



ALBERT LEA SENIOR CENTER  
ADVISORY BOARD  
MEETING MINUTES

Wednesday, October 15, 2025, 12:00pm  
Senior Center

**Members Present:** Board Chair Dick Mucha, Rosemary Bloomquist, Doran Gray, Stephanie Harmon and Ex-Officio Rachel Christensen

**Members Absent:** Sharon Gardner and Marlys Steele

**YMCA Staff in Attendance:** Senior Director of Programs Brandy Schewe, Senior Center Program Coordinator Emelia Gaudian

**City Staff in Attendance:** Community Engagement and Enrichment Director Cathy Malakowsky, Recreation Director Dani Bakken and Administrative Assistant/Deputy City Clerk Karla Tukua

**Call to Order:**

The meeting was called to order by Brandy Schewe at 12:05pm

**Adopt Agenda:**

Dick Mucha made motion to approve the agenda, seconded by Doran Gray. Motion carried.

**Approval of the Minutes:**

Doran Gray made motion to approve the minutes, seconded by Dick Mucha. Motion carried.

**Events and Activities update: Emelia Gaudian**

- Singing Cowgirl had 35 attendees.
- Fall Day to Remember, went to an apple orchard and had mixed reviews due to a lot of walking. Will look at a different Orchard for next year.
- Coming up – Treasure Island Branson Christmas trip is sold out. There will be a full bus going.
- Currently planning the Senior Center Christmas party and so far, there are 5 businesses sponsoring a table for the event.
- Will have an 80's Brunch, on October 24<sup>th</sup>, still taking sign-ups. The brunch is free for anyone 80 years of age or older.
- Planning a Halloween Bingo Party and coming up with some fun prizes for this.
- Sue has started her Chair Tai Chi Wednesday mornings at 10am and will continue weekly.
- Mahjong started last Thursday and that will continue every Thursday.

**Old Business – None**

**New Business – Cathy Malakowsky**

- **Proposal Review for Senior Center Site**

Malakowsky displayed a presentation of the 3 proposals received for the Senior Center locations. The 3 proposals were from the Skyline Plaza which is the current location, Jim & Dudes for the old Health Reach

building and from the Albert Lea Health Care Coalition for the old Herberger's building. A copy of each proposal was available for Senior Center members to review.

Malakowsky gave a brief overview of why the Senior Center was seeking proposals. Some key reasons were to improve handicap accessibility, age of current location, overall upkeep of the building and plumbing issues. Another reason is the lease for the current location expires December 31, 2026, which will give time for any renovation that might be needed in a new location. Malakowsky continued through the slide presentation covering the minimum and preferred requirements in the RFP. Minimum requirements – a minimum of 5,000 square feet, space for large and small group activities, fully handicapped accessible, parking lot with at least 70 spaces. Some of the preferred elements, were access to a commercial kitchen, outdoor space, natural light, have ability to still rent out space, close to other amenities and easy to find location.

**Proposal 1 – Skyline Plaza -**

Main points from Skyline Plaza location are: Currently rent 8,000 sq. ft., there are problems with the parking lot and not all entrances are accessible. Structure built in 1964, roof was new in 2015, HVAC new in 2019. Malakowsky stated she sent a request for additional information that was missing in the Skyline Plaza proposal. There is no outdoor space or outside lighting. The landlord currently does not have access to utility costs. There is a full kitchen, it's close to amenities, easy to find and no remodeling costs. Rent would stay close to what it is now, which is \$4,100 a month.

**Proposal 2 – Jim & Dudes, former Health Reach location, SE Broadway -**

Offering 6,000 sq. ft., parking lot is in very good condition, fully accessible entrance and exits. Fully accessible restrooms and Jim & Dudes will add one more restroom at no charge to the city. Current electrical systems are energy efficient. Building put up in the 1970's of pre-cast concrete. No commercial kitchen, but there is space to add one. Natural light and outdoor space. Close to amenities on the south side and easy to find. It is currently on the SMART bus route. Jim & Dudes would take care of lawn care, snow removal and all maintenance. Rent will be \$4,000 and the Senior Center would just pay electricity. Jim and Dudes estimate the construction costs to be under \$200,000 and could bill the remodeling costs into a long term lease. If this space is chosen, it is a shared location with Jim & Dudes plumbing and heating business. Malakowsky displayed the floor plan of the space Jim and Dudes was proposing for where the Senior Center location would be. The floor plan showed areas for large and small group space, area for billiards, office area, restrooms and the area where the kitchen could go.

