

Wabasso EDA
Regular Meeting
Wednesday, August 4, 2021
5:00 pm

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

The minutes of the July 7, 2021 Regular meeting were approved on a motion by Olson, second by Burns. Eichten – Yes; Olson – Yes; Robasse - yes; Burns – yes.

Duplex - The HRA discussed the duplex construction. Mr. Thompson reported that the bidding/construction could run concurrent with the bonding process. The bonding process could commence once the EDA/Council ordered the project, and 85% of the bond funds would need to be spent within 3 years of issuance. Matt Novak updated the board on the bidding process noting the board could bid components separately and act as general contractor or could bid the entire project. The board would like to ensure local contractors had the opportunity to bid. Jeff Olson reported that RBC would prepare construction plans for \$1,500 - \$2,000. The board addressed Nick and Anne Guetter's concerns, noting that material prices were uncertain at this time and it was hoped they would stabilize in the near future. It was noted that the project may be bid this fall but construction would most likely begin in spring. It was also the consensus that the board did not want to act as a general contractor. **Motion by Burns, second by Robasse to authorize RBC/Mark Timmerman to prepare construction drawings at a cost not to exceed \$2,000.00.**

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

Motion By Robasse, Second by Olson to release Don Schwarz's life insurance pledge from the Jonti-Craft RLF Loans.

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

Eastvail Signs - Mr. Thompson noted that he was in the process of replacing the Eastvail Lot Sale signs. It was the consensus that Mr. Thompson continue with replacing the signs.

Strategic Plan. The board received an update on the Visioning/Planning session held on 7/27/21. Mr. Thompson would forward a copy of the summary report to the board. It was the consensus that the EDA board meet with the City Council and Planning Committee the evening of August 18, 2021.

CEEC Building Requirements - The board directed staff to research the building requirements for the CEEC purchase of the Main Street lot and report its findings to the Council.

Five-Plex Ceiling Fans – It was the consensus that renters not be allowed to install ceiling fans on their own.

Five-Plex Patio/Fence Improvements – The board considered a bid by Altermatt Construction, Inc. to replace the concrete patios and privacy fences for \$16,438.88, which did not include additional fill on the south side. **Motion by Olson, second by Burns to approve the bid of Altermatt Construction for \$16,438.88.**

Olson – Yes; Robasse - yes; Burns – yes. Eichten – Abstain.

The board requested city staff consider adding fill to the south side of the units

Treasurer's report – It was noted DEEM had made its RLF payments for July and August. Motion by Olson, second by Burns to accept the Treasurer's report.

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

Approve Bills – Motion by Olson, second by Burns to pay Minnwest Bank \$2,000.00 for the Five-Plex Loan.

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

Motion by Olson, second by Burns to adjourn at 6:15 p.m.

Larry Thompson
EDA Director