

Wabasso EDA
Regular Meeting
Wednesday, July 6, 2022
5:00 pm

The meeting was called to order at 5pm with Board Member Pat Eichten, Steve Burns, Jeff Olson and Chuck Robasse in attendance. Also present were EDA Director Larry Thompson, Matt Novak, Jim Salfer, Pat Dingels and McKenzie Fischer

The agenda was accepted as submitted.

The minutes of the April 6, 2022 and June 1, 2022 meetings were approved on a motion by Olson, second by Robasse.

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

Broadband. It was noted the Redwood County Board and Arvig were planning to submit a revised broadband grant application and that the County Board had decided to fund the local share itself. The EDA board thanked Mr. Salfer for this action.

Strategic Plan. Mr. Thompson and Ms. Dingels noted they had met with Cheryl Glaeser to review the action plan and would be summarizing the discussion and recommending future steps.

Highway 68 Corridor Study. The EDA reviewed the draft land use plan and directed it be referred to the City Council with a recommendation to appoint a steering committee.

Eastvail Lot Sale Purchase Agreement. Due to an existing 20' drainage and utility easement located on the east side of the Eastvail plat, it was agreed that the remaining Eastvail 4th lots should be replatted. After lengthy discussion, it was agreed that lots 2, 3 and 4, block 1 be combined into two equal lots, and to recommend the council vacate and create the appropriate easements to accommodate the reconfiguration. It was the consensus that the newly created lot be sold to Mr. Salfer for \$45,000. It was also agreed that lots 1, 2, 3 and 4, block 2 be combined into 3 lots with an extra 20' be added to lot 4 to accommodate the easement. Mr. Novak would contact the city engineer to coordinate the reconfiguration, and would present the vacation/creation of the newly created lots to the City Council.

Mr. Burns and Mr. Novak left at 6:00 pm.

Duplex. The EDA discussed potentially changing the duplex to a four plex and reconfiguring the three duplex lots in Eastvail 3rd. It was the consensus to leave the duplex as is for the time being. The EDA discussed the hurdles of bidding and financing duplexes or fourplexes. It was acknowledged that if the EDA was going to bond to finance a housing project there would be income limitations. The EDA directed the Mr. Novak to research the following:

1. Could a private party construct a housing project without the bidding/bonding requirements and the EDA subsequently purchase the building.

2. Could the EDA borrow money from the City and avoid income limitations.

Treasurer's Report – Motion by Robasse, second by Olson to approve the Treasurer's Report as submitted.

Eichten – Yes; Robasse – Yes; Olson – Yes.

Bills - Motion by Guetter, second by Olson to approve the bills totaling \$436.69 (Dewey Street).

Eichten – Yes; Robasse – Yes; Olson – Yes.

Meeting was adjourned at 6:30 p.m.

Larry Thompson
EDA Director