

**City of Wabasso
ECONOMIC DEVELOPMENT AUTHORITY
1429 Front Street P O Box 60
Wabasso MN 56293
Regular Meeting
Wednesday, September 1, 2021
5:00 pm**

CALL TO ORDER:

MINUTES:

1. Approve Minutes – August 4, 2021 Regular Meeting; August 18, 2021 Special

OLD BUSINESS:

1. Discuss Duplex

NEW BUSINESS:

1. 5-Plex Landscaping
2. Eastvail Signs
3. Minnesota Investment Program RLF Program - Refinance
4. Development/Strategic Plan
 - a. Action Plan

TREASURER’S REPORT:

1. Detailed Accounting Report
2. Loan and Checking Balance Summary Report

BILLS:

1. General Checking Claims
2. Dewey Street Claims
3. July Checks

ADJOURN:

ECONOMIC DEVELOPMENT AUTHORITY
Regular Meeting – September 1, 2021
Agenda Report

1. **Approve 8/4/21 and 8/18/21 Minutes:** Copies attached
2. **Duplex** – Discussion topic – no additional information at this time
3. **Five Plex Landscaping** – Jim is going to level off the back yards with dirt from the compost site and remove the shrubs behind the units. He plans to have fabric and rock installed under the eaves. At this time we do not add any shrubbery at this time. We have gotten feedback from some of the renters that they do not wish to have any shrubs by the patio as some have grown over the patios. We may plant something that is more of a ground cover in the future, but it is my understanding that shrubs are currently in short supply. It has been suggested that concrete be installed instead of rock. I would recommend against this due to cost, potential heaving, and underground utility lines.
4. **Eastvail Real Estate Sign** – Information enclosed
5. **MIF Program RLF Funds.** See attached. The 2021 Omnibus Tax bill allows cities to return 20% of their RLF funds to the state – in exchange the city/EDA can use the remaining 80% of the remaining money as general purpose aid for any lawful expenditure. One catch is that it can't be federal dollars. Pat Eichten believes that the RLF II was financed with state funds and RLF I was financed with federal funds. There is currently \$106,555.04 in the account. 20% is a steep discount but it allows greater flexibility with its use.
6. **Development/Strategic Plan:** Attached is a packet of information from Cheryl Glaeser along with an Action Planning Worksheet for EDA consideration. As noted at the joint meeting, the EDA is to discuss the next steps, fine tune it and forward its recommendations to the City Council. I just received this late yesterday afternoon and have not had the opportunity to review it.
7. **Treasurer's Report** – Attached. Note – Deem is up to date with payments. Bart properties paid off its loan.
8. **Bills** – Attached

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

City of Wabasso
City Council
Wednesday, August 18, 2021
6pm

The meeting called to order by EDA President Pat Eichten at 6:00 p.m. with members Chuck Robasse, Jeff Olson, Steve Burns and Karl Guetter present.

Clerk/Treasurer/Administrator Larry Thompson, Mayor Carol Atkins and Council members Brad Salfer and Roger Bauman, Planning Committee member Stef Goblirsch and Paul Sobocinski, consultant Cheryl Glaeser and EDA Consultant Pat Dingles were also present.

The purpose of the meeting was to receive the vision/planning report interim report from planning consultant Cheryl Glaeser.

Ms. Glaeser gave an overview of the process to date noting

- The planning committee held a kickoff meeting where the goals of the committee were set focusing on community value, community vision and key opportunities in the Highway #68 corridor, downtown and community center.
- A survey of selected community residents.
- Materials for a visioning session of selected community leaders was held.

Highlights:

- Demographics
- Labor Market
- Trends
- Business retention and expansion vs. new business development

Discussion points at the visioning session:

- Understanding trends: Opportunities and potential challenges.
- Guiding principals for development: Survey results – values and principals and areas that need additional clarification.
- Development types for the downtown and Hwy 68 corridor – types of businesses that are lacking and potential opportunities.
- Community center opportunities and future.
- Questions presented to focus groups:
 - a. What does a future vibrant downtown look like to you? An active downtown, community that supports the downtown and a downtown with strong curb appeal.
 - b. What is your vision for strengthening/preserving the Hwy 68 corridor? Expanding and developing new business opportunities and is visually appealing, safe and convenient.

Potential action steps for the downtown and Hwy 68 corridor were presented.

A general discussion and Q&A session followed. Ms. Glaeser indicated she would present a specific action plan for Council/EDA consideration. Mr. Thompson indicated he would place this item focusing on the next steps on the EDA agenda for discussion, fine tuning, and place the EDA recommendations on the next council meeting council agenda for discussion.

The meeting was adjourned at 7:15 p.m.

Larry Thompson
EDA Director

AF

WABASSO EDA REAL ESTATE SIGNS

Thanks Aaron,

I'll review the attached and let you know if there will be any changes.

Do you have a cost estimate to produce and install?

Thanks again.

Larry J Thompson
City Clerk/Treas.-Administrator
City of Wabasso
P O Box 60
Wabasso MN 56293
Larry@wabasso.org
Pop 694

From: C.E. Signs <signs@countryent.net>
Sent: Friday, August 27, 2021 7:16 AM
To: Larry Thompson <Larry@wabasso.org>
Subject: EDA Signs

Good Morning Larry,

I'm so sorry for the delay on this. We got really busy with installs the last couple of weeks, and I forgot to send it.

I have your proofs attached. I placed an example of a "SOLD" decal on the main sign to give you an idea of how that might look. We can print those up as separate decals and you can place them whenever a lot sells. I will throw those in for free if you're interested. I am also working on cleaning up the overhead map. I just placed the original artwork on the proof to give you the overall look.

Please look these over and let us know if you need any changes or if you have any suggestions.

Again, I do apologize for the delay.

Thanks!

Aaron Schlemmer

CE Signs & Designs
410 North Street
Lucan, MN 56255
507-747-3108



410 NORTH ST.
LUCAN, MN 56255
507-747-3108

Quote

Quote #: 788
Quote Date: 08/27/21

BILLING ADDRESS

City of Wabasso
P O Box 60
Wabasso MN 56293

SHIPPING ADDRESS

City of Wabasso
P O Box 60
Wabasso MN 56293

Thank you for the opportunity to provide a custom quote for your product needs. Your quote includes the specifications you requested and identifies options that are available. When you order, lead time begins when the order is released to production, pending payment as per payment terms and receipt of your approval of the artwork, if required. Please call if I can be of any further assistance. This quote is valid for 30 days.

DESCRIPTION

Printed Lawn Signs

- 24" (w) x 18" (h), 4mm Coroplast
- Double-Sided Digital Print
- Heavy Duty Step Stake
- **PRICE: \$20.50 ea.**

Wabasso EDA Lot Sign

- 96" (w) x 48" (h)
- 1/4" Alumacorr on 4"x4" Wood Posts
- Single-Sided Digital Print
- Installed
- **PRICE: \$550.00**

Electrical work not included.
Shipping and tax not included.

All permits required for project to be provided by purchaser.

LOTS FOR SALE

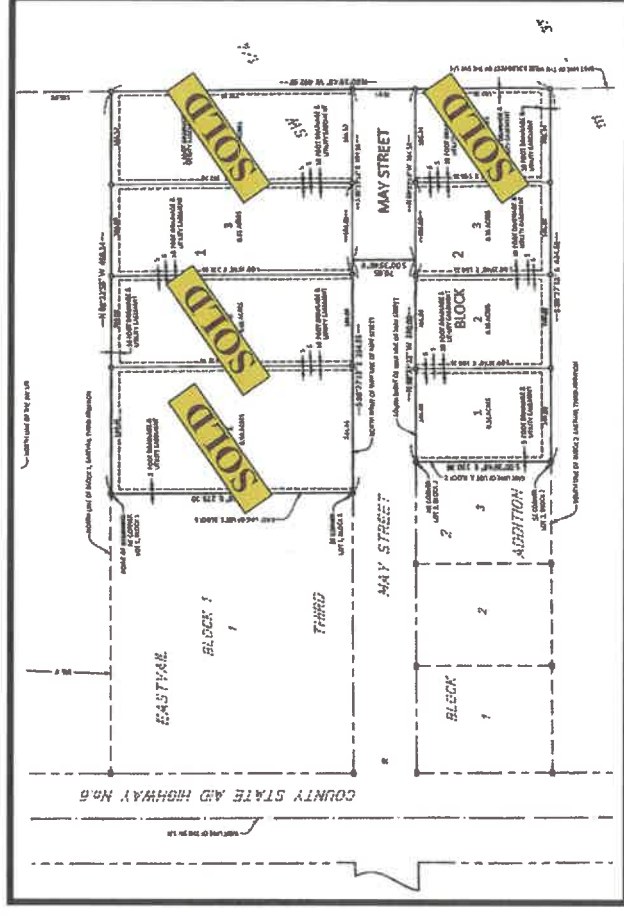
— MAY STREET ADDITION —

FOR MORE INFORMATION
CONTACT LARRY:

507-342-5519

Larry@wabasso.org

Wabasso EDA



FOR SALE

— MAY STREET ADDITION —

FOR MORE INFORMATION CONTACT LARRY:

507-342-5519

Larry@wabasso.org

Wabasso EDA



August 16, 2021

Dear Minnesota Investment Fund Grant Recipient:

The Minnesota Investment Fund (MIF) has been a phenomenal success in fueling business investment and job creation throughout the state since 1985. This success is due in part to local governments working with the Minnesota Department of Employment and Economic Development (DEED) to jointly administer the loan program.

As you may know, one of the benefits of the state-funded MIF program (which is different from the federally-funded MIF program) is that a portion of repayments may be kept by the local government partner in a separate revolving loan fund (RLF). These RLFs extend the impacts of the state MIF program even further by using these repaid funds to provide additional loans to businesses. Although these RLF loans must follow the framework of the MIF statutes (Minn. Stat. 116J.8731), in 2017, Minnesota Legislature passed a Onetime Exception to allow more flexibility in the use of state-funded MIF-seeded RLF funds. In 2019 and 2021, the Legislature renewed the opportunity for local units of government to utilize the One-Time Exception to put their MIF funded RLF balances to work in their communities.

The 2021 omnibus jobs bill passed by the Legislature includes the following authorizing language:

Laws of MN 2021, 1st Special Session, Chapter 10, Article 1, Section 20: Notwithstanding Minnesota Statutes, section 116J.8731, a home rule charter or statutory city, county, or town that has uncommitted money received from repayment of funds awarded under Minnesota Statutes, section 116J.8731, may choose to transfer 20 percent of the balance of that money to the state general fund before June 30, 2022. Any local entity that does so may then use the remaining 80 percent of the uncommitted money as a general-purpose aid for any lawful expenditure.

For a local government to qualify for this provision, the enclosed RLF Request for Onetime Exception Form must be submitted to DEED by June 1, 2022. Once DEED reviews and approves the information on the submitted form, the local government will be informed and 20 percent of the existing cash balance as of request date can be submitted to the department. The remaining 80 percent may be considered general purpose aid for any lawful expenditure. Because the legislation uses the term "uncommitted money," only the cash balance should be considered, and any outstanding loans should be excluded.

