

City of Wabasso
ECONOMIC DEVELOPMENT AUTHORITY
1429 Front Street P O Box 60
Wabasso MN 56293
Regular Meeting
Wednesday, June 7, 2023
5:00 pm

**NOTE: THE MEETING WILL BE HELD AT THE WABASSO PUBLIC SCHOOL
COMMUNITY ACTIVITY CENTER**

CALL TO ORDER:

MINUTES:

1. Approve Minutes – April 5, 2023. No May meeting

OLD BUSINESS:

1. Discuss Duplex –
2. Daycare Center –
3. Development/Strategic Plan
 - a. Strategic Plan Update – zoning ordinance
 - b. Highway 68 Corridor

NEW BUSINESS:

1. Matty Samyn – Valuation – Lot Purchase Refund – Confirm
2. Plunketts Pest Control – 5 plex
3. Becky Bock – 990 North St. – see 5/25/23 email
4. Redwood County EDA Strategic Planning
 - a. Redwood County EDA Strategic Plan
 - b. Redwood County Housing Profile

TREASURER’S REPORT:

1. Detailed Accounting Report – May
2. Loan and Checking Balance Summary Report – April and May

BILLS:

1. General Checking Claims – April and May
2. Dewey Street Claims – April and May
3. April and May Checks Issued

ADJOURN:

ECONOMIC DEVELOPMENT AUTHORITY
Regular Meeting – June 7, 2023
Agenda Report

NOTE: THE MEETING WILL BE HELD AT THE WABASSO PUBLIC SCHOOL COMMUNITY ACTIVITY CENTER

1. **Note – There was no meeting in May so some of the items have been carried over. Also, I will not be attending the meeting.**
2. **Minutes** enclosed.
3. The delinquent property taxes noted at the April 5th meeting have been paid in full.
4. **Duplex/Daycare Center** – No new information at this time. See Redwood County EDA Strategic Plan item below.
5. **Strategic Plan Update.** The Board noted the following items to work on:
 - Spotighting local businesses on the city’s Facebook page – **The June spotlight is Salfer’s Food Center. A copy will be provided at the meeting.**
 - Business Succession Planning – **No new information**
 - Update the Web site to market the EDA business financing programs. Develop marketing literature. **Nothing new to report**
 - Connect area businesses with resource to meet their specific needs. Use the newly created REDC Business Resource Guide. **Ongoing**
 - Develop a plan for downtown beautification. **Planters have been installed in the downtown area. A great addition to the downtown area! The City has agreed to water the plants. I have recommended the EDA pay for the watering system which is on the list of bills. If the EDA does not wish to pay for the tank/sprayer I will present to the city council and/or the Wabasso Commercial Club.**
6. **Highway 68 Study.** Attached is the draft Zoning Ordinance per recommendations from the last planning meeting. I have also enclosed a copy of the revised zoning map. Note that there is some fine tuning needed in the downtown district boundaries, and there was some question if the property north of Hwy 68 should be B-2 or I-1.
7. **Matt and Andrea Samyn refund.** Per the attached agreement with the Samyn’s, they are due a refund of \$17,184.13, as they have met the minimum valuation threshold. I have placed the refund on the list of bills. Per consensus of the EDA members the bills from last month which included the payment to the Samyn’s was approved, but the EDA should take official action at this meeting.
8. **Plunkett’s Pest Control** – Staff has been receiving complaints from residents of bugs in the units. Jim Jenniges has received the attached pest control service contract from Plunketts.
9. **Redwood County EDA Strategic Plan** – Various information attached.
10. **Treasurers Report** attached. April and May. Also, you may note the WDC Savings Account and Eastvail Sales Savings Accounts were closed out and combined with the EDA General Fund checking account. The funds will remain segregated in the accounting system. I will be analyzing the projected cash flow and purchase CDs accordingly.
11. **Bills Attached.** (2 months.)

**Wabasso EDA
Regular Meeting
Wednesday, April 5, 2023
5:00 p.m.**

The meeting was called to order at 5:00 pm with board members Pat Eichten, Chad Altermatt and Chuck Robasse (via Zoom) present. Also present were Larry Thompson, McKenzie Fischer, Pat Dingels, Jeff Olson, Tim Goblirsch, Veanne Battistini and Carol Atkins.

The agenda was approved as submitted.

The minutes of the March 1, 2023, meeting was approved on a motion by Robasse, second by Altermatt. Eichten – yes; Altermatt – yes; Robasse – yes.

Water Softener: Mr. Thompson presented quotes for the replacement of water softeners at the five plex. Mr. Olson stated he and Mr. Thompson and Public Works Director Jim Jenniges had reviewed the quotes and recommended the proposal by EcoWater Systems be accepted. Mr. Olson added the board had the option of purchasing or renting. Motion by Altermatt, second by Robasse, to accept the proposal by EcoWater Systems and to rent at \$33/month/unit.

Eichten – yes; Altermatt – yes; Robasse – yes.

Daycare – Goblirsch Motors. Mr. Thompson presented an update on the daycare center and the potential of the EDA purchasing Mr. Goblirsch's building for such use. Mr. Thompson presented an overview of the tour Mr. Eichten and he had been given by the City of Franklin's project. Mr. Thompson also gave an update on the phase I environmental study. Mr. Thompson added that Mr. Goblirsch had been approached by WAFER to lease a portion of his building for the food shelf program and a number of questions had been raised regarding the level of interest the HRA had in purchasing the building and length of lease. Mr. Eichten stated the EDA had interest in the building but was at the very preliminary stages of gathering information. The EDA did not have a buyer or end user at this time. A lengthy discussion ensued regarding the need for WAFER to find a home, the lack of available property, the need for and timing of an environmental study, and status at this time. It was the consensus of the board that it was not prepared to act or commit at this time.

Duplex – Mr. Thompson indicated that construction costs were about the same as when the EDA last bid on the duplex property. Mr. Thompson indicated he and Mr. Eichten had met with Renville County EDA commissioner Joe Sullivan to discuss possible ways to move forward. Mr. Sullivan believed that the cities in the area were too small to act on their own, and suggested a forum of cities, Renville and Redwood Counties, and other agencies be called to look at doing a cooperative venture. Mr. Sullivan would be happy to discuss with the EDA.

Park Grant – Ms. Dingels presented an overview of potential park grants. Ms. Dingels state that due to the expense of requiring professional services to provide required information for the application, construction requirements and competitiveness, the EDA not pursue a grant. Mr. Eichten stated he would contact the Lion's Club before the EDA took action.

Business Spotlight – Ms. Fischer presented the April Business Spotlight – Mid County Ag.

Hwy 68 Corridor Study – Mr. Thompson presented a draft zoning map, noting the committee will meet on April 18th to review the draft zoning map and draft zoning ordinance.

Downtown Beautification – Mr. Thompson presented photos of the planters the Commercial Club were planning to install and that they were also looking at banners and adding to the Christmas lights.

Tax Forfeited Property – Mr. Thompson noted a parcel in the downtown area was on the county’s tax forfeiture list, but it appears the issue has been resolved.

Treasurer’s Report – Motion by Altermatt, second by Robasse, to approve the treasurer’s report as submitted. Eichten – yes; Altermatt – yes; Robasse – yes.

Bills – Motion by KGuetter, second by Altermatt to approve the bills as follows: General Checking: Novak Law - \$371.56

Eichten – yes; Altermatt – yes; Robasse – yes.

The meeting was adjourned at 6:20 pm.

Larry J Thompson

DRAFT

Email from Matt Novak on 6/1/23

Larry –

Please find attached the zoning draft. I believe I caught all the changes we discussed. Specifically:

I added a definition of smoke shop

I edited or added 213-182 (2), (4), and (7)

I added residential performance standards to all other sections, to avoid a Kerkhoven situation.

NOVAK LAW

1224 Oak St., P.O. Box 39
Wabasso, MN 56293
507-342-5181

ZONING ORDINANCE EMAIL THREAD

From: matt@novaklawmn.com <matt@novaklawmn.com>

Sent: Wednesday, May 26, 2023 1:33 PM

To: 'Chuck Robasse' <crobasse@integritybank.com>; 'Paul Sobocinski' <sobopaul@outlook.com>; Larry Thompson <Larry@wabasso.org>; pat.eichten@kibbleeq.com; 'Amanda Guetter' <AGuetter@Wabassorhcc.com>; 'Chad Altermatt' <acaltermatt@gmail.com>; rjb11@earthlink.net; 'Karl Guetter' <Guettek@gmail.com>

Subject: RE: Distance from property lines on Cedar Street

Although the existing language is probably sufficient, I like two things about writing something new:

- 1) The zoning administrator (clerk) can preliminarily approve the variance, which will help with speeding things up for homeowners
- 2) If it's written in, there's little to no chance of it being rejected because of bad neighbors protesting or something along those lines.

From: Chuck Robasse <crobasse@integritybank.com>

Sent: Friday, May 26, 2023 12:03 PM

To: 'Larry Thompson' <Larry@wabasso.org>; matt@novaklawmn.com; 'Paul Sobocinski' <sobopaul@outlook.com>; pat.eichten@kibbleeq.com; 'Amanda Guetter' <AGuetter@Wabassorhcc.com>; 'Chad Altermatt' <acaltermatt@gmail.com>; rjb11@earthlink.net; 'Karl Guetter' <Guettek@gmail.com>

Subject: RE: Distance from property lines on Cedar Street

Since it is more likely that a variance of the setback requirements will be requested in an existing neighborhood for a new construction or rebuild, is the process to obtaining the variance the same? In other words, the applicant would apply for a variance. Property owners within 350 ft will be notified of a hearing, which will be held with 30 days. Determination will be made at the hearing.

Under such circumstances I would anticipate that a variance would be granted where the proposed setbacks, although nonconforming, are similar to existing neighborhood setbacks. If so, should there be further guidance within the ordinance or is existing language sufficient?

Charles Robasse, President
Integrity Bank Plus
PO Box 119
Wabasso, MN 56293

From: Larry Thompson <Larry@wabasso.org>
Sent: Thursday, May 25, 2023 8:22 AM
To: matt@novaklawmn.com; Chuck Robasse <crobasse@integritybank.com>; 'Paul Sobocinski' <sobopaul@outlook.com>; pat.eichten@kibbleeq.com; 'Amanda Guetter' <AGuetter@Wabassorhcc.com>; 'Chad Altermatt' <acaltermatt@gmail.com>; rjb11@earthlink.net; 'Karl Guetter' <Guettek@gmail.com>
Subject: RE: Distance from property lines on Cedar Street

I like that idea.

Matt – could you draft a proposed change?

Thanks.

Larry J Thompson
City Clerk/Treas./Administrator
City of Wabasso
PO Box 60
Wabasso, MN 56293
507-342-5519

From: matt@novaklawmn.com <matt@novaklawmn.com>
Sent: Wednesday, May 24, 2023 4:12 PM
To: 'Chuck Robasse' <crobasse@integritybank.com>; 'Paul Sobocinski' <sobopaul@outlook.com>; Larry Thompson <Larry@wabasso.org>; pat.eichten@kibbleeq.com; 'Amanda Guetter' <AGuetter@Wabassorhcc.com>; 'Chad Altermatt' <acaltermatt@gmail.com>; rjb11@earthlink.net; 'Karl Guetter' <Guettek@gmail.com>
Subject: RE: Distance from property lines on Cedar Street

If I'm reading Chuck right here, maybe the best approach would be to have a "standard" setback rule (such as the 30 ft one currently in our building permit ordinance), with a secondary setback rule for established neighborhoods (20 ft?). Any application for the secondary setback could go to the board of adjustment for routine review – or could even be tentatively approved by the zoning administrator with review by the board of adjustment?

From: Chuck Robasse <crobasse@integritybank.com>
Sent: Wednesday, May 24, 2023 2:35 PM
To: 'Paul Sobocinski' <sobopaul@outlook.com>; Larry Thompson <Larry@wabasso.org>; Matt Novak (<matt@novaklawmn.com>) <matt@novaklawmn.com>; pat.eichten@kibbleeq.com; Amanda Guetter <AGuetter@Wabassorhcc.com>; Chad Altermatt (<acaltermatt@gmail.com>) <acaltermatt@gmail.com>; rjb11@earthlink.net; Karl Guetter (<Guettek@gmail.com>) <Guettek@gmail.com>
Subject: RE: Distance from property lines on Cedar Street

I think that our approach to residential zoning regarding setbacks in currently developed areas should emphasize conformity to the neighborhood. That emphasis should supersede the zoning requirements for new developments or in established neighborhoods where lot size and home spacing allow. In these cases the nonconforming setbacks could be at the discretion of the Board of Adjustments. I don't think it is our intention to make lots in established neighborhoods so restricted as to make them unusable or out of character for the area.

Charles Robasse, President
Integrity Bank Plus
PO Box 119
Wabasso, MN 56293

From: Paul Sobocinski <sobopaul@outlook.com>
Sent: Friday, May 19, 2023 2:17 PM
To: Larry Thompson <Larry@wabasso.org>; Matt Novak (matt@novaklawmn.com) <matt@novaklawmn.com>; pat.eichten@kibbleeq.com; Amanda Guetter <AGuetter@Wabassorhcc.com>; Chad Altermatt (acaltermatt@gmail.com) <acaltermatt@gmail.com>; Chuck Robasse <crobasse@integritybank.com>; rjb11@earthlink.net; Karl Guetter (Guettek@gmail.com) <Guettek@gmail.com>
Subject: Distance from property lines on Cedar Street

Joint EDA/Planning Committee members,

After our EDA/Zoning and Planning input meeting in which we were all asked to check on some of the current setbacks and share that back with the committee, I had my son Scott dig up research we did on property lines on Cedar Street on the west side of Cedar that runs from north street to Dewey Street.

Scott noted that according to the Schneider Beacon app that Redwood County uses, it looks like the garage on our lot is 25 feet away from the property line. On the back side of the garage, it is about 12 feet from the property line.

To the north end, Elaine Baune's house is 20 feet away from the property line, and her porch is 15 feet away. Her garage sits right on the Sobocinski/This property line.

Russ and Sherry Ubl's daycare, the house is 23 feet away from the property line, and the porch is about 18 feet away.

Brittany Goblirsch and Jon Baune's house at the northeast corner of the block, the house is 22 feet away from the property line, and the porch is about 15 away. (Note 1st attachment shows setbacks of neighbor's property lines)

For those current houses on Cedar between North and Dewey the property line distance is between 20 to 23 feet for these three houses. The porches of two of house is 15 feet to 18 feet from the front property line.

For reference, here a link to the Beacon app:

<https://beacon.schneidercorp.com/Application.aspx?AppID=800&LayerID=12803&PageTypeID=1&PageID=5979>

As to recommendation on what property lines our committee should recommend for setbacks, because I have a conflict of interest due to the fact Candy and I are considering building a house on our lot on Cedar, I believe I should refrain from giving a recommendation to this committee on setbacks.

For information purposes, I will share what people who might be buying existing lots where there is current housing in Wabasso on existing residential homes might be encountering.

For Candy and I, here is what we, personally are facing, given the size of the lot that we purchased, two modest size dimensions of a house we are giving consideration to would be either:

- 30 X 40 house would only work with a 20-foot set back on the front side which would give a 13-foot set back on the back side and about a 14-foot set back on the side facing North Street. On the front of the house is anticipated a 5-foot porch. 2nd attachment is a drawing of the house as to how it fits the lot.
- 36 X 40 house would work with a 20-foot set back on the front side and that would allow a 7- 8 foot set back on the back side and about a 11 foot set back on the side facing North street. This setback is due to the house being 3 feet further from the garage on north side. On the front side of the house is anticipated a 5-foot porch. The 3rd attachment is a drawing of the house as to how it fits the lot.

