

Wabasso EDA
Regular Meeting
Wednesday, June 2, 2021
5:00 pm

The meeting was called to order at 5pm with Board Member Pat Eichten, Jeff Olson and Karl Guetter in attendance. Members Charles Robasse and Steve Burns were absent. Also present were EDA Director Larry Thompson and Attorney Matt Novak.

The minutes of the May 5, 2021 Regular meeting were approved on a motion by Guetter, second by Olson.

Eichten – Yes; Olson – Yes; Guetter – yes.

The HRA discussed the duplex construction. Mr. Thompson presented an updated construction management proposal by APX, a pro forma based on APX's most recent construction estimate and two updated floor plans. Mr. Novak noted that it appeared the law would allow an exception from the public bidding process, but he would have to discuss the options with bond counsel. Mr. Olson gave a summary of the various units that had been toured and plans that had been reviewed noting the pros and cons of each plan. Mr. Olson also stated he had received a quote from a contractor for a 1,500 square foot unit. A lengthy discussion followed regarding the increase in construction costs which may make the project not feasible. The board reaffirmed that it was willing to subsidize the project but there were limits on how much it could subsidize. Mr. Thompson gave an overview of potential funding sources from EDA funds. The board agreed that the total project costs should not exceed \$500,000. The board also agreed that it needs to decide if this project was intended to be a rental only or a rental/for sale project which would dictate design. Mr. Olson said he would obtain construction quotes for a 1,250 square foot unit and a ballpark figure for a four plex unit.

Mr. Thompson gave an update on the Strategic Planning Process. The following persons have agreed to serve on the committee:

- Jim Salfer – Commercial Club/Downtown
- Paul Sobocinski – Vail Township
- Tom Franta – Lions Club
- Stef Goblirsch – Jonti-Craft
- Joe Kemp – Wabasso Public School
- Jeff Olson (Steve Burns – Alternate) – City Council/EDA

The first meeting would be June 9, 2021. Mr. Thompson presented a budget consisting of 4 phases. Mr. Thompson noted the 3 phase (Facility Plans) was the most expensive due to the engineering service requirements, but it was highly unlikely the city would complete that phase.

Mr. Novak presented the draft Lease Agreement, Maintenance Agreement and Housekeeping Agreement. It was that consensus of the EDA that the maintenance fees could be eliminated except for

the smoking violation that should be increased, no application fee and revise the policy that a person be moved to the bottom of the waiting list if they do not enter into a lease agreement if a vacancy occurs. Mr. Novak was directed to draft the final agreements for consideration at the next EDA meeting.

Motion by Olson, second by Guetter to accept the Treasurer's Report as submitted.
Eichten – Yes; Olson – Yes; Guetter – yes.

Motion by Olson, second by Guetter to approve payment of the bills as submitted.
Eichten – Yes; Olson – Yes; Guetter – yes.

The board adjourned at 6:45 pm.

DRAFT