Once the funds have been transferred out of the RLF account, the local government must submit to the Legislature an accounting and explanation of the use and distribution of the funds. More information about this report will be provided when the RLF Transfer Form is approved.



EMPLOYMENT AND ECONOMIC DEVELOPMENT

Thank you for your commitment to economic development and the MIF program. If you have any questions about this provision, or would like to access the electronic version of the request form, please visit <https://mn.gov/deed/business/financing-business/deed-programs/mif/onetime.jsp> or contact Chinwe Ngwu, a DEED senior loan officer, at chinwe.ngwu@state.mn.us or 651-259-7427.

Sincerely,

Jeffrey M. Nelson
Executive Director (Interim), Office of Business Finance



Action Planning Worksheet

DRAFT 8-26-21

Priority Area	DOWNTOWN REVITALIZATION & COMMERCIAL CLUB
Priority Summary	Re-energize the Commercial Club as an avenue to work with downtown businesses and community leaders to enhance and coordinate downtown activities and amenities.
Project Champion: (A person of interest/ champion to guide.)	
Phone/Email:	

Strategic Priority (Stated as a goal with measurable results)	Commercial Club is re-established by October 15, 2021 meets with downtown business owners to discuss and develop plans for downtown curb-appeal enhancements and coordination of community events/activities to take place over the next two years by December 31, 2021 . At least one enhancement and 1 coordinated activity takes place by end of May, 2022.
---	--

Objectives How might we address this goal? (i.e. What actions/milestones might be pursued?) What resources may be needed? S – Specific M – Measurable A – Attainable R – Relevant T – Timebound	Potential Action Steps	Resources Needed	Who Responsible? BY When?
	Review past Commercial Club membership; identify new members who broadly represent downtown businesses and engaged community members. Hold the first meeting by October 15, 2021	A couple leaders willing to work on membership.	October 15, 2021
	Club members develop a questionnaire for business owners to see input on key enhancements, activities, and other considerations.	A sub-set committee or the full group	November 1, 2021
	Club members divide into pairs and meet with businesses to gather insights (using the questionnaire) on downtown enhancements/activities.		December 15, 2021
	Club works with community to seek needed donations to support enhancements and/or works with the city to seek grant dollars for first enhancement/activity	(Enter \$\$ amount for desired improvement)	April 30, 2022
	A plan is in place and resources secured for enhancements and coordinated activities to take place over the next 2-3 years		

OTHER NOTES (Insights from planning session)	<p>Community input showed interest in:</p> <ul style="list-style-type: none"> • Improved Lighting; improved sidewalks; beautification through planters, benches, flags, etc.; • Information signs directing people traveling on Hwy 68 to downtown • Food or ice cream truck to add to downtown atmosphere • Events for families through the library • Possible “buy local” campaign/activity • Coordination of activities/celebrations among downtown businesses/community • Using the Commercial Club as an avenue to disseminate information in the community via social media, etc.
<p>Expected Outcomes:</p> <p>The impact we seek: What will be different as a result of our efforts?</p>	<p>A vibrant downtown is an active downtown with strong curb appeal and supported businesses who have the opportunity to expand and grow. Revitalizing the Commercial Club will provide the needed leadership to help businesses and community members work together to become an active and vibrant downtown that appeals to community members and people traveling through our community.</p>

Who are the people who may be interested in supporting/working together on this goal?

NAME	Skills/Resources	Email	Phone

As you move further along, identify the key strengths, challenges, opportunities and threats for achieving this goal...

Strengths	Challenges
Opportunities	Threats



Action Planning Worksheet

Priority Area	Retaining and Expanding Local Businesses
Priority Summary	Connecting with area businesses to understand and respond to local business needs. The knowledge gained helps inform community decisions and support area businesses.
Project Champion: (A person of interest/ champion to guide.)	
Phone/Email:	

Strategic Priority (Stated as a goal with measurable results)	Each business in and near Wabasso receives a personal visit in which they can respond to a series of interview questions by [ENTER DATE]. Information gathered is compiled and analyzed to determine key needs/potential projects to support businesses and aid the growth/success of the community. Projects are identified and prioritized by [ENTER DATE]			
Objectives How might we address this goal? (i.e., What actions/milestones might be pursued?) What resources may be needed? S – Specific M – Measurable A – Attainable R – Relevant T – Timebound	Potential Action Steps	Resources needed and/or developed	Who Responsible? BY When?	
	Organize a leadership team/task force to lead your efforts. Determine what additional support/consultation you may desire.	Leadership team Possible Consultant		
	Set strategic priorities and establish interview questions for business visits. Identify and train business visitors.	Trained team or paid consultant to visit businesses Interview Guide		
	Complete business visits. Analyze interview data and develop research report that identifies potential strategic priorities.	Individual or paid consultant to analyze data Research Report		
	Hold a retreat to set priorities based on issues/opportunities identified through the business visits.	Identified priorities with established SMART goals		
	Begin implementation of established priorities by establishing teams/leading entity for each.	Clear plans and timeline for implementation		

OTHER NOTES (Insights from planning session)	The Wabasso community appreciates and wishes to actively support area businesses. They particularly appreciate locally-owned businesses and wish to discover their needs for succession planning, expansion, moving, etc. What opportunities might exist for helping current businesses improve or grow in the future?
Expected Outcomes: The impact we seek: What will be different as a result of our efforts?	<p>The city of Wabasso shows local businesses that you want them to succeed by understanding their needs and working with them to solve both immediate and longer-term concerns.</p> <p>Ultimately your community works with area businesses to create and carry out economic development plans that aid the ability for businesses to thrive now and into the future.</p>

Who are the people who may be interested in supporting/working together on this goal?

NAME	Skills/Resources	Email	Phone

As you move further along, identify the key strengths, challenges, opportunities and threats for achieving this goal...

Strengths	Challenges
Opportunities	Threats



Action Planning Worksheet

Priority Area	Land/Building Opportunities and Infrastructure Needs
Priority Summary	Clearly understanding vacant buildings, lots, and potential infrastructure needs will aide in planning for and welcoming new businesses and providing expansion opportunities for existing businesses.
Project Champion: (A person of interest/ champion to guide.)	
Phone/Email:	

Strategic Priority (Stated as a goal with measurable results)	The City of Wabasso utilizes accurate information about current land/property use to develop a set of policies to guide future growth and development and provide a basis for zoning and land use decisions.		
Objectives How might we address this goal? (i.e., What actions/milestones might be pursued?) What resources may be needed? S – Specific M – Measurable A – Attainable R – Relevant T – Timebound	Potential Objectives	Resources Needed	Who Responsible? BY When?
	Develop a map and specs of vacant lots/properties along the Hwy 68 corridor (may choose to include other areas of the city).		
	Identify which areas might be best suited to potential development and/or redevelopment with special consideration of the business/community needs identified in the community survey. (i.e., Develop a zoning map for the city and surrounding land.)		
	Identify needed improvements in specific areas such as improved lighting, pedestrian crosswalk, frontage road, signage for downtown business district, etc.		
	Market the assets identified in Wabasso to area existing businesses who may be looking to expand/relocate and to new businesses/developers.		

OTHER NOTES (Insights from planning session)	<ul style="list-style-type: none"> • Businesses initially identified for the future included: Car/Truck Wash (expanding gas station/convenience store); Hardware/Lumber Store; Meat Locker; Coffee/Sandwich Shop [Need full community survey to determine whole community interests.] • A centralized source for business development opportunities may assist in marketing and promoting opportunities. • Visits with existing businesses may produce opportunities for relocation or expansion. • Utilize a community survey and further research to determine the potential for a community “recreational” attraction.
Expected Outcomes: The impact we seek: What will be different as a result of our efforts?	The City of Wabasso understands its land/building opportunities and infrastructure needs and has develop a zoning plan and accompanying information to market areas of opportunity to existing and new businesses/developers.

Who are the people who may be interested in supporting/working together on this goal?

NAME	Skills/Resources	Email	Phone

Identify key strengths, challenges, opportunities and threats for achieving this goal...

Strengths	Challenges
Opportunities	Threats



City of Wabasso
Stage 1: Visioning/Planning
DRAFT Summary
August, 2021

Prepared by:
Cheryl K. Glaeser, Achieve Consulting

Background

The City of Wabasso recently became aware of a heightened need for planning to guide expansion, annexation, growth, and development of commercial and industrial activities within the city as well as vacant land adjacent to and south of Highway 68. The city currently does not have a Comprehensive Plan, Zoning Plan, or Development Plan. In March, the city approved an ordinance that placed a one-year moratorium on commercial development while the city prepares a strategic/development plan.

To ensure the health, safety, and welfare of the citizens of Wabasso, a planning process that includes community input is desired. The EDA and City of Wabasso engaged Cheryl K. Glaeser with Achieve Consulting as an outside facilitator to guide conversations, gather community input, and analyze/summarize results. The community visioning process will help guide planning that maintains the desired character of the community by helping the community decide the future it wants and plan how to achieve it.

Process

The City of Wabasso and Redwood Area Development Corporation (RADCO), assisted with funds from the Southwest Initiative Foundation, began this planning process by establishing a Planning Committee with broad representation from the community.

The Planning Committee met on June 9, 2021 to:

Planning Committee

Pat Dingels
Tom Franta
Stefanie Goblirsch
Joe Kemp
Jeff Olson
Jim Salfers
Paul Sobocinski
Larry Thompson

- **Define the purpose/scope of the visioning/planning process**
 - Seek community input to gain clarity on the values, vision, and guidelines for an economic model that allows the Wabasso area to thrive.
- **Define why you need/want to engage the broader community**
 - To share information; provide awareness of trends
 - Involve the community to listen to their thoughts on needs/vision for the community into the future [with an end purpose of having a plan for future development and an economic model to follow]
 - To collaborate with your community in a way that community members [including surrounding rural residents] trust that all are working together toward solutions for the future
- **Identify community members to participate in a focus group/survey**
 - Approximately 45 community members broadly representing sectors including the City of Wabasso/EDA, rural/township, business, education, agriculture, civic/community clubs, faith/service were identified and invited to participate
 - All were invited to participate in a survey and a visioning session
- **Identify strategies for seeking broader community input**
 - Tentative plan is to utilize focus group findings to develop a broader community survey

Focus Group Visioning Session – July 27, 2021

Advanced Preparation

Planning Committee Members and Glaeser worked together to engage community members as follows:

1) Asking all identified community members to complete a survey to guide our facilitated discussions at the planning/visioning session as well as inform the overall Wabasso area planning process;

2) Asking those who agreed to attend the focus group session to review advance materials including:

- Redwood County Employment/Economic Profile/SW MN Labor Force Information by MN Dept of Employment and Economic Development (Attached as [Exhibit A.](#))
- Review the [Rural Business Ownership Transitions Study](#) –by University of MN Extension
- Listen to the University of MN Extension Podcast: [Episode 1: It's Not Your Grandpa's Rural](#)

Focus Group Attendance

Approximately 25 community and planning committee members attended the Visioning/Planning Focus Group Session on July 27, 2021 at the Community Center. Attendees were provided with highlights from the advance materials and discussed results of the survey which was completed by 24 community members (Session presentation including notes from session and survey results attached as [Exhibit B.](#))

Focus Group Discussion #1:

What values or principles should help guide future development?