Paul Sobocinski
507-430-1509

CITY OF WABASSO

ORDINANCE #213 – ZONING

• **ARTICLE I. – GENERAL TERMS**

• **Sec. 213-1. - Definitions.**

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Accessory use or accessory building or structure means a use, building, or structure, or portion of a building or structure, secondary or subordinate to and serving the principal use or structure on the same lot, and customarily incidental thereto.

Building means any structure having a roof which may provide shelter or enclosure for persons, animals, chattel or property of any kind.

Business means any occupation, employment or enterprise wherein merchandise is exhibited or sold, or where services are offered for compensation.

Church means a building where persons regularly assemble for religious worship and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.

Conditional use means a use classified herein as a condition which may be appropriate or desirable in a specified zone but which requires special approval because, if not carefully located or designed, it may create special problems such as excessive height or bulk or traffic congestion.

Development means any manmade change to improved or unimproved real estate including, but not limited to, buildings or other structures, mining, dredging, filling, paving, excavation or drilling operation.

District means zoning district.

Easement means a grant by a property owner for the use of a strip of land for the purpose of constructing and maintaining walkways, roadways, or utilities, including, but not limited to, sanitary sewers, watermains, electric lines, telephone lines, storm sewer or storm drainageways and gas lines.

Essential services means overhead or underground electrical, steam or water transmission, distribution systems, structures for communication or disposal systems, and structures used by public utilities or governmental departments or commissions or as are required for the protection of the public health, safety or general welfare, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes and accessories in connection therewith, but not including buildings.

Family means one or more persons related by blood, marriage or adoption or any unrelated person who resides therein as though a member of the family. Five or fewer persons not related by blood, marriage or adoption will be considered a family regardless of the ownership of the unit amongst the five or fewer persons.

Frontage means that boundary of a lot which abuts an existing or dedicated public street.

Home occupation means any gainful occupation or profession engaged in by the occupant of a dwelling at or from the dwelling when carried on within a dwelling unit, excluding

remote work. Such occupations include, but are not limited to, professional offices, minor repair shops, photo or art studios, dressmaking, barbershops, beauty shops, bed and breakfast establishments or uses deemed similar by the planning commission or the city council.

Lot means a parcel or portion of land in a subdivision or plat of land, separated from other parcels or portions by description as on a subdivision of record or survey map, for the purpose of sale, lease or separate use thereof. A lot need not be a lot of existing record.

Lot line means the property line bordering a lot, except that where any portion of a lot extends into the public right-of-way, that right-of-way line shall be the lot line for purposes of this chapter.

Lot line, front, means that boundary of a lot which abuts an existing or dedicated public street, and in the case of a corner lot it shall be the shortest dimension on a public street.

Lot line, rear, means the boundary of a lot which is opposite the front lot line. If the rear line is less than ten feet in length, or if the lot forms a point at the rear, the rear lot line shall be a line ten feet in length within the lot parallel to and at the maximum distance from the front lot line, with the exception of a double frontage lot, every lot shall have a rear lot line.

Lot line, side, means any boundary of a lot which is not a front lot line or a rear lot line.

Parking space means a suitably surfaced and permanently maintained area on privately owned property either within or outside of a building of not less than 200 square feet.

Pedestrian way means a public or private right-of-way across or within a block, to be used by pedestrians.

Planning commission means the city's planning and zoning commission. The planning commission shall be appointed by the City Council, and shall consist of 1 Council Member, 1 EDA Member, and 1 citizen at large. Members of the planning commission shall serve 2 year terms.

Property owner means any person having a freehold estate interest, leasehold interest extending for a term or having renewal options for a term in excess of one year, a dominant easement interest, or an option to purchase any of same, but not including, owners or interests held for security purposes only.

Public land means land owned or operated by municipal, school district, county, state or other governmental units.

Setback means the minimum distance between a structure or sanitary facility and a property line.

Smoke shop means a store selling primarily any combination of tobacco products including smokeless tobacco products, marijuana products, or smoking equipment.

Street means a public right-of-way which affords primary means of access to abutting property and open to public travel and shall also include any:

Structural alteration means any change in the supporting members of a building, such as bearing walls, columns, beams, or girders, or any substantial change in the roof or in any exterior walls.

Structure means anything constructed, the uses of which require more or less permanent location on the ground or are attached to something having a permanent location on the ground.

Use means the purpose or activity for which the land, structure or building thereon is designated, arranged or intended, or for which it is occupied, utilized or maintained.

Use, nonconforming, means a use of land, buildings, or structures legally existing at the time of adoption of the ordinance from which this chapter is derived which does not comply with all the regulations of this chapter or any amendments hereto governing the zoning district in which such use is located.

Use, permitted, means a public or private use which conforms with the purposes, objectives, requirements, regulations and performance standards of a particular district.

Use, principal, means the main use of land or buildings as distinguished from subordinate or accessory use. A principal use may be either permitted or conditional.

Variance means a modification or variation of the provisions of this chapter where it is determined that, by reason of special and unusual circumstances relating to a specific lot, strict application of this chapter would cause undue hardship.

Yard means a required open space on a lot which is unoccupied and unobstructed by a structure from its lowest level to the sky, except as permitted in this chapter. The yard extends along the lot line at right angles to such lot line to a depth or width specified in the setback regulations for the zoning district in which such lot is located. For earth-sheltered buildings and buildings covered with earth berms, the line of the building is measured from the exterior surface of the building regardless of whether it is above or below grade.

Zoning administrator means the city clerk.

Zoning district means an area within the city limits for which the regulations and requirements governing use are uniform as defined by this chapter.

Zoning map means the map bearing the designation "official zoning map for the city," together with all proper notations, references and other information shown thereon.

- **Sec. 213-2. - Intent and purpose.**

This chapter is adopted for the purpose of:

- (1) Guiding the implementation of the goals and policies of the city by regulating land uses;
- (2) Protecting the public health, safety, comfort, convenience and general welfare;
- (3) Promoting orderly development of the residential, commercial, industrial, recreational and public areas;
- (4) Conserving and protecting the natural resources in the city;
- (5) Providing for the compatibility of different land uses and the most appropriate use of land throughout the city;
- (6) Minimizing environmental pollution;
- (7) Conserving energy such as through the encouragement of environmentally friendly development in commercial, industrial and residential areas;
- (8) Preserving property values throughout the community; and
- (9) Promoting the economic development of the city.

- **Sec. 213-3. - Violations.**

(a) *Complaints*. Whenever a violation of this zoning ordinance occurs or is alleged to have occurred, any person may file a written complaint. Such complaint, stating fully the cause and basis thereof, shall be filed with the zoning administrator. Such administrator shall record properly such complaint and immediately investigate and take action thereon as provided by this chapter.

(b) *Noncompliance.* Any building or structure being erected, constructed, reconstructed, altered, repaired, converted or maintained, or any land use made or permitted in violation of this chapter or any other city zoning ordinances or any other official control adopted under law is hereby declared unlawful.

(c) *Notice.* Notice and public hearing of violations and termination proceedings of all nonconforming, incompatible, accessory, or conditional uses or home occupation uses shall be given by the city council to the interested party by certified mail, or in lieu thereof, by one legal published notice at least ten days before the hearing date. Notice shall be given by the city council within a reasonable time.

(d) *Enforcement.* This Ordinance shall be administered and enforced by the City Council of Wabasso, Minnesota, or its authorized representative. The Zoning Administrator may institute appropriate action for any violations of this Ordinance at the direction of the City Council and through the City Attorney as deemed necessary.

(e) *Penalties.* Any person, firm or corporation who shall violate any of the provisions hereof or who shall fail to comply with any of the provisions hereof or who shall make any false statements in any document required to be submitted under the provisions hereof, shall be guilty of a misdemeanor. Each day that a violation is permitted to exist shall constitute a separate offense.

- **Sec. 213-4. - Applicability.**

(a) This chapter shall be applicable to all lands, structures and waters within the corporate city limits.

(b) In their interpretation and application, the provisions of this chapter shall be considered to be the minimum requirements for the promotion of the public health, safety and welfare. Further and additional requirements may be ordered by the city as part, for example, of granting conditional use permits.

(c) No part of the yard or open space required for a given building shall be included as a part of the yard or other space required for another building, and no lot shall be used for more than one principal building.

(d) Each new occupied building shall be required to connect to the city sewage disposal system where such system is available.

(e) Except as this chapter specifically provides, no structure shall be erected, converted, enlarged, reconstructed or altered and no structure or land shall be used for any purpose or in any manner which is not in conformity with this chapter. Temporary buildings that are used in conjunction with construction work, including trailers and manufactured homes used as offices and for tool storage, may be permitted in any district during the period that construction is taking place, but such temporary buildings shall be removed within 30 days after completion of construction work.

- **ARTICLE II. - ADMINISTRATION AND ENFORCEMENT**

- **DIVISION 1. – GENERALLY**

- **Sec. 213-27. - Schedule of fees, charges and expenses.**

(a) The city council shall establish a schedule of fees, charges and expenses and a collection procedure for building permits, conditional use permits, variances, and other matters pertaining to this article. The schedule of fees shall be kept on file in the office of the zoning administrator and may be altered or amended by the city council.

(b) No permit, certificate, conditional use permit or variance shall be issued, unless or until such costs, charges, fees or expenses have been paid in full, nor shall any action be taken on any proceedings before the board of adjustment, unless or until preliminary charges and fees have been paid in full.

- **Sec. 213-28. - Building permits.**

(a) *Application.* Except as hereinafter provided, no person shall construct, erect, alter, wreck, or move any building or structure or part thereof within the corporate city limits without first securing a building permit (interchangeably referred to as construction permits) from the city. The rules, regulations, and application for a permit shall apply as set forth by City Ordinance 214B and its successors.

(b) *Issuance.* The Zoning Administrator shall issue the building permit only after determining that the building plans together with the application comply with the terms of this chapter and all other City Ordinances.

- **Sec. 213-29. - Appeals; board of adjustment.**

(a) A board of adjustment is established for the city, consisting of the members of the planning commission.

(b) The board of adjustment shall adopt rules for the transaction of its business and shall keep a public record of its proceedings, including minutes of its meetings and its findings and determinations.

(c) The board of adjustment shall hear and decide appeals where it is alleged that there is an error in any order, requirement, decision or determination made by the zoning administrator. Such appeal may be taken by any person aggrieved by any such order or decision.

(d) The aggrieved applicant shall file his appeal, in writing, with the zoning administrator, describing the order or decision appealed, and the reasons he believes that order or decision to be in error. The written appeal shall be filed with the zoning administrator within 30 days of the appellant's receipt of the order or decision he wishes to appeal.

(e) The zoning administrator shall transmit the written appeal to the board of adjustment. The board shall set the date for a public hearing on the appeal and shall have a notice of such hearing provided to the appellant by mail at least ten days prior to the hearing.

(f) Any person may appear at the hearing, either in person or by agent or attorney. The board of adjustment shall make a decision within 30 days of the public hearing and shall serve a copy of its order deciding the matter upon the appellant by mail.

(g) The board of adjustment may reverse or affirm, in whole or in part, or modify the zoning administrator's order, requirement, decision, or determination. The board of adjustment's decision shall be final, subject to appeal to the city council. The reasons for the board of adjustment's decision shall be stated in writing.

(h) Any person aggrieved by the decision of the board of adjustment, including the zoning administrator, may appeal that decision to the city council for final determination. Any such appeal shall be filed in writing with the city council within 30 days of the action of the board of adjustment. Any further appeals may then be directed to a court of competent jurisdiction; any such appeal must be filed within 30 days of the city council's final action.

(i) The board of adjustment shall also have the power to grant variances to the provisions of this chapter under certain conditions, as specified in this ordinance. No use variances, uses different than those allowed in the district, shall be issued by the board of adjustment.

- **DIVISION 2. - NONCONFORMITIES AND PREEXISTING LOTS**
- **Sec. 213-51. - Nonconforming buildings, structures and uses.**

(a) *Purpose.* It is the purpose of this section to provide for the regulation of nonconforming buildings, structures and uses and to specify those requirements, circumstances and conditions under which nonconforming buildings, structures and uses will be operated and maintained. It is necessary and consistent with the establishment of zoning districts that nonconforming buildings, structures and uses not be permitted to continue without restriction. Furthermore, it is the intent of this section that all nonconforming uses shall eventually be brought into conformity or established as a conditional use.

(b) *Definitions.* The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

(1) *Expand or expansion* means any increase in a dimension, size, area, volume or height, any increase in the area of use, any placement of a structure or part thereof where none existed before; any addition to a site feature such as a deck, patio, fence, driveway, parking area, or swimming pool; any improvement that would allow the land to be more intensely developed; any move of operations to a new location on the property; any increase in intensity of use based on a review of the original nature, function or purpose of the nonconforming use; increase in the hours of operation, traffic, parking, noise, exterior storage, signs, exterior lighting, types of operations, types of goods or services offered, odors, area of operation, number of employees or, such other factors deemed relevant by the city.

(2) *Improvement* means making the nonconforming use better, more efficient, or aesthetically pleasing, including any change that does not replicate what pre-existed. A mere expansion, enlargement or intensification of a nonconforming use does not constitute an improvement for that reason alone.

(3) *Nonconforming land use* means an activity using land, a building or structure, or a combination thereof, for a purpose that was lawful when established and which is not permitted by the provisions of existing land use regulations.

(4) *Nonconforming structure* is a structure that was constructed in compliance with the land use regulations in effect at that time with respect to certain standards such as location, height, setback or size, but no longer complies in that regard with existing land use regulations.

(5) *Replacement, reconstruction or restoration* means the repair of a building or structure that duplicates the condition of the building prior that existed prior to the construction activity.

(c) *General principles.*

(1) A nonconforming use or structure may be used and continued by means of repair, replacement, restoration, maintenance or improvement that does not constitute an expansion.

(2) A nonconforming land use or nonconforming structure may not be expanded except for the purpose of making it a permitted use or structure; or, as otherwise may be permitted by the provisions of this section.

(3) A nonconforming use land use may be extended throughout the building or structure, provided no structural alterations or changes are made therein. If a structural alteration or change is required by law, is needed to promote safety, or is otherwise necessary to secure or ensure the continued advantageous use of the building during its natural life, such structural alteration is permitted.

(4) A nonconforming land use may not be resumed if the use has been discontinued for a period of 12 consecutive months; or if the use requires the existence of a nonconforming structure that has been removed and not replaced for a period of 12 consecutive months.

(5) Removal or destruction of a nonconforming structure to the extent of more than 50 percent of its estimated market value at the time of its removal or damage by fire or other peril terminates the right to replace or repair such nonconforming structure, unless a building permit application to do so is submitted to the city for approval within 180 days of the date of the removal or damage.

(6) An expansion may be made to a structure used as a residence that constitutes a nonconforming land use when such expansion improves the livability and safety of the structure, and does not increase the number of dwelling units contained within the structure. Construction and alteration of a garage or accessory building is also permitted if said construction or alteration otherwise complies with the building standards applicable to the underlying zoning district, and the use of the building is consistent with the nonconforming land use in question.

(7) If a nonconforming land use is superseded or replaced by a permitted use the nonconforming status of the premises and any right which may arise under the provisions of this section terminate.

(8) A nonconforming land use that is identified as a conditional use for the property may be continued without seeking a conditional use permit.

(9) A nonconforming structure in existence at the time of this ordinance's adoption that violates only setback or lot size performance standards may be continued.

(10) A nonconforming land use may be extended as a conditional use upon application to and approval of the planning commission.

- **DIVISION 3. - CONDITIONAL USE PERMITS**
- **Sec. 213-78. - Criteria.**

In granting a conditional use permit, the city council shall consider the advice and recommendations of the planning commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the city council shall make the following findings, where applicable:

(1) The use will not create an excessive burden on existing parks, schools, streets and other public facilities which serve or are proposed to serve the area.

