

Wabasso EDA
Regular Meeting
Wednesday, August 3, 2022
5:00 pm

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

Mr. Robasse presided over the meeting in the absence of EDA President Pat Eichten. The agenda was accepted as submitted.

The minutes of the July 6, 2022 meeting were approved on a motion by Olson, second by Burns. Burns – Yes; Robasse – Yes; Olson – Yes.

EDA Housing Financing. Mr. Novak noted the EDA could potentially purchase housing from a private party or developer, but the EDA would need to be cautious as the sale not taking place to circumvent bidding and contract laws. Mr. Novak added that there did not appear any way to avoid income restrictions. The EDA could borrow money directly from the city to avoid bonding costs. It appeared the best course of action would be to look for a private developer to construct housing.

Eastvail Park – The EDA had a brief discussion regarding a city park being constructed on the Eastvail 2nd Addition lot adjacent to County Rd. 6. This item will be placed on the next regular meeting agenda.

City Debt/Infrastructure – In anticipation of constructing future lots, the EDA directed Mr. Thompson to prepare a report outlining EDA fund balances, debt services for the TIF and Tax Abatement Debt and other potential sources for future projects.

Strategic Plan – Land Use Study – The EDA appointed Mr. Eichten to join Mr. Thompson, Paul Sobocinski (Vail Township) and Brad Salfer (City Council) to recommend a future land use and zoning map. Mr. Olson said it was important that the committee recommend the next site for commercial/industrial development.

Strategic Plan – Future Focus – The EDA reviewed a report prepared by Mr. Thompson and Ms. Dingels dated July 29, 2022 summarizing the planning process to date, recognizing accomplishments and recommending future actions. It was the consensus that the following items be addressed:

1. Spotlighting local businesses on the city's Facebook page – Ms. Dingels and Ms. McKenzie would work on this item.
2. Business Succession Planning – Ms. Dingels would research potential consultants/speakers and formats and possibly expand the topics based on feedback.
3. Update the Web site to market the EDA business financing programs. Develop marketing literature.

4. Connect area businesses with resource to meet their specific needs. Use the newly created REDC Business Resource Guide.
5. Develop a plan for downtown beautification.

The EDA also discussed possibly constructing a splash pad but more research would be needed.

Eastvail 4th Easements/Lot Reconfiguration/Salfer Lot Sale. Mr. Novak noted the council had vacated the easements and created new easements to accommodate the lot reconfiguration and lot sale to Mr. Salfer. Mr. Novak also recommended the EDA deed the reconfigured lots to itself to create the new tax parcels. Motion by Olson, second by Burns to adopt **Resolution R2-2022** Vacating Utility Easements in Eastvail 4th Addition.

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

Motion by Olson, second by Burns, to adopt **Resolution R3-2022** approving the purchase agreement for the sale of ½ half of lot 3 and lot 4, block 1, Eastvail 4th Addition to Jim and Susan Salfer for \$45,000.00.

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

Motion by Burns, second by Olson, to adopt **Resolution R4-2022** Reformation of Eastvail 4th Addition Lots.

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

Eastvail 4th Billboard. Motion by Burns, second by Olson, to authorize the purchase of a new billboard advertising the reconfigured Eastvail lots.

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

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

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

Bills - Motion by Olson, second by Burns to approve the bills totaling \$4,405.75 (EDA General).

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

The EDA directed Mr. Thompson to place the Eastvail Lot Pricing on the next agenda.

Motion by Olson, second by Burns to adjourn at 6:30 p.m.

Larry Thompson
EDA Director