The survey identified over 30 values which could be themed under two primary categories of a growing & vibrant community and a supportive community. Focus group attendees discussed the survey results and their own thoughts on the values or principles that should help guide future development.

Session Goals:

- Identify community values to help guide future development
- Explore our vision of the future for downtown and the highway 68 corridor
- Help identify key opportunities and priorities for Wabasso area

Values/Principles

A growing & vibrant community that...

- Is welcoming, inclusive, & hospitable to all
- Is family-oriented, offering recreational and enriching experiences for all ages
- Values progressive yet sustainable development
- Thrives through purposeful planning guided by rural, small-town values

A supportive community that...

- Collaborates to understand and respond to the resources/support needed by all ages/demographics
- Supports our existing businesses while welcoming & encouraging new entrepreneurs and businesses
- Recognizes the significant value of our local businesses, schools, and churches

Further discussion is encouraged to define/clarify the following:

- What do community members envision when referring to Wabasso as “progressive?”
- How do community members define “growth?”
- What does it mean to be welcoming and inclusive?

In addition, this discussion revealed a need to better understand the resources and support mechanisms that are most needed for your community and Wabasso area businesses.

Focus Group Discussion #2:

What does a future vibrant downtown look like to you?

Essential businesses to a vibrant downtown

The advance survey revealed that Wabasso's downtown has nearly all of the types of typical downtown businesses for sustaining a vibrant downtown. Of the top 5 survey participants listed, only one was not available, a hardware store.

Answer Choices	Resp%	Responses
Grocery Store	91.67%	22
Restaurant/Bar	83.33%	20
Community Center	66.67%	16
Hardware Store	58.33%	14
Post Office	58.33%	14

Community Center

Survey: Which of the following best aligns with your vision for a community center for the City of Wabasso? Choices included: renovate another building within the community; build a new community center; renovate the existing facility; or maintain and use the current facility. Noting that the number of respondents (24) was a very small sample, 83% indicated they would like to see the current Community Center either renovated or maintained.

Themes: Future Vibrant Downtown

Through small group discussion, attendees revealed the following insights regarding a future vibrant downtown:

An active downtown with opportunities for all generations

- Collaborating on community/business celebrations
- Vibrant restaurants/bars
- Activities for youth
- Library – events/opportunities for families
- Food or ice cream truck
- No empty building fronts
- Unique retail offerings

“Small Business ownership in the community has a significant multiplier effect so long-range planning to encourage and enhance that kind of growth is important.”
Planning Committee Member

Actively supported local businesses

- Downtown committee that helps support/coordinate activities for community
- Encouraging/incentivizing “buy local”
- Opportunities for businesses to grow/expand
- Help/support for entrepreneurs/new businesses

A downtown with strong curb appeal

- Beauty – planters, trees, benches, flags, decorations, etc.
- Improved lighting
- New sidewalks
- Information/decorative signage

Potential Action Steps for Downtown Enhancement:

- Develop and disseminate a community survey to help specify desired businesses/enhancements and seek further clarification on the Community Center
- Reinvigorate the Commercial Club (Downtown Community Committee) to help support and coordinate downtown/community activities and enhancements
- Explore fundraising and/or grant opportunities for desired downtown enhancements
- Visit with downtown businesses to determine their needs related to retention, expansion, succession planning, etc.
- Assess any opportunities for empty buildings/lots for downtown commercial development

Focus Group Discussion #3:

What is your vision for strengthening/preserving the Highway 68 Corridor?

Note: some attendees noted that they didn't have enough awareness of current opportunities and/or challenges along the corridor to adequately address this question. Also, please note again that this was a very small sample size for the survey (24 respondents.)

Businesses Currently Lacking for Wabasso Area Residents

Survey respondents were asked, "Which of the following business services/types are currently LACKING for Wabasso area residents?"

The chart to the right shows the results of the survey of 24 respondents. To determine the true need or desire for additional businesses to support the area, a much broader survey is recommended as well as discussions with existing business owners.

Answer Choices	Resp%	Responses
Hardware Store	79.17%	19
Drugstore	45.83%	11
Health Clinic	37.50%	9
Floral/Gardening/Landscape	33.33%	8
Veterinary Office	29.17%	7
Construction/Handyman	25.00%	6
Daycare	25.00%	6
Farm Supply/Equipment/Service	25.00%	6

Themes: Strengthening/Preserving the Highway 68 Corridor

Expanding Existing Businesses and Developing New Business Opportunities

In general, attendees indicated an interest in businesses that provide convenience for those passing through the community as well as area residents. Several specific new business opportunities were lifted up by focus group attendees:

- Expanded gas station/convenience store with car/truck wash
- Combination lumber/hardware store
- Businesses that support agriculture such as a meat locker/creamery
- Coffee/sandwich/ice cream shop(s)

Attendees indicate a need to know more about the available commercial property and/or opportunities for development that may exist. Some mentioned the need for a centralized source of information on business development opportunities and improved marketing of available properties.

Creating a Convenient, Safe & Visually Appealing Corridor

Attendees lifted up opportunities to make the corridor more attractive, convenient and safe for both residents and those who travel through town. Opportunities mentioned included:

- Improved lighting along Hwy 68
- Improved pedestrian crosswalk
- Welcoming/informative signage (directing travelers to downtown/key community amenities)
- Attractions – unique business district, signature attraction (splash pad, park, etc.)

Potential Action Steps for Hwy 68 Corridor:

- Assess available properties and needed infrastructure along the Hwy 68 corridor
- Survey community members to gain clarity on interest/need for specific types of businesses, desired attractions, and infrastructure needs
- Meet with current business owners in the community to discuss plans for expansion, relocation, succession and their infrastructure needs

- Use information gathered to develop a deliberate and sustainable development plan for the corridor (includes designated zoning, annexation needs/opportunities, other infrastructure needs)
- Encourage new businesses/entrepreneurs by marketing the new development plan

Overall Recommended Next Steps

- 1) Develop a survey tool to gather broader community input regarding community and economic development needs/opportunities
- 2) Reinvigorate the Commercial Club as a community group to guide beautification efforts and assist with coordinating business/community events
- 3) Select one near-term project to complete within the next 12-18 months
- 4) Assess available properties and potential infrastructure needs along the Highway 68 corridor
- 5) Develop a plan for interviews with current business owners regarding retention, expansion, and succession needs/opportunities

Through analysis of insights gathered, Glaeser developed draft action plans (**Exhibit C**) for three specific objectives:

1. **Downtown Revitalization and Commercial Club Engagement**
2. **Retaining and Expanding Local Businesses**
3. **Assessing Land Use, Building Opportunities, and Infrastructure Needs**

Priorities and more detailed planning can be established following broader community input and further committee/city staff discussions.

This summary is intended as initial feedback for establishing next steps, determining additional community engagement needs, and beginning to understand potential planning priorities.



City of Wabasso 2021 Planning
 Community Engagement and Planning Priorities
 Summary Report DRAFT 8-26-2021
 Cheryl K. Glaeser
cheryl@achieveresultstogether.com
 320-583-7526

Redwood Co.

Redwood Co. is a part of Economic Development Region 8, which is located in the Southwest Planning Region.



POPULATION CHARACTERISTICS

Redwood Co.'s population has decreased so far this decade, ranking as the 75th fastest growing of the 87 counties in the state from 2010 to 2019. It is now the 54th largest in the state. Redwood Co.'s population has an older median age than the state and a larger percentage of people aged 65 years and older. The population is aging, especially as the Baby Boom generation moves through the population pyramid (see Figure 1).

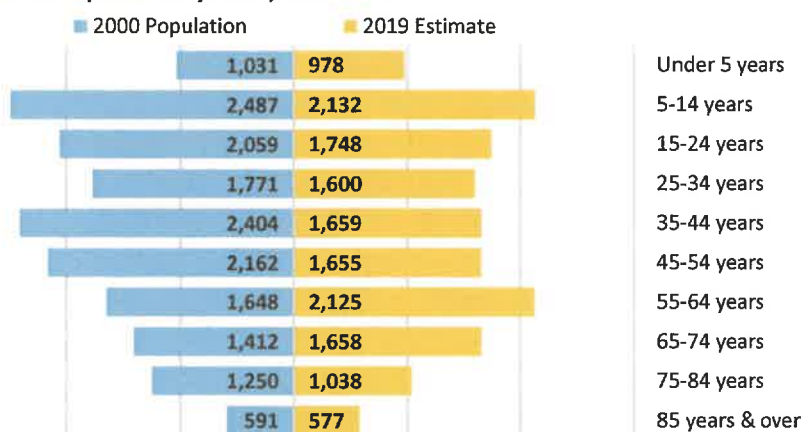
Current population:	15,170 people
Population change, 2010-2019	-889 people -5.5% decline

Median Age:	41.5 years
state:	38.3 years

	Number	Percent
Under 5 years	978	6.4%
5-14 years	2,132	14.1%
15-24 years	1,748	11.5%
25-34 years	1,600	10.5%
35-44 years	1,659	10.9%
45-54 years	1,655	10.9%
55-64 years	2,125	14.0%
65-74 years	1,658	10.9%
75-84 years	1,038	6.8%
85 years & over	577	3.8%
Total Population	15,170	100.0%

Source: U.S. Census Bureau, Population Estimates

Figure 1. Population Pyramid, 2000-2019



Redwood Co. enjoyed a natural increase - more births than deaths from 2010 to 2019, but also experienced net out-migration - meaning more people moved out than moved in. Despite suffering domestic out-migration, Redwood Co. welcomed net international in-migration - gaining new Minnesotans from foreign countries (see Table 2).

Table 2. Components of Population Change, 2010-2019

	Total Population Change	April 1, 2010 to July 1, 2019					
		Natural Increase	Vital Events		Net Migration		
			Births	Deaths	Total	International	Domestic
Redwood Co.	-888	47	1,755	1,708	-936	44	-980
State of Minnesota	335,705	250,488	637,356	386,868	88,161	114,414	-26,253

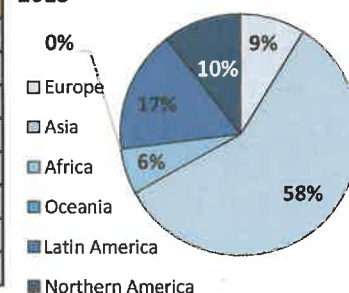
Source: U.S. Census Bureau, Population Estimates Program

Compared to the state, Redwood Co. has a smaller percentage of foreign-born residents. From 2010 to 2018, Redwood Co. saw an increase in the number of foreign-born residents, though it was slower than the statewide increase.