- (2) The use will be sufficiently compatible or separated by distance or screening from adjacent residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land.
- (3) The structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties.
- (4) The use is reasonably related to the overall city needs and to the existing land use.
- (5) The use is consistent with the purposes of this chapter and the purposes of the zoning district in which the applicant intends to locate the proposed use.
- (6) The use will promote local economic development, including local business ownership and/or employment.
- (7) The use will not cause any traffic hazard or congestion.
- (8) Adequate utilities, access roads, drainage and other necessary facilities have been or will be provided.

- **Sec. 213-79. - Additional conditions.**

(a) In permitting a new or existing conditional use, the city council may impose, in addition to the standards and requirements expressly specified by this chapter, additional conditions which the city council considers necessary to protect the best interest of the surrounding area or the community as a whole. These conditions may include, but are not limited to the following:

- (1) Increasing the required lot size or yard dimension.
- (2) Limiting the height, size or location of buildings.
- (3) Controlling the location and number of vehicle access points.
- (4) Increasing the street width.
- (5) Increasing the number of required off-street parking spaces.
- (6) Limiting the number, size, location or lighting of signs.
- (7) Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
- (8) Designating sites for open space.
- (9) Establishing a time limit on operations.
- (10) Requiring pre-approval of any plans by county or state agencies related to the proposed use.

(b) Permits for accessory buildings built of post-frame type construction, i.e., pole buildings, may include the following conditions:

- (1) All workmanship shall be done in a quality manner.
- (2) All eaves and gable end rakes shall have overhangs made of finished soffits and fascias.
- (3) All trims, windows and doors will be finished.
- (4) Doors will consist only of standard walk-in style, roll-up style, or overhead style. No sliding doors or barn-hinge type doors will be allowed.
- (5) All exposed side wall siding and trim fasteners will be installed to manufacturer's specifications, installed in a straight pattern with the use of a string line, and of matching colors.
- (6) The use of sheet steel siding will be approved in board and batten style rather than continuous corrugated type and no galvanized siding will be allowed. No bold colors will be allowed. Any style or color siding not falling under these guidelines will be reviewed on an individual basis by the planning and zoning committee and recommended to the city council for approval. Further, the structure shall comply with all requirements and provisions set forth for storage structures in article VI, division 4 of this chapter.

(7) The treated skirting will be the only exposed portion of the building that may be left unfinished. It shall not have more than eight inches of exposure from finish grade to the bottom of the siding. The finish grade will lap up on the skirting no less than three inches.

(8) The building site will be graded to within six inches of level, high to low corner, before construction begins.

(9) The floor of said structure or building shall be of a nonflammable and nonabsorbent material as per the state building code standards if a motor vehicle will be parked or stored in it.

(c) The zoning administrator shall maintain a record of all conditional use permits issued, including information on the use, location, and conditions imposed by the city council time limits, review dates, and such other information as may be appropriate.

- **DIVISION 4. - VARIANCES**

- **Sec. 213-108. - Procedure.**

(a) The procedures for obtaining a variance from the regulations of this chapter are as follows:

(1) The property owner or his agent shall meet with the zoning administrator to explain his situation, learn the procedures and obtain an application form.

(2) The applicant shall file the completed application form, together with the required exhibits, with the zoning administrator and shall pay a filing fee, as established from time to time by the city council.

(3) The zoning administrator shall transmit the application to the board of adjustment for review and shall notify by mail all property owners within 350 feet of the outer boundaries of the property in question; provided however, failure of any property owners to receive such notification shall not invalidate the proceedings.

(4) The zoning administrator shall set the date for a public hearing and shall have the notice of such hearing published at least once in the legal newspaper, not less than ten days prior to the hearing.

(5) The board of adjustment shall hold a public hearing on the proposed variance and shall make a decision within 30 days after the public hearing. It shall take one of three actions: Approval, denial or approval with special conditions.

(6) No application by a property owner for a variance shall be submitted to the board of adjustment within a six-month period following a denial of such a request, except the board may permit a new application, if in the opinion of the board, new evidence or change of circumstances warrants it.

(7) All appeals from the decision of the board of adjustment relating to variances shall first be presented to the city council, and shall be filed in writing with the city council within 30 days of the action of the board of adjustments Any further appeals may then be directed to a court of competent jurisdiction; any such appeal must be filed within 30 days of the city council's final action.

(b) The board of adjustment may impose such restrictions and conditions upon the premises benefited by a variance as may be necessary to comply with the standards established by this chapter, or to reduce or minimize the effect of such variance upon other properties in the neighborhood, and to better carry out the intent of the variance.

- **Sec. 213-109. - Exhibits to accompany application.**

(a) A preliminary building and site development plan is required to be submitted when applying for a variance. The board of adjustment or city council may also require a boundary survey of the property.

(b) Evidence of ownership or enforceable option on the property shall be required to be submitted when applying for a variance.

- **Sec. 213-110. - Criteria.**

(e) The board of adjustment, in granting a variance, may impose additional conditions to ensure compliance with its decision and protect adjacent properties. Such conditions must be directly related to and bear a rough proportionality to the impact created by the variance.

- **ARTICLE III. - ZONING DISTRICTS ESTABLISHED; ZONING MAP**

- **Sec. 213-154. - Zoning districts.**

(a) The zoning districts are so designed as to assist in carrying out the intent and purpose of the comprehensive plan, which is to protect the public health, safety, convenience and general welfare.

(b) For the purposes of this chapter, the city is hereby divided into the following zoning districts:

Symbol	Name
R-1	Residential District
B-1	Downtown commercial district
B-2	Highway commercial district
I-2	General industrial district
A-1	Agricultural

- **Sec. 213-155. - Zoning map.**

(a) The location and boundaries of the districts established by this chapter are set forth on the official zoning map, which is hereby incorporated as part of this chapter and which is kept on file in the City Clerk's office.

(b) District boundary lines recorded on the city zoning map are intended to follow lot lines, the centerlines of streets or alleys, the centerlines of streets or alleys projected and the corporate limit lines as they exist at the time of the enactment of the ordinance from which this article is derived.

(c) All territory which may hereafter be annexed to the city shall be considered zoned in the same manner as the contiguous territory inside the previous city limits until otherwise classified and indicated as such on the zoning map.

(d) Amendments to the zoning map shall be recorded on the official zoning map by the zoning administrator within 15 days after the adoption of the amendment by the city council. The official zoning map shall be maintained by the zoning administrator and shall

be kept on file at city hall for view by the public during normal office hours. In those cases where there is a question of the exact location of a zoning district, the board of adjustment shall make the necessary interpretation.

- **ARTICLE IV. - DISTRICT REGULATIONS**

- **Sec. 213-182. - Residential district (R-1).**

(a) *Purpose.* The R-1 district is intended to allow low-density development of single-family dwelling units in developing portions of the city where city sewer and water is available. Where available, all dwelling units in an R-1 district shall be required to connect to city sewers.

(b) *Permitted uses.* The following are permitted uses for property zoned single-family residential.

- (1) Single-family detached dwellings.
- (2) Single-family attached (duplex dwellings).
- (3) Public recreation, including parks and playgrounds.
- (4) Historic sites and structures.
- (5) Public and parochial schools of general instruction.
- (6) Churches, chapels, including parish houses.
- (7) State-licensed residential facilities serving six or fewer persons.
- (8) Licensed day care facilities serving 12 or fewer persons, or group family day care facilities licensed to serve 14 or fewer children.

(c) *Accessory uses.* Any incidental structure or building for use of the occupants of the permitted principal structure, including, but not limited to residential towers, swimming pools, private garages, carports, propane tanks, screen houses and post-frame type construction shall be allowed as accessory use for property zoned single-family residential if it complies with division 2, accessory buildings and structures and with applicable city ordinances, including city construction ordinances.

(d) *Conditional uses.* All conditional uses require a conditional use permit as set forth and regulated by article II, division 3, of this chapter. The following are conditional uses for property zoned single-family residential:

- (1) Multi-family dwelling units;
- (2) Municipal office buildings;
- (3) Boarding or rental of rooms, including bed and breakfast establishments;
- (4) Governmentally owned buildings and structures, including police and fire stations, libraries, museums and art galleries;
- (5) Nursing homes, hospitals and sanitariums;
- (6) Public service facilities, including water supply buildings and reservoirs, elevated tanks, utility buildings, substations and transformer stations;
- (7) Semi-private recreation areas, clubs, lodges and centers, including country clubs, swimming pools and golf courses, but not including such uses as camping areas, miniature golf courses or practice driving tees operated for commercial purposes;
- (8) Cemeteries, memorial gardens and funeral homes;
- (9) Home occupations.
- (10) Any other use of a character similar to those listed under subsection (b) of this section.

(e) *Performance standards.* The following are the performance standards for property zoned single-family residential. Where other standards are established by City Ordinance, the more restrictive standard shall apply.

(1) *Height.* The maximum height of all buildings shall not exceed 35 feet.

(2) *Front yard*

(a) *Primary Performance Standards*

1) The minimum required setback distance shall be 30 feet from the right-of-way line.

2) Where a lot is located at the intersection of two or more roads or highways, there shall be a front yard setback of 30 feet on one side (front) and 20 feet on the other side (side).

(b) *Secondary Performance Standards*

1) The secondary performance standards may be applied in established neighborhoods where the nature and character of the neighborhood is consistent with the secondary performance standards. The City Zoning Administrator may give preliminary approval for the application of secondary performance standards, with confirmatory review by the Board of Adjustment.

2) Where the secondary performance standards apply, the minimum required setback distance shall be 20 feet from the right-of-way line.

(3) *Side and rear yard.*

a. The minimum side yard shall be six feet.

b. The minimum rear yard shall be 10 feet.

c. Decks are exempted from the rear yard setback requirements, except that a deck may not be located closer than 10 feet from the rear property line.

(4) Fences and shrubs shall be exempted from the setback rule established under this section. All other city ordinances applying to fences and shrubs shall still apply.

(5) *Lot area.* The minimum lot area shall be 9,000 square feet for single-family attached and single-family detached structures.

(6) *Lot width and depth.*

a. The minimum lot width shall be as follows:

1. Single-family detached: 75 feet at the building line and 45 feet at the street line.

Lots platted at 60 feet in width prior to the adoption of the ordinance from which this chapter is derived shall be considered as meeting the minimum lot width.

2. Single-family attached: 80 feet at the building line and 50 feet at the street line.

3. Lots platted at 60 feet in width prior to the adoption of the ordinance from which this chapter is derived shall be considered as meeting the minimum lot width.

4. Minimum street access. No more than two single-family lots can share a single 50-foot wide street access and driveway if the lots meet the following additional standards:

(i) Follow all performance standards set forth in this section;

(ii) Maintain individual utility connections;

(iii) The city is provided with copies of any access and utility easements relating to the separate properties;

(iv) There is adequate emergency access for both lots;

(v) There is compliance with additional requirement and regulations that are set forth in this zoning ordinance, if applicable.

b. There is no minimum lot depth.

(7) *Lot coverage.*

(a) The maximum lot coverage of all buildings, including accessory buildings, shall not exceed 40 percent.

(b) Schools, churches shall be exempted from this requirement.

(c) Those lots that would qualify under the Secondary Performance Standards in 213-182 (2)(b), above, shall have a maximum lot coverage of all buildings, including accessory buildings, which shall not exceed 60 percent.

(8) *Additional requirements.* Additional requirements for parking, sewage systems and other regulations are set forth in article VI of this chapter.

- **Sec. 213-184. – Downtown commercial district (B-1).**

(a) *Purpose.* The B-1 district is intended to encourage the continuation of a viable downtown and concentrated commercial area by allowing retail, service, office and entertainment facilities as well as public and semipublic uses and any uses permitted in R-1 districts.

(b) *Permitted uses.* The following are permitted uses for property zoned downtown commercial.

(1) Business services, including banks, offices and postal stations.

(2) Clothing services, including dry cleaning and laundry establishments, laundromats, dressmaking, millinery and tailor shops, and shoe repair shops.

(3) Equipment services, including radio and television shops, electrical appliance shops, showrooms of a plumber, decorator or similar trade.

(4) Food services, including grocery stores, fruit, vegetable and meat markets, supermarkets, restaurants, delicatessens, candy shops, farmers markets, open air markets and bakeries whose products are sold only at retail on the premises.

(5) Personal services, including barbershops and beauty shops, fitness centers, spas, photographic shops and funeral homes.

(6) Retail services, including drug stores, hardware stores, haberdasheries, stationary and book stores, news shops, apparel shops, showrooms for articles to be sold at retail, flower shops and commercial greenhouses.

(7) Public transportation terminals, public utility buildings and transformer stations without storage yards.

(8) Buildings used for research and testing laboratories, storage buildings or distributing stations.

(9) Any similar commercial establishments or professional services or commercial services not specifically stated or implied elsewhere in this article.

(10) Buildings and uses customarily necessary to any of the uses specified in this section which may include the repair, alteration, finishing, assembly, fabrication or storage of goods. Such uses shall not be detrimental either by reasons of odor, smoke, noise, dust or vibration to the surrounding neighborhood.

(11) Medical service, including medical, dental, chiropractic, and animal clinics.

(12) Brewpub; small brewery with taproom; micro-distillery with tasting room; taproom.

(13) Any uses permitted in R-1 Districts.

(c) *Accessory uses.* Uses incidental to the principal uses, such as off-street parking and loading and unloading areas, storage of merchandise, residential towers shall be permitted as accessory uses within the B-1 district.

(d) *Conditional uses.* The following are conditional uses for property zoned downtown commercial and shall require a conditional use permit as set forth and regulated by this zoning ordinance.

- (1) Automotive services including auto equipment sales, car wash service, new and used car sales lots, trailer sales area, gasoline service station and auto repair garages.
- (2) Recreation services, including theaters, bowling alleys, poolrooms, dance halls roller and ice skating rinks.
- (3) Hotels, motels, private clubs, bed and breakfasts and lodges.
- (4) Wholesale establishments, taverns, nightclubs, on and off-sale liquor stores.
- (5) Trade schools.
- (6) Commercial parking garages and ramps.
- (7) Drive-in restaurants, drive-in banks, and other drive-in services.
- (8) Open-air display areas for the sale of products such as garden furniture, hardware items, nursery stock or automobiles or areas used to display rental equipment such as tools or trailers.
- (9) Buildings or uses customarily incidental to the uses listed in this subsection when located on the same property, and which will not be detrimental either by reason of odor, smoke, noise, dust or vibration, to the surrounding neighborhood.
- (10) Care centers for children or adults.
- (11) Animal processing facilities and butcher shops attached to commercial retail establishments.
- (12) Residential uses located above or below street-level commercial establishments.
- (13) Other uses which, in the opinion of the planning commission or the city council, are of the same general character as the permitted uses and which will not be detrimental to the central business district.

(e) *Prohibited uses.* The following are specifically prohibited uses in property zoned Downtown Commercial:

- (1) Smoke shops.
- (2) Shops selling recreational chemicals other than alcohol or tobacco.
- (3) Adult Oriented Businesses, as identified in Ordinance 239 or its successors.

(f) *Performance standards.* The following are performance standards for property zoned general commercial:

- (1) *Height.* The maximum height of all buildings and structures shall be 45 feet.
- (2) *Front, side and rear yard, lot coverage, lot area and frontage.* For all permitted uses in the B-1 district, there are no minimum requirements for front, side or rear yards, lot coverage, lot area or frontage. All conditional uses shall meet the minimum requirements as specified by the planning commission and city council.
- (3) *Screening and fencing.* The city may require the screening or fencing of commercial uses on side and rear yards which face residential or rural residential districts.
- (4) *Performance Standards for Uses Permitted under R-1.* For all permitted uses under this section that would also be permitted uses under R-1, above, the performance standards contained in 213-182 shall apply.
- (5) *Additional regulations.* Additional requirements for parking, shopping centers and other regulations are set forth in this ordinance and any other Wabasso ordinance.

