



ALBERT LEA SENIOR CENTER
ADVISORY BOARD
MEETING MINUTES

Wednesday, November 12 2025, 12:00pm
Senior Center

Members Present: Dick Mucha, Rosemary Bloomquist, Doran Gray, Sharon Gardner, Marlys Steele and Ex-Officio Rachel Christensen

Members Absent: Stephanie Harmon

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

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

Call to Order:

Chair Dick Mucha called the meeting to order at 12:05pm and Karla Tukua took roll call.

Adopt Agenda:

Doran Gray made the motion to adopt the agenda for today's meeting and Marlys Steele seconded the motion. The board voted in favor of said motion 5-0 (Stephanie Harmon was absent). Motion carried.

Approval of the Minutes:

Sharon Gardner made motion to approve the minutes for October 15, 2025 and Dick Mucha seconded the motion. The board voted in favor of said motion 5-0 (Stephanie Harmon was absent). Motion carried.

Old Business –

A. Review Proposal scores and vote on recommendation – Cathy Malakowsky

Malakowsky reviewed the scoring sheets for each proposal, noting that Jim and Dudes received the highest score. Results are:

- 1) Jim and Dudes – 92.5 points out of 100
- 2) Albert Lea Healthcare Coalition – 46.7 points out of 100
- 3) Skyline Plaza – 37.5 points out of 100 points

Malakowsky covered follow up that was received for each proposal.

Skyline Plaza follow-up – To be completed by end of 2026

- Would install 2 new outside LED light fixtures
- Paint the outside of the Senior Center space inside the mall.
- Contract a full clean out of the sewer pipe to prevent backups
- Plant bushes where currently there are grass & rocks in parking lot
- Install 2 sets of lockers to promote more indoor walking.

- Install LED lights throughout the Senior Center space
- Paint all rooms – colors chosen by Senior Center
- Lastly Skyline owner will work with Senior Center in partnership to enhance curb appeal, signage, entrance area and parking lot.
- Smith also informed the Senior Center know about new HelpCare clinic coming to the Skyline Mall in the old VA location.

Healthcare Coalition follow up –

- Clarified their bids. One bid was \$154,500, Second bid was \$285,000, which included plumbing.
- Neither bid includes building restrooms in the Senior Center space, which will need to be done.
- HVAC fire suppression security systems were installed in 2020, in portions of the building. Not in the portion of the building where the Senior Center would go.
- Will also include space that was previously closed off, this will give access to the outside.

Jim and Dude's follow up –

- Question on sound proofing had come up and they noted that all interior walls are insulated for sound proofing.
- Estimates were based on speaking with contractors and ballpark estimates. Costs will vary based on the space.
- Question in regards to whether the City would need to go by our bid process, and in talking with the City Attorney, he said we wouldn't need to go through a bid process since it's a private business.

Malakowsky asked if the board was ready to make a recommendation. There was continued discussion between the board members and staff on the different options. There was also discussion in regards to the financing/funding options for a new center. Christensen noted that everything is negotiable in any of the options. After the discussion Malakowsky condensed what she was hearing from the board.

- They will delve deeper into the different proposals
- Have a group work on layouts for a potential new location
- Get firmer estimates.
- Will have meetings to go over the options
- Malakowsky will talk with the City Attorney on safeguards that can be built into the lease if the board chooses to stay at Skyline Plaza to ensure they have heat, that the roof is fixed, fixing the parking lot and making it more accessible.
- Gaudian stated she will make an announcement after bingo on what the board has decided and that they are continuing to discuss options.

Events and Activities update: Emilia Gaudian and Brandy Schewe

Membership updates

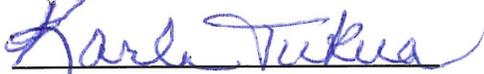
- 264 members
- 944 visits last month by 174 individuals
- Chair tai chi going very well, looking to add another class
- 80's Brunch – 70 people
- Singing Cow Girl there were 27 people
- Treasure Island – 44 people went
- A Christmas Carole, they have 48 spots and currently 19 people are signed up.

- 1st tech Tuesday starts next week
- Christmas Party – 5 sponsorships, with 43 members signed up to attend.

Adjournment

- The meeting was adjourned at 12:45pm. Motion to adjourn was made by Doran Gray and seconded by Sharon Gardner. All members voted in favor of said motion (5-0) Stephanie Harmon was absent. Next meeting will be December 10th at 12:00pm

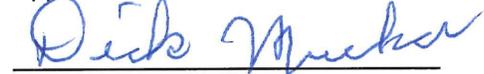
Respectfully submitted,



Karla Tukua

Senior Center Advisory Board Secretary

Approved:



Dick Mucha

Senior Center Advisory Board Chair