	Redwood Co.		Change 2010-2018		Minnesota	
	Number	Percent	Number	Percent	Percent	Change
Foreign-born Population	356	2.3%	21	6.3%	8.4%	25.8%
Europe	31	8.7%	-15	-32.6%	10.2%	4.8%
Asia	207	58.1%	-6	-2.8%	37.7%	27.8%
Africa	22	6.2%	5	29.4%	24.5%	61.1%
Oceania	0	0.0%	0	#DIV/0!	0.5%	41.9%
Americas:	96	27.0%	37	62.7%	27.1%	9.8%
Latin America	59	16.6%	24	68.6%	24.6%	11.8%
Northern America	37	10.4%	13	54.2%	2.6%	-6.0%

Source: U.S. Census Bureau, 2014-2018 American Community Survey

Figure 2. Place of Birth for the Foreign Born Population, 2018



COUNTY PROFILE

Redwood Co.

Redwood Co.'s population was becoming more racially diverse over time. Since 2000, the county's white population declined, but the number of people of other races increased (see Table 4).

Figure 3. Population by Race, 2018

- White
- Black or African American
- American Indian
- Asian
- Some Other Race
- Two or More Races

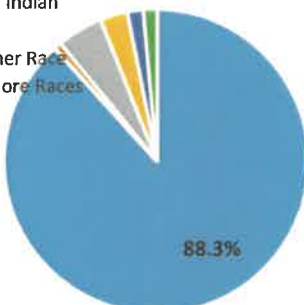


Table 4. Race and Hispanic Origin, 2018	Redwood Co.			Minnesota	
	Number	Percent	Change from 2000-2018	Percent	Change from 2000-2018
Total	15,331	100.0%	-8.8%	100.0%	12.4%
White	13,538	88.3%	-15.2%	83.3%	4.7%
Black or African American	119	0.8%	440.9%	6.2%	99.3%
American Indian or Alaska Native	751	4.9%	38.1%	1.1%	7.3%
Asian or Other Pac. Islanders	439	2.9%	585.9%	4.8%	83.8%
Some Other Race	266	1.7%	264.4%	1.8%	48.7%
Two or More Races	218	1.4%	52.4%	2.9%	90.7%
Hispanic or Latino origin	510	3.3%	165.6%	5.3%	104.2%

Source: U.S. Census Bureau, 2014-2018 American Community Survey

POPULATION PROJECTIONS

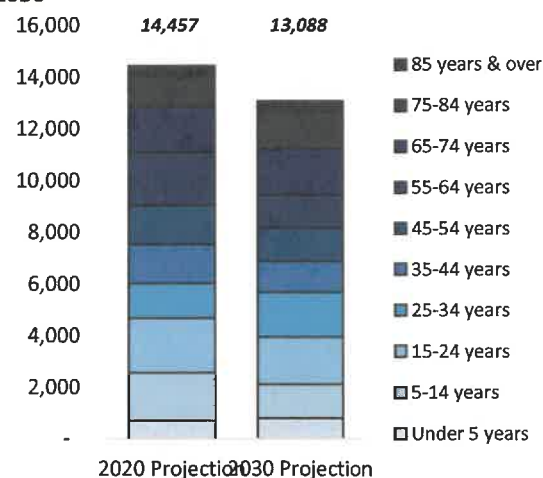
According to the Minnesota State Demographic Center, Redwood Co.'s population is expected to decline from 2020 to 2030, with a rate of change that is slower than the projected statewide growth rate (5.0%). Despite the decline, the number of people aged 65 years and older is expected to increase over the next decade (see Figure 4 and Table 5).

Table 5. Population Projections by Age Group, 2020-2030

Redwood Co.	2020 Projection	2030 Projection	Numeric Change	Percent Change
Under 5 years	714	792	78	10.9%
5-14 years	1,836	1,307	-529	-28.8%
15-24 years	2,125	1,841	-284	-13.4%
25-34 years	1,343	1,733	390	29.0%
35-44 years	1,517	1,206	-311	-20.5%
45-54 years	1,507	1,279	-228	-15.1%
55-64 years	2,058	1,279	-779	-37.9%
65-74 years	1,756	1,786	30	1.7%
75-84 years	1,144	1,412	268	23.4%
85 years & over	457	453	-4	-0.9%
Total Population	14,457	13,088	-1,369	-9.5%

Source: Minnesota State Demographic Center

Figure 4. Projections by Age Group, 2020-2030



EDUCATIONAL ATTAINMENT

Redwood Co. has a lower percentage of adults (18 years & over) with at least a high school diploma than the state (92.4%), and a lower percentage of people with at least some college experience. Redwood Co. also has a lower percentage of people with an Associate's degree and a lower percentage of people with a Bachelor's degree or higher.

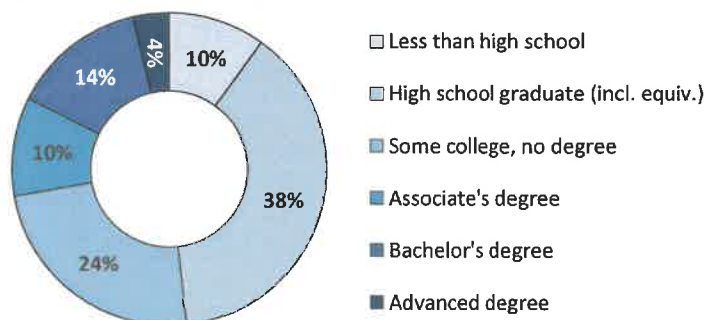
Percentage of the adult population (18 years & over) with at least a high school diploma:

90.0%

College-educated: 51.7%
state: 67.1%

Associate's Degree: 10.2%
Bachelor's Degree: 13.8%
Advanced Degree: 3.8%

Figure 5. Educational Attainment, 2018



Source: U.S. Census Bureau, 2014-2018 American Community Survey

Excerpts from: Southwest Minnesota's Labor Landscape

By [Cameron Macht](#) and [Luke Greiner](#)

June 2021 (Read the full report at:

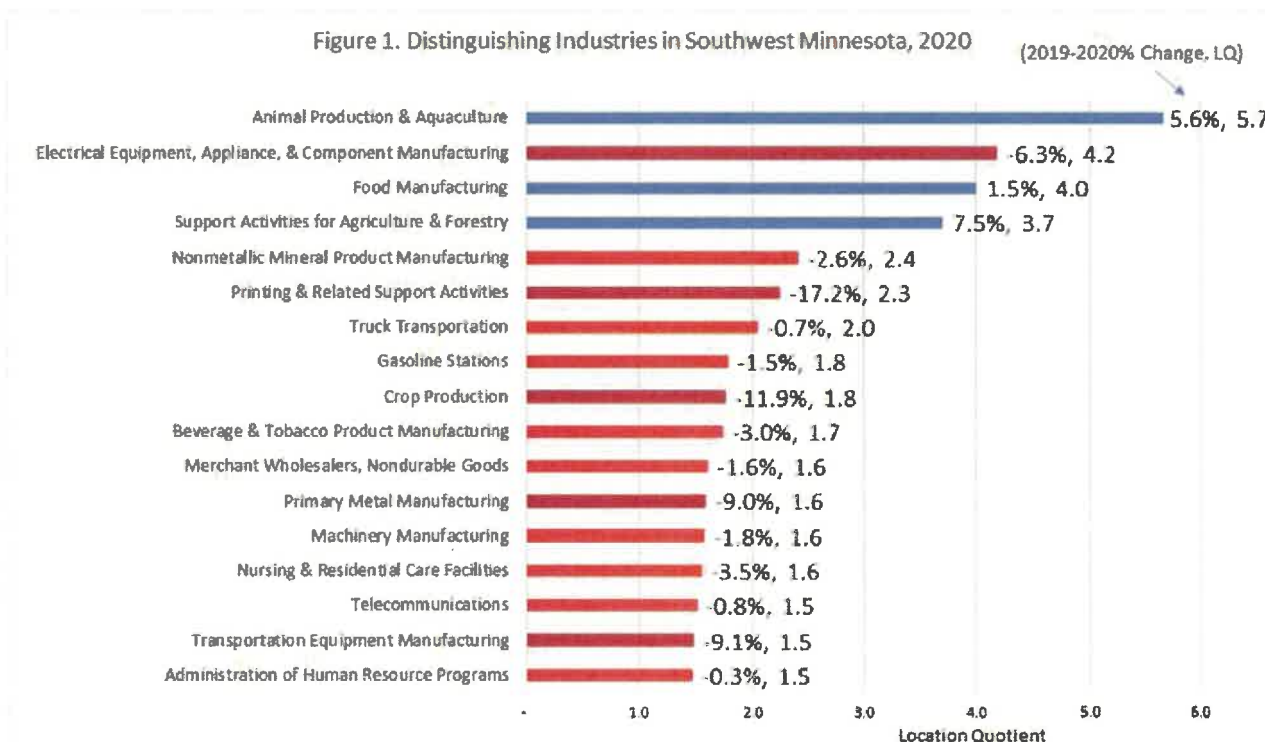
<https://mn.gov/deed/newscenter/publications/trends/june-2021/sw-minnesota.jsp>)

Like the rest of Minnesota, the labor force in the Southwest planning region has been shrinking throughout the past year, making it harder for employers to find workers to fill their open positions. Even before the pandemic recession, the region was experiencing an extremely tight labor market, and those conditions have returned in 2021.

However, after a difficult year in 2020, the region has rebounded due to strength in areas like Agriculture, Manufacturing, and Health Care & Social Assistance. In fact, a number of the region's most distinguishing industries gained market share in 2020, a remarkable feat that highlights the area's resiliency amidst the pandemic. An region's distinguishing industries are identified by high location quotients. A location quotient (LQ) for a particular industry is a ratio that compares the percentage of employment in that industry in a local economy to the percentage that same industry constitutes in a reference economy, in this case Minnesota's economy.

Seventeen industry subsectors have employment concentrations in Southwest that are at least 1.5 times higher than statewide, with Animal Production & Aquaculture topping the list at 6.7 times more concentrated than the state. In sum, eight of the 17 most distinguishing industries are in the Manufacturing industry and four are directly tied to food production and processing, a nod to the importance of Agriculture in the region.

Despite various amounts of job loss, only three distinguishing industries experienced a decline in their LQ over the year. On the other hand, Animal Production & Aquaculture raised their LQ by 0.2, and the following industries all grew by 0.1; Electrical Equipment, Appliance, & Component Manufacturing, Food Manufacturing, Beverage & Tobacco Manufacturing, and Telecommunications (see Figure 1).