- **Sec. 213-185. – Highway commercial district (B-2).**

(a) *Purpose.* The B-2 district is intended to accommodate those uses which are oriented to automobile travel and require highway access. This district should only allow those uses which absolutely require highway access and exposure.

(b) *Permitted uses.* The following are permitted uses for property zoned neighborhood commercial:

- (1) Automobile services, including auto equipment sales, car wash service, new and used car sales lots, trailer sales areas, gasoline service stations and auto repair garages.
- (2) Business services, including banks, offices and postal stations.
- (3) Clothing services, including dry cleaning and laundry establishments, laundromats, dressmaking, millinery and tailor shops and shoe repair shops.
- (4) Equipment services, including radio and television shops, electrical appliance shops, and plumbing and similar trade showrooms.
- (5) Medical services, including clinics, hospitals, rest homes, and animal clinics.
- (6) Food services, including grocery stores, fruit, vegetable and meat markets, supermarkets, restaurants, delicatessens, candy shops, farmers markets, open air markets and bakeries whose products are sold only at retail on the premises.
- (7) Personal services, including barbershops and beauty shops, reducing salons, photographic shops and funeral homes.
- (8) Retail services, including drug stores, hardware stores, haberdasheries, stationery and book stores, news shops, apparel shops, showrooms for articles to be sold at retail, sales rooms, flower shops and commercial greenhouses.
- (9) Recreation services, including theaters, bowling alleys, poolrooms, billiard rooms and dancing academies.
- (10) Roller and ice skating rinks, miniature golf courses.
- (11) Hotels, motels, private clubs and lodges.
- (12) Wholesale establishments, taverns, nightclubs and on- and off-liquor stores.
- (13) Trade schools.
- (14) Commercial parking garages.
- (15) Public transportation terminals, public utility buildings and transformer stations without storage yards.
- (16) Single-family residences when included as an integral part of the principal building, occupied by the owners, or their employees.
- (17) Drive-in restaurants, drive-in banks and drive-in services or businesses not herein strictly prohibited.
- (18) Athletic and health clubs/businesses.
- (19) Open-air display areas for the sale of manufactured products such as garden furniture, hardware items and nursery stock, or rental of manufactured products or equipment such as household equipment or small tools.
- (20) Buildings used for research and testing laboratories, storage buildings, distributing stations, but not including lumber and fuel yards, junkyards, used automobile parts or wrecking establishments, businesses handling waste or junk, or those businesses which are offensive to the surrounding neighborhood by reason of odor, noise, smoke, or vibration.
- (21) Buildings and uses customarily necessary to any of the uses specified in this subsection, which may include the repair, alteration, finishing assembly, fabrication or storage of goods.
- (22) Buildings and uses customarily necessary to any of the uses listed in this subsection but which will not be detrimental, either by reason of odor, smoke, noise, dust or vibration, to the surrounding neighborhood.
- (23) Brewpub; small brewery with taproom; micro distillery with tasting room; taproom.
- (24) Any uses permitted in R-1 or B-1 districts.
- (25) Any similar commercial establishment or professional service or commercial service not specifically stated or implied elsewhere in this subsection.

(c) *Accessory uses.* Off-street parking, storage garages, loading areas as required in this article, residential towers, business towers, and post-frame type shall be permitted as

accessory uses within a neighborhood commercial district if they comply with this ordinance and any other City of Wabasso ordinance regulating accessory building and structures.

(d) *Conditional uses.* All uses set forth hereunder shall require a conditional use permit as set forth and regulated by article II, division 3, of this chapter.

- (1) Recreational and camping areas.
- (2) Open air sales lots not listed as permitted uses.
- (3) Telecommunication towers.

(e) *Performance standards.* The following are performance standards for property zoned neighborhood commercial:

(1) *Height.* No building or structure shall hereafter be erected or structurally altered to exceed 35 feet in height.

(2) *Front yard.* There shall be a minimum front yard setback of 25 feet. Where a lot is located at the intersection of two or more streets, there shall be front yard setback on each street.

(3) *Side and rear yards.*

a. There may be a zero-foot minimum side yard; provided however, both side yards shall total 20 feet.

b. A minimum side yard of 30 feet shall be required on that side of a property abutting any RR, R-1 or R-2 district.

c. There shall be a 20 foot minimum rear yard setback.

(4) *Lot area.* The minimum lot area shall be 5,000 square feet.

(5) *Lot width and depth.*

a. The minimum lot width at the street line shall be 50 feet.

b. There shall be no minimum lot depth.

(6) *Performance Standards for Uses Permitted under R-1.* For all permitted uses under this section that would also be permitted uses under R-1, above, the performance standards contained in 213-182 shall apply.

(f) *Screening and fencing.* The city may require the screening or fencing of commercial uses on side and rear yards which abut a residential district.

(g) *Additional requirements.* Additional standards and regulations related to parking, etc., are set forth in article VI of this chapter.

- **Sec. 213-186. – General Industrial district (I-1).**

(a) *Purpose.* The I-1 district is intended to provide for industrial uses that may also be suitably located in areas of relatively close proximity to nonindustrial development. As such, industries that pose problems of air or noise pollution or traffic congestion will be prohibited in this district.

(b) *Permitted uses.* The following are permitted uses for property zoned light industrial:

(1) Building materials storage yards, lumberyard, machinery lots, car lots and agricultural products yards.

(2) Contractors' equipment rental and storage yards.

(3) Wholesale businesses, including warehousing and storage buildings.

(4) Commercial laundries and dry cleaning plants.

- (5) Light manufacture, compounding and treatment of such products as bakery goods, candles, cosmetics, dairy products, food products, drugs, perfumes, pharmaceuticals, soap, cold mix only, and toiletries.
- (6) Light manufacture, compounding treatment and assembly of articles or merchandise previously manufactured elsewhere.
- (7) Manufacturing processes and treatment of products using light machinery such as tool and die shops, wood and metal fabricating plants and welding shops.
- (8) Public utility service buildings and yards, electrical transformer stations and substations, and gas regulator stations.
- (9) Buildings and uses customarily necessary to the aforementioned permitted uses, which will not be detrimental, either by reason of odors, smoke, noise or vibration to the surrounding neighborhood.
- (10) Breweries, distilleries, micro-distilleries with tasting rooms and taprooms.
- (11) Athletic and health clubs/businesses.
- (12) Large animal veterinary and animal clinic.
- (13) Retail sales incidental to and in conjunction with the aforementioned permitted uses.
- (14) Any uses permitted in R-1, B-1, or B-2 districts.

(c) *Accessory uses.* The following shall be permitted as accessory uses within a light industrial district:

- (1) Off-street parking, storage garage, and loading areas and structures as regulated by this article, and business towers.
- (2) Buildings temporarily located for purposes of construction, essential security and safety facilities as approved by the city council, and offices accessory to the principal use.

(d) *Conditional uses.* The following are conditional uses for property zoned light industrial:

- (1) Recreation camping.
- (2) Open air sales lots not listed as permitted uses.
- (3) Manufacturing of cement, concrete, lime, gypsum or plaster.
- (4) Grain elevators.
- (5) Distillation of bone, coal, tar, petroleum, refuse, grain or wood.
- (6) Explosive manufacture or storage, including propane storage.
- (7) Fertilizer manufacturing, compost or storage.
- (8) Handling, incineration, and processing of garbage, offal, dead animals, refuse, rancid fats, glue and gelatine manufacturing, where the processes include the refining or recovery of products from animal refuse or offal.
- (9) Petroleum or asphalt refining, manufacturing or storage.
- (10) Smelting or refining of metals from ores.
- (11) Storing, curing and tanning of raw, green or salted hides or skins.
- (12) Corrosive acid manufacturing or bulk storage thereof.
- (13) Junkyards.
- (14) Adult entertainment uses.
- (15) Telecommunication towers.

(e) *Performance standards.* The following are performance standards for property zoned light industrial:

(1) *Height.* No building or structure shall hereafter be erected or structurally altered to exceed 45 feet in height.

(2) *Front yard.*

a. The required setback distance for front yards shall be 40 feet.

b. Where a lot is located at the intersection of two or more roads or highways, there shall be a front yard setback on each road or highway side of each corner

- lot. No building shall project beyond the front yard line of either road.
- (3) *Side and rear yard.* The minimum of each side yard shall be ten feet, and the minimum rear yard shall be 20 feet. Where an I-2 district is adjacent to a residential district and not separated by a street, a side yard of 200 feet shall be provided.
- (4) *Lot area and width.*
- a. The minimum lot area shall be 10,000 square feet.
 - b. The minimum lot width shall be 100 feet.
- (5) *Screening and fencing.* The city may require the screening or fencing of industrial side and rear yards which abut a residential district.
- (6) *Performance Standards for Uses Permitted under R-1.* For all permitted uses under this section that would also be permitted uses under R-1, above, the performance standards contained in 213-182 shall apply.
- (7) *Additional requirements.* Additional standards and regulations related to parking, etc., are set forth in this ordinance and any other ordinance of the City of Wabasso.

- **Sec. 213-187. – Agricultural District**

(a) *Purpose.* The A1 district is intended to provide for the establishment of agricultural uses.

(b) *Permitted uses.* The following are permitted uses for property zoned agricultural:

- (1) Agricultural uses, including the growing of crops and the raising of livestock.
- (2) Residential uses, provided that the density of those units is no more than 4 units per 40 acres.
- (3) Cemeteries
- (4) Public Buildings

(c) *Accessory uses.* Accessory uses to the permitted uses are permitted.

(d) *Conditional uses.* The following are conditional uses for property zoned general industrial.

(1) Other agricultural uses determined by the Planning Commission to be of the same general character as the principal uses above and found not to be detrimental to the general public health and welfare.

(f) *Performance standards.* The following are performance standards for property zoned agricultural:

(1) *Height.* No building or structure shall be hereafter erected or structurally altered to exceed 45 feet in height, except for silos.

(2) *Setbacks.* For any adjoining lot, the side yard requirements shall be 75 feet, 150 feet in total.

(3) *Maximum Ground Coverage.* The sum total of the ground area covered by all structures shall not exceed 30 percent of the zoning lot on which the structures are located.

(4) *Additional regulations.* Additional standards and regulations related to parking, etc., as set forth in this Ordinance and any other Ordinance of the City of Wabasso.

- **ARTICLE IV. – ADDITIONAL REGULATIONS**
- **Sec. 213-200 Regulation of Small Box Stores**

(a) *Intent and Purpose.* The City of Wabasso regulates the zoning within the community to protect the public health, safety and general welfare of the people through the establishment of minimum regulations governing land development and use.

(b) *Research.* The Wabasso EDA and the City of Wabasso, through a planning and development process, has studied the possible construction of small box stores within our community and their possible impact on the community, including its citizens and established local businesses.

(c) Definitions

1. *Small Box Store.* A small box store is defined as a store of 12,000 square feet or less which sells at retail an assortment of physical goods, products, or merchandise directly to the consumer, including food or beverage for off-premise consumption, household products, personal grooming and health products, and other consumer good.

Small box stores do not include retail stores that (a) dedicate at least 15% of shelf space to fresh or fresh frozen food; or (b) dedicates less than 2% of shelf space to food of any kind; or (c) contains a prescription pharmacy, or (d) offers for sale gasoline or diesel fuel, or (e) offers items generally at a cost of \$10 or more, or (f) sells primarily second-hand items, antiques, or homemade items.

(d) Regulation within downtown business district.

1. Small box stores shall be prohibited within the downtown business district.

(e) Regulation within the Highway Commercial District

1. Small box stores shall be a conditional use, with minimum requirements as follows:
a) a minimum distance of 250 feet from all residential districts;
b) a minimum distance of 2640 (1/2 mile) from an existing retail store that dedicates more than 15% of its shelf space to fresh meats, fruits, and vegetables
c) a minim distance of 2640 (1/2 mile) from another small box store

Wabasso EDA
Regular Meeting
Wednesday, December 1, 2021
5:00 pm

The meeting was called to order at 5pm with Board Member Pat Eichten, Karl Guetter and Jeff Olson in attendance. Also present were EDA Director Larry Thompson, and Pat Dingels.

The agenda was accepted as submitted.

The minutes of the November 3, 2021, meeting was approved on a motion by Olson, second by Guetter. Eichten – Yes; Olson – Yes; Guetter – Yes

Lot Sale. Matt Samyn was present to make an offer to purchase Lot 1 and possibly Lot 2, Block 1 Eastvail Fourth Addition. Mr. Samyn indicated he was not sure if he wanted to purchase Lot 2 at this time. Mr. Thompson indicated Lot 2 could be handled through an option agreement. Discussion followed regarding applying the lot purchase credit to the second lot. It was agreed that it would be applied similar to the Rickett's purchase. Motion by Guetter, Second by Olson to approve the sale of Lot 1 and 2, Block 1, Eastvail Fourth Addition to Matt and Andrea Samyn with the following terms:

1. Lot 1, Block 1, Eastvail Fourth Addition.
 - a. Purchase Price - \$56,167.17
 - b. EM Deposit - \$1,000.00
 - c. Due at closing - \$55,167.16 paid by note to EDA with quit claim deed. Note due within 12 months or start of construction – whichever is earlier
 - d. Construction to begin within 12 months of closing
 - e. Credit of 17,167.17 upon certification that value of new construction is at least \$286,000.00
2. Lot 2, Block 1, Eastvail Fourth Addition.
 - a. 6 Month Option Agreement with quit claim deed
 - b. Option cost - \$100.00
 - c. Purchase Price - \$40,667.67 due at closing
 - d. Credit of 6% of the purchase price for every dollar of new construction exceeding \$286,000 on Lot 1, Block 1, Eastvail Fourth Addition up to \$15,667.67

Value of New Construction is based on estimated market value on the tax statement of the property in the year after construction.

Eichten – Yes; Olson – Yes; Guetter – Yes

Mr. Thompson was directed to contact Serenity Suites regarding the potential sale of the lot next to their property.

Duplex – Mr Olson, Mr. Eichten and Mr. Thompson met with the architect, and presented updated drawings. It was noted the final construction drawings would not include plumbing, electrical and HVAC, which would be provided by the subcontractors. It was agreed the EDA would not pursue building a 4-plex at this time due to the minimal cost savings, but would look at the possibility of

REDWOOD COUNTY ASSESSOR
 JESSE M JACOBSON
 PO BOX 130
 REDWOOD FALLS MN 56283
 507-637-4008

CITY OF WABASSO

VALUATION NOTICE

2024

2023 Values for Taxes Payable in

Property ID Number: 93-283-0100
 Property Description:

LOT-001 BLK-001
 EASTVAIL FOURTH ADDITION
 1387 MAY ST WAB

Property tax notices are delivered on the following schedule:

Step 1 Valuation and Classification Notice
 Classification: RES HSTD
 Estimated Market Value: 475,100
 Homestead Exclusion:
 Taxable Market Value: 475,100

16936

Step 2 Proposed Taxes Notice
 2024 Proposed Tax: Coming November 2023

Step 3 Property Tax Statement
 1st Half Taxes:
 2nd Half Taxes:
 Total Taxes Due in 2024: Coming March 2024

The time to appeal or question your **CLASSIFICATION** or **VALUATION** is **NOW!**

It will be too late when proposed taxes are sent.

Your Property's Classification(s) and Values

Taxes Payable in 2023
(2022 Assessment)

Taxes Payable in 2024
(2023 Assessment)

The assessor has determined your property's classification(s) to be:

RES MID HSTD

RES HSTD

If this box is checked, your classification has changed from last year's assessment.

