



Albert Lea-Freeborn County Chamber of Commerce
Board of Directors Meeting Minutes
Wednesday, September 22, 2021 – 7:30 a.m. Zoom Meeting

Present: Ryan Langemeier, Mike Chandler, Mike Funk, Rita Moyer, Beau Hartman, Bobbie Jacobs, Angie Eggum, Jeff Woodside, Kevin Miland, Shari Jenson and Geri Jensen

Absent:, George Gonzalez, Heather Lee, Allen Hendriks,

Welcome:

- Beau Hartman called the meeting to order at 7:36 a.m.

Reports:

City of Albert Lea (Ian Rigg, City Manager):

- We're working on the budget. We are looking at a tax rate that's about equivalent to what we have, 2018, so it's about a 4% or 5% increase. Probably increase, but that's largely due to growth as well, so combination of growth and tax base as well as increases in values on property, so there probably will be some dependent bond which property owner.
- The Market Place is moving slowly.
- We finished up the remediation at least where the apartments are going at the blazing star. Still a lot more to go and we're looking at that for the whole blazing star landing area. Think lot of chloride issues as well in the groundwater that must be monitored, so we'll be. We'll be looking at that saying if any other developments that worked occur, what would have to take place? Whether they would be ventilation systems, or it could just be capture with the result, maybe somewhere.
- Apartment complexes from market rate and low-income housing.
- Bridge Avenue should be open sometime in October.
- Main Street is schedule for next year.

Freeborn County (Tom Jensen): No Report

ALEDA Updates:

- Working with a few different companies on our ALEDA Spec #1 in South industrial park, each from the cities
- Working with the group that purchased the old Shopko and what their plans are for the space.
- Continued work with our partners on the Marina project
- Continued work with the Regenerative Agriculture project, plans for a conference in March, also working with this group on a side project to bring another group into Albert Lea that focuses on Oats.
- Finalizing two loans with two new local eatery businesses, one signed the other being signed today.
- Continued work with a group who is interested in starting a brewery in Albert Lea
- Continued work on the Entrepreneurial Bridge Event which will be held at Wedgewood on Sept 28th, there will also be a downtown event everyone is invited to that afternoon.
- Work on developing more Albert Lea land into shovel ready land as well a new spec building with the city and the county.

- Par 10 work on the Old VFW moving forward into developing that space into Market rate apartments, continues to move forward.
- Working with a business looking to expand in Albert Lea with some of our land.
- Work with a developer on putting up single family homes in the Albert Lea area.

CVB/Main Street Updates

- **Events:**
- Taste of Albert Lea went AWESOME! Such great feedback, excited for it to become an annual event!
- Tues. Sept. 27th Fall Frenzy on Fountain (Food trucks on Fountain St 11a-8p & Live music 4-8 @ the gazebo)
- Oct 1-2 Eddie Cochran Festivities
- Sat. Oct. 9th Shop Sip-n-Stroll downtown (bags available for sale at the office starting Monday 9/27)
- Thurs. Oct 28th Spootacular trick-or-treating downtown and taking pics at our office 4-7pm
- **Project updates:**
- Art base installation is moving forward for 6 locations around downtown and Fountain Lake, should be ready for our first art sculpture walk in the late Spring of 2022
- Partner billboards are up! See them on north and south bound I-35!
- Started on layout process for joint (CVB/MS/Chamber/ALEDA) "community guide", combining both the visitors guide & the chamber directory into one publication

Consent Items:

- August Chamber Meeting Minutes were presented. No questions or comments. Rita Moyer made a motion to approve the August Minutes. Seconded by Angie Eggum. Motion carried.
- August Chamber Financial Reports were presented. No questions or comments. Mike Funk made a motion to approve the August financials. Seconded by Bobbie Jacobs. Motion carried. Discussion on the financial where some adjustments made. Last year we sent out the October invoices early and this year they were sent out later in September.

2021 – 2022 Budget:

- Changes to the budget from our last meeting was that Growth Zones rates are increasing, changes to the taxes.
- We sat down and looked at all of members to see if they all were paying the amount of membership with the number of employees. Adjustments and most of them adjusted up and some were paying more than you know what we thought they should be too. But in just looking at that alone, if we were charging the business is based on the number of employees like we're supposed to be. We would be bringing in \$17,922.80.
- Shari proposed to the Executive committee at our meeting was that rather than doing dues increase, we just adjust.
- The way that we've done this, any that were \$100 or less. It was just the adjustment was made in there was a letter explaining the increase. The accurate invoice was set, and, in their letter, it explains that there were no dues increase. Some of the invoice will be getting phone calls to talk to them about their increase.
- Discussion on raises for the staff. Look at a three-year plan for the director wages.
- Budget was presented. Mike Funk made a motion to approve the 2021-2022 budget. Seconded by Bobbie Jacobs. Motion carried.
- The board approved the roll over for the vacation hours. Geri and I would need to come up with a plan right away at the beginning of this year on how they're going to be used.

Committee Updates were included in the Chamber Updates for the Month of September packet that Shari sent out, prior to the meeting.

Old Business:

- **Annual Meeting** – Has been canceled this year. We contacted the members that have supported the Annual meeting in the past. If we would have gotten back 50% off them would come it would be on, but we received less than that back. So, we are going to do the videos again this year. Bobbie said that she would help.
- We will be sending the list of nominees to the board for a vote on Large, Medium, and Small. List of volunteers to be voted on.
- Geri is going to check on the criteria for Business of the Year.
- **Board Terms:** George Gonzales and Kevin Miland terms expire on September 30. Kevin did mention that he would stay on. We will need to check the by-laws.
- Beau is going to contact Josh Fossum from Bayview/Freeborn Funeral Home.

Adjourn: Motion by Kevin Miland to adjourn the meeting. Seconded by Rita Moyer