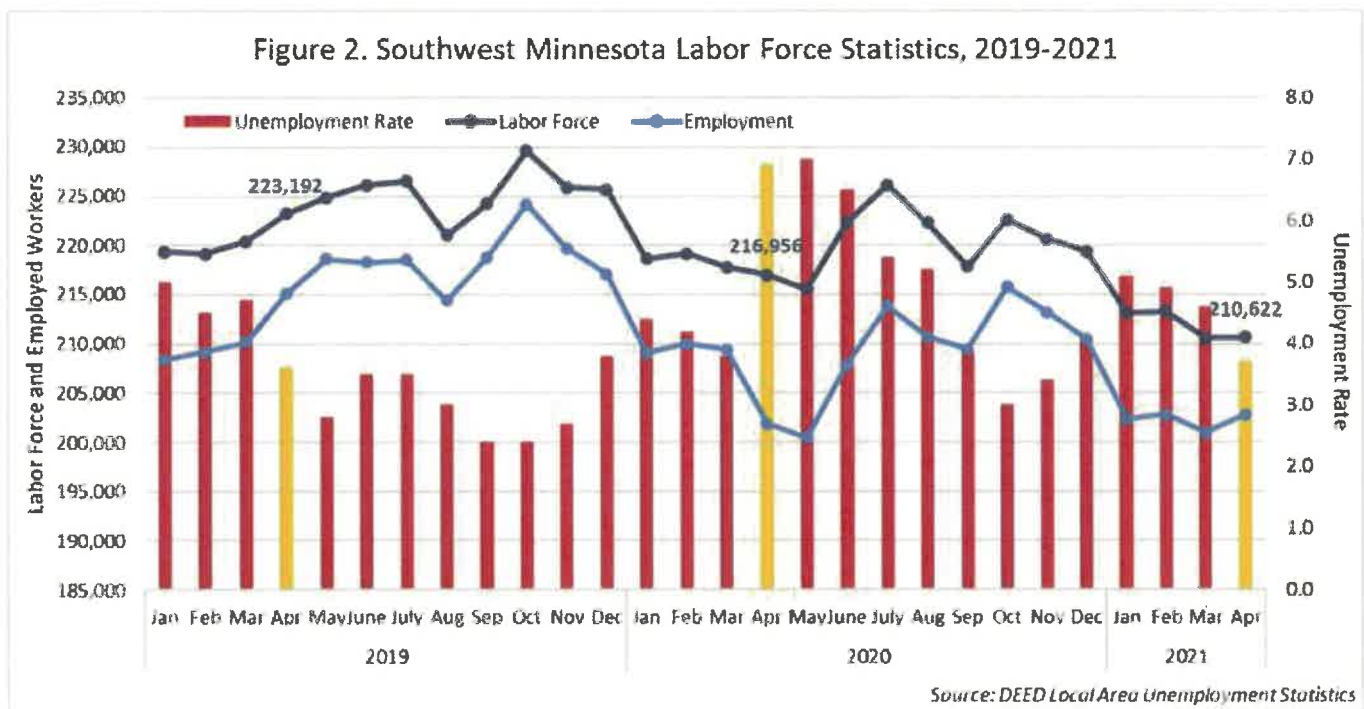
Down But Not Out

The labor force in Southwest Minnesota had been contracting over time, but has seen a big decline over the past year. There were 210,622 available workers in April of 2021, which was up less than 100 workers compared to March, but down more than 6,300 workers over the past year. And it is down more than 12,500 workers since April of 2019 prior to the pandemic. Though most of the state is dealing with the same declines, the region's 5.6% decline was a much more severe drop than the rest of the state, which was down only 1.7% over the past 2 years.


Part of it is due to the region's aging population, with more and more workers reaching retirement age each year. But in the past year, workers are also reporting other reasons for not engaging in the labor force, including waiting to go back to their last employer, day care or school-aged child care needs, and on-going fear of the coronavirus.

Southwest Minnesota's unemployment rate dropped to 3.7% in April, which was down nearly one point from March, and down over 3% compared to last April, the first month affected by the pandemic recession of 2020. Most counties in the region are experiencing declines and relatively low rates again, including Rock County, which was the lowest in the state at 1.9%. As the region's economy continued to recover, 15 of the 23 counties in the region reported unemployment rates below 4.0%.

The good news is that the drop in the unemployment rate in April was due to people moving from unemployment into employment, instead of workers leaving the labor force. This month's increase is not yet a trend, but is at least a correction in the right direction (see Figure 2).



With just over 7,700 unemployed workers in the fourth quarter of 2020, Southwest's job seeker per vacancy ratio immediately dropped back below 1-to-1, making it the tightest regional labor market in the state. Statewide, there were about **1.1 jobseekers for every opening**.

More Info	Area - click name for historical data	Labor Force	Labor Force Participation Rate	Employment	Employment to Population Ratio	Unemployment	Unemployment Rate
	Redwood County	7,583	NA	7,275	NA	308	4.1%



Visioning/Planning Session

July 27, 2021 - Wabasso Community Center

Presentation and Session Insights for
EDA/City Council – July 18, 2021

Facilitation and Analysis provided by:
Cheryl K. Glaeser, Achieve Consulting
www.achieveresultstogether.com



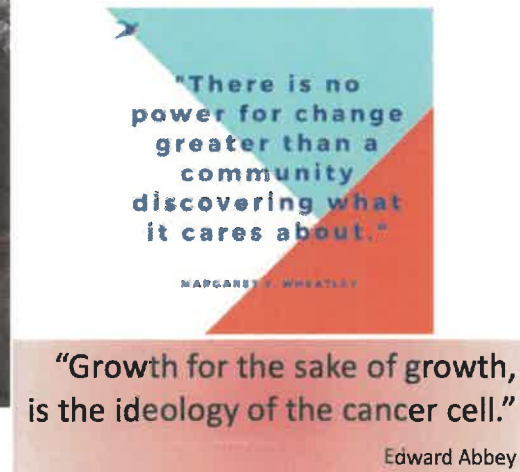
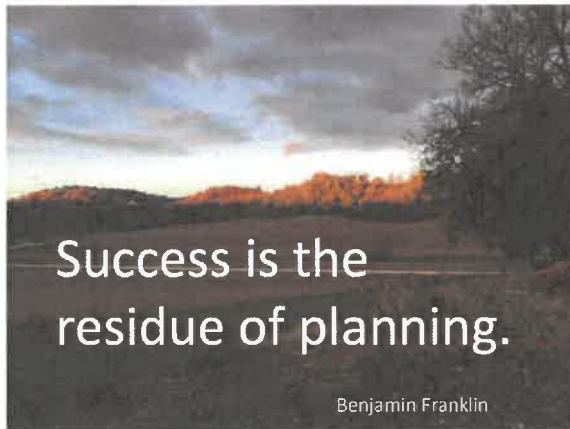
Planning Committee Members

- Jeff Olson
- Jim Salfers
- Joe Kemp
- Larry Thompson
- Pat Dingels
- Paul Sobocinski
- Stefanie Goblirsch
- Tom Franta



Thank you!

What brought us to today? Recognizing the need for planning



We will be successful if...

- We identify community values to help guide future development
- We explore our vision of the future for specific areas: downtown and highway 68 corridor
- We help identify key opportunities and priorities for the Wabasso area

Note: gray slides include themed responses from the focus group planning session

Advance Material Review –

Focus group participants were asked to review the following materials prior to the planning session

- Redwood County Economic Profile – provided by MN Department of Employment and Economic Development
- Southwest Minnesota Labor Landscape:
<https://mn.gov/deed/newscenter/publications/trends/june-2021/sw-minnesota.jsp>
- University of MN Extension Report: <https://extension.umn.edu/community-development/rural-grocery-stores>
- University of MN Extension: Not Your Grandpa's Rural Podcast:
<https://extension.umn.edu/vital-connections-air/episode-01-its-not-your-grandpas-rural>

Highlights from Advance Materials

Insights provided by Cheryl K. Glaeser, Achieve Consulting

Trends, Forces, & Pressures: Demographics

• Population Demographics

- City growth 2010 - 2019 (696 to 765)
- Redwood County decline (-5.5%)
- Median Age: 49.5 (County = 41.5; State = 38.3)
- Population Projections: Redwood County -9.5% decline 2020-2030
- Racial Diversity – White declining; other races increasing

• Labor Market

- Unemployment Rate for Redwood County 4.1%
- Southwest MN – 5.6% decline in available workers since Apr 2019
- Job seeker per vacancy ratio dropped below 1 to 1
- Top operating issue for businesses = find/retain employees

Sources: Population - Sources: United States Census Bureau. 2019 American Community Survey 5-Year Estimates. U.S. Census Bureau, American Community Survey Office. Web 10 December 2020. <http://www.census.gov/> Labor: MN DEED: <https://mn.gov/deed/data/regional-lmi/southwest-lmi.jsp>

Trends, Forces & Pressures: Industry Insights

- **Strength of Agriculture, Manufacturing, Health Care & Social Assistance** in southwest MN
- **Small businesses** lifeblood of rural communities (responsible for 64% of new jobs; 67% of owners approaching retirement)
- **Business retention/expansion** accounts for majority of gross job gains in MN economy (Expansions of existing businesses averaged more than 75% of gross job gains in MN between 2002-2017)
- **Rural grocery stores** – 49% are concerned their store will go out of business; 80-81% do not have transition plans for ownership/leadership

Sources: MN DEED: <https://mn.gov/deed/data/regional-lmi/southwest-lmi.jsp> <https://mn.gov/deed/newscenter/publications/trends/march-2019/retention-expansion.jsp>; <https://mn.gov/deed/newscenter/publications/trends/june-2021/sw-minnesota.jsp>; University of MN Extension: <https://extension.umn.edu/community-development/rural-grocery-stores>

BR&E vs New Business Development

- The most practical strategy for growth is keeping the businesses that are already established in the community
- In general, job gains from expansions accounted for about 72 percent of gross job gains on an annual basis, while the other 28 percent came from openings
- Southwest Minnesota actually had the highest dependence on job gains from expansions over time
- Jobs gained from openings also contribute significantly to economic growth but never more than 40 percent of gross job gains
- When communities organize BRE visits in an intentional, systematic manner, they understand the priorities that are beneficial to their local economy, and tap into the strongest source of job gains.

Source: <https://mn.gov/deed/newscenter/publications/trends/march-2019/retention-expansion.jsp>

Trends, Forces, and Pressures: “Not Your Grandpa’s Rural”

- Diverse jobs/economy; globalization
- Economies of scale
- In any 5-year period about 46% of Minnesota households move
- Losing 18 to 25 year olds; gaining 30 to 50 year olds
- 3 top reasons: slower pace of life; safety/security; low cost of housing
- Don’t move for jobs as much; live where we want
- Thinking “regionally”
- Changing the narrative

Source: University of MN Extension: <https://extension.umn.edu/vital-connections-air/episode-01-its-not-your-grandpas-rural>

Planning Session Discussion #1

What stands out for you from the advance materials?

Discussion facilitated by Cheryl K. Glaeser, Achieve Consulting

Session Discussion: Understanding Trends, Forces & Pressures - What stands out for you? [Opportunities]

- Growing community – population increase
- Strong main street
- Value of current businesses and schools
- Study about 30-somethings moving back
- Enticing younger and more diverse people
- Work from home opportunities (Broadband good in community)
- Community attractions – what brings people?

Session Discussion: Understanding Trends, Forces & Pressures - What stands out for you? [Potential challenges]

- Workforce shortages/low labor job vacancy ratio
- High median age
- Housing shortages
- Broadband – good IN city; needs outside?
- Aging population – need for services/health care workers
- General population decline/migration

Planning Session Discussion #2

What values or principles should help guide future development?