The assessor has estimated your property's market value to be:

Estimated Market Value (EMV) 14,300 475,100

Several factors can reduce the amount that is subject to tax:

Green Acres Value Deferral	0	0
Rural Preserve Value Deferral	0	0
Open Space Deferral -Wetland/NativePrairie Deferral	0	0
Platted Vacant Land Deferral	0	0
Exclusion for Veterans With Disabilities	0	0
Mold Damage Exclusion	0	0
Homestead Market Value Exclusion	5,720	0
Taxable Market Value (TMV)	8,580	475,100

The following values (if any) are reflected in your estimated and taxable market values:

New Improvement Value 460,800

The classification(s) of your property affect the rate at which your value is taxed.

The following meetings are available to discuss or appeal your value and classification:

Local Board of Appeal and Equalization/Open Book

County Board of Appeal and Equalization Meeting

WEDNESDAY, APRIL 19, 2023
 5:00 TO 5:30 PM
 WABASSO COMMUNITY CENTER
 OPEN BOOK MEETING

TUESDAY JUNE 20, 2023
 6:00 TO 7:00 PM
 COUNTY GOV'T CTR BOARD ROOM
 FOR APPT CALL 507-637-4016

[Signature] 4/17/2023

CONTACT THE ASSESSOR'S OFFICE WITH ANY QUESTIONS OR CONCERNS REGARDING THIS NOTICE AT 507-637-4008. WE ARE HAPPY TO HELP YOU BEFORE THE MEETINGS.

How to Respond

If you believe your valuation and property class are correct, it is not necessary to contact your assessor or attend any listed meetings.

If you have concerns about the information on this notice, please contact your assessor. If your questions or concerns are not resolved, more formal appeal options are available.

Please read the back of this notice for important information about the formal appeal process.



Earning Your Trust Since 1915

Plunkett's / Varmint Guard
40 52nd Way Northeast
Fridley, MN 55421
877.571.7100
763.571.7100
www.plunketts.net

General Pest Control

Proposal

Customer Information

#9470356 Dewey Street Townhouses (EDA)
1172 Dewey Street
Wabasso, MN 56293

Dewey Street Townhouses (EDA)
jimjenniges@gmail.com
612-669-7293

General Pest Control Program

Plunkett's agrees to provide professional pest control service for the control of covered pests listed in Services section below (excludes termites and bed bugs).

Special Service

Plunkett's will provide additional service for covered pests, as it is deemed necessary, promptly and at no additional charge.

Plunkett's Guarantee

Work will be completed to your complete satisfaction before you make any payment.

Materials

The pest control materials used in and around your premises conform to federal, state, and local laws and regulations and will be used only as necessary, with due precaution. A specimen label and material data safety sheet is available in your Plunkett's Client Portal, or upon request, for each material used.

Plunkett's Personnel

Plunkett's Pest Control Technicians are well-trained, tested, and state certified.

Your Cooperation

We will correct pest concerns as quickly and efficiently as possible and implement a successful preventative maintenance program. Essential to the success of your overall program is your cooperation with repair or sanitation recommendations we may make you aware of.

Equipment Replacement

You are responsible for the repair or replacement cost of ILTs or other Plunkett's equipment that is damaged, lost, or stolen.

Price Guarantee

Plunkett's guarantees pricing quoted for a minimum of one year unless there is a material change in specifications requested by you.

May, July

Services

Description	Notes	Frequency
Fall Invader Treatment		1/year
Spider Control	May, July	2/year

Terms

This Agreement will be for an original period of one year, subject to your complete satisfaction. Thereafter, the Agreement will renew itself each year until terminated by either party upon a sixty (60) day notice. Any incremental billing costs Plunkett's incurs due to special handling requests will be included on the customer's invoice.

Pricing

ANNUAL FEE

\$1,300.00/year

(PLUS APPLICABLE TAX)

Select Billing Schedule

Austin Orren

Austin Orren - 05/15/23

PLUNKETT'S

CLIENT

EMAIL THREAD 5/31/23

Hi Becky,

I've attached a copy of the EDA lot pricing policy relating to the vacant lot next to your home. A couple of items to note:

1. The income limitations need to be updated.
2. I believe the policy contemplated that transactions would be completed simultaneously when a person was purchasing two lots. The EDA would need to determine if the policy would be the same for owners purchasing a vacant lot next to their existing home.
3. I believe the rebate language would be moot if you were not planning to build a house on the vacant lot.

Larry J Thompson
City Clerk/Treas./Administrator
City of Wabasso
PO Box 60
Wabasso, MN 56293
507-342-5519

-----Original Message-----

From: Becky Franta <beckyfranta41@gmail.com>
Sent: Tuesday, May 30, 2023 5:23 PM
To: Larry Thompson <Larry@wabasso.org>
Subject: Re: Vacant Lot - 990 North St

Hi Larry,

Just checking up on the price of the lot?

Thanks!

Becky

On May 26, 2023, at 11:00 AM, Becky Franta <beckyfranta41@gmail.com> wrote:

Thanks for the info! We will attend the next EDA meeting.

Becky

On May 25, 2023, at 4:27 PM, Larry Thompson <Larry@wabasso.org> wrote:

Good afternoon Becky,

The EDA has been considering donating the lot to the city to construct a small neighborhood park, but no action has been taken other than preliminary discussions. If you are interested in purchasing the lot I would suggest you attend the next EDA meeting on June 7, 2023 at 5:00 p.m. I will forward you information regarding the pricing tomorrow.

Thank you for your interest.

Larry J Thompson
City Clerk/Treas./Administrator
City of Wabasso
PO Box 60
Wabasso, MN 56293
507-342-5519

-----Original Message-----

From: Becky Franta <beckyfranta41@gmail.com>
Sent: Thursday, May 25, 2023 3:54 PM
To: Larry Thompson <Larry@wabasso.org>
Subject: Vacant Lot - 990 North St

Hi Larry,

My name is Becky Bock I live at 992 North Street.

I'm just reaching out to find out about the status of the empty lot to the west of us - I believe it would be 990 North Street?

I'm mostly curious to know what the price of the lot is and what requirements go along with purchasing one of these vacant lots?

Although my husband and I wouldn't necessarily plan on building on the lot, we would be interested in doing some landscaping / adding some curb appeal to the space.

Appreciate the info!

Becky

Lots Available – See Attached map

If purchaser meets income guidelines lots are \$10,000

Income Limits: For 1-2 person household \$77,400.00

For 3 or more persons \$89,010.00

1 more lot can be sold to someone above the income limits for \$10,000.00

(The income limits apply to initial purchaser only)

Lot price for someone not meeting guidelines was determined to be \$25,000.00 by previous EDA Board

Housing values per lot were determined to be \$125,000.00.

*Zoller
\$35k*

If an individual buys 2 lots and meets the income guidelines, one lot is sold at \$10,000.00 and the second at \$25,000.00. A rebate can be given on the 2nd property of a portion of the purchase price up to \$15,000.00 depending on the value of the home over \$125,000.00. So if the home built is valued at \$250,000.00 then all of the \$15,000.00 could be given as a rebate. If the home is valued at \$200,000.00 then you have 75,000 divided by 125,000 = .60 or 60%.

\$15,000 times 60 percent equals \$9,000.00 rebate.

Individuals must provide proof of income to the attorney at the time of purchase.

Larry Thompson

From: Briana Mumme <Briana_M@co.redwood.mn.us>
Sent: Friday, April 21, 2023 8:33 AM
To: City of Belview; City of Clements; City of Delhi; City of Lamberton; City of Lucan; City of Milroy; City of Morgan; City of Redwood Falls Redwood Falls; City of Revere; City of Sanborn; City of Seaforth; City of Vesta; Larry Thompson; City of Walnut Grove; City of Wanda
Subject: FW: Southwest Minnesota Regional Housing Forum

Greetings,

Below is information about the Southwest MN Regional Housing Forum on May 31st. To participate, registration is requested through the link below and feel free to share this with your EDA members or council members as well.

The [County EDA](#) had historically engaged in housing projects only when presented, however we will be shifting over the next two years. As outlined within the [newly adopted strategic plan](#) goal #2: Actively support Redwood County's ability to meet housing needs and reduce housing cost burdens through funding programs. The desired outcome is that employers no longer identify housing as a primary barrier to attracting and retaining talent. If you'd like to review the specific strategies and objectives they too are included in the [plan](#). Specific activities will be taken this summer to begin planning for a countywide housing study and will provide more information when it's available. I also wanted to share [Redwood County's most recent housing profile](#) (2021) produced by the Minnesota Housing Partnership.

As a reminder we are hosting a virtual overview of the 2023-25 Strategic Plan on April 26th from noon to 1pm. If you are interested in learning about how the plan was developed, outcomes from the various activities, overview of the priorities and our next steps – [please register here](#). This is open to anyone, and would encourage you to share the registration with your staff, Council Members, EDA Board Members/Port Authority and any others you believe would have interest.

Thank you,

Briana Mumme
Economic Development Coordinator



Redwood County Government Center | 403 S. Mill Street, Redwood Falls, MN 56283
Office: (507) 637-1122 | Cell: (507) 637-7077 | Briana_m@co.redwood.mn.us
Interested in receiving email updates from the EDA? [Sign up here!](#)

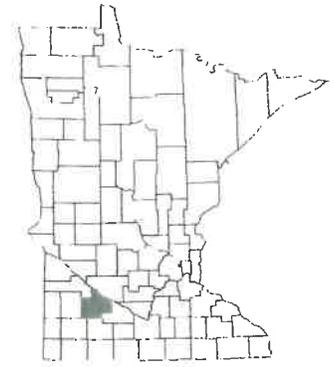


2021 County Profile

Redwood

6,261 Households

| SOUTHWEST REGION



Access to safe, affordable homes builds a strong foundation for families and communities. But too many Minnesotans lack good housing options.

Mirroring the state trend, the price of rent continues to rise and incomes are not keeping up, making it increasingly challenging for renters to make ends meet.

The income for families is not rising at the same pace as home values, making it more difficult for families to purchase and own a home.



RENTER HOUSEHOLDS
1,347 | 22% of all households

Median rent, 2000: \$549
Median rent, 2019: \$641  rent up **17%**

Renter income, 2000: \$33,045
Renter income, 2019: \$32,292  income down **-2%**



OWNER HOUSEHOLDS
4,914 | 78% of all households

Home value, 2000: \$92,796
Home value, 2019: \$106,300  value up **15%**

Owner income, 2000: \$61,535
Owner income, 2019: \$62,309  income up **1%**

HOUSING STOCK: While a significant portion of the rental and owner-occupied housing is aging (built before 1970), new construction is not keeping up with demand. Of particular concern is the gap between the number of available units for extremely low income households – and the number of people who need them.

Disparities: Disparities are stark for BIPOC residents of all 87 counties. Homeownership disparities are above 65% in every county in Minnesota with most over 90%. Cost-burden is higher for BIPOC renters (52%) than white renters (44%) in Greater MN.



% of homes built before 1970 **65%**
Single-family units permitted in 2019 **18**



% of rental units built before 1970 **58%**
Multi-family units permitted in 2019 **4**

Number of extremely low income households **380**
Units affordable to extremely low income households **370**
Gap between ELI households and units in Redwood county **10**

Greater MN	Renter Cost Burden	Severe Renter Cost Burden
White	44%	22%
Black	59%	36%
Indigenous	48%	24%
Hispanic	51%	29%

Homeownership in Redwood County

BIPOC Homeowners 369



8%

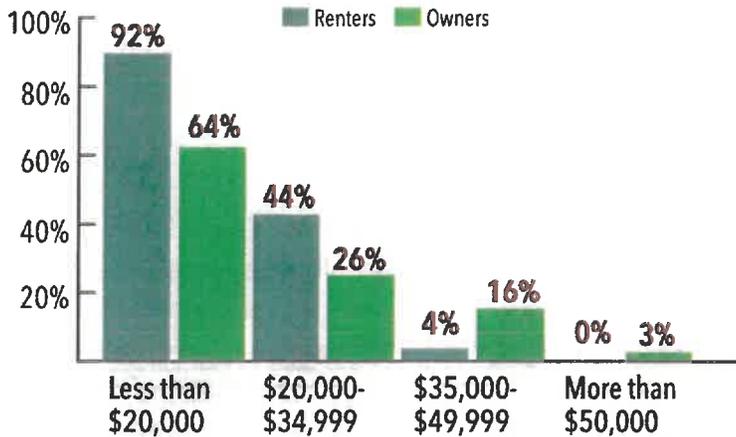


92%

White Homeowners 4,545

1,129 households in Redwood County pay more than 30 percent of their income toward housing costs, putting them at risk of being unable to afford basic needs like food and medicine. 515 are severely cost-burdened and pay more than 50 percent of their income on housing.

COST BURDEN Percentage of households paying more than 30% of their income toward housing.



Number of households paying more than 30% of their income toward housing

	RENTERS	OWNERS
Under \$20,000	333	296
\$20,000-34,999	124	169
\$35,000-49,999	9	107
Over \$50,000	0	91
Seniors	185	213
All cost-burdened households	466	663

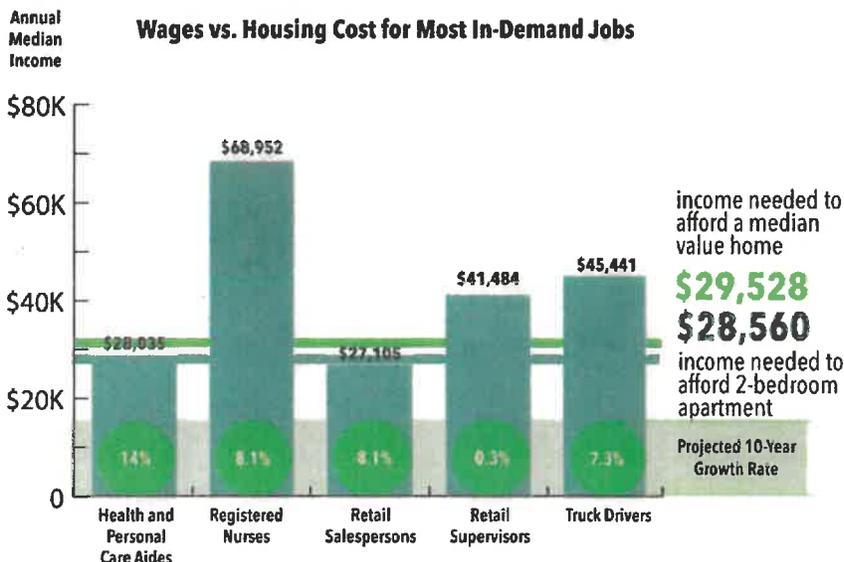
SEVERE COST BURDEN Number and percent of households paying more than 50% of their income toward housing.

Severe Renter Cost Burden **265** households or **22%** of all renter households | Severe Owner Cost Burden **250** households or **5%** of all owner households

WAGES: Housing remains a challenge even for Minnesotans who are fully employed. The median earnings for most of the top in-demand and high-growth jobs in the Southwest region do not cover housing costs at an affordable level. Those working at the median wage – and especially those earning the minimum wage – cannot afford a two-bedroom apartment or the mortgage for a median price home.

HOMELESSNESS: In the Southwest region, too many families, seniors and children are still suffering the devastating consequences of having no place to call home.

