewed. Motion by Mel Zelmer, seconded by Jon Powell to approve the October 2009 Minutes. All members voted aye.

Our annual meeting to be held Tuesday, December 1st at the Tea Banquet Hall at 6:00 pm was discussed. The Guest speaker will be Slater Barr, the President of the Sioux Falls Development Foundation. Wayne will bring a podium to use from the school. Board members should be there at 5:30 pm to set up.

Board terms ending in 2009 are Lynda Cook, Tom Rentschler and Wayne Larsen. Tom Rentschler is not going to renew his term. New potential board members were discussed. Chad Jacobs was present obtaining information as a potential board member.

The 2009 annual report was reviewed. It will be available at the annual meeting.

Currently TEDC has a phone line, 498-4TEA which costs roughly \$45.00 per month. Many people who are inquiring about business information contact the City Hall phone number, not the TEDC phone number therefore it is hardly used. Motion by Jon Powell, seconded by Mel Zelmer to disconnect the TEDC phone line. All members voted Aye.

A ribbon cutting for the Tea Historical Society will be held on Sunday, November 15th at 2:15 pm. A ribbon cutting for Morgan Lane Village will be held on Thursday, November 19th at 3:30 pm.

Motion by Scott Gerdes, seconded by Jon Powell to adjourn the meeting. All members voted aye.

Tea Economic Development Corporation
December 1, 2009
Annual Meeting
Minutes

The meeting was called to order at 6:45 pm with the following members present: Scott Gerdes, Jon Powell, Lynda Cook, Kyle Svanda, Janelle Boots, Wayne Larsen, Tom Rentschler, Chris Lane and Mel Zelmer. Director Jenni White was also present.

Slater Barr, President of the Sioux Falls Development Foundation was the guest speaker.

At this time the floor was opened for nominations for the board of directors. Chris Lane nominated Wayne Larsen, Lynda Cook and Chad Jacobs to the TEDC Board of Directors. Motion by Mel Zelmer, seconded by Janelle Boots to cease nominations and cast a unanimous ballot for the Wayne Larsen, Lynda Cook and Chad Jacobs to the TEDC Board of Directors. All members voted Aye.

Motion by Wayne Larsen, seconded by Mel Zelmer to adjourn the meeting. All members voted aye.