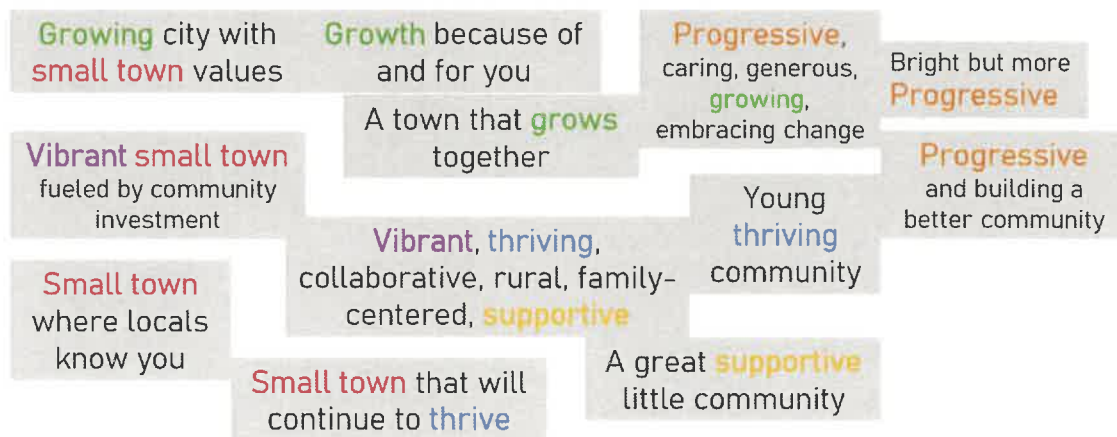
Discussion facilitated by Cheryl K. Glaeser, Achieve Consulting

Survey Results: What values should guide future development?

- | | | |
|--------------------------|---------------------|----------------------------------|
| • Accountability | • Loyalty | • Community involvement |
| • Appreciation | • Pride | • Enticing young families |
| • Beauty | • Respect | • Providing essential services |
| • Collaboration | • Service-oriented | • Growth |
| • Dedication | • Supportive | • Living wages |
| • Diversity | • Sustainability | • Local ownership |
| • Family-oriented | • Synergy | • Locally invested |
| • Hope | • Thriving | • Small business |
| • Hospitality | • Vibrant | • Small town |
| • Inclusion | • Welcoming | • Sustainability |
| • Integrity | | |

Blue = mentioned by multiple individuals

Survey Results: 6-word stories describing the future of Wabasso...



Survey Themes: Values/Principles to Guide Future Development

- **Growing & Vibrant Community**
 - Welcoming/hospitable (Inclusive)
 - Family-oriented (young families)
 - Rural small town, yet progressive & thriving
- **Supportive Community**
 - Supporting our businesses, schools, churches
 - Appreciating hometown entrepreneurs/small businesses
 - Meeting needs/expectations of whole

Themed by Glaeser through analysis of survey results.

Session Exercise: Values & Principles

Participants were asked to react to the themes on previous slide, identifying what resonated with them, what they would change, and what may be missing...

KEEP (These resonated with us)	CHANGES/COMMENTS	ADDITIONS (What's missing?)
<ul style="list-style-type: none"> Supporting existing businesses, schools, churches Family-oriented (all ages) Thriving & progressive Rural small town Welcoming/hospitable 	<ul style="list-style-type: none"> To be welcoming, we need sufficient resources (housing, daycare, awareness of financial assistance/support, elderly resources, etc.) We need to understand what the needs & expectations are for all age groups Support current businesses while welcoming & seeking to meet the needs of new entrepreneurs/businesses Encourage support of local businesses from area residents Be more inclusive 	<ul style="list-style-type: none"> Planning for purposeful growth that is sustainable Collaboration, synergy, and cooperation Recreation & family enrichment (library, physical & social activities) Increased communication in community (fill void from Standard closing) Beauty Joy Strong/vibrant downtown

Values/Principles to Guide Future Development (REVISED DRAFT)

- **A growing & vibrant community that...**
 - Is welcoming, inclusive, & hospitable to all
 - Is family-oriented, offering recreational and enriching experiences for all ages
 - Values progressive yet sustainable development
 - Thrives through purposeful planning guided by rural, small town values
- **A supportive community that...**
 - Collaborates to understand and respond to the resources/support needed by all ages/demographics
 - Supports our existing businesses while welcoming & encouraging new entrepreneurs and businesses
 - Recognizes the significant value of our local businesses, schools, and churches

Revised by Glaeser through analysis of survey results and session findings.

Potential Clarifications Needed...

- What does progressive mean to your community?
- What does it mean to be “welcoming & inclusive?”
- What are the resources/support mechanisms most needed for your area/community?
- What are the greatest needs of your businesses?

Planning Session Discussion #3

What type of development may benefit our community/local area in downtown and the Hwy 68 Corridor?

Discussion facilitated by Cheryl K. Glaeser, Achieve Consulting

Current Areas of Focus for Planning...

Highway 68 Corridor

Downtown



SURVEY: Which of the following business services/types are currently LACKING for Wabasso area residents? (Please select your top 5)

Top 3 according to Survey:

1. Hardware Store – 79%
2. Drugstore – 46%
3. Health Clinic – 38%

Next 5:

- Floral Gardening/Landscape (33%)
- Veterinary Office (29%)
- Construction/Handyman (25%)
- Daycare (25%)
- Farm Supply/Equipment/Service (25%)

Answer Choices	Resp%	Responses
Hardware Store	79.17%	19
Drugstore	45.83%	11
Health Clinic	37.50%	9
Floral/Gardening/Landscape	33.33%	8
Veterinary Office	29.17%	7
Construction/Handyman	25.00%	6
Daycare	25.00%	6
Farm Supply/Equipment/Service	25.00%	6
Coffee Shop	20.83%	5
Fitness Studio/Gym	16.67%	4
Clothing Boutique	12.50%	3
Bakery	12.50%	3
Discount Retail	12.50%	3
Antique/Thrift Store	8.33%	2
IT/Computer Services	4.17%	1
Hair Salon/Barbershop	4.17%	1
Convenience Store	4.17%	1
Nail Salon/Spa	4.17%	1
Added in Comments:		
Car/Truck Wash		2
Bed & Breakfast/Airbnb		1
Camp Sites w/ Electric		1
Fast Food		1
Laundromat		1
Lumber yard w/ hardware store		1
Lumber company		1
Various Boutiques		1
Answered		24

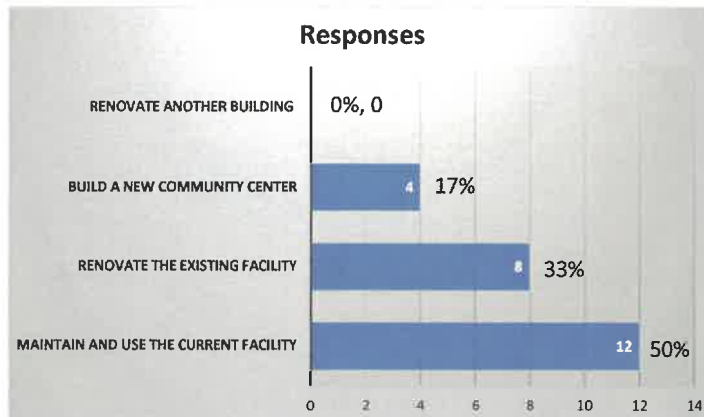
SURVEY: Which of the following types of typical downtown businesses do you feel are MOST essential to sustain a vibrant downtown in Wabasso? (select your top 5)

Top 5:

- Grocery Store 92%**
- Restaurant/Bar 83%**
- Community Center 68%**
- Hardware Store 58%**
- Post Office 58%**

Answer Choices	Resp%	Responses
Grocery Store	91.67%	22
Restaurant/Bar	83.33%	20
Community Center	66.67%	16
Hardware Store	58.33%	14
Post Office	58.33%	14
Services (Financial, Legal, Realty)	29.17%	7
Salon/Spa	25.00%	6
Other (please specify)	25.00%	6
Coffee Shop	20.83%	5
Bakery	12.50%	3
Book Store	8.33%	2
Health/Fitness	8.33%	2
Home Goods	8.33%	2
Clothing Boutique	4.17%	1
Answered		24
Added in Comments		
Library		1
Recreation Center		1
Schools		1
Store w/ essentials/convenience		1

Survey: Which of the following best aligns with your vision for a community center for the City of Wabasso?



Comments:

- Compare costs for options
- Do a study to see if we should renovate existing facility or build a new one
- Good central location close to main businesses and attractions
- Existing building is in nice part of town & in good condition

Participants utilized World Café Discussions

Assumptions:

- We have the wisdom & creativity to confront even the most difficult challenges
- The answers we need are among us
- We are wiser together than alone

7 Principles

- Set the Context
- Create Hospitable Space
- Explore Questions that Matter
- Encourage Everyone's Contribution
- Connect Diverse Perspectives
- Listen Together for Patterns & Insights
- Share Collective Discoveries



Our Questions That Matter...

- What does a future vibrant downtown look like to you?
- What is your vision for strengthening/preserving the Highway 68 corridor area?

Participants were divided into groups of 5-6 people from various sectors and rotated to be part of a discussion on each of these questions.

Session Discussion - Emerging themes : What does a future vibrant downtown look like to you?

▪ An ACTIVE downtown

- Community/business celebrations where businesses/community collaborate
- Vibrant bars/food
- Youth activity
- Appealing to all generations
- No empty building fronts
- Library –events/ opportunities for families
- Food or ice cream truck adding to downtown atmosphere
- Unique offerings

▪ A community that actively SUPPORTS our businesses

- Downtown Community Committee that helps support and coordinate activities/enhancements and communicate with community
- A business incubator that helps entrepreneurs/new businesses
- Opportunities for businesses to grow/expand
- Encourage/incentive “buy local”

▪ A downtown with strong CURB APPEAL

- Beauty – trees, planters, benches, flags, etc.
- Improved lighting; new sidewalks
- Signage (informative; decorative)
- Decorative signs/bling beyond Christmas

Potential Action Steps Identified for Downtown

- Survey community for desired businesses and improvements to downtown area
- Develop a “Downtown” Community Committee to help guide/support activities and enhancements
 - May include determining a way to disseminate information (Standard closing)
- Explore small cities grants to improve building fronts, lighting, sidewalks, etc.
- Explore funds to beautify downtown (signage, flowers, benches, flags, etc.)
- Work with businesses to determine their needs (succession planning, expansion, moving, etc.)
- Explore opportunities for use of vacant buildings

Session Discussion- Emerging Themes: What is your vision for strengthening/preserving the Highway 68 corridor?