Southwest Region Data



Median household income for county **\$55,404** | Hours / week minimum wage employee must work to afford 1- bd apartment **48**

of homeless on a given night in 2018 **238**
 Change in homeless since 2000 **33%**
 Number of homeless children **115**
 Number of homeless seniors **10**



SOURCES – Renter households: Rent and income adjusted for inflation. U.S. Census Bureau, American Community Survey 2019, 5 year estimates | Cost burden: U.S. Census Bureau, American Community Survey 2019, 5 year estimates | ELI Units and Renters: MHP Analysis of HUD's CHAS Portal Data using the NLIHC methodology | Wages: Minnesota Department of Employment and Economic Development (MN DEED), Occupations in Demand, November 2020; Employment Outlook, MN DEED | Housing Stock: U.S. Census Bureau, American Community Survey 2019, 5 year estimates, U.S. Census Bureau, Building Permits Survey, 2019 | Homelessness: Wilder Research Center, 2018 Minnesota Homeless Study

2019, 5 year estimates | Owner households: Home value and income adjusted for inflation. U.S. Census Bureau, American Community Survey 2019, 5 year estimates | Cost burden: U.S. Census Bureau, American Community Survey 2019, 5 year estimates | ELI Units and Renters: MHP Analysis of HUD's CHAS Portal Data using the NLIHC methodology | Wages: Minnesota Department of Employment and Economic Development (MN DEED), Occupations in Demand, November 2020; Employment Outlook, MN DEED | Housing Stock: U.S. Census Bureau, American Community Survey 2019, 5 year estimates, U.S. Census Bureau, Building Permits Survey, 2019 | Homelessness: Wilder Research Center, 2018 Minnesota Homeless Study



Redwood County Economic Development Authority (EDA)

Executive Summary Strategic Plan 2023-2025

OPENING COMMENTS

The Redwood County Economic Development Authority (EDA) Board, County Commissioners, County Administrator, and Economic Development Coordinator embarked on a strategic planning journey in late summer of 2022. Through a process of gathering and analyzing insights from a broad array of stakeholders, the Redwood County EDA was able to establish strategic priorities for the next 24 months and determine the key objectives to pursue in moving these priorities forward. The priorities and strategies included in this plan were identified as the best ways for the EDA to catalyze business retention, job creation, and economic growth. It is important to note that the EDA will continue to serve existing initiatives such as business finance, technical support, and LINC Redwood County. Through this work, the EDA will strive to position Redwood County as a great place to live and work.

PLANNING METHODS AND PROCESS

In 2022, the EDA sought to engage a consultant in the development of a strategic plan to serve as the primary vision-setting and policy-directing strategy to lead the EDA for the next 24 months. The plan will function as a “living document” to guide the EDA’s operating budget and activities to best serve the businesses and residents of Redwood County. In June of 2022, Cheryl Glaeser, owner of Achieve Consulting, was awarded a contract as a result of a competitive selection process. Glaeser facilitated a strategic planning process that included several phases: 1) Discovery to understand historical strategies and current economic conditions; 2) Implementation of interviews, a stakeholder survey, and two focus groups to gather insights from a broad group of Redwood County stakeholders; 3) Planning sessions with the EDA Board, Economic Development Coordinator, County Commissioners, County Administrator to review and discuss discovery insights; and 4) Development of strategic priorities and objectives, strategic plan, and supporting documentation.

MISSION AND VISION

The mission of an organization is the starting point for planning, the vision is the destination, and the strategic plan is the roadmap that helps guide an organization along the way. Through discussion, the following mission and vision statements were developed.

Mission: *To be a trusted community partner to support and accelerate business and economic growth throughout the county.*

Vision: *A future in which Redwood County is a premier place for businesses, communities and residents to thrive.*

EDA 2023-2025 STRATEGIC PRIORITY AREAS

WORKFORCE

Redwood County is comprised of a diverse business sector, with employment opportunities in many industries. Over half of the workforce in the County is supported by private companies, followed by Government, not-for-profit and self-employed organizations. Workforce scarcity is seen as a key impediment to business growth in the County. Unless workforce challenges are addressed, the County will continue to see employers “stealing” employees from each other and/or delaying growth plans. Additionally, recruitment of new businesses into the County will be limited. To address this need, the EDA will provide support to new and existing businesses through workforce attraction and retention tools.

HOUSING

Housing is instrumental in economic and community development; businesses may struggle to retain and recruit employees without a housing supply that meets the needs and preferences of the population. Further, if employees are unable to find housing near their place of employment, they may choose to live and work elsewhere. This was identified as a concern among Redwood County stakeholders. Concerns were not only related to availability/affordability, but also to the quality of current stock. Stakeholders suggested that the EDA may be able to better assist communities by understanding the current housing situation across the county and working with stakeholders to address housing needs.

BROADBAND

In 2021 the EDA prioritized the need to facilitate the buildout of broadband infrastructure for the county. Significant progress emerged through these efforts including successfully attaining grants and partnering with internet service providers. Continuing to move these efforts forward to ensure all residents and businesses have access to affordable, reliable internet is important to stakeholders.

CHILD CARE

Child care availability and affordability continues to be a concern for Redwood County, with many stakeholders noting that child care is a main factor in workforce attraction and retention. Although many activities have been undertaken, beginning in 2017, to help address child care capacity, many challenges remain. It is important for the EDA to stay engaged in supporting child care access and affordability.

BUSINESS SUPPORT & LEADERSHIP/CIVIC ENGAGEMENT

The work of the EDA expands beyond the specific priorities identified within this strategic plan. Assisting entrepreneurs and businesses with access to financial and technical support, strengthening leaders within the county through LINC, and working to market and promote Redwood County as a place for new businesses and entrepreneurs to flourish will continue.

CLOSING

Intentional focus on the 2023-2025 strategic goals and objectives above will position Redwood County for the future by addressing key barriers to success in catalyzing business retention, job creation, and economic growth. Through partnerships, the EDA can help ensure that Redwood County is recognized as a premier place for businesses, communities and residents to thrive.

Redwood County Economic Development Authority (EDA) Strategic Goals and Objectives 2023-2025

STRATEGIC PRIORITY: WORKFORCE

GOAL #1: Provide Redwood County businesses with tools to support attracting and retaining the needed workforce for business success and growth.

Desired Outcome: Decreased workforce shortages lead to stronger business retention as well as increased business growth and expansion in Redwood County.

Strategic Objectives

Strategy 1.1 – Coordinate technical assistance opportunities to support Redwood County businesses in building/implementing innovative approaches for attracting and retaining a skilled workforce.

OBJECTIVES

1. Research available workforce resources for businesses and communicate with businesses to identify gaps and needs
2. Develop a calendar of workshops to offer over the next 24 months that are based on business needs. Implement one within 90 to 120 days following the completion of research.

Strategy 1.2 – Establish a Redwood County Coalition for Workforce Innovation to identify and develop strategies to support workforce attraction and business growth in Redwood County.

OBJECTIVES

1. Identify champions and stakeholders within the community who have a strong desire to work together to make Redwood County a place where people choose to live and work.
2. Convene stakeholders to explore and define the purpose and intended outcomes of a county-wide coalition
3. Develop coalition participation/process guidelines
4. Determine key actions that will be undertaken within the first 6 to 12 months

Strategy 1.3 – Develop a county-wide marketing strategy and online recruitment toolkit to promote and communicate Redwood County as a place to live and work.

OBJECTIVES

1. Develop a county-wide marketing strategy
2. Create an online recruitment toolkit for businesses to house relocation guide, job openings, county profile, pictures, district information, housing, childcare, lifestyle information
3. Explore county-wide marketing efforts of other counties to identify success factors in a county-wide approach
4. Promote the online recruitment toolkit to businesses and in Redwood County outreach to promote Redwood County as a place to live/work
5. Support existing agencies seeking to help businesses attract/retain workers

STRATEGIC PRIORITY: HOUSING

GOAL #2: Actively support Redwood County’s ability to meet housing needs and reduce housing cost burdens through funding programs.

Desired Outcome: Employers no longer identify housing as a primary barrier in attracting and retaining talent.

Strategic Objectives

Strategy 2.1 – Establish a Housing Committee to explore housing needs/opportunities, encourage collaboration, and enhance awareness.
OBJECTIVES
1. Identify key stakeholders who broadly represent the County and are committed to working together to address housing needs.
2. Establish committee purpose and cadence of collaboration
3. Facilitate intentional and regular meetings to identify/inform housing needs/opportunities
4. Work with committee members to identify housing strategies based on housing study insights
5. Develop and execute plans for identified strategies with the greatest potential for impact
Strategy 2.2 – Research existing housing rehabilitation programs and explore new opportunities designed to address financial gaps to rehabilitate existing housing stock within the county.
OBJECTIVES
1. Research funding sources/programs to support rehabilitation programs/services
2. Engage in discussions with cities/townships to determine optimal funding vehicles/program components and share available resources through promotion across the county.
3. Explore the development of a county housing rehabilitation program and pursue funding to implement.
Strategy 2.3 – Research methods and costs to conduct a comprehensive county-wide housing study, collaborate and promote the use of the study with stakeholders.
OBJECTIVES
1. Identify and pursue funding to conduct a county-wide housing study
2. If determined to be feasible, proceed with required steps to engage a contracted firm to complete housing study
3. Host public meetings to determine best strategies for addressing housing needs/demands
4. Research opportunities/methods to utilize tax incentives to encourage new development and rehabilitation of existing housing

STRATEGIC PRIORITY: BROADBAND

GOAL #3: Promote and engage in broadband projects to achieve county-wide access of high-speed internet through coordinated support, public awareness and advocacy.

Desired Outcome: Every resident and business in Redwood County has access to an affordable, reliable, high-speed internet connection.

Strategy 3.1– Coordinate the delivery of a fiber network to unserved areas in the county to support the broadband vision that every resident and business has access to high-speed internet.

OBJECTIVES

1. Research federal and state funding to fulfill unserved areas
2. Maintain fiber network map across the county to identify areas of need
3. Coordinate and foster relationships with willing internet provider(s) to develop project(s)
4. Engage or lead the pursuit of funding needed to implement project(s) to include: coordinate outreach efforts/letters of support, grant application technical support, coordinate funding where appropriate, etc.

Strategy 3.2– Continue to provide comprehensive public awareness of broadband

OBJECTIVES

1. Maintain the Redwood County EDA broadband landing page
2. Issue press releases, social media content and communications to the public, businesses and municipalities with key messaging
3. Share Redwood County's story amongst media platforms, when invited

Strategy 3.3– Engage and advocate at a state level

OBJECTIVES

1. Participate in the 5-year *Internet for All* planning sessions hosted by the Office of Broadband and any future workshops
2. Remain a member of the MN Rural Broadband Coalition

STRATEGIC PRIORITY: CHILD CARE

GOAL #4: Support the growth and retention of family and center-based child care businesses.

Desired Outcome: Child care shortages are no longer identified as a primary barrier in attracting and retaining employees or impeding business growth in Redwood County.

Strategy 4.1 – Increase awareness of/appreciation for the role of child care providers in supporting the county’s economy and local employment
OBJECTIVES
1. Host an annual childcare provider appreciation event
2. Host educational sessions in partnership with organizations such as Child Care Aware or First Children’s Finance
3. Maintain the Redwood County EDA child care webpage to provide easy access to available resources
4. Issue press releases, social media content and communications to the public, businesses, and municipalities
Strategy 4.2 – Serve as a resource to help family and center-based child care business retention and growth
OBJECTIVES
1. Connect child care providers to resources for business planning, staff professional development, and funding support
2. Work with United Community Action Partnerships to connect providers to child care assistance programs in the area to ease affordability concerns
3. Provide resources to explore the development of a child care center including technical assistance with the SBDC/First Children’s Finance, architectural services, business modeling or financing needs
4. Engage or lead the pursuit of funding mechanisms such as county tax abatement or grants to implement child care projects
Strategy 4.3 – Continue to explore, understand, and support ongoing child care needs in the county
OBJECTIVES
1. Work with support agencies to gain greater insight regarding current and future needs and how the EDA might best support addressing those needs.
2. Collect an annual gap analysis from First Children’s Finance to reveal ongoing needs
3. Advocate for child care access and affordability at a state and regional level

Business Support & Leadership/Civic Engagement

The work of the EDA expands beyond the focused priorities identified through this strategic planning process. Assisting entrepreneurs and businesses with access to financial and technical support, strengthening leaders within the county through LINC, and working to market and promote Redwood County as a place for new businesses and entrepreneurs to flourish will continue.

Adopted March 21, 2023

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

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

Date	Code	Check #	Amt	Misc Chgs	L/C	Esc Recy	Esc Disb	Interest	Principal	Pd Thru
3/3/2023	1	843612	300.00	0.00	0.00	0.00	0.00	27.31	272.69	Mar/2023
4/4/2023	1	843620	300.00	0.00	0.00	0.00	0.00	26.63	273.37	Apr/2023
5/9/2023	1	843634	300.00	0.00	0.00	0.00	0.00	25.95	274.05	May/2023
Bal - 05/31/2023 \$10,104.96 - Totals:										
Tot Received: \$1,500.00										

Date	Code	Check #	Amt	Misc Chgs	L/C	Esc Recy	Esc Disb	Interest	Principal	Pd Thru
1/10/2023	1	271594	500.00	0.00	0.00	0.00	0.00	9.42	490.58	Jan/2023
2/9/2023	1	843603	500.00	0.00	0.00	0.00	0.00	8.19	491.81	Feb/2023
3/3/2023	1	843613	500.00	0.00	0.00	0.00	0.00	6.96	493.04	Mar/2023
4/4/2023	1	843621	500.00	0.00	0.00	0.00	0.00	5.73	494.27	Apr/2023
5/9/2023	1	843634	500.00	0.00	0.00	0.00	0.00	4.49	495.51	May/2023
Bal - 05/31/2023 \$1,301.82 - Totals:										
Tot Received: \$2,500.00										

Date	Code	Check #	Amt	Misc Chgs	L/C	Esc Recy	Esc Disb	Interest	Principal	Pd Thru
1/20/2023	1	271598	3886.28	0.00	0.00	0.00	0.00	257.94	3628.34	Jan/2023
2/20/2023	1	843605	3886.28	0.00	0.00	0.00	0.00	250.38	3635.90	Feb/2023
3/17/2023	1	843616	3886.28	0.00	0.00	0.00	0.00	242.81	3643.47	Mar/2023
4/17/2023	1	843627	3886.28	0.00	0.00	0.00	0.00	235.22	3651.06	Apr/2023
5/22/2023	1	843636	3886.28	0.00	0.00	0.00	0.00	227.61	3658.67	May/2023
Bal - 05/31/2023 \$105,595.65 - Totals:										
Tot Received: \$19,431.40										

Date	Code	Check #	Amt	Misc Chgs	L/C	Esc Recy	Esc Disb	Interest	Principal	Pd Thru
1/20/2023	1	271598	120.19	0.00	0.00	0.00	0.00	7.98	112.21	Jan/2023
2/20/2023	1	843605	120.19	0.00	0.00	0.00	0.00	7.74	112.45	Feb/2023
3/17/2023	1	843616	120.19	0.00	0.00	0.00	0.00	7.51	112.68	Mar/2023
4/17/2023	1	843627	120.19	0.00	0.00	0.00	0.00	7.28	112.91	Apr/2023
5/22/2023	1	843636	120.19	0.00	0.00	0.00	0.00	7.04	113.15	May/2023
Bal - 05/31/2023 \$3,266.25 - Totals:										
Tot Received: \$600.95										

Date	Code	Check #	Amt	Misc Chgs	L/C	Esc Recy	Esc Disb	Interest	Principal	Pd Thru
1/20/2023	1	271598	182.00	0.00	0.00	0.00	0.00	39.11	202.89	Mar/2023
2/20/2023	1	84606	242.00	0.00	0.00	0.00	0.00	38.61	203.39	Apr/2023
3/31/2023	1	843618	242.00	0.00	0.00	0.00	0.00	38.10	203.90	May/2023
Bal - 05/31/2023 \$15,645.31 - Totals:										
Tot Received: \$14,625.80										

