

Wabasso EDA
Regular Meeting
Wednesday, July 7, 2021
5:00 pm

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

The minutes of the June 2, 2021 Regular meeting were approved on a motion by Olson, second by Robasse.

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

The HRA discussed the duplex construction. Mr. Thompson announced that Jorge Lopez had resigned from APX Construction and formed his own development company. Member Olson presented a revised plan and costs prepared by Redwood Design. Mr. Olson indicated that Redwood Design had advised to wait until spring to see if costs might come down. It was estimated that the total cost of the project would be over \$600,000 if the cost estimates provided by Redwood Design were used. The board had a lengthy discussion relating to design, possible cost savings options and timing. The board had set a top project limit of \$500,000, but that may have to be revised. Mr. Thompson was directed to contact the fiscal consultant or bond counsel to see how long the board could wait to start construction after the bonds were sold, and to contact Bolton and Menk or other consultants regarding bidding requirements. Mr. Olson will see if Redwood Design will prepare construction drawings.

Strategic Plan update. Two meetings have been held and the group has identified members of to serve as a focus group. Focus group meeting to be held on July 27, 2021.

Update Lease Policy. The board reviewed the proposed lease agreement, maintenance agreement and housekeeping standards. Motion by Olson, second by Guetter, to adopt the lease agreement and maintenance agreement and housekeeping addendums with the following changes:

1. Change the security deposit from \$700 to “one month’s rent.”
2. Increase the smoking occurrence to \$1,000.00

Said lease shall go into effect October 1, 2021.

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

Motion by Robasse, second by Robasse to amend the 2021 operating budget as proposed (RLF Budget reformat.)

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

It was the consensus of the board not to apply for a state redevelopment grant due to the limited amount of funds available and the highly competitive nature of the grant.

Mr. Thompson reported on a plan to combine city checking/savings account in accordance with legal requirements. Mr. Thompson and the board noted that the EDA and Library checking accounts may need to be kept separate since each account is controlled by respective boards.

Mr. Thompson and Mr. Eichten gave an update on improvements being made to the 5-plex. Mr. Eichten noted that he had authorized the purchase of a refrigerator for one of the units.

Motion by Olson, second by Robasse, to accept the Treasurer's Report.

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

Motion by Robasse, second by Guetter to approve the bills as submitted.

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

The meeting was adjourned at 6:30 p.m.