- Question asked if it's a shared building what else would be there. Malakowsky will follow up with Jim & Dudes on this question.

**Proposal 3 – Albert Lea Healthcare Coalition – former Herberger's location, 2610 N. Bridge Ave.**

Offering 5200 Sq. ft. of space. Parking lot in very good condition and plenty of space. Entrances, exits and restrooms are fully accessible. Roof and building from 1992, in a masonry cement block. The roof was recently repaired, but no date in the proposal. HVAC upgraded in 2020 by Jim & Dudes. Interior lights are fluorescent, exterior lights are LED installed in 2021. Fire suppression system upgraded in 2020. Preferred elements, no commercial kitchen but there is space to add, for natural light a window would need to be added. For outdoor space it's close to Snyder Field, Troy Hammer Park and the user trail along Bridge. In the back there is a paved area for seating outside with some green space. It is close to plenty of amenities, right off of I-90 and already on the SMART bus route. Rent is \$5,200 plus water, sewer, electricity. Their initial construction cost is estimated at \$500,000. Malakowsky displayed slides showing what the current location looks like and where the potential kitchen could go. Noting that the Health Reach location has a

common area where the restrooms are. If this location was chosen, they would need to add a door to the common area to use the restrooms or they would need pay to install restrooms in the 5200 sq. ft. space.

- No questions were asked of this space.

#### **Next steps in this process**

- The proposals will need to be scored.
- Malakowsky would like the evaluation team to meet Wednesday, October 29<sup>th</sup> to go through the proposals.
- Asked members if they would like to tour the other two locations, she can set that up.
- Asked members what they would need to make a recommendation and come to a vote.
  
- Malakowsky asked Board President Dick Mucha what he needs to make a decision and he asked for the cost of each location, which are:
  - Skyline Mall - \$4,100 rent/lease and no re-modeling.
  - Jim & Dudes - \$4,000 rent/lease and estimating \$200,000 for renovating the space and can be billed into the monthly rent.
  - Herberger's - \$5,200 rent/lease and estimating \$500,000 for renovation.
  - Mucha recommended to stay at current location.

Gaudian/Schewe stated that while the rent cost is \$4,100 at the current location, the City still had to pay the cost to repair damages from the flooding that occurred earlier in the year. Also adding there are repairs that need to be made to doors for accessibility. Malakowsky said she has asked the property owner for his plans on maintaining or replacing the sewer lines on the property. These items may affect the overall cost for the current center. The deadline for owner to respond is Oct. 28<sup>th</sup>.

Christensen asked to hear from Senior Center members for their opinion.

- Some members stated they are happy with the current location. It's close to where members live and they like the space.
- Another member is concerned with the space, a program she goes to has had to move due to garbage cans of water coming down. She noted previous experience with sewage coming down the plumbing lines when Nelson's was in the mall.
- Additional concern from other members on the possibility of mold in the ceiling.
- Concern with no response from building owner when a repair is needed.
- Current building maintenance and accessibility is another concern.
- There was additional discussion going over the concerns of the current center.
- Noted that a new location would allow for additional wiring for more gaming options for members.
  
- Question asked about sewer problems. Malakowsky stated that the sewer pipes under the building are starting to corrode, causing blockages. Also, explaining the Senior Center is the last in the line before the sewer hits the road and that's why they had flooding earlier in the year.
- Question asked if rent is guaranteed. Malakowsky stated that yes, the lease agreement with Skyline Plaza is usually 5 years and Jim and Dudes is willing to do a 10 year lease.
- Christensen asked about the original fundraising of the Senior Center when it first came to the Skyline Mall. She wanted Senior Center members to consider doing something like this again to help fund a new facility or to look for grants to help.

**Malakowsky finished with her next steps -**

- Will invite the evaluation team to review proposals on October 29<sup>th</sup>.
- Will set up tours for anyone wanting to look at the Health Reach and Herberger's locations.
- Will leave the hard copies of the proposals at the Senior Center with Emelia for members who want to review the plans. If there are any questions, they can leave them with Emelia.

**Adjournment**

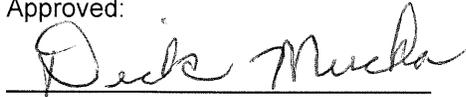
- The meeting was adjourned at 12:50 pm.

Respectfully submitted,



Karla Tukua  
Senior Center Advisory Board Secretary

Approved:



Dick Mucha  
Senior Center Advisory Board Chair