Date	Code	Check #	Amt	Misc Chgs	L/C	Esc Recy	Esc Disb	Interest	Principal	Pd Thru
1/20/2023	1	271598	171.00	0.00	0.00	0.00	0.00	507.34	18.21	Jan/2023
2/20/2023	1	843605	171.00	0.00	0.00	0.00	0.00	507.34	18.21	Feb/2023
3/17/2023	1	843616	171.00	0.00	0.00	0.00	0.00	507.34	18.21	Mar/2023
4/17/2023	1	843627	171.00	0.00	0.00	0.00	0.00	507.34	18.21	Apr/2023
5/22/2023	1	843636	171.00	0.00	0.00	0.00	0.00	507.34	18.21	May/2023
Bal - 05/31/2023 \$3,266.25 - Totals:										
Tot Received: \$600.95										

Date	Code	Check #	Amt	Misc Chgs	L/C	Esc Recy	Esc Disb	Interest	Principal	Pd Thru
1/20/2023	1	271598	171.00	0.00	0.00	0.00	0.00	507.34	18.21	Jan/2023
2/20/2023	1	843605	171.00	0.00	0.00	0.00	0.00	507.34	18.21	Feb/2023
3/17/2023	1	843616	171.00	0.00	0.00	0.00	0.00	507.34	18.21	Mar/2023
4/17/2023	1	843627	171.00	0.00	0.00	0.00	0.00	507.34	18.21	Apr/2023
5/22/2023	1	843636	171.00	0.00	0.00	0.00	0.00	507.34	18.21	May/2023
Bal - 05/31/2023 \$3,266.25 - Totals:										
Tot Received: \$600.95										

Date	Code	Check #	Amt	Misc Chgs	L/C	Esc Recy	Esc Disb	Interest	Principal	Pd Thru
1/20/2023	1	271598	171.00	0.00	0.00	0.00	0.00	507.34	18.21	Jan/2023
2/20/2023	1	843605	171.00	0.00	0.00	0.00	0.00	507.34	18.21	Feb/2023
3/17/2023	1	843616	171.00	0.00	0.00	0.00	0.00	507.34	18.21	Mar/2023
4/17/2023	1	843627	171.00	0.00	0.00	0.00	0.00	507.34	18.21	Apr/2023
5/22/2023	1	843636	171.00	0.00	0.00	0.00	0.00	507.34	18.21	May/2023
Bal - 05/31/2023 \$3,266.25 - Totals:										
Tot Received: \$600.95										

Date	Code	Check #	Amt	Misc Chgs	L/C	Esc Recy	Esc Disb	Interest	Principal	Pd Thru
1/20/2023	1	271598	171.00	0.00	0.00	0.00	0.00	507.34	18.21	Jan/2023
2/20/2023	1	843605	171.00	0.00	0.00	0.00	0.00	507.34	18.21	Feb/2023
3/17/2023	1	843616	171.00	0.00	0.00	0.00	0.00	507.34	18.21	Mar/2023
4/17/2023	1	843627	171.00	0.00	0.00	0.00	0.00	507.34	18.21	Apr/2023
5/22/2023	1	843636	171.00	0.00	0.00	0.00	0.00	507.34	18.21	May/2023
Bal - 05/31/2023 \$3,266.25 - Totals:										
Tot Received: \$600.95										

Date	Code	Check #	Amt	Misc Chgs	L/C	Esc Recy	Esc Disb	Interest	Principal	Pd Thru
1/20/2023	1	271598	171.00	0.00	0.00	0.00	0.00	507.34	18.21	Jan/2023
2/20/2023	1	843605	171.00	0.00	0.00	0.00	0.00	507.34	18.21	Feb/2023
3/17/2023	1	843616	171.00	0.00	0.00	0.00	0.00	507.34	18.21	Mar/2023
4/17/2023	1	843627	171.00	0.00	0.00	0.00	0.00	507.34	18.21	Apr/2023
5/22/2023	1	843636	171.00	0.00	0.00	0.00	0.00	507.34	18.21	May/2023
Bal - 05/31/2023 \$3,266.25 - Totals:										
Tot Received: \$600.95										

Date	Code	Check #	Amt	Misc Chgs	L/C	Esc Recy	Esc Disb	Interest	Principal	Pd Thru
1/20/2023	1	271598	171.00	0.00	0.00	0.00	0.00	507.34	18.21	Jan/2023
2/20/2023	1	843605	171.00	0.00	0.00	0.00	0.00	507.34	18.21	Feb/2023
3/17/2023	1	843616	171.00	0.00	0.00	0.00	0.00	507.34	18.21	Mar/2023
4/17/2023	1	843627	171.00	0.00	0.00	0.00	0.00	507.34	18.21	Apr/2023
5/22/2023	1	843636	171.00	0.00	0.00	0.00	0.00	507.34	18.21	May/2023
Bal - 05/31/2023 \$3,266.25 - Totals:										
Tot Received: \$600.95										

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

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

Date	Code	Check #	Amnt	Misc Chgs	L/C	Esc Recy	Esc Disb	Interest	Principal	Pd Thru
4/17/2023	1	843629	242.00	0.00	0.00	0.00	0.00	37.59	204.41	Jun/2023
5/22/2023	1	843638	242.00	0.00	0.00	0.00	0.00	37.08	204.92	Jul/2023
Bal - 05/31/2023 \$14,625.80 - Totals:										
Tot Received: \$1,210.00										

Date	Code	Check #	Amnt	Misc Chgs	L/C	Esc Recy	Esc Disb	Interest	Principal	Pd Thru
0000001 Novak Matt J PO Box 39 Wabasso, MN 56293 507-342-5181 06/01/23										
1/1/2023	1	ACH	362.10	0.00	0.00	0.00	0.00	33.67	328.43	Jan/2023
2/1/2023	1	843610	362.10	0.00	0.00	0.00	0.00	32.85	329.25	Feb/2023
3/1/2023	1	30123	362.10	0.00	0.00	0.00	0.00	32.03	330.07	Mar/2023
4/1/2023	1	843625	362.10	0.00	0.00	0.00	0.00	31.20	330.90	Apr/2023
5/22/2023	1	843639	362.10	0.00	0.00	0.00	0.00	30.37	331.73	May/2023
Bal - 05/31/2023 \$11,817.35 - Totals:										
Tot Received: \$1,810.50										

Date	Code	Check #	Amnt	Misc Chgs	L/C	Esc Recy	Esc Disb	Interest	Principal	Pd Thru
0000003 SAFE STORAGE LLC #2 597 HOPE STREET Wabasso, MN 56293 06/05/23										
1/1/2023	1	ACH	482.80	0.00	0.00	0.00	0.00	78.05	404.75	Jan/2023
2/1/2023	1	843611	482.80	0.00	0.00	0.00	0.00	77.04	405.76	Feb/2023
3/1/2023	1	03012023	482.80	0.00	0.00	0.00	0.00	76.03	406.77	Mar/2023
4/1/2023	1	843626	482.80	0.00	0.00	0.00	0.00	75.01	407.79	Apr/2023
5/1/2023	1	843640	482.80	0.00	0.00	0.00	0.00	73.99	408.81	May/2023
Bal - 05/31/2023 \$29,188.04 - Totals:										
Tot Received: \$2,414.00										

Date	Code	Check #	Amnt	Misc Chgs	L/C	Esc Recy	Esc Disb	Interest	Principal	Pd Thru
0000009 WABASSO ELECTRIC MOTOR L 1235 OAK STREET WABASSO, MN 56293 507-342-3701 06/06/23										
1/24/2023	1	843601	251.00	0.00	0.00	0.00	0.00	17.68	233.32	Jan/2023
2/20/2023	1	843609	251.00	0.00	0.00	0.00	0.00	17.09	233.91	Feb/2023
3/31/2023	1	843619	251.00	0.00	0.00	0.00	0.00	16.51	234.49	Mar/2023
4/25/2023	1	843630	251.00	0.00	0.00	0.00	0.00	15.92	235.08	Apr/2023
5/22/2023	1	843637	251.00	0.00	0.00	0.00	0.00	15.33	235.67	May/2023
Bal - 05/31/2023 \$5,897.66 - Totals:										
Tot Received: \$1,255.00										

Grand Totals: Total Misc 0.00 Total L/C 0.00 Tot Esc Rec 0.00 Tot Esc Dis 0.00 Total Interest 3,636.19 Total Principal 37,286.97
 Grand Tot Rcvd: \$40,923.16

Total Balances As Of - 05/31/2023 \$288,515.50 (For This Printed List)
 CURRENT ACTUAL TOTAL NOTES RECEIVABLE TODAY: \$363,515.50
 Monthly Pmts Received = 60
 13 ACTUAL ACTIVE ACCOUNTS (For This Printed List) ACTIVE ACCOUNTS - Grand Total Current Balances: \$288,515.50
 Tot Prin Bal As Of 05/31/2023: 288,515.50

EDA Monthly Payment Schedule

as of 4/30/2023

<u>Name</u>	<u>Pmt Due</u>	<u>Pmt Amt</u>	<u>Int</u>	<u>Prin Amt</u>		<u>Maturity Date</u>	<u>Last Payment</u>	<u>Payment Due</u>
Babble On Bar & Grill	15th	\$ 800.00	3%	\$ 71,922.14	EDA I	11/15/2032	4/11/2023	5/15/2023
Chad Ruprecht	21st	\$ 400.00	3%	\$ 10,083.48	EDA II	5/21/2028	4/10/2023	5/21/2023
DEEM, Inc	21st	\$ 482.80	3%	\$ 15,428.15	EDA I	5/21/2025	4/10/2023	5/21/2023
DEEM, Inc	21st	\$ 357.30	3%	\$ 11,053.05	EDA I	5/21/2025	4/10/2023	5/21/2023
Jenniges Gas & Diesel	14th	\$ 300.00	3%	\$ 10,379.01	EDA I	12/11/2026	4/4/2023	5/14/2023
Jenniges Gas & Diesel	8th	\$ 500.00	1%	\$ 1,797.33	EDA I	12/11/2022	4/4/2023	5/8/2023
Jonti-Craft	25th	\$ 3,886.28	2.5%	\$ 109,254.32	EDA I	9/25/2025	4/17/2023	5/25/2023
Jonti-Craft	25th	\$ 120.19	2.5%	\$ 3,379.40	EDA II	9/25/2025	4/17/2023	5/25/2023
Mid County Ag Services	20th	\$ 242.00	3%	\$ 14,830.72	EDA I	11/20/2028	4/17/2023	5/20/2023
Matt Novak	1st	\$ 362.10	3%	\$ 12,149.08	EDA II	8/4/2026	4/1/2023	5/1/2023
Safe Storage 2	5th	\$ 482.80	3%	\$ 29,596.85	EDA I	10/5/2028	4/1/2023	5/5/2023
Wabasso Eletric Motor LLC	6th	\$ 251.00	3%	\$ 6,133.33	EDAI	8/6/2024	4/25/2023	5/6/2023
Totale		\$ 8,184.47		\$ 296,006.86				

EDAI Daily Savings	\$ 404,081.32	FROM MONTHLY BANK STATEMENTS
EDAI Daily Savings	\$ 129,421.59	FROM MONTHLY BANK STATEMENTS
EDA-WDC	\$ 39,957.92	FROM MONTHLY BANK STATEMENTS
Total Savings	\$ 573,460.83	

EDA General Fund

Beginning Balance				\$ 137,473.39
Plus Deposits	Outstanding			
	Rev	Interest Earnings		\$ 70.08
	Exp			
		Future Checks - Transfer Errors		<u>\$ 137,543.47</u>
Ending Balance				
CD # 115009 renewal 12-9-19				\$ 28,446.81
CD #33649				\$ 50,186.34
		CD Total		<u>\$ 78,633.15</u>
		EDA General Total		<u>\$ 216,176.62</u>

EDA Dewey Street				
Beginning Balance				\$ 59,408.16
Plus Deposits	Rents			\$ 4,620.00
	interest			\$ 10.00
Less Checks /Outstanding				
FUTURE	Deposit from EDA General			
	Payments to General Fund Checking			<u>\$ 64,038.16</u>

EDA Eastvail Sales Account	Starting Balance			\$ 33,708.76
	Interest on investments			\$ -
				<u>\$ 33,708.76</u>

Dewey Street Townhomes Loan Paid off \$ - 2.8 % interest

EDA I

4/30/2023

Balance Sheet

	Balance 3/31/2023	Adj.	Balance 4/30/2023
Assets			
Cash	\$ 397,030.14	7,051.18	\$ 404,081.32
Notes Receivable	\$ 270,683.10	(6,421.52)	\$ 264,261.58
Total Assets	<u>\$ 667,713.24</u>	629.66	<u>\$ 668,342.90</u>
Liabilities			
	\$ -	\$ -	\$ -
Total Liabilities	<u>\$ -</u>	\$ -	<u>\$ -</u>
Assets less Liabilities	\$ 668,357.39		\$ 668,342.90

Principal Payments Monthly

Babble On Bar & Grill	\$ 618.65
Deem 1	\$ 443.12
Deem 2	\$ 328.85
Jenniges Gas & Diesel 1	\$ 273.37
Jenniges Gas & Diesel 2	\$ 494.27
Jonti-Craft 1	\$ 3,651.06
Mid Country Ag Services	\$ 204.41
Safe Storage #2	\$ 407.79
Total Principal Payments	<u>\$ 6,421.52</u>

Principal Payments Year to Date

Babble On Bar & Grill	\$ 2,465.36
Deem 1	\$ 1,766.79
Deem 2	\$ 1,310.39
Jenniges Gas & Diesel 1	\$ 1,089.40
Jenniges Gas & Diesel 2	\$ 1,969.70
Jonti-Craft 1	\$ 14,558.77
Mid Country Ag Services	\$ 814.59
Safe Storage #2	\$ 1,625.07
Total Principal Payments	<u>\$ 25,600.07</u>

New Loans

	\$ -
	<u>\$ -</u>
	\$ -

Income Statement

Income

Interest on Loans Monthly

Babble On Bar & Grill	\$ 181.35
Deem 1	\$ 39.68
Deem 2	\$ 28.45
Jenniges Gas & Diesel 1	\$ 26.63
Jenniges Gas & Diesel 2	\$ 5.73
Jonti-Craft 1	\$ 235.22
Mid Country Ag Services	\$ 37.59
Safe Storage #2	\$ 75.01
Total Interest Payments	<u>\$ 629.66</u>

Interest on Loans Year to Date

Babble On Bar & Grill	\$ 734.64
Deem 1	\$ 165.34
Deem 2	\$ 118.72
Jenniges Gas & Diesel 2	\$ 110.60
Jenniges Gas & Diesel 1	\$ 30.30
Jonti-Craft 1	\$ 986.35
Mid Country Ag Services	\$ 153.41
Safe Storage #2	\$ 306.13
Total Interest Payments	<u>\$ 2,605.49</u>

Savings Interest

Quarter 1	\$ 242.00
Quarter 2	\$ -
Quarter 3	\$ -
Quarter 4	\$ -
Total Interest Payments	<u>\$ 242.00</u>

Deposit Error

\$ -

Total Income \$ 871.66

Expenses

Interest Payment \$ -

Total Expense \$ -**Net Income** \$ 871.66

EDA II 4/30/2023
Balance Sheet

Assets	Balance 3/31/2023	Adj.	Balance 4/30/2023
Cash	\$ 128,288.30	1,133.29	\$ 129,421.59
Notes Receivable	\$ 32,798.04	(1,052.75)	\$ 31,745.29
Total Assets	<u>\$ 161,086.34</u>	220.69	<u>\$ 161,166.88</u>