• Expanding and Developing New Business Opportunities

- Gas Station/Convenience store with car wash/space for trucks
- Occupied buildings/lots
 - Lumber/Hardware Store
 - Businesses that support agriculture
 - Meat locker; creamery
 - Mini-mall with coffee shop; ice cream; sandwich shop
- Signature attraction(s); top golf, splash pad, park, pool, pickle ball, etc.
- Centralized source for information on business development opportunities
- Businesses that provide convenience for those passing through as well as area residents

• Convenient, Safe, & Visually Appealing

- Improved/inviting lighting along Hwy 68
- Improved crosswalk for pedestrians
- Welcoming/Informational Signage
 - Welcome to Wabasso (large, colorful, attractive)
 - Directing to events, activities in town
 - Directing to downtown businesses, school, churches
- Unique business district with possible frontage road
- Attraction for visitors (stop for pictures; “Wabasso Rabbit”)
- Attractive decorations for holidays/events

Potential Action Steps: Highway 68 Corridor

- **Develop deliberate and sustainable development plans**
 - Survey community members for interest/need for various types of businesses and/or attractions within the corridor
 - Meet with current business owners about potential plans for expansion, relocation, succession
 - Encourage new businesses/entrepreneurs (consider incubator/other resources)
 - Identify ownership/legal structure of empty buildings/lots/land
 - Identify infrastructure needs/costs
 - Designated business district; frontage road, improved crosswalk, annexation, etc.
- **Consider signage that would be welcoming/informational**

Broader Community Ideas That Emerged...

- Survey area surrounding Wabasso to identify desired amenities/attractions
- Build a centralized source for information (for people moving to/traveling through area – churches, daycare, etc.)
- Identify additional needs for daycare, housing (survey or engage younger community members)
- Identify needs for elderly services within the community
- Develop incentives for use of unoccupied buildings/lots within the community
- Develop “buy local” campaigns/events

Results: We will be successful if...

- ✓ We identify community values to help guide future development
- ✓ We explore our vision of the future for specific areas: downtown and highway 68 corridor
- ✓ We help identify key opportunities and priorities for the Wabasso area

Potential Next Steps

- Acquire broader community input via survey
- Assess available locations for businesses and infrastructure/development needs in downtown/hwy 68 corridor
- Establish Downtown Committee to help prioritize beautification/enhancement/business opportunities and work toward coordinated activities/events
 - Seek funding for priorities identified through community survey/committee
- Consider meetings with current business owners about plans for expansion, succession, etc. (BR&E)

NEXT STEPS...

- Meet with City/EDA to go over insights
- City/EDA determines next steps (broader community review/input; additional planning needs; etc.)

Thank You!

Questions or Comments...

Cheryl K. Glaeser

Achieve Consulting

Cheryl@achieveresultstogether.com

320-583-7526



EDA
PO Box 60
Wabasso, MN 12311
507 342-5519

AcctID	NAME			ADDRESS			CITY/STATE			PHONE			Due Date		Begin / End	Cur Prin Bal																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
00000005	BART PROPERTIES			26140 120TH STREET			LAMBERTON, MN 56152						11/14/21		Principal Bal																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Date	Code	Check #	Amt	Misc Chgs	L/C	Esc Recy	Esc Disb	Interest	Principal	Pd Thru																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
1/6/2021	1	1335	482.80	0.00	0.00	0.00	0.00	67.17	415.63	Feb/2021																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
2/2/2021	1	1339	482.80	0.00	0.00	0.00	0.00	66.13	416.67	Mar/2021																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
3/3/2021	1	1345	482.80	0.00	0.00	0.00	0.00	65.09	417.71	Apr/2021																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
4/6/2021	1	1348	482.80	0.00	0.00	0.00	0.00	64.05	418.75	May/2021																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
5/3/2021	1	1354	482.80	0.00	0.00	0.00	0.00	63.00	419.80	Jun/2021																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
6/3/2021	1	1359	482.80	0.00	0.00	0.00	0.00	61.95	420.85	Jul/2021																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
7/2/2021	1	1364	482.80	0.00	0.00	0.00	0.00	60.90	421.90	Aug/2021																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
8/3/2021	1	1367	482.80	0.00	0.00	0.00	0.00	59.85	422.95	Sep/2021																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
8/16/2021	1	1374	23515.17	0.00	0.00	0.00	0.00	58.79	23456.38	Oct/2021																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
8/16/2021	1	1375	23.40	0.00	0.00	0.00	0.00	0.00	23.40	Oct/2021																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
8/20/2021	1		35.39	0.00	0.00	0.00	0.00	0.00	35.39	Oct/2021																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														

00000010	CHAD RUPRECHT	739 MAIN STREET	WABASSO, MN 56293	507-342-6328	09/21/21					
Date	Code	Check #	Am't	Misc Chgs	L/C	Esc Recy	Esc Disb	Interest	Principal	Pd Thru
1/25/2021	1	2225	400.00	0.00	0.00	0.00	0.00	50.52	349.48	Jan/2021
2/3/2021	1	2256	400.00	0.00	0.00	0.00	0.00	49.64	350.36	Feb/2021
3/19/2021	1	2322	400.00	0.00	0.00	0.00	0.00	48.77	351.23	Mar/2021
4/14/2021	1	2356	400.00	0.00	0.00	0.00	0.00	47.89	352.11	Apr/2021
5/19/2021	1	2422	400.00	0.00	0.00	0.00	0.00	47.01	352.99	May/2021
6/4/2021	1	2448	400.00	0.00	0.00	0.00	0.00	46.13	353.87	Jun/2021
7/6/2021	1	2497	400.00	0.00	0.00	0.00	0.00	45.24	354.76	Jul/2021
8/16/2021	1	2562	400.00	0.00	0.00	0.00	0.00	44.35	355.65	Aug/2021
Bal - 09/30/2021		\$17,386.10 - Totals:		0.00	0.00	0.00	0.00	379.55	2,820.45	
								Tot Received: \$3,200.00		

0000002-2	DEEM, INC	P O Box 133	Wabasso, MN		08/21/21					
Date	Code	Check #	Am't	Misc Chgs	L/C	Esc Recy	Esc Disb	Interest	Principal	Pd Thru
1/4/2021	1	14352	357.27	0.00	0.00	0.00	0.00	49.81	307.46	Jan/2021
2/1/2021	1	14445	357.27	0.00	0.00	0.00	0.00	49.04	308.23	Feb/2021
2/24/2021	1	14487	357.27	0.00	0.00	0.00	0.00	48.27	309.00	Mar/2021
4/1/2021	1	14530	357.27	0.00	0.00	0.00	0.00	47.50	309.77	Apr/2021
5/3/2021	1	14612	357.27	0.00	0.00	0.00	0.00	46.72	310.55	May/2021
6/7/2021	1	14718	357.27	0.00	0.00	0.00	0.00	45.95	311.32	Jun/2021
8/4/2021	1	14841	357.27	0.00	35.73	0.00	0.00	45.17	276.37	Jun/2021
8/4/2021	1	14841	357.27	0.00	0.00	0.00	0.00	44.39	312.88	Jul/2021
Bal - 09/30/2021		\$17,478.72 - Totals:		0.00	35.73	0.00	0.00	376.85	2,445.58	
								Tot Received: \$2,858.16		

00000002	DEEM, Inc	P O Box 133	Wabasso, MN 56293	507-342-2006	08/21/21					
Date	Code	Check #	Am't	Misc Chgs	L/C	Esc Recy	Esc Disb	Interest	Principal	Pd Thru
1/4/2021	1	14351	482.80	0.00	0.00	0.00	0.00	68.45	414.35	Jan/2021
								Tot Received: \$27,380.58		
										\$24,084.94

EDA
PO Box 60
Wabasso, MN 12311
507 342-5519

Cur Prin Bal

Total Received: \$31,090.24

Total Received: \$967.52

101 Received: 21,094.00

EDA
PO Box 60
Wabasso, MN 12311
507 342-5519

Continued From Last Page		NAME	ADDRESS	CITY / STATE	PHONE	Due Date	Begin / End Principal Bal	Cur Prin Bal
--------------------------	--	------	---------	--------------	-------	----------	------------------------------	--------------

Date	Code	Check #	Amnt	Misc Chgs	L/C	Esc Recy	Esc Disb	Interest	Principal	Pd Thru
7/1/2021	1		362.10	0.00	0.00	0.00	0.00	48.10	314.00	Jul/2021
8/1/2021	1		362.10	0.00	0.00	0.00	0.00	47.32	314.78	Aug/2021

Bal - 09/30/2021 \$18,612.62 - Totals: 0.00 0.00 0.00 0.00 400.42 2,486.38
Tot Received: \$2,896.80

0000003 SAFE STORAGE LLC #2 597 HOPE STREET										
Date	Code	Check #	Amnt	Misc Chgs	L/C	Esc Recy	Esc Disb	Interest	Principal	Pd Thru
1/1/2021	1	010121	482.80	0.00	0.00	0.00	0.00	0.00	482.80	Dec/2020
2/1/2021	1	02012021	482.80	0.00	0.00	0.00	0.00	100.64	382.16	Jan/2021
3/22/2021	1	000000	482.80	0.00	0.00	0.00	0.00	99.69	383.11	Mar/2021
4/1/2021	1	100	482.80	0.00	0.00	0.00	0.00	98.73	384.07	Apr/2021
5/1/2021	1	000001	482.80	0.00	0.00	0.00	0.00	97.77	385.03	May/2021
6/3/2021	1	eft	482.80	0.00	0.00	0.00	0.00	96.81	385.99	Jun/2021
7/1/2021	1		482.80	0.00	0.00	0.00	0.00	95.84	386.96	Jul/2021
8/1/2021	1		482.80	0.00	0.00	0.00	0.00	94.86	387.92	Aug/2021

Bal - 09/30/2021 \$37,562.26 - Totals: 0.00 0.00 0.00 0.00 684.36 3,178.04
Tot Received: \$3,862.40

0000009 WABASSO ELECTRIC MOTOR L 1236 OAK STREET										
Date	Code	Check #	Amnt	Misc Chgs	L/C	Esc Recy	Esc Disb	Interest	Principal	Pd Thru
1/4/2021	1	8936	251.00	0.00	0.00	0.00	0.00	31.25	219.75	Jan/2021
2/1/2021	1	8958	251.00	0.00	0.00	0.00	0.00	30.70	220.30	Feb/2021
3/2/2021	1	8980	251.00	0.00	0.00	0.00	0.00	30.15	220.85	Mar/2021
4/2/2021	1	7102	251.00	0.00	0.00	0.00	0.00	29.59	221.41	Apr/2021
5/4/2021	1	7132	251.00	0.00	0.00	0.00	0.00	29.04	221.96	May/2021
6/3/2021	1	7181	251.00	0.00	0.00	0.00	0.00	28.49	222.51	Jun/2021
7/6/2021	1	7155	251.00	0.00	0.00	0.00	0.00	27.93	223.07	Jul/2021
8/5/2021	1	7201	251.00	0.00	0.00	0.00	0.00	27.37	223.63	Aug/2021

Bal - 09/30/2021 \$10,725.17 - Totals: 0.00 0.00 0.00 0.00 234.52 1,773.48
Tot Received: \$2,008.00

Total Misc	Total L/C	Tot Esc Rec	Tot Esc Dis	Total Interest	Total Principal
0.00	84.01	0.00	0.00	7,551.80	79,434.07
Grand Totals:					
Grand Tot Rcvd: \$87,069.88					

