

Wabasso EDA
Special Meeting
Monday, February 14, 2022
5:30 pm

The meeting was called to order at 5:30 pm with Board Member Pat Eichten, Karl Guetter, Jeff Olson and Chuck Robasse (via Zoom) in attendance. Also present were EDA Director Larry Thompson, City Attorney Matt Novak and Pat Dingels.

The purpose of the meeting was to consider a resolution awarding the sale of an Eastvail 4th Addition lot to Matt and Andrea Samyn and to take action relating to the duplex construction and financing.

Samyn Lot. Matt Novak stated that while the EDA had agreed to sell the lot to the Samyn's, he recommended the board adopt a recordable resolution. Motion by Olson, second by Guetter, to adopt Resolution R2-2022 approving the sale of lot 1, block 1, Eastvail 4th Addition to Matt and Andreas Samyn. Eichten – Yes; Burns – Yes; Olson – Yes; Robasse – Yes; Guetter – Yes.

Duplex. Mr. Thompson presented the bid packet based on previous action by the board and updated information:

1. Bid packet including contract, specifications, general conditions, bid form and plans.
 - a. General Conditions – Mr. Novak noted that the contractor should be responsible for obtaining all permits and the last line of the second paragraph should be deleted (typo)
 - b. Plans and Specifications – Mr. Olson noted the cedar shakes should be removed from the front elevation. Mr. Robasse clarified the appliance allowance should be \$5,000 per unit or \$10,000 total, and the landscaping, mailbox and possible storage shed would be the responsibility of the EDA. Mr. Robasse added that the specs should be clarified that the garage drain was to be connected to the “storm” sewer.
 - c. Contract – Mr. Novak noted that the contract currently called for a 30% down payment due within 14 days of awarding the contract. Mr. Novak clarified that award of the contract would be defined as the contractor submitting all required sureties. Mr. Thompson noted that he had been advised that expenses incurred within 60 days of bond issuance would be eligible for financing from bond proceeds.

Mr. Thompson noted that the fiscal consultant had advised that only expenditures made within 60 days of the bond sale would be eligible for bond financing. It was also noted that an RFQ or RFP for an inspector would be on the next EDA regular meeting agenda.

Motion by Olson, second by Burns, to approve the bid packet with the noted changes.

Eichten – Yes; Burns – Yes; Olson – Yes; Robasse – Yes; Guetter – Yes.

2. Financing – Mr. Thompson noted the EDA had to hold a hearing to declare the duplex a moderate income housing project and based on publication dates the earliest the hearing could be held would be March 14, 2022. Motion by Olson, second by Guetter, to adopt EDA Resolution R3-2022 defining “moderate income” for the purpose of housing projects in the City of Wabasso.

Eichten – Yes; Burns – Yes; Olson – Yes; Robasse – Yes; Guetter – Yes.

Motion by Olson, second by Guetter to hold a public hearing on March 14, 2022, at 5:00 pm to hear any comments on the moderate income program.

Mr. Thompson noted that AMKO Advisors had been selected as the financial advisor for the project and acceptance of the engagement letter was on the February 14, 2022 Council meeting agenda for consideration.

The meeting was adjourned at 6:00 p.m.

Larry J Thompson
Director