Liabilities	\$ -	\$ -	\$ -
Total Liabilities	\$ -	\$ -	\$ -
Assets less Liabilities	<u><u>\$ 161,086.34</u></u>		<u><u>\$ 161,166.88</u></u>

Principal Payments Monthly		Principal Payments Year to Date	
Chad Ruprecht	\$ 373.86	Chad Ruprecht	\$ 1,489.84
Jonti-Craft	\$ 112.91	Jont-Craft	\$ 450.25
Novak Law	\$ 330.90	Novak Law	\$ 1,318.65
Wabbasso Electric Motor	235.08	Wabbasso Electric Motor	\$ 936.80
Total Principal Payments	<u>\$ 1,052.75</u>	Total Principal Payments	<u>\$ 4,195.54</u>

New Loans	\$ -
	<u>\$ -</u>
	\$ -

Income Statement
Income

Interest on Loans Monthly		Interest on Loans Monthly	
Chad Ruprecht	\$ 26.14	Chad Ruprecht	\$ 110.16
Jonti-Craft	\$ 7.28	Jont-Craft	\$ 30.51
Novak Law	\$ 31.20	Novak Law	\$ 129.75
Wabbasso Electric Motor	\$ 15.92	Wabbasso Electric Motor	\$ 67.20
	\$ -		\$ -
	<u>\$ -</u>		<u>\$ -</u>
Total Interest Payments	\$ 80.54	Total Interest Payments	\$ 337.62

Savings Interest	
Quarter 1	\$ 140.15
Quarter 2	\$ -
Quarter 3	\$ -
Quarter 4	\$ -
	<u>\$ 140.15</u>

Deposit Error	\$ -
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Total Income \$ 220.69

Expenses

Interest Payment \$ -

Total Expense \$ -

Net Income \$ 220.69

EDA Monthly Payment Schedule

as of 5/31/2023

<u>Name</u>	<u>Pmt Due</u>	<u>Pmt Amt</u>	<u>Int</u>	<u>Prin Amt</u>		<u>Maturity Date</u>	<u>Last Payment</u>	<u>Payment Due</u>
Babble On Bar & Grill	15th	\$ 800.00	3%	\$ 71,301.96	EDA I	11/15/2032	5/9/2023	6/15/2023
Chad Ruprecht	21st	\$ 400.00	3%	\$ 9,708.69	EDA II	5/21/2028	5/9/2023	6/21/2023
DEEM, Inc	21st	\$ 482.80	3%	\$ 14,983.92	EDA I	5/21/2025	5/8/2023	6/21/2023
DEEM, Inc	21st	\$ 357.27	3%	\$ 10,723.41	EDA I	5/21/2025	5/8/2023	6/21/2023
Jenniges Gas & Diesel	14th	\$ 300.00	3%	\$ 10,104.96	EDA I	12/11/2026	5/9/2023	6/14/2023
Jenniges Gas & Diesel	8th	\$ 500.00	1%	\$ 1,301.82	EDA I	12/11/2022	5/9/2023	6/8/2023
Jonti-Craft	25th	\$ 3,886.28	2.5%	\$ 105,595.65	EDA I	9/25/2025	5/22/2023	6/25/2023
Jonti-Craft	25th	\$ 120.19	2.5%	\$ 3,266.25	EDA II	9/25/2025	5/22/2023	6/25/2023
Mid County Ag Services	20th	\$ 242.00	3%	\$ 14,625.80	EDA I	11/20/2028	5/22/2023	6/20/2023
Matt Novak	1st	\$ 362.10	3%	\$ 11,817.35	EDA II	8/4/2026	5/1/2023	6/1/2023
Safe Storage 2	5th	\$ 482.80	3%	\$ 29,188.04	EDA I	10/5/2028	5/1/2023	5/5/2023
Wabasso Electric Motor LLC	6th	\$ 251.00	3%	\$ 5,897.66	EDAI	8/6/2024	5/22/2023	6/6/2023
Totals		\$ 8,184.44		<u>\$ 288,515.51</u>				

EDAI Daily Savings	\$ 411,132.47
EDAI Daily Savings	\$ 130,554.88
EDA-WDC	\$ 0.61

Total Savings \$ 541,687.96

EDA WDC Savings

Starting Balance	\$ 39,957.92
Interest	\$ 27.70
Transf. to Gen. Chkng.	\$ (39,985.01)
Ending Balance	\$ 0.61

EDA General Fund

Beginning Balance			\$ 137,543.47
Plus Deposits Outstanding			
	Rev	Interest Earnings	\$ 67.83
	Exp	Matt and Brandi Samyn	\$ (17,167.17)
		Lending Pro	\$ (85.00)
		Redwood Co Auditor	\$ (16.96)
		Novak Law	\$ (371.56)
		Transfer from WDC Savings	\$ 39,985.01
		Transfer from Eastvail Sales	\$ 33,731.62
		Future Checks - Transfer Errors	
Ending Balance			<u>\$ 193,687.24</u>
CD # 115009 renewal 12-9-19			\$ 28,446.81
CD #33649			\$ 50,186.34
		CD Total	<u>\$ 78,633.15</u>
		EDA General Total	<u>\$ 272,320.39</u>

EDA Dewey Street

Beginning Balance		\$ 64,038.16
Plus Deposits	Rents	\$ 7,125.00
	interest	\$ 9.67
Less Checks /Outstanding		
	Baune Lawn and Snow	\$ (779.00)
	Redwood Co. Auditor	\$ (3,255.75)
	Johanneck Water Conditioning	\$ (1,015.00)
FUTURE	Deposit from EDA General	
	Payments to General Fund Checking	
		<u>\$ 66,123.08</u>

EDA Eastvail Sales Account

Starting Balance	\$ 33,708.76
Interest on investments	\$ 22.86
Transfer to General Checking	\$ (33,731.62)
	<u>\$ -</u>

Dewey Street Townhomes Loan Paid off \$ - 2.8 % interest

EDA I

5/31/2023

Balance Sheet

	Balance		Balance
	4/30/2023	Adj.	5/31/2023
Assets			
Cash	\$ 404,081.32	7,051.15	\$ 411,132.47
Notes Receivable	\$ 264,261.58	(6,436.02)	\$ 257,825.56
	<u>\$ 668,342.90</u>	615.13	<u>\$ 668,958.03</u>
Liabilities			
	\$ -	\$ -	\$ -
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Assets less Liabilities	\$ 668,342.90		\$ 668,958.03

Principal Payments Monthly

Babble On Bar & Grill	\$ 620.19
Deem 1	\$ 444.23
Deem 2	\$ 329.64
Jenniges Gas & Diesel 1	\$ 274.05
Jenniges Gas & Diesel 2	\$ 495.51
Jonti-Craft 1	\$ 3,658.67
Mid Country Ag Services	\$ 204.92
Safe Storage #2	\$ 408.81
Total Principal Payments	<u>\$ 6,436.02</u>

Principal Payments Year to Date

Babble On Bar & Grill	\$ 3,085.55
Deem 1	\$ 2,211.02
Deem 2	\$ 1,640.03
Jenniges Gas & Diesel 1	\$ 1,363.45
Jenniges Gas & Diesel 2	\$ 2,465.21
Jonti-Craft 1	\$ 18,217.44
Mid Country Ag Services	\$ 1,019.51
Safe Storage #2	\$ 2,033.88
Total Principal Payments	<u>\$ 32,036.09</u>

New Loans

	\$ -
	<u>\$ -</u>
	\$ -

Income Statement**Income****Interest on Loans Monthly**

Babble On Bar & Grill	\$ 179.81
Deem 1	\$ 38.57
Deem 2	\$ 27.63
Jenniges Gas & Diesel 1	\$ 25.95
Jenniges Gas & Diesel 2	\$ 4.49
Jonti-Craft 1	\$ 227.61
Mid Country Ag Services	\$ 37.08
Safe Storage #2	\$ 73.99
Total Interest Payments	<u>\$ 615.13</u>

Interest on Loans Year to Date

Babble On Bar & Grill	\$ 914.45
Deem 1	\$ 203.91
Deem 2	\$ 146.35
Jenniges Gas & Diesel 2	\$ 136.55
Jenniges Gas & Diesel 1	\$ 34.79
Jonti-Craft 1	\$ 1,213.96
Mid Country Ag Services	\$ 190.49
Safe Storage #2	\$ 380.12
Total Interest Payments	<u>\$ 3,220.62</u>

Savings Interest

Quarter 1	\$ 242.00
Quarter 2	\$ -
Quarter 3	\$ -
Quarter 4	\$ -
Total Interest Payments	<u>\$ 242.00</u>

Deposit Error

\$ -

Total Income \$ 857.13**Expenses**

Interest Payment \$ -

Total Expense \$ -**Net Income** \$ 857.13

City of Wabasso

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Checks for Month

10104 EDA Dewey St Checkin

Since May 2023

Begin Balance \$66,893.08

CHECK	Vendor Name	Check Date	Check Amt	Source	Comment	Balance
Deposit	050123RECGCAMBFIRLIB	5/1/2023	-\$5,585.00	050123RECGCA	Rent	\$72,478.08
Deposit	040423RECAMLICEDA	4/4/2023	-\$3,850.00	040423RECAMLI	April Rent	\$76,328.08
Deposit	040523RECGCLIBDEWEY	4/5/2023	-\$770.00	040523RECGCLI	Rent	\$77,098.08
Deposit	050323RECGCEDA	5/3/2023	-\$770.00	050323RECGCE	May Rent	\$77,868.08
Deposit	050423RECAMBDWY	5/4/2023	-\$770.00	050423RECAMB	May Rent	\$78,638.08
Deposit	053123RECGCAMBDEWY	5/31/2023	\$0.00	053123RECGCA	June Rent	\$78,638.08
Deposit	053123RECGCDWYAMB	5/31/2023	-\$770.00	053123RECGCD	June Rent	\$79,408.08
Deposit	04312023RECONCILE	5/23/2023	-\$9.67	04312023RECON	April Interest	\$79,417.75
001866	BAUNE LAWN AND SNOW	5/3/2023	\$1,015.00	040323PAYEDA	Snow Removal - Dec./Jan.	\$78,402.75
001867	JOHANNECK WATER CONDI	5/3/2023	\$779.00	040323PAYEDA	Water Softener Service Co	\$77,623.75
001868	REDWOOD CO AUDITOR/TR	5/3/2023	\$3,255.75	040323PAYEDA	Property Taxes - Dewey St.	\$74,368.00
	Deposits	\$12,524.67				
	Checks	-\$5,049.75	\$7,474.92			

FILTER: (([Act Year]='2023' and [period] in (4,5))) and ((true)) and [Cash Act]='10104'

City of Wabasso

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Checks for Month

10103 EDA Checking

Since April 2023

Begin Balance \$123,912.64

CHECK	Vendor Name	Check Date	Check Amt	Source	Comment	Balance
Deposit	04312023RECONCILE	5/23/2023	-\$67.83	04312023RECON	April Interest	\$123,980.47
001941	NOVAK LAW	4/5/2023	\$371.56	040423PAYEDA	Legal Fees	\$123,608.91
001956	MATTHEW & ANDREA SAM	5/3/2023	\$17,167.17	040323PAYEDA	Lot Purchase Refund	\$106,441.74
001957	REDWOOD CO AUDITOR/TR	5/3/2023	\$16.96	040323PAYEDA	Real Estate Taxes - Vacant	\$106,424.78
001958	LENDING PRO SOFTWARE	5/4/2023	\$85.00	050423PAYEDAL	Loan Software Support	\$106,339.78
	Deposits	\$67.83				
	Checks	-\$17,640.69	-\$17,572.86			

FILTER: (([Act Year]='2023' and [period] in (4,5))) and ((true)) and [Cash Act]='10103'

City of Wabasso
Payments

Current Period: June 2023

Payments Batch 061023PAYEDA		\$614.80	
Refer	1959 <i>RUNNING SUPPLY INC</i>	-	
Cash Payment	E 245-46500-225 Landscaping Materials	Watering Tank	\$381.89
Invoice			
Transaction Date	6/1/2023	EDA Checking 10103	Total \$381.89
Refer	1869 <i>ECOWATER SYSTEMS</i>	-	
Cash Payment	E 246-46500-306 Service Contract	Water Softener	\$229.70
Invoice			
Transaction Date	6/1/2023	EDA Dewey St Chec 10104	Total \$229.70
Refer	1870 <i>SALFERS FOOD CENTER</i>	-	
Cash Payment	E 246-46500-217 Other Operating Supplie	Door Opener Battery	\$3.21
Invoice			
Transaction Date	6/1/2023	EDA Dewey St Chec 10104	Total \$3.21

Fund Summary

	10103 EDA Checking	
245 EDA GENERAL FUND		\$381.89
		<u>\$381.89</u>
	10104 EDA Dewey St Checkin	
246 EDA DEWEY STREET		\$232.91
		<u>\$232.91</u>

Pre-Written Checks	\$0.00
Checks to be Generated by the Computer	\$614.80
Total	\$614.80

City of Wabasso

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Payments

Current Period: March 2023

Payments Batch 040323PAYEDA		\$22,233.88	
Refer	1956 <i>MATHTHEW & ANDREA SAMYN</i>	-	
Cash Payment	E 245-46500-311 Refunds	Lot Purchase Refund	\$17,167.17
Invoice			
Transaction Date	4/26/2023	EDA Checking 10103	Total \$17,167.17
Refer	1866 <i>BAUNE LAWN AND SNOW</i>	-	
Cash Payment	E 246-46500-306 Service Contract	Snow Removal - Dec./Jan.	\$520.00
Invoice			
Cash Payment	E 246-46500-306 Service Contract	Snow Removal - Feb/Mar/Apr	\$495.00
Invoice			
Transaction Date	4/26/2023	EDA Dewey St Chec 10104	Total \$1,015.00
Refer	1867 <i>JOHANNECK WATER CONDITIONI</i>	-	
Cash Payment	E 246-46500-306 Service Contract	Water Softener Service Contract	\$779.00
Invoice			
Transaction Date	4/26/2023	EDA Dewey St Chec 10104	Total \$779.00
Refer	1868 <i>REDWOOD CO AUDITOR/TREAS</i>	-	
Cash Payment	E 246-46500-310 Real Estate Taxes	Property Taxes - Dewey St. Apts PILOT	\$3,255.75
Invoice			
Transaction Date	4/26/2023	EDA Dewey St Chec 10104	Total \$3,255.75
Refer	1857 <i>REDWOOD CO AUDITOR/TREAS</i>	-	
Cash Payment	E 245-46500-310 Real Estate Taxes	Real Estate Taxes - Vacant Parcel	\$11.36
Invoice			
Cash Payment	E 245-46500-310 Real Estate Taxes	Real Estate Taxes	\$5.60
Invoice			
Transaction Date	4/26/2023	EDA Checking 10103	Total \$16.96

Fund Summary

	10103 EDA Checking
245 EDA GENERAL FUND	\$17,184.13
	\$17,184.13
	10104 EDA Dewey St Checkin
246 EDA DEWEY STREET	\$5,049.75
	\$5,049.75

Pre-Written Checks	\$0.00
Checks to be Generated by the Computer	\$22,233.88
Total	\$22,233.88

City of Wabasso
Payments

Current Period: May 2023

Payments Batch 050423PAYEDALENDPR		\$85.00
Refer	1958 <i>LENDING PRO SOFTWARE</i>	-
Cash Payment Invoice	E 245-46500-306 Service Contract	Loan Software Support
		\$85.00
Transaction Date	5/4/2023	EDA Checking 10103
		Total
		\$85.00

Fund Summary

	10103 EDA Checking
245 EDA GENERAL FUND	<u>\$85.00</u>
	\$85.00

Pre-Written Checks	\$0.00
Checks to be Generated by the Computer	<u>\$85.00</u>
Total	\$85.00