Total Balances As Of - 09/30/2021 \$358,977.97 (For This Printed List)
CURRENT ACTUAL TOTAL NOTES RECEIVABLE TODAY: \$358,977.97
Monthly Pmts Received = 98
11 ACTUAL ACTIVE ACCOUNTS
(For This Printed List) Grand Total Current Balances: \$358,977.97
Tot Prin Bals As Of 09/30/2021: 358,977.97

EDA I

8/27/2021

Balance Sheet

	Balance 7/29/2021	Adj.	Balance 8/27/2021
Assets			
Cash	\$ 343,568.46	6,849.22	\$ 350,417.68
Notes Receivable	\$ 312,555.72	(6,003.59)	\$ 306,552.13
Total Assets	\$ 656,733.32	845.63	\$ 656,969.81
Liabilities			
	\$ -	\$ -	\$ -
Total Liabilities	\$ -	\$ -	\$ -
Assets less Liabilities	\$ 656,733.32		\$ 656,969.81

Principal Payments Monthly

Deem 1	\$ 589.25
Deem 2	\$ 793.97
Jenniges Gas & Diesel 1	\$ 260.05
Jenniges Gas & Diesel 2	\$ 470.19
Jonti-Craft 1	\$ 3,502.21
Mid Country Ag Services	\$ -
Safe Storage #2	\$ 387.92
Total Principal Payment	\$ 6,003.59

Principal Payments Year to Date

Deem 1	\$ 2,445.58
Deem 2	\$ 3,295.64
Jenniges Gas & Diesel 1	\$ 2,316.89
Jenniges Gas & Diesel 2	\$ 4,223.52
Jonti-Craft 1	\$ 27,814.66
Mid Country Ag Services	\$ 1,341.58
Safe Storage #2	\$ 3,178.04
Total Principal Payments	\$ 44,615.91

New Loans

\$ -
\$ -
\$ -

Income Statement

Income

Interest on Loans Monthly

Deem 1	\$ 125.29
Deem 2	\$ 171.63
Jenniges Gas & Diesel 1	\$ 29.81
Jenniges Gas & Diesel 2	\$ 39.95
Jonti-Craft 1	\$ 384.07
Mid Country Ag Services	\$ -
Safe Storage #2	\$ 94.88
Total Interest Payment	\$ 845.63
	\$ 6,849.22

Interest on Loans Monthly

Deem 1	\$ 412.58
Deem 2	\$ 566.76
Jenniges Gas & Diesel 1	\$ 276.48
Jenniges Gas & Diesel 2	\$ 383.11
Jonti-Craft 1	\$ 3,275.58
Mid Country Ag Services	\$ 352.42
Safe Storage #2	\$ 684.36
Total Interest Payments	\$ 5,951.29

Savings Interest

Quarter 1	\$ 74.25
Quarter 2	\$ 84.46
Quarter 3	\$ -
Quarter 4	\$ -
	\$ 158.71
Total Income	\$ 1,004.34

\$ 6,923.47

Expenses

Interest Payment	\$ -
	\$ -
Other Misallocated deposit	\$ -
Total Expense	\$ -

Net Income \$ 1,004.34

EDA II

8/27/2021

Balance Sheet

	Balance 7/30/21	Adj.	Balance 8/27/21
Assets			
Cash	\$ 81,400.38	25,154.66	\$ 106,555.04
Notes Receivable	\$ 77,366.11	(24,939.38)	\$ 52,426.73
Total Assets	\$ 158,766.49	252.79	\$ 158,981.77

Liabilities

	\$ -	\$ -	\$ -
Total Liabilities	\$ -	\$ -	\$ -
Assets less Liabilities	\$ 158,766.49		\$ 158,981.77

Principal Payments Monthly

Bart Properties	\$ 23,938.12
Chad Ruprecht	\$ 354.76
Jonti-Craft	\$ 108.09
Novak Law	\$ 314.78
Wabbasso Electric Motor	\$ 223.63
Total Principal Payments	\$ 24,939.38

New Loans

\$ -
\$ -
\$ -

Principal Payments Year to Date

Bart Properties	\$ 26,869.43
Chad Ruprecht	\$ 2,819.56
Jont-Craft	\$ 858.42
Novak Law	\$ 2,496.38
Wabbasso Electric Motor	\$ 1,773.48
Total Principal Payments	\$ 34,817.27

Income Statement

Income

Interest on Loans Monthly

Bart Properties	\$ 84.14
Chad Ruprecht	\$ 44.35
Jonti-Craft	\$ 12.10
Novak Law	\$ 47.32
Wabbasso Electric Motor	\$ 27.37
	\$ -
	\$ -
Total Interest Payments	\$ 215.28

Savings Interest

Quarter 1	\$ 17.53
Quarter 2	\$ 19.98
Quarter 3	
Quarter 4	
	\$ 37.51

Total Income

\$ 252.79

Expenses

Interest Payment	\$ -
	\$ -
Other	\$ -
Total Expense	\$ -

Net Income

\$ 252.79

EDA Monthly Payment Schedule
as of 8/27/2021

<u>Name</u>	<u>Pmt Due</u>	<u>Pmt Amt</u>	<u>Int</u>	<u>Prin Amt</u>		<u>Maturity Date</u>	<u>Date of Last Payment</u>	<u>Next Payment Due</u>
Bart Properties Llc	14th	\$ 23,457.85	3%	\$ -	EDA II	7/14/2025	8/20/2021	N/A
DEEM, Inc	21st	\$ 964.20	3%	\$ 24,084.94	EDA	5/21/2025	8/4/2021	9/21/2021
DEEM, Inc	21st	\$ 714.54	3%	\$ 17,478.72	EDA	5/21/2025	8/4/2021	9/21/2021
Jonti-Craft	25th	\$ 3,886.28	2.5%	\$ 180,851.17	EDA	9/25/2025	8/16/2021	9/25/2021
Jonti-Craft	25th	\$ 120.19	2.5%	\$ 5,701.95	EDA II	9/25/2025	8/16/2021	9/25/2021
Jenniges Gas & Diesel	8th	\$ 500.00	1%	\$ 11,452.02	EDA	12/8/2023	8/9/2021	9/8/2021
Jenniges Gas & Diesel	14th	\$ 300.00	3%	\$ 15,718.77	EDA	12/11/2026	8/9/2021	9/14/2021
Wabasso Eletric Motor LLC	6th	\$ 251.00	3%	\$ 10,725.17	EDAI	8/6/2024	7/7/2021	9/6/2021
Matt Novak	1st	\$ 362.10	3%	\$ 18,612.62	EDA II	8/4/2026	8/1/2021	9/1/2021
Chad Ruprecht	21st	\$ 400.00	3%	\$ 17,386.10	EDA II	5/21/2028	8/6/2021	9/21/2021
Safe Storage 2	5th	\$ 482.80	3%	\$ 37,562.26	EDA	10/5/2028	8/1/2021	9/5/2021
Mid County Ag Services	20th	\$ 242.00	3%	\$ 19,404.25	EDA I	11/20/2028	7/21/2021	9/20/2021
Totals		\$ 31,680.96		<u>\$ 358,977.97</u>				

EDAI Daily Savings	\$ 350,417.68	FROM MONTHLY BANK STATEMENTS
EDAI Daily Savings	\$ 106,555.04	FROM MONTHLY BANK STATEMENTS
EDA-WDC	\$ 39,815.86	FROM MONTHLY BANK STATEMENTS
	\$ 496,788.58	

EDA General Fund

Beginning Balance	\$	43,556.13	
Plus Deposits Outstanding			
Interest Earnings	\$	1.85	
Checks Cleared	\$	39.15	
Less Outstanding Checks	\$	-	
Ending Balance			<u><u>\$ 43,518.83</u></u>

CD # 115009 renewal 12-9-19	\$	28,446.81	
CD #33649	\$	50,186.34	
	\$	78,633.15	
CD Total			
EDA General Total	\$	122,151.98	

EDA Dewey Street

Beginning Balance	\$	66,329.53	
Plus Deposits Outstanding:			
interest			
rents	\$	2,100.00	
Security Deposit	\$	-	66329.53
interest	\$	0.55	\$ (100.55)
Less Checks /Outstanding			
Security Deposit	\$	-	
Visa - Refrigerator	\$	-	
Property Taxes	\$	-	
Loan Payment	\$	2,000.00	
	\$	66,430.08	

EDA Eastvail Sales Account	Starting Balance	\$	33,588.92	
	Interest on investments	\$	-	
		\$	33,588.92	

Dewey Street Townhomes Loan	7/30/2021	\$ 27,218.82	2.8 % interest
-----------------------------	-----------	--------------	----------------

City of Wabasso

Payments

08/27/21 8:48 AM

Page 1

Current Period: August 2021

Payments Batch 082721PAYEDA090921		\$2,636.65	
Refer	1887 NOVAK LAW	-	
Cash Payment	E 245-46500-304 Legal Fees	Legal Fees	\$170.00
Invoice			
Transaction Date	8/27/2021	EDA Checking 10103	Total \$170.00
Refer	1888 ROADHOUSE BAR & GRILL	-	
Cash Payment	E 245-46500-430 Miscellaneous (GENERA Planning Meeting		\$169.15
Invoice			
Transaction Date	8/27/2021	EDA Checking 10103	Total \$169.15
Refer	1830 MINNWEST BANK	-	
Cash Payment	E 246-46500-625 Loans	Loan Payment	\$2,000.00
Invoice			
Transaction Date	8/27/2021	EDA Dewey St Chec 10104	Total \$2,000.00
Refer	1831 NOVAK LAW	-	
Cash Payment	E 246-46500-304 Legal Fees	Legal Fees	\$297.50
Invoice			
Transaction Date	8/27/2021	EDA Dewey St Chec 10104	Total \$297.50

Fund Summary

	10103 EDA Checking	
245 EDA GENERAL FUND	\$339.15	
	\$339.15	
	10104 EDA Dewey St Checkin	
246 EDA DEWEY STREET	\$2,297.50	
	\$2,297.50	

Pre-Written Checks	\$0.00
Checks to be Generated by the Computer	\$2,636.65
Total	\$2,636.65

City of Wabasso

08/27/21 8:49 AM

Page 1

Checks for Month

August 2021

EDA Dewey St Checkin Begin Mth \$66,330.08

CHECK	Vendor Name	Check Date	Check Amt	Source	Comment	Balance
001829	MINNWEST BANK	8/4/2021	-\$2,000.00	072921PAYEDA	Loan Payment	\$64,330.08
Deposit	080421REC	8/4/2021	\$700.00	080421REC		\$65,030.08
Deposit	080521RECAMBEDA	8/5/2021	\$700.00	080521RECAMB	Rent	\$65,730.08
Deposit	081221RECICMACCRENT	8/12/2021	\$700.00	081221RECICMA	Rent	\$66,430.08
	Deposits	\$2,100.00				
	Checks	-\$2,000.00	\$100.00			

FILTER: [Cash Act]='10104' and [Period]=8 and [Act Year]='2021'