

Wabasso EDA
Regular Meeting
Wednesday, December 2, 2020
5 pm

The meeting was called to order at 5 pm with Board Members Pat Eichten, Carole Remiger, Rachel Ingebretson and Karl Guetter in attendance. Chuck Robasse was absent.

Also present were Larry Thompson and Pat Dingels (via telephone.)

The Minutes of the November 4, 2020 regular meeting and November 20, 2020 special meeting were approved on a motion by Ingebretson, second by Remiger.
Eichten-yes, Remiger-yes, Guetter-yes, Ingebretson-yes.

Mr. Thompson informed the board that due to a schedule conflict, the representative from APX Construction would not be attending the meeting to discuss the duplex project but would attend the January meeting.

The board considered the Eastvail 4th Addition covenants. Mr. Thompson noted that the following changes had been made per discussion at the last meeting:

- Article 5 – Term: Change Three-fourths to Two-thirds.
- Article 2.3.4 – Last sentence: Correct typo
- Article 2.1.1 – Delete “single family” from use of the Real Property

It was also noted the typo on the last page (MINNEOSTA) should be corrected.

Motion by Guetter, second by Ingebretson to approve the Eastvail 4th Addition Restrictive and Protective Covenants.

Eichten-yes, Remiger-yes, Guetter-yes, Ingebretson-yes.

Motion by Guetter, Second by Ingebretson to direct the EDA Attorney to draft and present a Purchase Agreement for the sale of Lot 3 and Block 4, Block 1, Eastvail Fourth Addition to Ryan and Abby Ricketts for the terms set forth in the memo from Mr. Thompson to Ryan and Abby Ricketts dated 11/5/20 with the addition of \$1,000.00 earnest money deposit.

Eichten-yes, Remiger-yes, Guetter-yes, Ingebretson-yes.

Mr. Thompson informed the board the Roger Anderson had agreed to lease Unit 2 in the Dewey Street 5-plex. Mr. Thompson added that Mr. Anderson had placed a \$700.00 deposit but had not yet signed the lease.

The board noted that Dan Baune had started work on the Eastvail 2nd Addition House, and it would be meeting on 12/14/20 to finalize action.

The board discussed the status of Dollar General. While there was discussion and speculation regarding property abutting the city on Highway 68, no official application had been made.

Motion by Ingebretson, second by Remiger, to approve the Treasurer's Report.

Eichten-yes, Remiger-yes, Guetter-yes, Ingebretson-yes.

Motion by Remiger, Second by Ingebretson to approve the bills as follows:

- Carlos Ambritz Dewey Street Apts. #2 – Painting \$ 850.00
- Minnwest Bank Dewey Street Loan payment \$2,000.00

Eichten-yes, Remiger-yes, Guetter-yes, Ingebretson-yes.

The meeting was adjourned at 5:45 p.m.